

# **Central Business District Survey**

**1994 Update**

POTENTIALLY ELIGIBLE  
HISTORIC DISTRICT & PROPERTIES  
LOCATED IN THE  
CENTRAL BUSINESS DISTRICT

In 1984 a committee of architectural historians compiled a list of properties within the Central Business District thought to be eligible for historic designation based on their historical association and/or architectural merit. The list was updated in 1986 and 1992, and has been updated again as a result of the CBD Resurvey in 1994.

Of the 16 buildings thought to be INDIVIDUALLY ELIGIBLE historic designation, two 1219 and 1221-23 Main - have been demolished. The 14 remaining properties are as follows:

506-08 W. 9th St. - Apartment (1898)	[good]
1301-07 Baltimore - Keith Furniture & Carpet Co. (1925-26)	[fair]
1009 McGee - Dible Building (1917)	[good]
1228-32 Baltimore - Kansas City Club (1919-22)	[excellent]
1004 Baltimore - Dwight Building (1902-03)	[excellent]
1330 Baltimore - Kansas City Power & Light Co. (1903)	[good]
811 Grand - Federal Court Building (1938-39)	[excellent]
901-21 McGee - Pickwick Complex (1929-30)	[good]
217 E. 6th St. - Italian Block (1902)	[poor]
211 W. 13th St. - Municipal Auditorium (1931-35)	[excellent]
1400 Main - Mainstreet Theater (1921)	[poor]
923-33 Grand - Federal Reserve Bank (1920)	[excellent]
800 Cherry - St. Patrick's Church (1875)	[excellent]
1023 McGee - Burnap-Meyer Building (1924-25)	[good]

Seven districts were determined as potentially eligible for historic designation:

Retail District  
Governmental District  
East 10th & Oak Streets District  
The Works of Charles Smith & Associates  
The Works of John McKecknie & Associates  
The Printing Industry in Kansas City  
Parking Garages

THE RETAIL DISTRICT:

During the construction boom of the 1880's, Kansas City's commercial center moved southward away from its original location near the river to an area around 9th and Main Streets. A retail shopping area in East 11th Street, between Main and Grand Avenue, became known as "Petticoat Lane". The major anchors to this shopping district were the Emery Bird Their Department Store, located at 1016 Grand Avenue (erected in 1882; demolished in 1972) and the John Taylor Dry Goods Company, located at 1034 Main (erected in 1881; drastically altered in 1947). The following buildings were originally determined to be eligible for designation:

1101 Main - The Harzfeld Building (1913)	[excellent]
1044 Main - Peck Dry Goods (1914)	[excellent]
<i>1016 Walnut - The Hewson Building (1912)</i>	<i>[demolished 1987]</i>
<i>1020-24 Walnut - Woof Brothers (c. 1909)</i>	<i>[demolished 1987]</i>
<i>1012-14 Walnut - D.O. Smart Building (c. 1888)</i>	<i>[demolished 1987]</i>
<i>18 East 11th Street - Sharp Building (1908-09)</i>	<i>[demolished 1987]</i>
<i>1-12 East 11th Street - Waldheim Building (1910)</i>	<i>[demolished 1987]</i>

The Retail District is nearly extinct with five of the seven buildings demolished. The two buildings still standing have been rehabilitated. The Harzfeld Building, 1101 Main, was integrated into the new AT&T Town Pavilion. Peck Dry Goods, 1044 Main, was rehabilitated by Americus Inc., Atlanta, Georgia. The five buildings demolished were lost as part of the Galleria/Ten Petticoat Lane 353 Urban Redevelopment Project. The project was strictly new construction and received a Certificate of Full Compliance from the City of Kansas City in April of 1990.

GOVERNMENTAL DISTRICT

In the 1930's, government buildings moved from the City Market area to the area of East 12th and Locust Streets, creating a civic center. The construction of these structures was facilitated by the passage in 1931 of a bond issue to support a massive public works program the "Ten Year Plan". This bond issue jointly sponsored by the City of Kansas City and Jackson County was made to relate the buildings' citing and materials, style and ornament. Aside from a recent addition to the Police Headquarters building, and an earlier addition to the Jackson County Parental School Building, minimal changes have occurred within the district. The buildings identified as eligible for designation are the following:

415 East 12th Street - Jackson County Court House (1934)	[good]
414 East 12 Street - City Hall (1935-37)	[good]
1125 Locust Street - Police Headquarters (1938)	[good]
1301-11 Locust Street - Jackson County Parental School (1935)	[good]

All of the buildings are in good condition and have maintain their integrity, however, it is unlikely that the properties will ever be designated due to governmental ownership.

## EAST 11TH AND OAK DISTRICT

This is a grouping of architecturally interesting buildings adjacent to the YMCA that presents a streetscape as it would have appeared around 1912-14. Most of these buildings were architect designed. The buildings identified as eligible for designation are the following:

922 Oak Street - Hoover Brother School Supplies (1914)	[good]
918 Oak Street - Broadmore Hotel (1912)	[poor]
921 Oak Street - YMCA Annex (1913)	[poor]
404 East 10th Street - YMCA (1912)	[poor]
<i>410-14 East 10th Street - Abbatt Hotel (1912)</i>	<i>[demolished 1991]</i>
917-19 Oak Street - Kay-Cee Hotel (1913)	[fair]
924-26 Oak Street - Stein & Son Undertaking Co. (1912)	[good]*
318-20 East 10th Street - Spalding Commercial College (1912)	[fair]

Of the eight buildings originally identified, one was demolished and three are in poor condition; two of the properties are in fair condition and two are in good condition. The district is currently unstable due to a potential Federal Court House Development and the vacancy and disrepair of several of the buildings. It is improbable that any effort in pursuing designation at this point would result in positive change.

