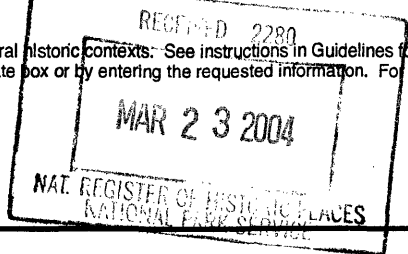


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United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.



New Submission Amended Submission

A. Name of Multiple Property Listing

Working Class Hotels at 19th and Main Streets, Kansas City, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

The Evolution of Travel Modes and Hotel Space In Kansas City: 1880-1915

C. Form Prepared by

name/title Cydney Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date August 25, 2003

street & number P.O. Box 22551 telephone 816.363.0567

city or town Kansas City state MO zip code 64113

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Mark A. Miles
Signature of certifying official Mark A. Miles/Deputy SHPO

03/18/04 See continuation sheet
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Richard H. Beall
Signature of the Keeper of the National Register

May 6, 2004
Date

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	
The Evolution of Travel Modes and Hotel Space in Kansas City: 1880-1915	1
F. Associated Property Types (Provide description, significance, and registration requirements.)	12
Two-Part Commercial Block	
G. Geographical Data	15
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the public property listing.)	16
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	17

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Working Class Hotels at 19th and Main Streets,
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E. STATEMENT OF HISTORIC CONTEXTS

MULTIPLE PROPERTY LISTING NAME: Working Class Hotels at 19th and Main Streets, Kansas City, Missouri

PREFACE

With the completion of the new Union Station Terminal at Pershing Road and Main Street in 1914, the need for affordable hotel space was realized. The hotels in the Midtown area, specifically those of 19th and Main Street, Kansas City, reflect an important aspect of the city's cultural history and development. Investors took advantage of the opportunity to construct convenient, comfortable, and efficient hotels in the area surrounding the new railroad terminal. During the ensuing years, Midtown catered to train passengers and employees. The hotels in the area provided a mixture of transient and more permanent residential lodging.

Main Street was a primary streetcar route connecting Union Station to the city's Central Business District. The area also offered affordable restaurants and taverns. Unlike the upscale, high-rise hotels and fine restaurants of the Central Business District located further north, Midtown was designed for the working class traveler, as well as laborers that found employment in the freight district and railroad terminal. There are several surviving hotel buildings in Midtown, along 19th and Main Street, constructed between 1914 and 1920. They were built, specifically, to serve the passengers and employees of Union Station and the surrounding area.

ASSOCIATED HISTORIC CONTEXTS

The Evolution of Travel Modes and Hotel Space in Kansas City: 1880-1914

INTRODUCTION

H. Weisskamp, author of the book entitled *Hotels* (1968), observed that:

[T]he modern American hotel dates from the early days of railroad travel, when the

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modest hostelry, prepared to entertain small groups of occasional guests, was forced to become a more commodious and efficient institution to accommodate the great number of traveling salespeople. Technical progress in the late 19th century permitted the construction of large hotels with safeguards against fire.¹

Early Precedents for Temporary Lodging

Food and shelter have always been the primary needs of humankind. Early man was nomadic by nature. The need to travel to find food and shelter meant survival. Man eventually learned to tame his surroundings by using protective clothing and building adequate, permanent shelter. The nomadic, hunter-gatherer economy evolved into an agricultural economy, where traveling for trade became a way of moving goods and exchanging produce. One of the earliest examples of business travel was the camel caravan of the Orient. When merchants traveled over great distances for trade, the tent became their temporary lodging. Written references to the use of lodging or inns can be found as early as 1785 B.C.E. Law 111 of *Hammurabi's Code of Laws*. The law provided a guideline for the exchange of goods for services.² During the Crusades, in the year 1000 C.E., shelter for travelers was found in the monasteries and other religious institutions throughout Europe and the Middle East and by 1282, the first licensing control for the fair distribution of business for innkeepers was established by a hostelry guild.³

Early models of the modern hotel first appeared in Europe during the late eighteenth century. As transportation methods advanced, travelers crossing the country no longer relied on horse and carriage. By the mid to late 1800s, trains made it possible to move massive numbers of people at a faster rate of speed. The steam engine also replaced the sails on ships making an Atlantic or Pacific crossing faster and safer. Curiosity of the idle rich was one of the driving forces behind travel. As more Europeans

¹ "Hotels," *The Columbia Encyclopedia*, 6th ed. (New York: Columbia University Press, 2003), Online, www.bartleby.com/65/. Accessed, 18 August 2003.

