

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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

**1 NAME**

HISTORIC

"Quality Hill"

AND/OR COMMON

Quality Hill, Quality Hill Neighborhood

**2 LOCATION**

STREET & NUMBER

Boundaries as shown on site plan map  
(see item #10)

CITY, TOWN

Kansas City

— VICINITY OF

#5 - Hon. Richard L. Bolling

STATE

Missouri 64105

CODE

29

— NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

COUNTY

Jackson

CODE

095

**3 CLASSIFICATION**

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

**4 OWNER OF PROPERTY**

NAME

Multiple Ownership (see Continuation Sheets)

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Office of Recorder of Deeds,  
Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

415 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

1. Missouri's Contribution to American Architecture  
(John A. Bryan, editor)

DATE

1928

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

St. Louis Architectural Club

CITY, TOWN

St. Louis

STATE

Missouri

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"QUALITY HILL"

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

(Numbers refer to locations on site plan map)

- |   |  |
|---|--|
| 1. Rosa Parelman Rosenthal<br>4550 Warwick Blvd.<br>Apt. 1011<br>Kansas City, MO 64111        | 16. Victoria Alvarado<br>Frances Ramirez<br>1215 Jefferson Street<br>Kansas City, MO 64105 |
| 2. RGR Associates<br>1025 Wyandotte Street<br>Kansas City, MO 64105                           | 17. Leeia Delaney<br>420 Concourse Street<br>Excelsior Springs, MO 64024                   |
| 3. Rufus Burrus<br>203 N. Main Street<br>Independence, MO 64050                               | 18. Wilkes Booth<br>3714 Madison Avenue<br>Kansas City, MO 64111                           |
| 4. Edwin L. and Cleo Cone<br>1021 Jefferson Street<br>Kansas City, MO 64105                   | 19. Lena Yates<br>1219 Jefferson Street<br>Kansas City, MO 64105                           |
| 5. a.b. Arnold Garfinke1<br>5028 Sunset Drive<br>Kansas City, MO 64112                        | 20. Harold W. & Mary E. Alexander<br>11138 Walnut Street<br>Kansas City, MO 64114          |
| 7. Mary E. Scott<br>P.O. Box 8353<br>Kansas City, MO 64105                                    | 21. Bernard D. Craig<br>916 Walnut Street<br>4th Floor<br>Kansas City, MO 64106            |
| 10. Jasper Brancato<br>801 W. 68th Street<br>Kansas City, MO 64113                            | 23. Lawson Williams<br>1229 Jefferson Street<br>Kansas City, MO 64105                      |
| 11. Internal Express Co.<br>c/o Excel Drug Co.<br>200 W. 12th Street<br>Kansas City, MO 64105 | 25. Arthur S. Lutz et al<br>1234 Jefferson Street<br>Kansas City, MO 64105                 |
| 13. Jasper Brancato<br>801 W. 68th Street<br>Kansas City, MO 64113                            | 26. James P. Kelly<br>5425 Queal Drive<br>Shawnee Mission, KS 66203                        |
| 15. a.b. W.E. Booth<br>11005 W. 96th Terrace<br>Shawnee Mission, KS 66214                     | 27. Mr. & Mrs. Leo L. McCormick<br>111 W. St. John Street<br>San Jose, CA 95113            |

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- |  |  |
|--|--|
| 28. Irvin and Elsie Thieman<br>3316 Jefferson Street<br>Kansas City, MO 64111        | 41. Penn Associates<br>1032 Pennsylvania Avenue<br>Kansas City, MO 64105                                   |
| 29. John V. Morz<br>1239 Jefferson Street<br>Kansas City, MO 64105                   | 42. Penn Associates<br>1032 Pennsylvania Avenue<br>Kansas City, MO 64105                                   |
| 30. Irvin and Elsie Thieman<br>3316 Jefferson Street<br>Kansas City, MO 64111        | 44. Wanda M. Johnson<br>c/o Mr. Paul Winans<br>510 West 11th Street<br>Kansas City, MO 64105               |
| 32. Raymond Kimler<br>5629 Osage Street<br>Kansas City, KS 66106                     | 45. Mr. Arnold Garfinkel<br>5028 Sunset Drive<br>Kansas City, MO 64112                                     |
| 33. RGR Associates<br>1025 Wyandotte<br>Kansas City, MO 64105                        | 46. Mr. Arnold Garfinkel<br>5028 Sunset Drive<br>Kansas City, MO 64112                                     |
| 35. a.b. RGR Associates<br>1025 Wyandotte<br>Kansas City, MO 64105                   | 47. Harold W. & Mary E. Alexander<br>11138 Walnut Street<br>Kansas City, MO 64114                          |
| 36. Ten Seventeen Penn Co. Inc.<br>1021 Pennsylvania Avenue<br>Kansas City, MO 64105 | 48. c/o Arnold Garfinkel<br>5028 Sunset Drive<br>Kansas City, MO 64112                                     |
| 37. RGR Associates<br>1025 Wyandotte Street<br>Kansas City, MO 64105                 | 50. Leo F. Simpson, Jr. et al<br>c/o W.W. Walter Realty Co.<br>100 E. 36th Street<br>Kansas City, MO 64110 |
| 39. Penn Associates<br>1032 Pennsylvania Avenue<br>Kansas City, MO 64105             | 51. Ann Catron<br>c/o Dietrich-Davis<br>1004 Baltimore Avenue<br>Room 1001<br>Kansas City, MO 64105        |
| 40. Clem W. Fairchild<br>900 Walnut Street<br>3rd Floor<br>Kansas City, MO 64106     | 52. Mr. and Mrs. Paul G. Winans<br>510 W. 11th Street<br>Kansas City, MO 64105                             |

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- |  |   |
|--|---|
| 55. John R. & Jayne Martin<br>15037 Quivera Road<br>Olathe, KS 66061                                   | 66. Shirley Shaw<br>11365 Sycamore Terrace<br>Kansas City, MO 64134                                 |
| 56. Nick and WF Baccala<br>3118 Karnes Blvd.<br>Kansas City, MO 64111                                  | 67. Margaret Goosley<br>1224 Pennsylvania Avenue<br>Apt. 5<br>Kansas City, MO 64105                 |
| 57. Paul G. Winans et al<br>510 W. 11th Street<br>Kansas City, MO 64105                                | 68. a.b. Edith Asher Frapasella<br>830 N.E. 46th Terrace<br>Kansas City, MO 64116                   |
| 58. Henry and Wilma Dembrosky and<br>Myrtie N. Schlein<br>10418 Lee Blvd.<br>Shawnee Mission, KS 66206 | 69. Edward A. & Lucille Roche<br>619 Romany Road<br>Kansas City, MO 64113                           |
| 59. Paul G. Winans et al<br>510 W. 11th Street<br>Kansas City, MO 64105                                | 71. Edward A. & Lucille Roche<br>619 Romany Road<br>Kansas City, MO 64113                           |
| 60. Edith Asher Frapasella<br>830 N.E. 46th Terrace<br>Kansas City, MO 64116                           | 72. Ellanora J. Price<br>4142 Mercier Street<br>Kansas City, MO 64111                               |
| 61. Paul G. Winans et al<br>510 W. 11th Street<br>Kansas City, MO 64105                                | 73. Edward A. & Lucille Roche<br>619 Romany Road<br>Kansas City, MO 64113                           |
| 62. William F. and Lena M. Yates<br>c/o David H. Burgard<br>2130 Glendale Road<br>Wichita, KS 67218    | 74. Joe Hoffman and Harry Hoffman<br>1242 Pennsylvania Avenue<br>Kansas City, MO 64105              |
| 64. Tek Inc.<br>5316 Oak Street<br>Kansas City, MO 64112   | 75. Joe & Bessie Hoffman<br>1242 Pennsylvania Avenue<br>Kansas City, MO 64105                       |
| 65. Edith Asher Frapasella<br>830 N.E. 46th Terrace<br>Kansas City, MO 64116                           | 78. Electric Association of<br>Missouri and Kansas<br>1525 Broadway Street<br>Kansas City, MO 64108 |