## THE PRINTING INDUSTRY IN KANSAS CITY

While the printing industry in Kansas City has received little attention and study, it has been a mainstay in the City's economic picture. By 1951, Kansas City was ranked 13th nationally as a printing center. Most buildings associated with this industry are located in the area bounded by 9th and 10th Street, Central Avenue and Wyandotte Street. The buildings identified as eligible for designation are the following:

300-08 West 10th Street - Western Newspaper Union (c. 1900-06)	[good]
928-32 Central - Western Typesetting Company (1919-20)	[good]
910-12 Central - Kansas City Bill of Fare Press (1915)	[good]
810 Baltimore - LaRue Printing Company (1910)*	[excellent]
107-09 West 10th Street - Burnap Stationary Company (1909)	[excellent]
934 Wyandotte - Graphic Arts Building (1917)	[excellent]
1015-17 Central - John D. Havens Co. (1925)	[excellent]
906 Central - Canton Lithograph & Printing Company (1901)	[fair]
915-12 Wyandotte - Baker-Vawter Building (1920)	[fair]

All of the buildings identified as potential parts of the district are still standing. Of the nine buildings, four are in excellent condition, three are in good condition, and two are in fair condition.

## THE WORKS OF JOHN MCKECKNIE AND ASSOCIATES

John McKecknie practiced architecture in Kansas City from 1898 to 1934. He graduated from Princeton in 1886, then studied at the Columbia School of Mines in New York City and in the office of J. Cleveland Cady. McKecknie was one of the first Kansas City architects to utilize reinforced concrete construction. Between 1914 and 1934, McKecknie worked in partnership with Frank Task in the firm known as McKecknie and Trask. The following list identifies those buildings originally identified as potentially eligible for a thematic designation:

1012 Broadway Boulevard - Lorrain Apartments (1901)*	[excellent]
801 Walnut - Gumbel Building (1903-04)*	[excellent]
921 Walnut - Gloyd Building (1909)*	[excellent]
107-09 West 10th Street - Burnap Stationary (1909)	[excellent]
205 East 9th Street - Grand Avenue Temple (1909-12)	[fair]
903 Grand - Methodist Church Office (1909-11)*	[good]
924 Oak - Stein & McClure Undertaking Co. (1912)*	[good]
1101 Main - Harzfeld Building (1913)	[excellent]
1001-07 Grand - Lathrop Building (1913)	[good]
114 West 11th Street - commercial building (1913-14)	[excellent]
1401 Baltimore - Fourteenth & Baltimore Garage (1929)	[fair]
1200-18 McGee - Baltimore Shirt Company (1922)	[good]
916 Baltimore - University Club (1922-23)*	[excellent]
127 West 10th Street - Board of Trade Building (1923-24)	[excellent]
1336 Walnut - commercial building (1923)	[good]

Additional McKecknie Buildings identified in resurvey:

1329 Main Street - Brunswick-Balke-Collener Building (1908)	[good]
1201-07 Grand Avenue - Exchange Building (1929-30)	[poor]

Of the 17 buildings identified, eight are in excellent condition, six are in good condition, two are in fair condition, and one is in poor condition. Although several of the buildings have been rehabilitated, several buildings are threatened by their own deterioration and surrounding development.

## THE WORKS OF CHARLES SMITH AND ASSOCIATES

Charles Smith was an important architect in Kansas City from 1887 until his death in 1948. He served as architect for the school board from 1892 until 1936. He was also a principal in the firm of Smith, Rea and Lovitt. This firm was responsible for the design of many commercial buildings, including several of the following in the CBD which are considered representative of the firm's work:

618-26 Broadway - Montgomery Ward & co. (1902)*	[excellent]
628 Broadway - commercial (1904)*	[excellent]
712 Broadway - Faxon, Horton, Gallager Drug Co. (1903)*	[excellent]
817 Broadway - Gatlin Building (1910)*	[good]
922 Broadway - Rothenberg & Schloss Company (1912)	[good]
1004 Baltimore - Dwight Building (1902-03)	[excellent]
1009 Baltimore - Finance Building (1908)	[excellent]
1228 Baltimore - Kansas City Club (1919-22)	[excellent]
910 Grand - Beckham Building (1905-06)	[good]
900 Grand - Rialto Building (1910)	[good]
1101 Grand - Professional Building (1929)*	[fair]
1202 Walnut - Chambers Building (1915)	[good]
1113-15 Walnut - Evans Building (1912)	[good]
916 Walnut - Ridge Arcade (1915)	[good]
816 Locust - Irving Pitt Building (1919-20)	[good]
921 Oak - YMCA Annex (1913)	[poor]
404 East 10th Street - YMCA (1907-09)	[poor]
500 East 9th Street - Public Library (1895-97)*	[excellent]
506 West 9th Street - apartment (1898)	[good]
300 West 11th Street - American Hereford Association (1919-20)*	[excellent]
100 Est 7th Street - Western Union Telegraph Co. (1919)	[excellent]
<i>1016 Walnut - Hewson Building (1912)</i>	<i>[demolished 1987]</i>

Additional buildings identified in the resurvey:

1306-10 Main - Capitol Garage (1928)	[fair]
1216 Walnut - Jones Store Co. (1907)	[good]
1217-33 Walnut - Jenkins Building (1912)	[good]
1333-37 Main - commercial building (1915)	[good]

Of the original 26 buildings identified, one was demolished. Of the remaining 26 buildings identified, eight of the buildings are in excellent condition, 12 are in good condition; two are in fair condition, two are in poor condition.