² Lloyd Duhaime, ed. "No. 111: Hammurabi's Code of Laws," 1785 B.C.E., [Online], *Law Museum Archive* (British Columbia: Duhaime and Company, 2002), http://www.duhaime.org/Law_museum/hamml.htm#l. Accessed August 18, 2003.

³ Patricia J. Gagnon and Bruno Ociepka, *Travel Career Development*, Sixth Edition (Wellesley: Institute of Certified Travel Agents, 1998), 122.

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began to travel during the late 1700s, the need for lodging increased as well. Hotels began to appear offering plush accommodations to entice the adventure-seeking world traveler.

As Nigel Thrift points out:

By the end of the eighteenth century, hotels had begun to appear, for example the 60-bed, Hotel de Henri IV, built in Nantes in 1788 at a total cost of £17,500, a tremendous sum of money at the time.⁴

When the Industrial Revolution began in Europe, the working class began to travel, not for leisure, but to find work in new factories. Housing became an issue; they had to rely on boardinghouses or rooms rented out by home owners seeking to earn extra income. Factories would often build their own rooming houses or “company hotels” as a benefit to ensure employees for their factories. With an influx of immigration to American by the early 1800s, lodging became paramount to American culture.

American Prototypes

In 1794 the first purpose-built hotel in North America was opened in New York, [that of] the City Hotel with 70 rooms. Several other, similar hotels were built in other cities in the next few years, but it was not until 1829 that the first first-class hotel, Boston's Tremont House, with 170 rooms, was built. The Tremont innovated such features as private rooms, with locks, soap and water for each room, bellboys and French cuisine. The tourist expansion of the nineteenth and twentieth centuries saw a further massive expansion of hotels and motels...⁵

Paul Groth's study of downtown residential hotels in San Francisco, from 1880-1930, offers a unique perspective on the American hotel for the working class. In his book, he states that “[f]or two hundred years, hotels have served a series of domestic roles in the urban vernacular environments and

⁴Nigel Thrift, “Remembering The Technological Unconscious By Foregrounding Knowledges of Position”, *School of Geographical Sciences University of Bristol* [Online]
http://www.ggv.bris.ac.uk/courses/general/staff/information/thrift_papers/remembering_the_technological_unconscious.doc
Accessed 19 August 2003.

⁵ *Ibid.*

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subcultures.”⁶ He goes on to say “[p]eople live in hotels, full-time, throughout the United States. Americans have done so for over two hundred years, often choosing hotel life over other housing options.”⁷

Between 1880 and 1930 American hotels fell into four distinct categories or ranks: palace hotel, mid-priced hotel, rooming house and cheap lodging house. The rank of a building type can also be characterized by “architectural evidence, [which] closely matches social stratification suggested in written records ...original construction details...especially plumbing and air wells--were surprisingly reliable counterparts to the social stratification and class differences.”⁸ The palace hotel and the mid-priced hotel between 1880 and 1940 were socially reserved for the use by the upper and middle classes of America.

The rooming house was reserved for use by the lower working class. These accommodations served both the transient lodger and those needing residential lodging. Rooming houses were for people in skilled trades earning a steady income, but not enough to live in a single dwelling. They often were single women and men, including teachers, stenographers, machinists and freight workers who chose to live in close proximity to their places of employment. Rooms were single, furnished and clean.⁹

Although very different in architecture, décor and patron levels of income, the commonality between all ranks of hotels was a mixture of both the transient and residential patron. After the depression a marked shift occurred in hotel patronage; investors, among others, redefined urban economy and downtown America. One of the shifts was a change in the way all four ranks of hotels were utilized. Between 1930 and 1980, residential hotels were no longer being built. As the population shifted to suburban areas well outside of the downtown business and retail districts, so did the need for lodging. Unless a city had a

⁶ Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, (Berkeley: University of California Press, 1994), Preface.

⁷ *Ibid*, 1.

⁸ *Ibid*, 20-22.

⁹ *Ibid*, 23.

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healthy convention business, most downtown areas found themselves with too many hotel rooms.¹⁰ Often, older hotels remained vacant.