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- |   |   |
|---|---|
| 79. J.W. Taylor<br>1000 W. 58th Terrace<br>Kansas City, MO 64113  | 90. Harry D. Woodward<br>c/o Preferred Apt. Management Co.<br>8800 E. 63rd Street<br>Suite 414<br>Kansas City, MO 64133 |
| 80. Eugene Clark<br>5215 Delaware<br>Kansas City, MO 64133  | 91. Helen Eder<br>c/o Joe Block, CPA<br>922 Walnut Street<br>Room 1002<br>Kansas City, MO 64106                         |
| 81. Merl E. & Maxine E. Offield<br>5110 White<br>Kansas City, MO 64109  | 92. Regina P. Koch & SNMB Co.<br>c/o Sam M. Devinki<br>700 Ward Parkway, Suite 107<br>Kansas City, MO 64112             |
| 83. Cecil T. and Lola Hastings<br>1015 Washington Street<br>Kansas City, MO 64105                                       | 93. 12th and Washington Inc.<br>c/o American Mortgage Company<br>1 West Armour Blvd.<br>Kansas City, MO 64111           |
| 84. R.J. Cyr<br>P.O. Box 11460<br>Kansas City, MO 64105   | 95. Zaira Realty Co.<br>801 W. 68th Terrace<br>Kansas City, MO 64113  |
| 85. Kansas City Musicians Association<br>1017 Washington Street<br>Kansas City, MO 64105                                | 96. Forest F. McCluney<br>800 W. 54th Terrace<br>Kansas City, MO 64112  |
| 87. Demetra Koutsoubos<br>7420 Terrace<br>Kansas City, MO 64114   | 97. Catholic Diocese<br>P.O. Box 1037<br>Kansas City, MO 64141  |
| 88. The Cathedral Square Corporation<br>c/o Catholic Diocese<br>P.O. Box 1037<br>Kansas City, MO 64141                  | 98. Grace and Holy Trinity Episcopal<br>Cathedral<br>P.O. Box 8364<br>Kansas City, MO 64105                             |
| 89. Harry D. Woodward<br>c/o Preferred Apt. Management Co.<br>8800 E. 63rd Street<br>Suite 414<br>Kansas City, MO 64133 |   |

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Owners of nonconforming intrusions detracting from the integrity of the district.

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- |   |   |
|---|---|
| 6. Penn Associates<br>1032 Pennsylvania Avenue<br>Kansas City, MO 64105                                       | 54. Zaira Realty Co.<br>801 W. 68th Terrace<br>Kansas City, MO 64113  |
| 22. Quilt Country Enterprise, Inc.<br>c/o Columbia Union Nat'l Bank<br>P.O. Box 2629<br>Kansas City, MO 64142 | 63. Zaira Realty Co.<br>801 W. 68th Terrace<br>Kansas City, MO 64113  |
| 24. Harold W. Alexander<br>11138 Walnut Street<br>Kansas City, MO 64114                                       | 70. John A. & Marjorie S. Moore<br>926 Grand Avenue<br>Room 1300<br>Kansas City, MO 64106   |
| 31. Raymond Lester Kimler<br>5629 Osage Street<br>Kansas City, KS 66106                                       | 76. Lewis White<br>c/o Copaken & Company<br>309 W. 14th Street<br>Kansas City, MO 64105<br>and<br>Joseph H. & Bessie Hoffman<br>1242 Pennsylvania Avenue<br>Kansas City, MO 64105 |
| 34. Robert L. & Theresa Townsend<br>1308 Pennsylvania Avenue<br>Kansas City, MO 64105                         | 77. Isis Foods, Inc.<br>1500 W. 12th Street<br>Kansas City, MO 64101  |
| 38. Clem W. Fairchild<br>900 Walnut Street - 3rd Floor<br>Kansas City, MO 64106                               | 82. R.J. Cyr<br>P.O. Box 11460<br>Kansas City, MO 64105   |
| 43. Wanda M. Johnson<br>c/o Mr. Paul Winans<br>510 W. 11th Street<br>Kansas City, MO 64105                    | 86. R.J. Cyr<br>P.O. Box 11460<br>Kansas City, MO 64105   |
| 49. Ann Catron<br>c/o Dietrich-Davis<br>1004 Baltimore - Room 1001<br>Kansas City, MO 64105                   | 94. Zaira Realty Co.<br>801 W. 68th Terrace<br>Kansas City, MO 64113  |
| 53. Zaira Realty Co.<br>801 W. 68th Terrace<br>Kansas City, MO 64113  |   |

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2. Missouri Historic Sites Catalogue  
1963 state  
State Historical Society of Missouri  
Corner, Hitt and Lowry Streets  
Columbia, Missouri 65201
3. The Need for the Preservation of Kansas City's Architectural Heritage  
1969 local  
Kansas City Chapter  
American Institute of Architects  
917 West 43rd Street  
Kansas City, Missouri 64111
4. Missouri State Historical Survey  
1970-1977 local  
Department of Natural Resources  
P.O. Box 176  
Jefferson City, Missouri 65102
5. Kansas City, Missouri Downtown Plan  
1971 local  
Land Clearance for Redevelopment Authority of Kansas City, Missouri  
318 Argyle Building  
306 East 12th Street  
Kansas City, Missouri 64106
6. Landmarks Catalogue: Buildings & Spaces of Metropolitan Kansas City  
1971 local  
Kansas City Chapter, American Institute of Architects  
917 W. 43rd Street and  
Missouri Valley Chapter, Society of Architectural Historians  
5100 Rockhill Road  
Kansas City, Missouri
7. Kansas City, Missouri Downtown Plan: Historic Building Preservation  
Analysis  
1973 local  
Land Clearance for Redevelopment Authority of Kansas City, Missouri  
318 Argyle Building  
306 East 12th Street  
Kansas City, Missouri 64106

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- 
8. Preliminary Inventory of Architecture and Historic Sites of Kansas City,  
Missouri 1974 local  
Landmarks Commission of Kansas City, Missouri  
City Hall - 26th Floor, E.  
414 E. 12th Street  
Kansas City, Missouri 64106
9. Historic Kansas City Architecture 1975 local  
Landmarks Commission of Kansas City, Missouri  
City Hall - 26th Floor, E.  
414 E. 12th Street  
Kansas City, Missouri 64106
10. Landmarks Commission of Kansas City, Missouri Survey 1977 local  
Landmarks Commission of Kansas City, Missouri  
City Hall - 26th Floor, E.  
414 E. 12th Street  
Kansas City, Missouri 64106

# DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Quality Hill Neighborhood, located in the Central Business District of Kansas City, Missouri encompasses two full blocks and portions of nine additional city blocks. The historic neighborhood is located in the general vicinity of West 10th Street, Broadway, West 14th Street, and Jefferson Street.

The Quality Hill Neighborhood comprises 81 architecturally and historically significant buildings. The buildings erected during the period from 1856 to 1929, reflect a variety of popular architectural designs spanning over 70 years of Kansas City development. The neighborhood is primarily residential in character, containing both single family and multi-family residential structures. The neighborhood also contains several ecclesiastical, educational, and commercial building. The buildings placed in nomination to the National Register of Historic Places constitute the largest surviving portion of the original Quality Hill Neighborhood.

The Quality Hill Neighborhood is situated on some of the highest elevated terrain in the city. The intersection of West 10th and Jefferson Streets is the highest point of elevation in the neighborhood. The area is plotted in a north-south, east-west plan grid. Named thoroughfares slope from north to south in a medium decline. Numbered streets generally slope from east to west in a medium decline. Several streets are discontinuous due to the construction of the Interstate 70 highway and other man-made obstacles. The primary focal street in the neighborhood is Pennsylvania Avenue.