NATIONAL REGISTER  
HISTORIC DISTRICTS & PROPERTIES  
LOCATED IN THE  
CENTRAL BUSINESS DISTRICT

HOTELS IN THE DOWNTOWN AREA OF KANSAS CITY - LISTED 8/8/83

This district was originally comprised of seven historic properties. Since designation, one property was demolished. Of the remaining six properties, three are in excellent condition, one is in good condition, and two are in fair condition. The Hotel Muehelbach and Hotel President are currently threatened by development. Only one of the hotels has filed for Investment Tax Credits through the State of Missouri.

1114 Baltimore - New Yorker Hotel	[excellent]
1201 Baltimore - Dixon Hotel	[demolished]
1204 Baltimore - Hotel Muehelbach	[fair]
1327 Baltimore - Hotel President	[fair]
1213 Wyandotte - Holiday Inn	[good]
106 West 11th Street Kansas City Athletic Club	[excellent] - ITC-83
106 West 12th Street - Hotel Phillips	[excellent]

WEST 11TH STREET HISTORIC DISTRICT -8/8/83

This district was originally comprised of three historic properties. All three properties are in excellent condition. None of the buildings filed for Investment Tax Credits through the State of Missouri.

222 West 11th Street - Ararat Shrine Temple (Lyric Opera House)	[excellent]
300 West 11th Street - American Hereford Cattle Breeders Building (United Fidelity)	[excellent]
301-07 West 11th Street - W.R. Pickering Lumber Building	[excellent]

WEST 9TH STREET/BALTIMORE AVENUE HISTORIC DISTRICT - LISTED 11/7/76

This district was originally comprised of 14 historic properties. Since designation one property was demolished due to fire. of the remaining 13, 11 are in excellent condition and two are in good condition. The Kansas City Life Building is threatened due to its vacancy and lack of maintenance. Five of the building filed for Investment Tax Credits through the State of Missouri.

810 Baltimore - LaRue Printing Company	[excellent] - ITC-82
820 Baltimore - Bunker Building	[excellent]
906 Baltimore - LaRue Printing Company	[excellent]
912 Baltimore - Union Carbide Building	[excellent]
913 Baltimore - Kansas City Law Building	[excellent]
916 Baltimore - University Club	[excellent]

20 West 9th Street - Kansas City Life Building	[good]
101 West 9th Street - Woods Building	[excellent]
102 West 9th Street - Lyceum Building	[excellent] - ITC-79
<i>109 West 9th Street</i>	<i>[demolished]</i>
110 West 9th Street - Kansas City Dime Museum	[excellent] - ITC-89
112 West 9th Street - New England Building	[excellent] - ITC-77
219 West 9th Street - Savoy Hotel and Grill	[good]
14 West 10th Street - First National Bank of KC	[excellent]

WHOLESALE/GARMENT HISTORIC DISTRICT - LISTED 10/25/79

This district was originally comprised of 61 contributing historic properties. Since designation, eight (13%) of the properties have been demolished. Of the remaining 53 properties, 27 are in excellent condition, 21 are in good condition, and five are in fair condition. Although a few of the properties are threatened by vacancy and lack of maintenance and/or development, a large number of rehabilitations has stabilized the district. Twenty-one buildings within the district have applied for Investment Tax Credits through the State of Missouri.

<i>709 Washington</i>	<i>[demolished]</i>
816 Bank Street	[fair]
818 Bank Street	[good]
618-26 Broadway Boulevard	[excellent] - ITC-84
628 Broadway Boulevard	[excellent]
704 Broadway Boulevard	[excellent] - ITC-88
708 Broadway Boulevard	[excellent] - ITC-83
712 Broadway Boulevard	[excellent] - ITC-83
800 Broadway Boulevard	[good]
801 Broadway Boulevard	[good]
804 Broadway Boulevard	[good]
812 Broadway Boulevard	[excellent] - ITC-82
816 Broadway Boulevard	[excellent] - ITC-82
817 Broadway Boulevard	[good]
820 Broadway Boulevard	[excellent] - ITC-82
<i>900-06 Broadway Boulevard</i>	<i>[demolished]</i>
905 Broadway Boulevard	[good]
908 Broadway Boulevard	[good]
909 Broadway Boulevard	[excellent] - ITC-84
912 Broadway Boulevard	[good]
915 Broadway Boulevard	[good]
917 Broadway Boulevard	[good]
919 Broadway Boulevard	[good]
920 Broadway Boulevard	[fair]
921 Broadway Boulevard	[good]
922 Broadway Boulevard	[good]
931 Broadway Boulevard	[excellent]
935 Broadway Boulevard	[good]
1000 Broadway Boulevard	[excellent] - ITC-88



