



Landmarks Commission

City of Kansas City, Missouri
Heart of America

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

(816) 274-2555

CASE NO. 0011-D

ADMINISTRATOR'S REPORT

The following information was provided in the application:

Rockhill Historic District

General Boundary: West-Oak Street, North-44th Street, East-Troost and
South-48th Street

Owner: Multiple Ownership

Construction: First phase of construction began in 1904.

- Rockhill was one of the first platted residential developments in the midwest in which modern land use planning techniques were used such as deed restrictions, streets that follow the contour of the land, extensive landscaping, planned open space, and stone walls giving space margins to all residences.
- The neighborhood was developed by William Rockhill Nelson, promoter of the parks and boulevard systems in Kansas City.
- The Rockhill homes exerted a profound influence on later residential area development in Kansas City - inspiring J.C. Nichols to undertake the Country Club district.
- Rockhill is the oldest neighborhood in the city that consistently has maintained its original character.
- Fifty-three homes designed by William Rockhill Nelson still remain in the district and are listed in the National Register of Historic Places.
- Other significant residences in the district were designed by a representative sampling of leading Kansas City architects, such as Shepard, Farrar, and Wiser; Alice Walton; Edward Delk; Root and Siemens; Smith, Rea and Lovitt; Howe, Hoyt and Cutler; John Van Brunt; Adriance Van Brunt; and Courtlandt Van Brunt, only to mention a few.

LEGAL DESCRIPTION: Amended Plat of Rockhill except for the south 60 feet of Blocks 25, 26, 27 and Gallery East.

**LANDMARKS
COMMISSION**

CASE # 0011-D

EXHIBIT E



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THE FOLLOWING LIST REPRESENTS SIGNIFICANT STRUCTURES IN THE ROCKHILL HISTORIC DISTRICT (Section I, Review Guide)

- ✓612 Brush Creek Blvd.
- ✓618 " "
- 705 "
- ✓711 "
- ✓818 "

- ✓4500 Campbell
- ✓4644 "

- ✓4600 Charlotte
- ✓4601 "
- 4620 "
- 4637 "

- ✓4501 Holmes
- ✓4511 "
- ✓4512 "
- ✓4520 "
- ✓4545 "
- ✓4601 "
- ✓4605 "
- ~~✓4714 "~~

- ✓4520 Kenwood
- ✓4525 "
- 4531 "
- ✓4545 "

~~610 Pierce~~

- ✓4460 Rockhill Terr.
- ✓4470 "
- ✓4500 "
- ✓4520 "
- ✓4535 "
- ✓4545 "

- 401 E. 44th St.
- 417 "
- 420 "
- 501 "

- ✓400 E. 45th St.
- ✓414 "
- ✓500 "

*So noted on cards
9/11/80*



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ROCKHILL HISTORIC DISTRICT-SIGNIFICANT STRUCTURES PAGE 2

- ✓ 600 E. 45th St.
- ✓ 610 E. 45th St.
- 635 E. 45th St.
- ✓ 641 E. 45th St.
- ✓ 701 E. 45th St.

- ✓ 611 E. 46th St.
- ✓ 619 E. 46th St.
- ✓ 627 E. 46th St.
- ✓ 642 E. 46th St.

BEFORE THE LANDMARKS COMMISSION
OF KANSAS CITY, MISSOURI

In The Matter Of:

ROCKHILL DISTRICT
Bounded generally by
Oak Street on the west,
44th Street on the north,
Troost Avenue on the east,
and 48th Street on the south

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Case No. 0011-D

FINDINGS OF FACT

1. That an application for a Historic District designation was submitted by Day Kerr, on behalf of the Rockhill Neighborhood for the Rockhill District, being an area generally bounded by Oak Street on the west, 44th Street on the north, Troost Avenue on the east, and 48th Street on the south, legally described as:

Amended Plat of Rockhill, except for the south 60 feet of Blocks 25, 26, and 27, and the Plat of Gallery East, Kansas City, Jackson County, Missouri.

2. That the Amended Plat of Rockhill included the Plat of Gallery East as the South 352.50 feet of Block 2 prior to resubdivision of said Block in 1979.