A large number of structures are constructed above grade on rectangular lots near the street lines. Numerous uncoursed native limestone retaining walls are situated at various locations of the neighborhood. The majority of buildings are of brick with stone and/or terra cotta embellishments. A few frame structures do exist. One building, the Grace and Holy Trinity (Episcopal) Cathedral, is constructed principally of coursed and cut limestone. Foundations of most buildings are built of uncoursed native limestone. Due to the sloping topography of the neighborhood, some foundations are stepped and a number of buildings have exposed basements.

One building in the Quality Hill Neighborhood has previously been enrolled in the National Register (Number refers to location on site plan map):

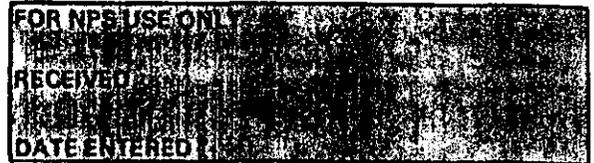
### 36. Major William Warner Residence

Other buildings in the historic neighborhood are listed as follows (Numbers refer to location on site plan map):

1. Charlevoix Apartments (Rio Vista Apartments), 619-621 West 10th Street, 1919, architect - Nelle E. Peters, builder - Charles E. Phillip. This three-story, tapestry brick designed building is intact and in excellent condition. Architect Peters also designed sites 50, 89, 90, 91 and 92.

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2. The Eleanore Apartments, 1015 Jefferson Street, 1903, architect - Matt O'Connell. This eight-story, Carthage stone and press brick, Georgian Revival style building is one of the tallest structures in the Quality Hill neighborhood. Its main facade porches have been removed.
3. George Fields Residence, 1019 Jefferson Street, ca. 1885. This one and one-half story, brick, "Builder's Vernacular" style house has had its front main facade porch removed.
4. L.R. Griffith Residence, 1021 Jefferson Street, 1887. The brick facades of this two and one-half story, "Builder's Vernacular" style house have been painted white.
- 5a. C.A. Brockett Residence, 1025 Jefferson Street, 1874. This two-story brick, Italianate Revival style house has ornate, incised window and door lintels. Original main facade wood porch has been replaced.
- 5b. Carriage House/Stables, 1025 Jefferson Street (rear), ca. 1874. This two-story, brick structure is one of the few remaining carriage houses in the neighborhood.
7. Reverend C.C. Kimball Residence/Luke F. Wilson Residence, 1033 Jefferson Street, 1879-1880. Designed in a "Builder's Vernacular" style, this two and one-half-story, L-shape, brick house has corbelled and stringcoursed facades.
10. Commercial/Apartment Building, 619-621 West 12th Street, 1913-1914, builder - Nicholas Miller. This three-story brick building is a typical example of local neighborhood commercial design architecture.
11. Commercial/Apartment Building, 701 West Twelfth Street, 1200-1210 Jefferson Street, 1897, addition 1901, builder - Nicholas Miller. This three-story brick building, similar in design to site #10, has an angled northeast corner and a 1901, L-shape south addition.
13. Patrick Casey Residence, 1207 Jefferson Street, 1904, builder - Nicholas Miller. This two and one-half story brick house has a recessed front facade portico.
- 15a. John J. Young Residence, 1211 Jefferson Street, 1901. The front facade porch of this two-story brick house has been removed.
- 15b. Garage/Storage Barn, 1211 Jefferson Street (rear), ca. 1901. This one-story, brick structure is one of the few masonry garages remaining in the neighborhood.

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"QUALITY HILL"

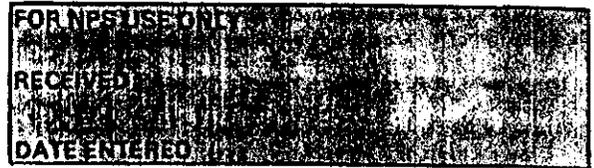
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16. Duplex, 1213-1215 Jefferson Street, 1901. This two-story brick, "Builder's Vernacular" style building is intact and in excellent condition.
17. Duplex, 1217 Jefferson Street, 1901. This two story, brick, "Builder's Vernacular" style building is of duplicate design to site #16 and is in near original condition.
18. Yates Ice Company Building (Booth's Auto Body and Repair Shop/Gene's Garage 1220-1230 Jefferson Street, 1890, additions - 1902, 1907. This one story, masonry, Mission style complex consists of three units joined by paired wings. The exterior facades are presently stuccoed.
19. Martin Kane Residence, 1219 Jefferson Street, 1907. The exterior front facade of this two-story brick house is presently painted gray-blue.
20. Gertin Fang Residence, 1223 Jefferson Street, 1884. This two story, brick house is a rare example of a local indigineous design known as the "Kansas City Peaked" style. The front facade porch has been removed.
21. W.H. Conness Residence, 1225 Jefferson Street, 1884. This two-story, brick house is of identical design to site #20. It is presently in disrepair.
23. C.T. Metzner Residence, 1229 Jefferson Street, 1884. This one and one-half story, Queen Anne Style cottage still retains much of its original integrity.
25. Crane Company Stables (Lutz Portion Control Company), 1232 Jefferson Street, 1911, architect - Louis S. Curtiss, builder - Flanagan Brothers. This one-story, Curtiss designed, brick structure contains a cut stone panel on its front facade, bearing the words "CRANE CO." Most of the original sash windows have been replaced with glass bricks.
26. Samuel T. Roberts Residence, 1233 Jefferson Street, 1887. This two-story brick, "Builder's Vernacular" style house is intact and in good condition.
27. E. Frederick Morgan Residence, 1235 Jefferson Street, 1887. This two-story, brick, "Builder's Vernacular" style house is identical in floor plan to site #26.
28. William Gomes Residence, 1237 Jefferson Street, 1887. This two-story, brick, "Builder's Vernacular" style house is identical in floor plan to site #26.

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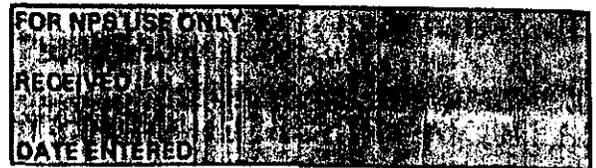
"QUALITY HILL"

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29. Benjamin S. Tombley Residence, 1239 Jefferson Street, 1887. This two-story, brick, "Builder's Vernacular" style house is identical in floor plan to site #26.
30. H. Alice Phelps Residence, 1241 Jefferson Street, 1887. This two-story, brick, "Builder's Vernacular" style house is identical in floor plan to site #26.
32. Row Building, 614-616-618-620-622 West 13th Street, 1887-1888. This two-story, brick, "Builder's Vernacular" style structure is a rare surviving five-unit, stepped residential row building located in the Central Business District. Original front facade, wooden porches have been removed.
33. Saxon Flats, 1005-1007 Pennsylvania Avenue, 1900, architect - George Mathews, builder - Leo N. Leslie. This three-story, brick Georgian Revival style apartment building is an early example of colonnaded apartment house design, an indigenous design found particularly in Kansas City. It is in excellent condition.
- 35 a. David Slater Residence, 1020 Pennsylvania Avenue, 1887-1888. This two and one-half story, brick and wood frame Queen Anne style house is embellished with terra cotta and wood trim. The building is in fair condition.
- 35 b. Carriage House/Stables, 1020 Pennsylvania Avenue (rear), ca. 1887. This one and one-half story, brick structure has been altered and converted into a single family residential unit.
36. Major William Warner Residence (Monroe and Lefebvre, Architects, Inc.), 1021 Pennsylvania Avenue, 1880, builder - E.T. Allen. This two-story, brick, "Builder's Vernacular" style house was renovated into office space in 1966 by its present owners. It still retains good portions of its original integrity.
37. Apartment Building, 1024 Pennsylvania Avenue, 1907, addition - 1912, architect - Horace LaPierre. This two-story grey brick, Neo-Classical Revival style building has an asymmetrical front facade.
39. Girls Club Association Dormitory, 1028 Pennsylvania Avenue, 1928-1929, architect - Walter A. Besecke, builder - J.E. Dunn. Designed in the Spanish Colonial Revival style, this three-story, buff brick building is richly embellished with floriate terra cotta panels above the third story windows and along the parapet. It is in excellent condition.