The construction of the Interstate Highway System during the 1950s was yet another factor that caused the overall failure of the downtown hotel. As interstate travel increased, so did the construction of motor court or motel that first appeared in the late 1920s. Holiday Inn was the first chain of motels, opening their first facility in Memphis, Tennessee, in 1952.¹¹

THE EVOLUTION OF TRAVEL MODES AND HOTEL SPACE IN KANSAS CITY: 1880-1914

Transportation in the first decades of the 1800s was vital to the growth of the city. In Kansas City's early history, ferries had been established along the north side of the river in Clay County to accommodate trade routes between Independence and Liberty, Missouri. The first ferry service to operate on the south side of the Missouri River began in 1826.¹² This marked the shift in the Santa Fe Trail trade, as steamboats began using the Grand Avenue "Westport" landing" to offload their passengers and cargo. The new landing reduced the time spent moving cargo overland from Independence to the Town of Westport, approximately nine miles south of the riverfront.¹³ The Gillis House Hotel and Harris House Hotel, the first of the recorded rooming house/hotel, were located on the riverfront on the road to the Town of Westport.¹⁴

¹⁰ *Ibid*, 264-73. One exception was during and shortly after World War II when temporary overcrowding occurred. Soldiers needed bivouacking and soldiers released from the service needed immediate housing. As construction of new housing in the suburban areas gained momentum, overcrowding of downtown hotels was quickly remedied.

¹¹ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, (New York: Oxford University Press, 1985), 253-254.

¹² Charles P. Deatherage, *History of Kansas City Missouri and Kansas* (Kansas City: Interstate Publishing Co., 1927), 348.

¹³ Deatherage, 359.

¹⁴ George Ehrlich, *Kansas City, Missouri: An Architectural History* (Kansas City: Historic Kansas City Foundation, 1979), 3-11.

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As the city further developed, Kansas City became an ideal trade center due to its central location, new rail routes and excellent river access. By 1865 the Missouri Pacific Railroad, the first rail line to reach Kansas City, constructed a depot just west of Grand Avenue along First Street to accommodate both steamboat and rail passengers. As a result, an increasing number of hotels, boarding houses and mercantile shops began to appear around the depot and city market.¹⁵

After the Civil War, the West Bottoms became the home of several industrial establishments. The low-lying flat surface bordered by the Kansas and Missouri Rivers was thought to be ideal as a freight district. At the turn-of-the-century a severe flood, which caused a change in the course of the Missouri River, convinced business owners otherwise. Subsequently, industry and commercial enterprises began to build on high ground just south of the downtown area.

Along with the development of Kansas City's central core, the Midtown area, south of the CBD, increased in size during the early 1900s. Businesses such as the Anheuser-Busch Brewing Beer depot at Walnut and 20th Street, Rex Welder and Engineering Company at 19th and Walnut and The Phoenix Stone and Lime Company at 1927 Main were located on rail lines that snaked through the area. In 1914, Union Station opened at Main Street and Pershing Road. Affordable hotels for working-class travelers were in short supply. In 1915 the first rooming house hotels began to appear on Main Street. One of the earliest of this type of hotel may have been the Best Hotel at 1923 Main, built in 1915 and designed by Smith, Rea, and Lovitt. Razed in the late 1970s, it stood as a modestly designed, one-bay wide, two-story, building.

These Main Street hotels, such as the Best Hotel, were within walking distance of Kansas City's freight district and industrial areas, as well as the Central Business District. Whereas the hotels of the CBD reflect the opulent lifestyle of the upper class in Kansas City during the era of the "grand hotel," the hotels of the Midtown area along 19th and Main Street represent the values and standards in hotel

¹⁵ Deatherage, 340-60.

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accommodations offered to the working class. Little notice was given to the construction of these hotels, none of which stood more than five stories. Instead, the press turned public attention to the luxury high-rise hotels and buildings designed by well-known architects such as Sanneman and Van Trump and Smith Rea and Lovitt. However, it is important to note that these firms designed buildings for Midtown hotels, as well.¹⁶

Hotels on Main Street: 1900 - 2000 Main Street, Kansas City, Missouri

In the 1900 block of Main, the architectural firms of Sanneman and Trump, and Smith, Rea, and Lovitt were responsible for at least five buildings, four of which were built as hotels.¹⁷ Unlike the broken down lodging houses of the late 19th century, hotels for the working class during the first three decades of the twentieth century could easily be mistaken for warehouses, lofts or office buildings of the same period. "Choosing to give cheap hotels facades that were commercial and not residential was an attempt at making them culturally acceptable both to their residents and to outsiders."¹⁸ The design of these hotels include a simple ornamentation of the entry façade, where as, the remaining exterior facades consist of flat brick walls and plain window treatments without embellishment.