1006 Broadway Boulevard	[excellent]
1012 Broadway Boulevard	[excellent] - ITC-85
1018 Broadway Boulevard	[excellent] - ITC-85
<i>1026 Broadway Boulevard</i>	<i>[demolished]</i>
600 Central	[excellent]
607 Central	[excellent] - ITC-88
612 Central	[excellent] - ITC-86
616 Central	[excellent]
<i>701 Central</i>	<i>[demolished]</i>
701 May	[good]
721 May	[good]
<i>616 Wyandotte</i>	<i>[demolished]</i>
620 Wyandotte	[good] - ITC-86
306 West 7th Street	[excellent]
312 West 7th Street	[excellent]
318 West 7th Street	[good]
411 West 7th Street	[good]
300 West 8th Street	[excellent]
301 West 8th Street	[excellent]
306 West 8th Street	[excellent] - ITC-88
<i>307 West 8th Street</i>	<i>[demolished] - ITC-85</i>
312 West 8th Street	[excellent] - ITC-86
313 West 8th Street	[excellent] - ITC-84
407 West 8th Street	[fair] - ITC-85
423 West 8th Street	[fair]
408 West 9th Street	[fair]
418 West 9th Street	[good]
318 West 10th Street	[good] - ITC-83
<i>411 West 10th Street</i>	<i>[demolished]</i>
412 West 10th Street	[excellent]
<i>415 West 10th Street</i>	<i>[demolished]</i>

QUALITY HILL HISTORIC DISTRICT - LISTED 7/7/78

This district was originally comprised of 78 historic properties (plus four carriage houses and other non-contributing structures). Since designation, 42 (58%) of the properties have been demolished. Of the remaining 36 properties, 18 are in excellent condition, and four are in good condition, seven are in fair condition; three are in poor condition, and four are deteriorating. Although a few of the properties in the district are still threatened by their own deterioration, the majority of the remaining properties are in excellent condition. Fifteen properties are listed by the State of Missouri as filing for Investment Tax Credits through the State.

<i>1015 Jefferson</i>	<i>[demolished]</i>
<i>1019 Jefferson</i>	<i>[demolished]</i>
<i>1021 Jefferson</i>	<i>[poor]</i>
<i>1025 Jefferson</i>	<i>[good] - ITC-86</i>
<i>1033 Jefferson</i>	<i>[demolished]</i>
<i>1200 Jefferson</i>	<i>[demolished]</i>
<i>1207 Jefferson</i>	<i>[good] - to be demolished</i>
<i>1211 Jefferson</i>	<i>[fair]</i>
<i>1213 Jefferson</i>	<i>[good]</i>
<i>1217 Jefferson</i>	<i>[demolished]</i>
<i>1219 Jefferson</i>	<i>[good]</i>
<i>1222 Jefferson</i>	<i>[fair]</i>
<i>1223 Jefferson</i>	<i>[demolished]</i>
<i>1225 Jefferson</i>	<i>[demolished]</i>
<i>1229 Jefferson</i>	<i>[poor]</i>
<i>1232 Jefferson</i>	<i>[fair]</i>
<i>1233 Jefferson</i>	<i>[demolished]</i>
<i>1235 Jefferson</i>	<i>[demolished]</i>
<i>1237 Jefferson</i>	<i>[demolished]</i>
<i>1239 Jefferson</i>	<i>[demolished]</i>
<i>1241 Jefferson</i>	<i>[demolished]</i>
<i>1005 Pennsylvania</i>	<i>[excellent] - ITC-85</i>
<i>1020 Pennsylvania</i>	<i>[excellent] - ITC-87</i>
<i>1021 Pennsylvania</i>	<i>[excellent]</i>
<i>1023 Pennsylvania</i>	<i>[demolished]</i>
<i>1028 Pennsylvania</i>	<i>[fair]</i>
<i>1029 Pennsylvania</i>	<i>[poor] - ITC</i>
<i>1032 Pennsylvania</i>	<i>[fair]</i>
<i>1100 Pennsylvania</i>	<i>[excellent]</i>
<i>1104 Pennsylvania</i>	<i>[demolished]</i>
<i>1110 Pennsylvania</i>	<i>[demolished]</i>
<i>1114 Pennsylvania</i>	<i>[demolished]</i>
<i>1120 Pennsylvania</i>	<i>[demolished]</i>
<i>1207 Pennsylvania</i>	<i>[demolished]</i>
<i>1290 Pennsylvania</i>	<i>[demolished]</i>
<i>1213 Pennsylvania</i>	<i>[demolished]</i>