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40. Isaac F. Guiwits Residence, 1029 Pennsylvania Avenue, 1889. The original open recessed front porch of this two and one-half story, brick, "Builder's Vernacular" style house is of presently enclosed with casement windows.
41. Mrs. George N. Blossom Residence (Blossom House), 1032 Pennsylvania Avenue, 1888, architect - Van Brunt and Howe, builder - Norcross Brothers (Worcester, Mass.). This exceptional three-story, brick Victorian Eclectic style building is one of the last grand residences remaining on Quality Hill. It was renovated into office space in 1970 and is presently undergoing renovation for use as a restaurant.
42. Double Townhouse (Endicott Flats/Girls Club Association), 612-614 West 11th Street, 1889. This three-story, brick, Victorian Eclectic style building has an overhanging, enclosed walkway adjoining it to site #41.
44. LaHoma Hotel, 510 West 11th Street, 1913, architect - E.O. Brostrom, builder - J. Dahlstrom. This three-story, brick, Neo-Classic hotel building is well maintained and in excellent condition.
45. Almeda Hotel, 1100 Pennsylvania Avenue, 1899, addition - 1907, builder - C.L. Bliss (addition). This two and one-half story, brick two-family house has a two-story west addition. The exterior brick is painted grey.
46. Alpha Hotel (Imperial Hotel, Lora Flats, Loomis Boarding House), 1104 Pennsylvania Avenue, 1886-1887. This three-story, brick, stone and terra cotta building is one of the finest examples of Richardsonian Romanesque style architecture in Kansas City.
47. W.A. Seeley Residence, 1110 Pennsylvania Avenue, 1884. The two and one-half story, brick, Queen Anne style building has had its front facade porch removed and its exterior brick facades are painted blue.
48. James Follans Residence/Thomas I. Moore Residence, 1114 Pennsylvania Avenue, 1885. This two and one-half, brick, Queen Anne style house still retains a good degree of original integrity.
50. Surrey Court Apartments, 520 West 12th Street, 1927, architect - Nelle E. Peters, builder - Mosby-Goodrich Construction Company. This three-story, U-shape early Twentieth Century Modern brick building is well maintained and in excellent condition.

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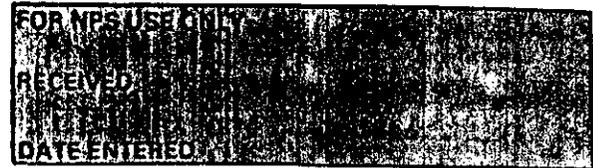
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51. Hotel Burlington, 1120-1122 Pennsylvania Avenue, 1890. This three-story brick and cut stone building with Neo-Classical Revival style features retains much of its original integrity.
52. Andover Apartments, 612-614 West 12th Street, 1889, architect and builder - H.J. Simons. This three-story, Neo-Romanesque style brick building has been altered with the removal of some original double-hung sash window and its balustrade parapet.
55. Cordova Hotel, 523 West 12th Street, 1889, architect - Frank Resch. This elaborate, five-story, brick and cut stone building has been altered with the removal of its semi-cylindrical oriel bay along the building's northwest corner. The original fourth-story cornice has been removed.
56. Julia Conklin Residence, 1207 Pennsylvania Avenue, 1882. This two and one-half story brick, Queen Anne style house is well maintained and in excellent condition.
57. Walter E. McFarland Residence, 1209 Pennsylvania Avenue, 1896, builder - George L. Brown and Son. This two-story, brick, Neo-Classical Revival style house is in excellent condition.
58. D.M. McMechan Residence, 1213 Pennsylvania Avenue, 1883. This two and one-half story, brick, Queen Anne style house has an enclosed frame vestibule attached to its main entrance.
59. George W. Householder Residence/C.H. Coltas Residence, 1214 Pennsylvania Avenue, 1887. Asymmetrical in design, this three-story brick, stone, and wood frame house is an excellent example of local Queen Anne style architecture. It is in good condition.
60. T.A. Griffith Residence/William B. Knight Residence, 1216 Pennsylvania Avenue, 1884. This two-story, brick house retains its original integrity.
61. Robert Anderson Residence, 1217 Pennsylvania Avenue, 1882. Designed in the "Builder's Vernacular" style, this two and one-half story, brick house with a two-story, semi-hexagonal west facade bay is mostly unaltered.
62. D.P. Bigger Residence/William H. Moore Residence, 1218 Pennsylvania Avenue, 1880. This two-story "Builder's Vernacular" brick house is in good condition.

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64. J.J. Maloney Residence, 1219 Pennsylvania Avenue, 1882. This two and one-half story, brick, "Builder's Vernacular" style house is nearly identical in floor plan to site #61.
65. E.R. Hunter Residence, 1221 Pennsylvania Avenue, 1880. This two-story, brick house is nearly identical in floor plan to site #61.
66. T.A. Griffith Residence, 1222 Pennsylvania Avenue, 1887-1888. This two and one-half story, brick, Queen Anne style house is well maintained and is in excellent condition.
67. Double Townhouse (Pennsylvania Hotel), 1224-1226 Pennsylvania Avenue, 1886-1887, architect - Henry E. Hill. This two and one-half story, red brick and cut stone building is a fine local example of Chateausque style architecture.
- 68 a. M.B. Behney Residence, 1225 Pennsylvania Avenue, 1886-1887, builder - M.B. Behney. This two and one-half story, wood frame, Queen Anne style house is mostly original with its exterior facades surfaced with asbestos siding.
- 68 b. Stables/Carriage House, 1225 Pennsylvania Avenue (rear), ca. 1886-1887. This one and one-half story, brick auxiliary structure has been altered with the addition of roof dormers and window modifications. It has been converted into a single family house.
69. Double Townhouse, 1228-1230 Pennsylvania Avenue, 1877. This two-story, brick, Italianate Revival style building with semi-hexagonal first story bays flanking the main entrances and its unique broken pedimented gable is in excellent condition.
71. Double Townhouse (Hypatia Flats), 1232-1234 Pennsylvania Avenue, 1886-1887, architect - Henry E. Hill. This two and one-half story, brick and cut stone building of Chateausque design is similar in plan to site #67. It is in excellent condition.
72. D.M. McMechan Residence, 1233 Pennsylvania Avenue, 1880. This two-story, brick, "Builder's Vernacular" style house is similar in plan to site nos. 61, 64, and 65.
73. Swedish Evangelical Lutheran Church, 1238 Pennsylvania Avenue, 1886-1888. This three-story, brick and cut stone church building is a rare local example of High Victorian Gothic style architecture. It has received extensive modifications with the removal of its spire and a store front along its street facade has been added.

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74. Reverend C.J. Hatterus Residence, 1240 Pennsylvania Avenue, 1866, builder - Kreisher Brothers. This two and one-half story, brick and wood frame, Queen Anne style house still retains much of its original integrity.
75. Moses Shoonmaker Residence (Pennington Cleaners), 1242 Pennsylvania Avenue, 1886, additions - 1938, 1945, architect (attributed) - Halsey B. Prudden. This two and one-half story, brick and wood frame, Queen Anne style house has been extensively modified with the addition of a single story store front along its street facade.
78. J.G. Conkey and Caroline E. Reeder Residence (Electric Association of Missouri and Kansas), 1308 Pennsylvania Avenue, 1886. This two and one-half story, brick, Queen Anne style is undergoing renovation by the Electric Association of Missouri and Kansas, to be used as office space.
79. D.M. Jarboe Residence, 517 West 10th Street, 1872, moved ca. 1899, architect - J.L. Parkinson. The exterior facades of this two-story, brick structure have been stuccoed. Original double-hung sash windows have been replaced with casement windows.
80. St. John Flats, 505-507 West 10th Street, 1900. This three-story, brick, Georgian Revival style building still retains much of its original integrity.
81. Jarboe Family Hotel, 501 West 10th Street, 1914, architect - Frederick C. Gunn, builder - Carl L. Bliss. This three-story, brick building of early Twentieth century modern design contains a recessed main entrance portico. It is in excellent condition.
83. Elenora Lehman Boarding House, 1013-1015 Washington Street, 1901, architect - John C. Williams. This three-story, brick, Georgian Revival style building is another fine example of colonnaded apartment design in the neighborhood. The original wood corner columns have been replaced with brick.
84. J.L. Ladd Residence, 1018 Washington Street, 1879, additions - ca. 1907-1925, ca. 1925-1940. This two-story, wood frame and brick complex originally consisted of a frame house later modified by frame and brick additions to the west. The wood facades are surfaced with asbestos siding.
85. Progress Club Building, (Musician's Union Hall), 1019-1021 Washington Street, 1893, architect - Gunn and Curtiss. Originally designed in the Chateausque style, this two-story brick building has received extensive modifications with the removal of metal finials, cresting and embellishments. Original sash windows have been replaced with glass bricks.