The interior spaces of these hotels, with narrow hallways, a lack of furniture, and shared bathing space, reflected the social and economic conditions of their clientele.¹⁹ Often the hotels with highly embellished, more articulated façades, offered a better interior in the way of accommodations. The hotels in this study are primary examples of the social and economic trend in American hotels during the first decades of the twentieth century.

¹⁶ Ellen J. Uguccioni and Sherry Piland, "Hotels in the Downtown Area of Kansas City," National Register of Historic Places Inventory, Nomination Form, Section 8, cover page.

¹⁷ Ellen J. Uguccioni and Sherry Piland, "Historic Inventory: Midwest Hotel (1983), Monroe Hotel (1981) and Rieger Building (1983)," Copies, Landmarks Commission, Kansas City, Missouri.

¹⁸ Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, (Berkeley: University of California Press, 1994), 166.

¹⁹ *Ibid*, 163-166.

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The Rieger Hotel, located at 1922 Main Street, was a speculative venture by the investor and banker, Alexander Rieger. He had anticipated a need for hotel space for business travelers coming arriving at Union Station. Built in 1915, the hotel was designed by Smith, Rea and Lovitt, architects and built by Gray Construction Company. The Rieger building's east façade features ornamentation of poly-chromed terra cotta veneer on all three stories. The remaining three sides featured no exterior ornamentation.²⁰

Smith, Rea and Lovitt were also the architects for the Midwest Hotel, 1925 Main Street. Aiken and Thayer constructed this five-story hotel in 1915. Although the exterior of the first floor west façade with two bays was altered in 1952, the upper floors have retained the original terra cotta veneer on the remaining four stories.²¹ Like the Rieger, the remaining three sides of the building do not contain notable architectural features.

R. H. Sanneman of the architectural firm of Sanneman and Van Trump designed the Monroe Hotel for the Dubinsky Brothers at 1904-06 Main Street in 1920. This hotel is the largest of the three hotels standing five stories with three bays. The original plan called for a sufficient foundation that would hold three additional stories for future expansion although the additional floors were never built.²²

Rieger Hotel: 1922 Main Street

In 1915, Alexander Rieger hired the architectural firm of Smith, Rea and Lovitt to design a hotel for the corner of Main and 20th Street. Construction bids called for a fireproof reinforced concrete shell. Exterior work was to consist of brick and terra cotta. The job also called for ornamental ironwork, marble, tile and terrazzo floors, skylights, and metal framed windows. Bids closed on July 30, 1915. Gray Construction Company was awarded the job as general contractor.²³

²⁰ Uguccioni and Piland, "Historic Inventory: Rieger Building."

²¹ _____, "Historic Inventory: Midwest Hotel."

²² _____, "Historic Inventory: Monroe Hotel."

²³ *Western Contractor*, Vol. 30, July 28, 1915, 30 and August 11, 1915, 29. Microfilm, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri.

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During its first decade of operation, the building was known as the Rieger Hotel. The first floor contained a diner and tavern which was linked to Rieger's early years in the business of selling liquor beverages prior to prohibition. Sometime during the mid-1920s the building changed hands and became the Traveler's Hotel. In 1927 the E. E. Porter Soft Drinks company operated an office on the main floor, in the area of the old tavern and remained in business at this location until prohibition ended.

In 1941 the building was vacant. After World War II the building was reopened as the Milton Hotel while also providing office space to the Acme Decal Co. By this time, the hotel was serving as a residential hotel for transients in need of short-term leases. The hotel space was once again vacant in 1961, only the Acme Decal Company remained.²⁴

In 1962 Orville Anderson of Anderson Photography purchased the building from Mrs. Mary G. Jacobs. With no immediate plans for the Rieger Building, Anderson leased twenty-two rooms on the second and third floors to the Elms Hotel. It is unclear whether or not this business was related to the Elms of Excelsior Springs, Missouri. In 1964 Anderson Photography moved their headquarters to the first floor and basement area at 1922 Main. The Elms Hotel continued to occupy the upper two floors. The building was used consistently as a hotel for nearly fifty years. In 1962 Anderson Photography purchased the building.²⁵

The Midwest Hotel: 1925 Main Street

Several months after Smith Rea and Lovitt accepted bids on the Rieger Hotel, they began taking bids for the Midwest Hotel owned by J. H. Harris. Aiken and Thayer were hired as the general contractor. The seventy-five room, three-story, reinforced concrete, fireproof hotel was estimated to cost \$50,000 when completed. The entry on the west façade was designed with stone and terra cotta trim.