3. That the subject property is owned by various interests including the City of Kansas City, Missouri, and the University of Missouri-Kansas City.

4. That the amended Plat of Rockhill was recorded in 1898.

5. That the Amended Plat of Rockhill was developed by William Nelson Rockhill.

6. That the Amended Plat of Rockhill was the first modern subdivision in Kansas City, Missouri, employing such land use planning techniques as: deed restrictions, streets following the contour of the land, extensive landscaping and stone walls giving space margins to all residences.

7. That the development of the Amended Plat of Rockhill is unique to Kansas City because of the variety of types of homes based on cost.

8. That the neighborhood developed in the Amended Plat of Rockhill is the oldest neighborhood in the City that has consistently maintained its original residential character.

9. That the Amended Plat of Rockhill is primarily characterized as residential today.

10. That fifty-three (53) homes developed in the Amended Plat of Rockhill were designed by William Rockhill Nelson and remain in the district at this time and are listed in the National Register of Historic Places.

11. That certain leading Kansas City architects designed other residences within the Amended Plat of Rockhill; said architects include, but are not limited to, the following: Shepard, Farrar and Wiser; Alice Walton; Edward Delk; Root and Siemens; Smith, Rea and Lovitt; Howe, Hoit and Cutler; John Van Brunt; Adriance Van Brunt; and Courtlandt Van Brunt.

12. That a certain tract of land within the Amended Plat of Rockhill described as:

Blocks 7, 21, 22 and 27.

The west 136 feet of Blocks 23 and 26.

Lots 5, 6, 7, 8 and 9, Block 20.

Including all vacated streets lying adjacent thereto.

All within the Amended Plat of Rockhill, a subdivision in Kansas City, Jackson County, Missouri.

is devoted to park purposes pursuant to Article III, Section 50, et seq., of the Charter of Kansas City.

13. That another tract of land within the Amended Plat of Rockhill, legally described as:

Lot 6, Amended Plat of Rockhill, a subdivision in Kansas City, Jackson County, Missouri.

is the subject of a Trust Agreement and under the management of the Board of Park Commissioners pursuant to Article III, Section 55, of the Charter of Kansas City.

14. That a third tract of land within the Amended Plat of Rockhill, legally described as:

Block 25 and Block 26 except the west 136 feet thereof, Amended Plat of Rockhill, a subdivision in Kansas City, Jackson County, Missouri.

is under the ownership and control of the University of Missouri-Kansas City and is related to the educational function of said University.

15. That Exhibits "A" through and including "J" were offered and accepted into evidence.

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

CONCLUSIONS

1. That the land encompassed within the original Amended Plat of Rockhill is a contiguous configuration of land.

2. That the land encompassed within the original Amended Plat of Rockhill represents a significant and distinguishable entity whose components, in certain cases, lack individual distinction.

3. That the Amended Plat of Rockhill has made a significant contribution to the land development of residential subdivisions in Kansas City.

4. That the tracts of land under the jurisdiction of the Board of Park commissioners and the University of Missouri-Kansas City as heretofore described are beyond the jurisdiction of the Landmarks Commission and therefore should be excluded.

5. That the remainder of the original Amended Plat of Rockhill is necessary to include within a Historic District in order to properly identify and maintain the district.


6. That certain residential structures within the Amended Plat of Rockhill are significant as a representative sample of leading Kansas City architects.

WHEREFORE, the Landmarks Commission recommends to the City Plan Commission and the City Council that the "Rockhill District", legally described as:

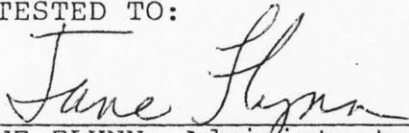
Amended Plat of Rockhill, a subdivision in
Kansas City, Jackson County, Missouri,
exclusive of Blocks 6, 7, 21, 22, 25, 26 and 7
and the west 136 feet of Block 23, and Lots 5,
6, 7, 8 and 9, Block 20, and vacated streets
lying adjacent thereto.

Gallery East, 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.


PAMELA TROXEL, Chairman

ATTESTED TO:


JANE FLYNN, Administrator

DATED: March 28, 1979