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87. Peyton Montgomery Residence, 1026 Washington Street, 1877. This two and one-half story, brick house is an excellent example of the "Kansas City Peaked" style. It has been partly restored and is in good condition.
88. The Virginia Hotel, 1030 Washington Street, 1877, addition - 1892, architect (addition) - Louis S. Curtiss, builder (addition) - George L. Brown and Son. Originally consisting of two separate residences built in 1877, both brick houses were joined by a large 1892 brick addition. Original hotel roofs and front facade porches have been removed.
89. The Wellington Apartments, 519 West 11th Street, 1926, architect - Nelle E. Peters, builder - Mosby-Goodrich Construction Company. This two-story, brick and coursed stone building of Jacobethan Revival style is in excellent condition.
90. The Stratford Apartments, 515 West 11th Street, 1927, architect - Nelle E. Peters, builder - Mosby-Goodrich Construction Company. This two-story, brick and coursed stone building is identical in design to site #100.
91. The Chimes Apartments, 511 West 11th Street, 1927, architect - Nelle E. Peters, builder - Mosby-Goodrich Construction Company. This five-story, brick and steel apartment building of Spanish Colonial Revival style is well maintained and in excellent condition.
92. The Normandy Apartments, 501-505 West 11th Street, 1928, architect - Nelle E. Peters, builder - Mosby-Goodrich Construction Company. This five-story, brick and steel building is of identical design to site #102.
93. Commercial Building, 1110-1120 Washington Street/508 West 11th Street, 1926-1927, architect - Besecke and DeFoe, builder - Hucke & Sons. This three-story, brick and terra cotta Spanish Colonial Revival style complex consists of a two-story apartment/commercial building adjoined by a single story garage structure.
95. Dr. Johnston Lykins Residence (Roslin Hotel), 1204 Washington Street, 1856-1857, moved 1889, additions - 1889-1938, architect and builder (original) - Alexander Brothers, Cincinnati. Originally constructed near the southeast corner of West 12th and Washington Streets. The Lykins residence was moved across Washington Street in 1889. The Lykins residence, occupying the second and third stories of the Roslin Hotel, still retains a large amount of its original integrity.

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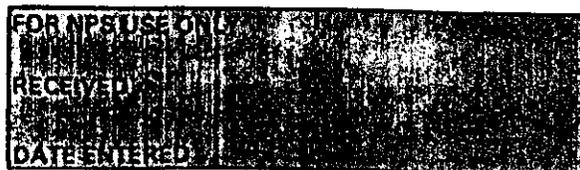
96. The Montague Hotel (Cathedral Apartments), 412 West 11th Street, 1889. The exterior brick facades of this four-story, Neo-Romanesque style building are presently painted white.
97. Cathedral of the Immaculate Conception, 416 West 12th Street, 1882-1883, architect - T.R. Tinsley, builders - Seddon, Taylor and Company. This ornate, four-story, brick and cut stone, Roman Catholic Church, of English Rococo/Romanesque design has a central spire surfaced with 23 karat gold leaf.
98. Grace and Holy Trinity (Episcopal) Cathedral, 415 West 13th Street, 1888-1889, additions - 1891, 1938, architect - A. Van Brunt and Company (1888-1889), F.E. Hill (1891) and Wight and Wight (1938). This three-story, coursed and cut stone church complex, of Norman Gothic design, was erected in three stages; a guildhall (1888-1889), a nave (1891), and a spire addition (1938). The church is richly embellished with Tiffany windows and a Tiffany rood screen. A school building erected in the 1960's has been adjoined to the west facade of the church.

NONCONFORMING INTRUSIONS DETRACTING FROM THE INTEGRITY OF THE DISTRICT

6. Gravel Parking Lot, 1027 Jefferson Street.
22. Residence, 1227 Jefferson Street, slated for demolition, suffered extensive fire damage.
24. Vacant Lot, 1231 Jefferson Street.
31. Gravel Parking Lot, Lot S 79.8 ft of lots 1 & 2 Blk 3 T.S. Case Addn.
34. Vacant Lot, Lot 17 Blk 5 Coates Add.
38. Vacant Lot, Coates Add prt. lots 13 and 14 Blk 5 Beg. on E 11 Pa. 40 ft N of SW cor lot 13th E 122 ft to all th N 51 ft 5.5 in th willy to pt in SD st 40 ft N of SW cor lot 14 th S 50.1 ft to POB.
43. Commercial Buildings, 514-520 West 11th Street - west section of Coates add. lot 12 S 20 ft Lot 13 Blk 5.
49. Vacant Lot, 1118 Pennsylvania Avenue.
53. Surfaced Parking Lot, Lots 6, 7, 8 Lykins Place Add. Blk 3.
54. Commercial Building, 601-605 West 12th Street.
63. Vacant Lot, 1220 Pennsylvania Avenue.
70. Vacant Lot, 1229 Pennsylvania Avenue.
76. Vacant Lot, /T.S. Cases Add E 86 ft of N 25 ft lot 5 Blk 3 exc prt to St. of Mo. and /W55 ft of S 25 ft Lot 4 & W 55 ft Lot 5 Blk 3 exc prt to St. of Mo. T.S. Cases Add.
77. Vacant Lot, 1300-06 Pennsylvania Avenue.
82. Vacant Lot, N 1/2 & S 1/2 Lot 6 Blk 5 Coates Add, N/29.1 ft Lot 7 Blk 5 Coates Add.

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86. Gravel Lot, /S 36 ft Lot 8 N 4.1 ft Lot 9 Blk 5 Coates Add.  
94. Commercial Buildings, Lykins Place N 75 ft Lots 1 thru 5 Blk 2.

CONDITION

Generally, the majority of structures within the Quality Hill Neighborhood are in good condition. There is a high rate of occupancy of the residential buildings, particularly by the elderly. The majority of structures have from an average to a good degree of maintenance. The historic neighborhood as a whole is in fair condition.

PRESENT STATUS

Much of the present historic neighborhood is presently included under a three phase redevelopment plan which would involve all or parts of blocks nos. 69, 70, 71, 86, 102, 103, 104 and 118. The plan would call for demolition of all of the buildings with those blocks and replaced with low rise apartment buildings at some future date.<sup>1</sup> This would seriously alter the late Nineteenth century character of the neighborhood. A more recent redevelopment plan for the neighborhood calls for the rehabilitation of approximately 50 residential structures along the southern sections of the neighborhood. The remaining residential structures along the northern and eastern fringes would be demolished and replaced with modern multi-family residential structures.<sup>2</sup> In recent years, from 1966-1977, interest has increased in the purchase and renovation of residential units into commercial and office uses. Examples of this recent renovation have been to sites nos. 36, 41, and 78.

FOOTNOTES

1. Kansas City, Missouri Downtown Plan: Historic Building Preservation Analysis (Kansas City, Missouri: Johnson, Brickell, Mulcahy and Associates, Inc., September, 1973) pp. 31, 35-40.
2. Quality Hill Redevelopment Area (Draft). Prepared by City Development Department, City Hall - 15th Floor - 414 East 12th Street, Kansas City, Missouri. Dated November 2, 1976.