<i>1214 Pennsylvania</i>	<i>[demolished]</i>
<i>1216 Pennsylvania</i>	<i>[demolished]</i>
<i>1217 Pennsylvania</i>	<i>[demolished]</i>
<i>1218 Pennsylvania</i>	<i>[demolished]</i>
<i>1219 Pennsylvania</i>	<i>[demolished]</i>
<i>1221 Pennsylvania</i>	<i>[demolished]</i>
<i>1222 Pennsylvania</i>	<i>[demolished]</i>
<i>1224 Pennsylvania</i>	<i>[deteriorated]</i>
<i>1225 Pennsylvania</i>	<i>[demolished]</i>
<i>1228 Pennsylvania</i>	<i>[deteriorated]</i>
<i>1232-34 Pennsylvania</i>	<i>[deteriorated]</i>
<i>1233 Pennsylvania</i>	<i>[demolished]</i>
<i>1238 Pennsylvania</i>	<i>[deteriorated]</i>
<i>1240 Pennsylvania</i>	<i>[demolished]</i>
<i>1242 Pennsylvania</i>	<i>[demolished]</i>
<i>1308 Pennsylvania</i>	<i>[excellent]</i>
<i>1013 Washington</i>	<i>[demolished]</i>
<i>1018 Washington</i>	<i>[demolished]</i>
<i>1051 Washington</i>	<i>[excellent] - ITC-85</i>
<i>1070 Washington</i>	<i>[excellent] - ITC-85</i>
<i>1080 Washington</i>	<i>[excellent] - ITC-85</i>
<i>1110 Washington</i>	<i>[demolished]</i>
<i>1204 Washington</i>	<i>[demolished]</i>
<i>501 West 10th Street</i>	<i>[demolished]</i>
<i>505 West 10th Street</i>	<i>[demolished]</i>
<i>517 West 10th Street</i>	<i>[demolished]</i>
<i>619 West 10th Street</i>	<i>[fair]</i>
<i>407 West 11th Street</i>	<i>[excellent]</i>
<i>412 West 11th Street</i>	<i>[excellent] - ITC-85</i>
<i>501 West 11th Street</i>	<i>[excellent]</i>
<i>510 West 11th Street</i>	<i>[excellent] - ITC-85</i>
<i>511 West 11th Street</i>	<i>[excellent] - ITC-85</i>
<i>515 West 11th Street</i>	<i>[excellent] - ITC-85</i>
<i>519 West 11th Street</i>	<i>[excellent] - ITC-85</i>
<i>612 West 11th Street</i>	<i>[demolished]</i>
<i>520 West 12th Street</i>	<i>[excellent] - ITC-85</i>
<i>523 West 12th Street</i>	<i>[excellent] - ITC-86</i>
<i>612-14 West 12th Street</i>	<i>[demolished]</i>
<i>619 West 12th Street</i>	<i>[fair] - to be demolished</i>
<i>701 West 12th Street</i>	<i>[demolished]</i>
<i>415 West 13th Street</i>	<i>[excellent]</i>
<i>614 West 13th Street</i>	<i>[demolished]</i>

## INDIVIDUALLY DESIGNATED BUILDINGS ON THE NATIONAL REGISTER

There are 29 individually designated National Register properties in the CBD. Of the 29, 19 are in excellent condition, seven are in good condition and three are in fair condition. Fourteen of the properties have filed for Investment Tax Credits.

820 Baltimore - Bunker Building	[excellent] - ITC-86
1221 Baltimore - Midland Building	[excellent]
1005 Broadway - Coates House Hotel	[excellent] - ITC-85
1020 Central - Fire Dept. Headquarters	[excellent] - ITC-83
818 Grand - Scarritt Building	[excellent] - ITC-83
903 Grand - Grand Avenue Temple	[good]
1101 Grand - Professional Building	[fair] - ITC-80
1111 Grand - Gate City National Bank	[fair]
1124 Grand - Palace Clothing Building	[excellent] - ITC-85
1200 Grand - Bonfils Building	[excellent] - ITC-85
1044 Main - Peck Building	[excellent] - ITC-85
1232 Main - Midland Theater	[excellent]
1116-20 McGee - L. Curtiss Studio	[good] - ITC-84
1021 Pennsylvania - Maj. W. Warner Residence	[excellent]+
801 Walnut - Gumbel Building	[excellent] - ITC-82
819 Walnut - Scarritt Arcade	[excellent] - ITC-83
921 Walnut - Gloyd Building	[excellent]
1130 Walnut - Boyley Building	[excellent] - ITC-85
1217 Walnut - Jenkins Music Building	[good, partially demo.]
205 East 9th Street - Grand Avenue Temple	[fair]
500 East 9th Street - KC Public Library	[excellent] - ITC-85
20 West 9th Street	[good]+
219 West 9th Street - Savoy Hotel	[good]+
12 West 10th Street - Land Bank Building	[excellent]*+
106 West 12th Street - Phillips House Hotel	[excellent]*+
300 West 12th Street - Folly Theater	[excellent]*+
112 West 9th Street - New England Building	[excellent] + - ITC-77
924-26 Oak - Stine & McClure Undertaking Co.	[good]
1102 Grand - Bryant Building	[good]*

\*also listed in the Kansas City Register of Historic Places

+also listed on the National Register District

## 353 URBAN REDEVELOPMENT PROJECTS IN THE CBD

The Urban Redevelopment Corporations Law was created to promote and assist in the redevelopment of blighted areas within the City by establishing incentives to stimulate private investment. Since 1950 the Central Business District has witnessed the development of 24 353 Urban Redevelopment Projects. Fourteen of the projects were developed in the 1980's and 1990's. One of the projects, 1219 Main, has produced no physical results and two of the projects are partially complete.

\*The 1980 through 1994 projects account for 32 new buildings, 26 rehabilitations and 52 demolitions. Several projects called for the construction of a single, large scale commercial building, necessitating the demolition of several "blighted" historic buildings - accounting for the number of discrepancy between demolitions and new construction. The individual projects are detailed below:

Name: Block 110 (Jones Store)  
Location: 12th and 13th Streets, Main and Walnut  
Case #: 335-S  
Ord. #: 58317  
Date: Aug. 7, 1985  
Type: new construction [1]; rehabilitation [1]; demolition [0]  
Status: no visible work done

Name: Cliff House  
Location: 7th and Washington  
Case #: 151-S  
Ord #: 19679  
Date: Nov. 10, 1955  
Type: new construction [1]; rehabilitation [0]; demolition [?]  
Status: complete

Name: Cordova  
Location: 12th and Pennsylvania  
Case #: 370-S  
Ord. #: 62595  
Date: June 16, 1988  
Type: new construction [0]; rehabilitation [1]; demolition [0]