²⁴ Polk City Directories, 1916-1965. Microfilm, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri.

²⁵"Anderson Photo In Move To 1922 Main," *Kansas City Star* 12 July 1964. Clippings, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri.

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Joseph Harris owned the hotel until January 31, 1943. It was purchased by Mrs. Stella Parke who had operated the hotel for seven years under a lease from Mr. Harris. In April 1943 the United States war department condemned the hotel. Mrs. Parke protested the move and vowed to remain in the hotel until the government threw her out. It appears the move came after Mrs. Parke and co-owner and daughter Gladys Parke Kline rejected negotiations for a lease to the government. Under the lease plan, the war department was to take possession for one year with extension privileges through the duration of the war.

The Midwest offered a prime location military police (bivouacked in Penn Valley Park) headquarters because of its proximity to the Union Station terminal. It was also more convenient as much of their work was located in the downtown area. Charles J. Winger of the war department made it clear that the move was necessary due to the war effort. Possession of the hotel was surrendered back to Parke and Kline in April 1946.

The Monroe Hotel: 1904-06 Main Street

Raymond H. Sanneman, architect for the Dixon Hotel (1912), designed the Monroe Hotel in 1920 for the Dubinsky Brothers. Edelman- Fleming Construction Company was hired as the general contractor. The building is of reinforced concrete with brick and terra cotta. The five-story hotel was designed to carry an additional three stories. Concrete Engineering was awarded the structural steel contract. The cost of the hotel was estimated at \$150,000.²⁶

This adjacent area is noted for its relationship to Thomas J. Pendergast, boss of the Democratic Machine in Kansas City beginning in the early 1920s. He was a strong supporter of the laboring class. As a key figure behind many of the large building projects in Kansas City during the 1920s and 1930s, Pendergast

²⁶ Western Contractor, Vol. 37 17 March 1920, 30. Little is known about the Dubinsky Brothers. Thomas Pendergast was affiliated with a David Dubinsky but it is unclear at this time if there is any relationship with the Dubinsky Brothers.

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helped to find people jobs. He built his office in 1926 at 1908 Main. From this location, he proceeded to control the political atmosphere of Kansas City until he was indicted for tax evasion in 1939.

In 1924 Thomas J. Pendergast bought the Monroe Hotel. In 1926, Pendergast hired Sanneman to design a two-story building adjacent to the south side of the hotel at 1908 Main. This building served as the headquarters for the Jackson County Democratic Club. It also served as Pendergast's office where much of his business was conducted until the late 1930s. Sometime after he purchased the hotel, a doorway was installed between his second floor office and the hotel giving Pendergast a convenient, if not clandestine, entry. Out of town visitors to Pendergast's office frequently stayed at the Monroe Hotel. After Pendergast's release from prison for income tax evasion, a Federal Court ordered the doorway to be sealed and barred Pendergast from any further political activity.²⁷ With its link to Pendergast and the Democratic Party, this hotel is highly representative of working class hotel accommodations.

²⁷ Sally F. Schwenk, "Hotel owned by Pendergast slated for demolition by city," *Explore Kansas City* 9 April 1999, 8.

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F. ASSOCIATED PROPERTY TYPES

I. Name of Property Type:

Two-part Commercial Block Hotel

II. Description:

All the extant hotels located in the 1900 block of Main Street are characterized by the same architectural vocabulary and construction methods. The Midwest, Monroe and the Rieger hotels, ranging in height from three to five stories, featured prominent storefronts at the main façade (subsequently altered), double-hung, sash fenestration set in three and divided by spandrels between floors. Terra cotta was used to embellish the main façade from the storefront level and often, through the upper stories, thereby setting off the primary façade from the secondary elevations. The cornice line typically features bracketing and more than often, a denticulated bandcourse below the parapet wall. The secondary facades are either punctuated with double-hung, sash fenestration or simply read as a masonry wall.