# 8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

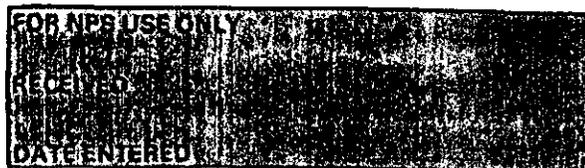
The Quality Hill Neighborhood in Kansas City, Missouri is a significant surviving section of one of the most fashionable and prestigious residential neighborhoods in Kansas City during the third quarter of the Nineteenth Century. It reflects an area which was developed by distinguished owners and residents originally from the East -- New York, New England, and Pennsylvania, who played a major role in the early industrial, political, and social life of the city. The Quality Hill Neighborhood represents a variety of Nineteenth Century and early Twentieth Century residential, ecclesiastical, and small commercial design architecture from the period spanning the years 1856-1929.

Historically, the concept of a neighborhood in the area originated with Kersey Coates, a Quaker from Pennsylvania, who after having visited Kansas City in 1854, had "foreseen the possibility of establishing a fine residential neighborhood on Quality Hill."<sup>1</sup> Coates acquired a large part of the area before the Civil War. The original boundaries for the Quality Hill Neighborhood ran from Seventh Street, "to a vaguely defined border line on the south at about Thirteenth Street, and from Central Street on the east to the bluffs on the west."<sup>2</sup> In 1859, Coates built his large home at the corner of Tenth Street and Pennsylvania Avenue.

Quality Hill proved to be an ideal location for residential development. Its natural scenic beauty, with its magnificent views of the Missouri and Kansas river valleys, made it an attractive location easily accessible to the business district yet remaining a quiet residential suburb. Quality Hill developed as a prestige neighborhood mainly for two reasons: the first being that many of the residents were wealthy easterners who were interested in the future development of Kansas City, and the second reason being "a process of colonization by former residents of the fashionable Pearl Street Hill area" of Kansas City.<sup>3</sup> One of the earliest colonizers was Dr. Johnston Lykins, former Kansas City mayor and resident of Pearl Street. Lykins acquired a large portion of the area and in 1856-57 erected an elaborate mansion at the southeast corner of Ottawa (12th) and Washington Streets. Although the Lykins residence was moved across Washington Street in 1889 and later altered, it still remains the oldest structure on Quality Hill.

The name "Quality Hill," attached to this exclusive residential neighborhood, came from Southern and Confederate sympathizers. It was first applied in political speeches by Jeffersonian Democrats from the east side of Kansas City.<sup>4</sup> With this name, they branded the residents of Quality Hill as "silk stockings," another name

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for Republicans.<sup>5</sup> "After several campaigns, what began as an epithet remained in the public mind, what originated in a spirit of jealousy and envy, was in time recognized as a geographical rather than a political term."<sup>6</sup> After the Civil War, Quality Hill became the mecca for those who fought under Grant, Sherman, and Sheridan, with many ex-Union officers retaining their titles on the "hill."<sup>7</sup>

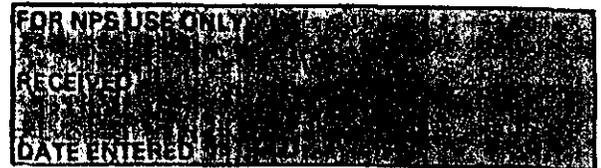
Quality Hill maintained its position as a prestigious residential neighborhood for over 30 years. Distinguished post-Civil War residents of Quality Hill who figured in the commercial and political development of Kansas City included the families of Kirkland B. Armour, Dr. D.M. Jarboe, Brig. General Hiram F. Devol, C.A. Brockett, Dr. D.R. Porter, and Major William Warner.

The neighborhood reached its greatest social pre-eminence concurrently with the great real estate boom of the 1880s.<sup>8</sup> Over one-half of the buildings within the present Quality Hill neighborhood were constructed during the decade of the 1880s. Many of the most elaborate and refined single family and townhouse designs are those found along Pennsylvania Avenue, which remains relatively intact from this period. The major real estate boom of the 1880s also attracted two religious congregations to Quality Hill where they constructed ornate churches, the Swedish Evangelical Lutheran Church (1886-1888) located on Pennsylvania Avenue, and Grace Church (1887-1888) located on Washington and West 13th Streets, which was later enlarged and became the Grace and Holy Trinity (Episcopal) Cathedral.

Between 1889-1891, family hotels were being built on Quality Hill which included such popular hostleries as the Montague, the Virginia and the Cordova Hotels. These hotels were used by affluent families waiting for their new homes to be built in developing neighborhoods such as Hyde Park or by prominent bachelors waiting to get married. The Progress Club House constructed in 1893 from designs by Frederick C. Gunn and Louis S. Curtiss, served as a social club of locally prominent Jewish families, and was one of the best known community buildings in the neighborhood.<sup>9</sup> Following the turn of the century, the Progress Club became the headquarters for Kansas City's Musician's Union.

By about 1906, the last of distinguished original residents of Quality Hill had left.<sup>10</sup> Several reasons caused the exodus of the wealthy from Quality Hill: the city was rapidly expanding southward from the river into newer and more fashionable areas such as Hyde Park and Roanoke neighborhoods; the odor from the vast development of the stockyards below the bluffs made Quality Hill a less desirable residential area; and by the end of the 1880s, all of the available space on Quality Hill was taken up by residences, leaving no place for future generations of the old families of Quality Hill to build.<sup>11</sup> Before long, the once palatial Quality Hill mansions were becoming private hospitals, missions, sleeping rooms, and apartment

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houses. "As the business and industrial districts encroached on Quality Hill, the whole character of the neighborhood changed and housing standards declined."<sup>12</sup> Overcrowding occurred as more and more people were moving into the area to be closer to work.

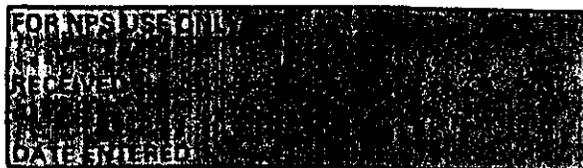
However, during the period 1900-1920, several quality family hotels/apartment buildings were constructed on Quality Hill. The Eleanore Apartments, designed by the Kansas City architect Matt O'Connell, was at the time of construction in 1903, the tallest apartment building in Kansas City and was the first apartment building in the city to be serviced with an automatic elevator.<sup>13</sup> Other notable multi-family structures from this period include the St. John Flats (1900), the Jarboe Family Hotel (1914), designed by architect Gunn, and the Rio Vista Apartments (1919), designed by prominent local woman architect Nelle E. Peters.<sup>14</sup> Several small commercial structures were also constructed during this time. Two of particular note are the Crane Company Stables, erected in 1911 and designed by architect Curtiss, and the Yates Ice Company buildings.<sup>15</sup> Initially constructed in 1890, the Yates Ice Company was enlarged in 1902 and 1907 by its new owners, the Jones Dry Goods Company, for a warehouse.<sup>16</sup> Both of these commercial structures served as auxiliary buildings to businesses located in the West Bottoms.

The Catholic church was one of the earliest religious settlements in Kansas City locating itself on Quality Hill, and has also played a major role in the development and stabilization of the neighborhood. In 1835, Father Benedict Roux purchased 40 acres of land on the hill adjoining the present site of the Cathedral of the Immaculate Conception.<sup>17</sup> Father Roux sold 10 acres of land in 1839 between 11th and 12th Streets. This was the first Catholic-owned church in Kansas City.<sup>19</sup> Father Donnelly, "the first duly appointed stationary pastor of Western Missouri," built a brick church in 1856 on the present location of the Cathedral.<sup>20</sup> The present church was completed in 1884 and is still in use today.