Name: Crosstown (KC Place)  
Location: 12 and Freeway, Baltimore and Grand  
Case #: 287-S  
Ord. #: 37566  
Date: March 26, 1970  
Type: new construction [?]; rehabilitation [1]; demolition [?]  
Status: no visible work done

Name: Cumberland  
Location: 8th and 9th, Walnut and Baltimore  
Case #: 255-S  
Ord. #: 51160  
Date: April 11, 1980  
Type: new construction [0]; rehabilitation [6]; demolition [0]  
Status: complete

Name: Delaware  
Location: 8th and Main  
Case #: 111-S  
Ord. #: 28586  
Date: March 1, 1963  
Type: new construction [2]; rehabilitation [?]; demolition [0]  
Status: complete {Phase I}

Name: Galleria/Block 93  
Location: 11th and 12th, Main and Walnut  
Case #: 288-S-1  
Ord. #: 56522  
Date: May 24, 1984  
Type: new construction [1]; rehabilitation [2]; demolition [7]  
Status: complete

Name: Galleria/Block 111  
Location: 12th and 13th, Grand and Walnut  
Case #: 309-S-1  
Ord. #: 56937  
Date: Sept. 6, 1984  
Type: new construction [2]; rehabilitation [1]; demolition [1-partial] [7 full demolitions]  
Status: complete

Name: Galleria/One Kansas City Place  
Location: 12th, Baltimore and Main  
Case #: 288-S-2  
Ord. #: 54466  
Type: new construction [2]; rehabilitation [0]; demolition [3]  
Status: complete

Name: Galleria/Ten Petticoat Lane  
Location: 11th, Main and Walnut  
Case #: 288-S-3  
Ord. #: 60500  
Date: Jan. 30, 1987  
Type: new construction [1]; rehabilitation [0]; demolition [6]  
Status: complete

Name: Hereford  
Location: 11th and Jefferson  
Case #: ?  
Ord. #: 14688  
Date: 1950  
Type: new construction [1]; rehabilitation [0]; demolition [?]  
Status: complete

Name: Landmarks (Broadway Square)  
Location: 10th and 11th, Broadway and Central  
Case #: 278-S  
Ord. #: 53372  
Date: Oct. 22, 1981  
Type: new construction [1]; rehabilitation [1]; demolition [5]  
Status: complete

Name: Mid-Continent Mart  
Location: Interstate and 8th, Main and Wyandotte  
Case #: 162-S  
Ord. #: 1966  
Type: new construction {3}; rehabilitation [0]; demolition [15]  
Status: partially complete

Name: Northside  
Location: Interstate and 9th, Walnut and Baltimore  
Case #: ?  
Ord. #: 17915  
Date: 1954  
Type: new construction [6]; rehabilitation [0]; demolition [?]  
Status: complete

Name: Quality Hill  
Location: 10th and 12th, Pennsylvania and Broadway  
Case #: 331-S  
Ord. #: 57475  
Date: March 7, 1985  
Type: new construction [13]; rehabilitation [13]; demolition [14]  
Status: complete

Name: Quality Hill II  
Location: 9th and 10th, Washington and Bank  
Case #: 331-S-1  
Ord. #: 62594  
Date: June 16, 1988  
Type: new construction [8]; rehabilitation [0]; demolition [0]  
Status: partially complete

Name: River Park  
Location: 10th and 11th; Hereford to Jefferson  
Case #: 163-S  
Ord. #: 13458  
Date: 1950  
Type: new construction [2]; rehabilitation [0]; demolition [?]  
Status: complete

Name: Riversite  
Location: 8th and 10th, Jefferson and Pennsylvania  
Case #: ?  
Ord. #: 13457  
Date: 1950  
Type: new construction [3]; rehabilitation [1]; demolition [?]  
Status: complete

Name: Standard Theater  
Location: 12th, Central and Broadway  
Case #: 176-S  
Ord. #: 44255  
Date: Sept. 6, 1974  
Type: new construction [0]; rehabilitation [1]; demolition [2]  
Status: complete

Name: Tower Redevelopment  
Location: 10th, Main and Walnut  
Case #: 291-S  
Ord. #: 54777  
Date: Aug. 24, 1982  
Type: new construction [3]; rehabilitation [0]; demolition [6]  
Status: complete

Name: United Missouri Bank  
Location: 11th, Grand and Walnut  
Case #: 293-S  
Ord. #: 54854  
Date: March 31, 1983  
Type: new construction [1]; rehabilitation [0]; demolition [3]  
Type: new construction [1]; demolition [5]  
Status: complete



Name: West Terrace  
Location: 9th and Pennsylvania  
Case #: ?  
Ord. #: 19678  
Date: 1955  
Type: new construction [1]; rehabilitation [0]; demolition [?]  
Type: new construction [1]; demolition [unknown]  
Status: complete

Name: 1219 Main  
Location: 13th and Main  
Case #: 418-S  
Ord. #: 921234  
Date: Dec. 19, 1992  
Type: new construction [1]; rehabilitation [0]; demolition [0]  
Status: no visible work done

Name: 12th and Wyandotte  
Location: 11th and 13th, Central and Baltimore  
Case #: 424-S  
Ord. #: 921336  
Date: June 2, 1992  
Type: new construction [1]; rehabilitation [1]; demolition [2]  
Status: partially complete

## CENTRAL BUSINESS DISTRICT DEMOLITIONS

The following is a list of 179 buildings demolished in the Central Business District since 1980. The properties are arranged by the year of demolition. There are currently three buildings within the Quality Hill West Historic District slated for demolition and several more in the district which will likely be demolished within the next year; those properties are listed as deteriorated in the updated survey.