The overall design of these hotels reflect the Two-Part Commercial Block style, “the most common type of composition used for small and moderate-sized commercial buildings throughout the country.”²⁸ As described by Longstreth:

This type of building is characterized by a horizontal division into two distinct zones. These zones may be similar, while clearly separated from one another; they may be harmonious, but quite different in character; or they may have little visual relationship. The two-part division reflects differences in use inside. The single-story lower zone, at street level, indicates public spaces such as retail stores...or hotel lobby. The upper zone suggests more private spaces, including offices, hotel rooms...The type has been used to accommodate a wide range of functions and is readily found in almost all forms of commercial development, dominating the core of small cities and towns as well as many neighborhood commercial areas.²⁹

Popular from the 1850s through the 1950s, the Two Part Commercial Block has its roots in the shop-house form of Roman antiquity.³⁰ The unobtrusive examples from the early decades of the 20th century do not display many references to past styles; however they do have similarities in design and materials. Generally speaking:

Diverse expressions in design were achieved by a steadily growing array of building materials. Brick came in numerous colors and textures...A number of substitute materials appeared on the

²⁸ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*. (Washington: The Preservation Press, 1987), 24.

²⁹ *Ibid.*

³⁰ *Ibid.*

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market...Terra cotta, which could be cast into any form and fired in almost any color, was considered an elegant substitute veneer and became widely used.³¹

III. Significance:

The Two-Part Commercial Block Hotels are significant to the historic contexts identified and documented in Section E of this multiple property form specifically for 1) their role in providing affordable, convenient and comfortable lodging for working class clients and 2) their impact on the streetscape and economics of 19th and Main streets. Whereas the hotels of Kansas City's Central Business District reflect the opulent lifestyle of the upper class during the era of the "grand hotel," the hotels of the Midtown area represent the values and standards in hotel accommodations offered to the working class. Little notice was given to the construction of these hotels, none of which stood more than five stories in height. Instead the press turned public attention to the luxury high-rise hotels and buildings designed by well-known architects such as Sanneman and Van Trump and Smith Rea and Lovitt. However, these firms were also responsible for the design of the working-class hotels found along 19th and Main Street.

This property type has significance primarily in the area of COMMERCE and ARCHITECTURE. Other areas that may be relevant include TRANSPORTATION and COMMUNITY PLANNING AND DEVELOPMENT. The Two-Part Commercial Block hotels are eligible for listing in the National Register of Historic Places under Criteria A and C.

IV. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to the historic context identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship,

³¹ *Ibid*, 41.

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**Working Class Hotels at 19th and Main Streets,
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materials, associations with the established historic context and ability to convey feelings relating to its associative, artistic, and/or information value.

This requires that the Working Class Hotel located on 19th and Main Street retain the composition, architectural vocabulary, and materials of the primary façade. Because the primary façade is characterized by its two-part design, brick walls, terra cotta embellishments and parapet wall, the retention of these defining elements and their component parts is required. Due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Reversible alterations, such as the loss or removal of the original storefront elements, ornamental detailing, replacement of doors, window sashes and framing elements and scarring of architectural elements are common and do not necessarily diminish a building's contribution to the historic contexts.

Interior changes, including loss of ornamental detailing and trim, specific architectural elements, and even the rearrangement of floor plans may not be significant to the building's perceived contribution to certain historic contexts, if the defining exterior design elements, location, setting, siting, or contribution to the streetscape remains intact.

To be eligible under Criteria A and C, the building must retain the majority of the original exterior brick walls, in particular the primary façade; significant character-defining elements must remain intact and alterations to the building are reversible and the historic character of the property can be easily restored. Generally speaking, the overall feeling or character of the building for the time period in which it was erected is intact.³²

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³² These registration requirements were based on requirements as discussed in Sally F. Schwenk, "Historic Colonnade Apartments of Kansas City," National Register of Historic Places Multiple Property Documentation Form, n.d.

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**Working Class Hotels at 19th and Main Streets,
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G. GEOGRAPHICAL DATA

The Multiple Property Documentation Form includes three buildings constructed between 1915 and 1920 located in the 1900 block of Main Street, Kansas City, Jackson County, Missouri.

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**Working Class Hotels at 19th and Main Streets,
Kansas City, Jackson, MO**

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

This multiple property listing, "Working Class Hotels at 19th and Main Streets," Kansas City, Jackson County, is based upon the Midtown Survey, the Survey Plan for Kansas City, Missouri, and individual survey forms completed by Landmarks Commission, Kansas City, Missouri. The multiple Property Listing, "Historic Colonnade Apartments of Kansas City, Missouri, prepared by Sally Schwenk, Historic Preservation Services, LLC, provided valuable insight into the preparation of this document. The Kansas City Public Library also provided valuable secondary documentation.

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