To the west of the Catholic church, located on the block between 11th and 12th Streets, Pennsylvania Avenue and Washington Street, was St. Teresa's Academy. St. Teresa's, begun in 1867 under the patronage of the Sisters of St. Joseph, was a popular boarding and day academy for boys and girls of Protestant as well as Catholic faiths.<sup>21</sup> By 1925, the academy sold the block to developers. The following year, the first stage of the development of the block began with the erection of two Jacobethan style kitchenette apartment buildings -- the Wellington and the Stratford, both designed by Nelle E. Peters.<sup>22</sup> These buildings were followed by the construction of a Spanish Colonial Revival style store, apartment, and garage complex designed by Besecke and DeFoe. The block was completed with three additional apartment buildings; the Surrey Court, the Chimes, and the Normandy Apartments, also designed by architect Peters.<sup>23</sup> This was one of the last major development projects of this area in an attempt to revitalize the once fashionable neighborhood of Quality Hill.

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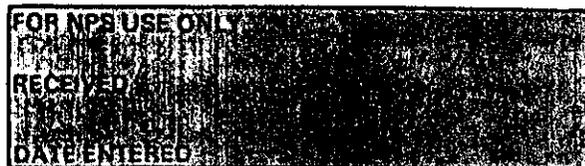
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The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in "Missouri's State Historic Preservation Plan." The Quality Hill Neighborhood is, therefore, being nominated to the National Register of Historic Places as an example of the themes of "Architecture," "Exploration and Settlement," "Political Affairs," "Society," "Economics," and "Urban Design."

FOOTNOTES

1. "Elegance of Old Quality Hill Lives in Shadows of Progress," Kansas City (Missouri) Star, 15 March 1953, Sec. E, p. 4.
2. "Eastern Culture at Home on Quality Hill," Kansas City (Missouri) Star, 4 June 1950, Sec. Cen. III, p. 2.
3. Kansas City (Missouri) Star, 15 March 1953, Sec. E, p. 4.
4. Porter, Pierre R. "Quality Hill - A Study In Heredity." The Missouri Historical Review, July, 1941, p. 568.
5. Ibid., p. 568.
6. Ibid., p. 563.
7. Kansas City (Missouri) Star, 15 March 1953, Sec. E., p. 4.
8. Wilcox, Pearl, Jackson County Pioneer, Independence, Missouri: (n.p.), 1975, p. 263.
9. Whitney, Carrie L., Kansas City: Its History and Its People, 1808-1908. (Chicago: The S.J. Clarke Publishing Co., 1908), p. 234. Vol. I, p. 234.
10. Naysmith, Clifford, "Rebirth of Once Fashionable Home Site Happy Ending to Once Depressing Story," Jackson County Historical Society, Spring, 1969, p. 8.
11. Ibid., p. 15.
12. Ibid., p. 8.
13. "Building Up of The West Side District," The Kansas City (Missouri) World, 29 November 1903, p. 16.

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14. Building permit numbers 12415 and 11284, Building Permit Office, City Hall, Kansas City, Missouri and water permit number 11796, Water Department, City Hall, Kansas City, Missouri.
15. Building permit number 10016 and water permit number 10707.
16. Water permit number 10707.
17. Case, Theodore S., History of Kansas City, Missouri, (Syracuse, N.Y.: D. Mason and Co., 1888), p. 301.
18. Ibid., p. 301.
19. "Catholic Church Here Was Founded by French More Than a Century Ago," Kansas City (Missouri) Times, 5 June 1939, p. 16.
20. Case, History of Kansas City, Missouri, p. 302.
21. "The Anniversary of St. Teresa's Recalls Early History of the City," Kansas City (Missouri) Star, 9 October 1935, p. 11.
22. "The Old St. Teresa Academy Block at Twelfth and Washington Has Been Transformed in the Last Year," Kansas City (Missouri) Star, 29 May 1927, Sec. D, p. 1.
23. "Builds on Convent Site," Kansas City (Missouri) Star, 14 August 1927, Sec. D, p. 1.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Building Permits. Building Permit Office, 18th Floor, City Hall, Kansas City, Missouri.
2. "Building Up of The West Side District." The Kansas City (Missouri) World, 29 November 1903, p. 16.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY App. 20.861 acres (8.445 hectares)

QUADRANGLE NAME \_\_\_\_\_

QUADRANGLE SCALE \_\_\_\_\_

UTM REFERENCES

ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
A   1,5	3   6,2   6,7   0	4,3   2,9   1,2   0	B   1,5	3   6,2   6,4   0	4,3   2,8   6,1   0
C   1,5	3   6,2   2,7   0	4,3   2,8   6,1   0	D   1,5	3   6,2   2,6   0	4,3   2,9   1,6   0
E			F		
G			H		

VERBAL BOUNDARY DESCRIPTION

The district is contained in Section 6 Township 49 Range 33 of Jackson County, Missouri. The boundary of the district begins at the southeast corner of the intersection of West 10th and Jefferson Streets. The boundary extends south along the

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Linda Backer and Edward J. Miszczuk - Researchers

ORGANIZATION

Landmarks Commission of Kansas City, Missouri

DATE

April 20, 1977

STREET & NUMBER

26th Floor East, City Hall, 414 E. 12th Street

TELEPHONE

(816) 274-2555

CITY OR TOWN

Kansas City

STATE

Missouri 64106

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_\_\_

STATE \_\_\_\_\_

LOCAL X

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 Director, Department of Natural Resources, and State Historic Preservation Officer

DATE

FOR NPS USE ONLY

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

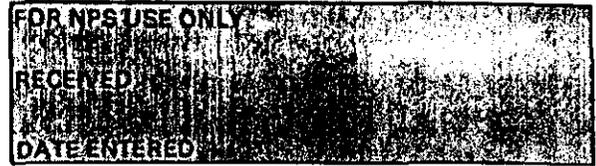
DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

"QUALITY HILL"

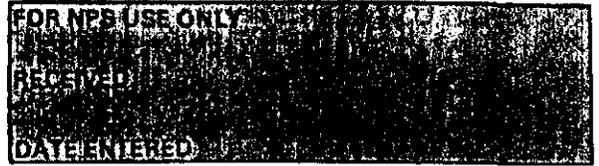
CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

3. "Builds on Convent Site." Kansas City (Missouri) Star, 14 August 1927, Sec. D, p. 1.
4. Case, Theodore S. History of Kansas City, Missouri. Syracuse, N.Y.: D. Mason, 1888, p. 302.
5. "Catholic Church Here Was Founded By French More Than Century Ago." Kansas City (Missouri) Times, 5 June 1939, p. 16.
6. "Eastern Culture At Home On Quality Hill." Kansas City (Missouri) Star, 4 June 1950, Sec. Cen. III, p. 2.
7. "Elegance of Old Quality Hill Lives in Shadows of Progress." Kansas City (Missouri) Star, 15 March 1953, Sec. E, p. 4.
8. Kansas City, Missouri Downtown Plan: Historic Building Preservation Analysis. Kansas City, Missouri: Johnson, Brickell, Mulcahy and Associates, Inc., September, 1973, pp. 31, 35-40.
9. Naysmith, Clifford. "Dwellers in Fashionable Area of Kansas City Set Social Tempo of 70's and 80's." Jackson County Historical Society, Fall 1968, pp. 6-10.
10. Naysmith, Clifford. "Rebirth of Once Fashionable Home Site Happy Ending to Once Depressing Story." Jackson County Historical Society, Spring, 1969, pp. 8-9, 15.
11. Porter, Pierre R. "Quality Hill - A Study In Heredity." The Missouri Historical Review, July, 1941, pp. 562-569.
12. Quality Hill Redevelopment Area (Draft). Prepared by City Development Department, 15th Floor, City Hall, 414 East 12th Street, Kansas City, Missouri. Dated November 2, 1976.
13. "The Anniversary of St. Teresa's Recalls Early History of City." Kansas City (Missouri) Star, 9 October 1935, p. 11.
14. "The Old St. Teresa Academy Block At Twelfth and Washington Has Been Transformed in the Last Year." Kansas City (Missouri) Star, 29 May 1927. Sec. D, p. 1.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**