- Original construction dates are provided when known.

- Current use of property is indicated to the right.

{Note: All buildings with new uses listed as "353 new construction or 353 parking garage" were not all demolished in the wake of 353. Some of the properties were torn down prior to the projects occurring on the land. Please see CBD 353 listing for details.}

- Of the 179 properties demolished, 58 are now surface parking lots, 52 have been utilized in 353 projects - including buildings, parking garages and surface parking lots; 41 of the properties are currently vacant, 20 are occupied by (non-353) new construction, and eight have been used for (non-353) parking garages.

- Demolitions by year:

1980	-	17 properties
1981	-	4 properties
1982	-	11 properties
1983	-	19 properties
1984	-	17 properties
1985	-	32 properties
1986	-	15 properties
1987	-	8 properties
1988	-	6 properties
1989	-	9 properties
1990	-	19 properties
1991	-	14 properties
1992	-	6 properties
1993	-	2 properties
TOTAL	-	179 properties

	DEMO	CONST	ADDRESS	CURRENT USE
1	1980	1908	300 West 9th	surface parking
2	1980	c. 1915	306 West 9th	surface parking
3	1980	1907	400 East 11th	surface parking
4	1980	?	801 Oak	surface parking
5	1980	1908	401 East 9th	surface parking
6	1980	1900	505 West 10th	353 new construction
7	1980	?	828 Oak	surface parking
8	1980	c. 1903	310 West 9th	surface parking
9	1980	1919	1027 Oak	surface parking
10	1980	1912	1408 Walnut	surface parking
11	1980	1911	1114 Wyandotte	new construction
12	1980	?	200 West 12th	new construction
13	1980	c. 1906	216 West 12th	new construction
14	1980	?	816 Central	surface parking
15	1980	1926	1300 Oak	new construction
16	1980	?	816 Central	surface parking
17	1980	?	1214 Pennsylvania	vacant lot
18	1981	1888	616-18 Wyandotte	parking garage
19	1981	1913	900 Broadway	surface parking
20	1981	1891	1015 Broadway	353 new construction
21	1981	1877	806 Cherry	vacant lot
22	1982	c. 1885	1019 Jefferson	vacant lot
23	1982	1923	911 Holmes	surface parking
24	1982	1917	913 Holmes	surface parking

25	1982	1903	300 East 8th	surface parking
26	1982	1911	405-09 East 8th	surface parking
27	1982	1897	119 West 8th	surface parking
28	1982	1924	1306 Locust	surface parking
29	1982	c. 1900	430 West 7th	new construction
30	1982	1886	1004 Walnut	353 new construction
31	1982	1904	1000 Main	353 new construction
32	1982	c. 1891	1019 Broadway	new construction
33	1983	1903	1115 Broadway	353 surface parking
34	1983	c. 1906	1117 Broadway	353 surface parking
35	1983	1906	1016 Central	353 surface parking
36	1983	1966	1400 Broadway	new construction
37	1983	1959	1318 Broadway	surface parking
38	1983	1879	1018 Washington	353 new construction
39	1983	1906	301 West 10th	353 parking garage
40	1983	1934	307 West 10th	353 parking garage
41	1983	c. 1886	311 West 10th	353 parking garage
42	1983	1890	1009 Walnut	353 new construction
43	1983	1901	1013 Walnut	353 new construction
44	1983	1895	1001 Main	353 new construction
45	1983	c. 1884	1005 Main	353 new construction
46	1983	1912	1007 Main	353 new construction
47	1983	c. 1905	1013 Main	353 new construction
48	1983	1912-13	1000 Walnut	353 new construction
49	1983	1908	1008 Walnut	353 new construction
50	1983	1931	1017 Main	surface parking
51	1983	1965	1410 Oak	surface parking

52	1984	1967	411 West 6th	parking garage
53	1984	1968-69	417 West 6th	parking garage
54	1984	c. 1888	123 West 8th	surface parking
55	1984	1884	415 East 13th Terr	surface parking
56	1984	c. 1913	100 East 8th	surface parking
57	1984	1905	714 East 11th	surface parking
58	1984	1904	1114 McGee	surface parking
59	1984	c. 1887	1113 Main	353 new construction
60	1984	1912	1117 Main	353 new construction
61	1984	1966	1109 Main	353 new construction
62	1984	1920	1125 Main	353 new construction
63	1984	1914	1105 Main	353 new construction
64	1984	1914	1105 Main	353 new construction
65	1984	c. 1916	1104 Walnut	353 new construction
66	1984	1966-67	600 Broadway	new construction
67	1984	1908	1012 Oak	surface parking
68	1984	1909	1122 Walnut	353 new construction
69	1985	1911	1200 Main	353 new construction
70	1985	1912	1201 Baltimore	353 new construction
71	1985	1946	1219 Baltimore	353 new construction
72	1985	c. 1878	1226 Grand	353 parking garage
73	1985	1882	1234 Grand	353 parking garage
74	1985	1826	1209 Walnut	353 parking garage
75	1985	1912	1217 Walnut - partial demo.	353 parking garage
76	1985	1908	1225 Walnut	353 parking garage
77	1985	1920	1333 Walnut	surface parking
78	1985	1965	1401 Oak	surface parking

79	1985	1909	101-03 East 12th	353 new construction
80	1985	1925	105-07 East 12th	353 new construction
81	1985	1916	109-11 East 12th	353 new construction
82	1985	?	205 East 13th	surface parking
83	1985	1960	201 West 6th	new construction
84	1985	1926-27	1118 Washington	353 parking garage
85	1985	1913	1012 Bank	surface parking
86	1985	1908	1026 Broadway	353 new construction
87	1985	1940	1030 Broadway	353 new construction
88	1985	1925	905 McGee	surface parking
89	1985	1906	415 West 10th	353 new construction
90	1985	1904	1017 Grand	surface parking
91	1985	1882	420 West 11th	353 new construction
92	1985	?	416 West 11th	surface parking
93	1985	1926	508 West 12th	353 parking garage
94	1985	1909	810 East 13th	surface parking
95	1985	1924	713 Washington	surface parking
96	1985	1887	1223 Jefferson	vacant lot
97	1985	1872	517 West 10th	353 new construction
98	1985	1914	501 West 10th	353 new construction
99	1985	1927	514 West 11th	surface parking
100	1985	1901	1015 Washington	353 new construction
101	1986	1924	918 Cherry	new construction
102	1986	1903	1015 Jefferson	vacant lot
103	1986	1916	700 West 12th	surface parking
104	1986	1925	615 West 11th	new construction
105	1986	1930-31	307 West 8th	surface parking
106	1986	1909	1012 Baltimore	parking garage

107	1986	1920	1016 Baltimore	parking garage
108	1986	1957	1020 Baltimore	parking garage
109	1986	1885	709 McGee	surface parking
110	1986	c. 1930	1015 Wyandotte	parking garage
111	1986	1926	1025 Wyandotte	parking garage
112	1986	1856-57	1200 Washington	vacant lot
113	1986	c. 1915	815 Central	surface parking
114	1986	c. 1887	1219 Main	surface parking
115	1986	c. 1885	1221 Main	surface parking
116	1987	c. 1888	1012 walnut	353 new construction
117	1987	1912	1016 Walnut	353 new construction
118	1987	c. 1909	1020 Walnut	353 new construction
119	1987	?	1022 Walnut	353 new construction
120	1987	1910	6 Petticoat Lane	353 new construction
121	1987	1908-09	18 Petticoat Lane	353 new construction
122	1987	?	1300 Washington	surface parking
123	1987	1961	509 West 13th	surface parking
124	1988	1884	1110 Pennsylvania	new construction
125	1988	1885	1114 Pennsylvania	new construction
126	1988	1907	419 East 9th	surface parking
127	1988	1907	411 East 8th	surface parking
128	1988	1887-88	614 West 13th	vacant lot
129	1988	1886	1242 Pennsylvania	vacant lot
130	1989	1890	1118 Pennsylvania	vacant lot
131	1989	?	701 West 12th	vacant lot
132	1989	1967	711 West 12th	vacant lot
133	1989	c. 1882	1016 Main	surface parking
134	1989	c. 1907	1324 McGee	surface parking

135	1989	?	1233 Grand	surface parking
136	1989	1927	916 Charlotte	vacant lot
137	1989	1914	715 East 9th	surface parking
138	1989	1882	1207 Pennsylvania	vacant lot
139	1990	c. 1886	1323 Grand	surface parking
140	1990	1880	111 West 9th	vacant lot
141	1990	1856-57	1220 Washington	vacant lot
142	1990	1880	712 Washington	vacant lot
143	1990	?	212 West 9th	surface parking
144	1990	1947-49	900 Walnut	vacant lot
145	1990	1905	610 West 12th	vacant lot
146	1990	1886-87	1104 Pennsylvania	new construction
147	1990	1896	1209 Pennsylvania	vacant lot
148	1990	1886	1240 Pennsylvania	vacant lot
149	1990	1884	1216 Pennsylvania	vacant lot
150	1990	1882	1217 Pennsylvania	vacant lot
151	1990	1882	1219 Pennsylvania	vacant lot
152	1990	1880	1221 Pennsylvania	vacant lot
153	1990	1886-87	1225 Pennsylvania	vacant lot
154	1990	1887	1235 Jefferson	vacant lot
155	1990	1887	1241 Jefferson	vacant lot
156	1990	1879-80	1033 Jefferson	vacant lot
157	1990	1887	1237 Jefferson	vacant lot
158	1991	1887	1241 Jefferson	vacant lot
159	1991	1887	1239 Jefferson	vacant lot
160	1991	1901	1217 Jefferson	vacant lot
161	1991	1883	1213 Pennsylvania	vacant lot
162	1991	1887	910 Charlotte	vacant lot



163	1991	?	1010 Pennsylvania	vacant lot
164	1991	c. 1967	325 West 14th	new construction
165	1991	?	714 East 11th	surface parking
166	1991	1976	421 West 14th	new construction
167	1991	1984	1400 Broadway	new construction
168	1991	1912	410 East 10th	surface parking
169	1991	1021	416 East 10th	surface parking
170	1991	1955	311 West 14th	new construction
171	1991	1909	217 West 14th	new construction
172	1992	1924	1006 Locust	vacant lot
173	1992	1924	1006 Locust	vacant lot
174	1992	1971-73	1120 Cherry	new construction
175	1992	1887-88	1222 Pennsylvania	vacant lot
176	1992	1880	1218 Pennsylvania	vacant lot
177	1992	1975-76	721 Pennsylvania	vacant lot
178	1993	1904	701 Central	vacant lot
179	1993	1950	1009 Grand	surface lot