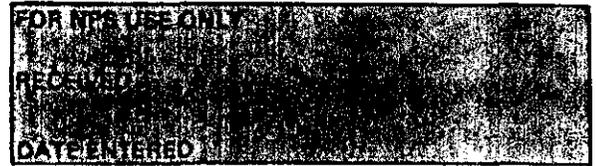
"QUALITY HILL"

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

- 
15. Water Permits. Water Permit Office, 5th Floor, City Hall, Kansas City, Missouri.
  16. Whitney, Carrie L. Kansas City: Its History and Its People 1808-1908. Chicago: The S.J. Clarke Publishing Co., 1908, Vol. I, p. 234.
  17. Wilcox, Pearl. Jackson County Pioneers, Independence, Missouri: (n.p.), 1975, p. 263.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

"QUALITY HILL"

CONTINUATION SHEET

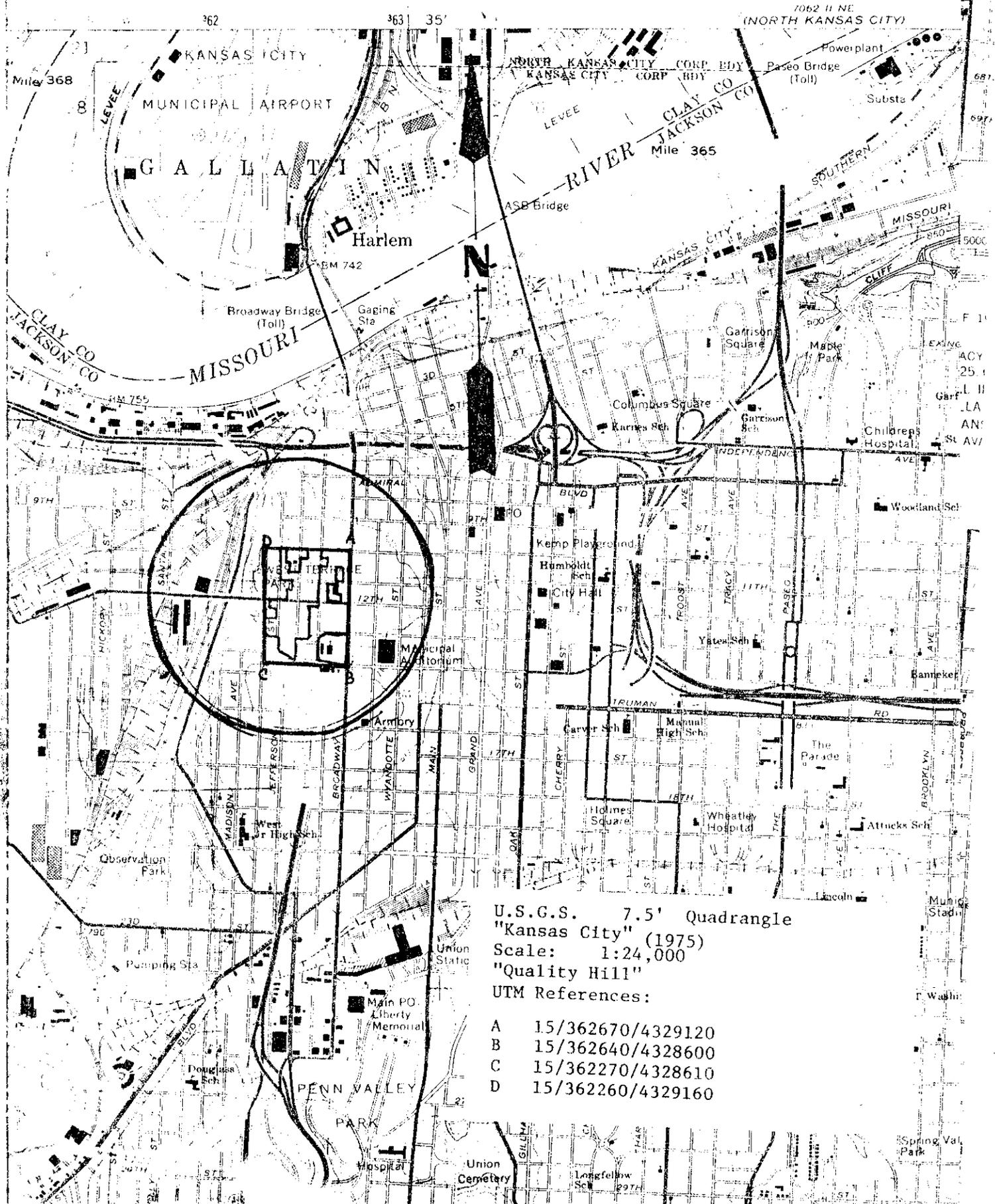
ITEM NUMBER 10 PAGE 1

east curb of Jefferson Street to the northeast corner of the intersection of West 11th and Jefferson Streets. The boundary thence extends 134' east, thence 210' south, thence 38' west, thence 120' south to the south curb of West 12th Street. It thence extends 188' west, thence 120' south, thence 35' east to the west curb of Jefferson Street. The boundary thence extends 116' south thence approximately 135' east thence south along the west property line of Site Nos. 18 and 25, thence 152' east to the east curb of Jefferson Street. It thence extends south to a point equivalent to the northeast corner of the intersection of West 13th and Jefferson Streets, thence 115' east, thence 160' south. The boundary thence extends along the southwest property line of Site No. 83, thence 70' east to the west curb of Pennsylvania Avenue. It thence extends 370' north, thence 180' east to the east property line of properties on the east side of Pennsylvania Avenue, thence 300' north, thence 131' east to the west curb of Washington Street. The boundary thence extends 726' north, thence 204' east, thence 145' north, thence 204' west, thence 120' north to the southwest corner of the intersection of West 10th and Washington Streets. The boundary thence extends 153' west along the south curb of West 10th Street, thence 60' south, thence 102' west to the east curb of Pennsylvania Avenue. The boundary thence extends 165' south, thence 192' west, thence 85' north. It thence extends 61' west, thence 140' north to the south curb of West 10th Street, thence 61' west terminating at the point of origin.

VERBAL BOUNDARY DESCRIPTION OF SIGNIFICANT NON-CONTIGUOUS PROPERTIES (Numbers refer to properties on Site Plan Map):

99. 412 WEST 11TH STREET - HOPKINS RESURVEY OF BLOCKS 1, 2, 3 & 4 COATES ADDITION W. 47 FT LOT 11 & E. 36 FT LOT 12 BLOCK 3 (UTM REFERENCE 15/362600/4329010)
107. 416 WEST 12TH STREET - SE 114 NE 1/4 SEC 6 49 33 BEG AT A POINT 110 FT W OF NW COR OF W 12TH ST & BROADWAY TH N 100 FT TH W 57 FT TH N 170 FT TH W 99 FT (UTM REFERENCE 15/362600/4328960)
113. 415 WEST 13TH STREET - BROADWAY ADDITION S 12 FT LOT 20 ALL LOTS 21 THRU 24 BLK 1 & LOTS 1 THRU 6 BLK 2 & BALIS PLACE LOTS 1 THRU 5 BLK & N 112 VAC ALLEY S & ADJ & TS CASES ADD LOTS 1 THRU 5 BLK 1 EXC PARTS W 13TH ST EXT & ALL VAC 13TH ST W 11 SD TR & LAWTON PLACE LOTS 2 THRU 9 & VAC ALLEY W OF ADJ SD LOT 4 EXC IN W 14TH ST. EXT (UTM REFERENCE 15/362560/4328660)

RIOR



U.S.G.S. 7.5' Quadrangle  
 "Kansas City" (1975)  
 Scale: 1:24,000  
 "Quality Hill"  
 UTM References:

- A 15/362670/4329120
- B 15/362640/4328600
- C 15/362270/4328610
- D 15/362260/4329160

"QUALITY HILL"

COUNTY: Jackson  
 LOCATION: Kansas City  
 OWNER: Multiple Ownership  
 ADDRESS:

DATE APPROVED BY A.C.: April 28, 1978  
 DATE SENT TO D.C. May 18, 1978  
 DATE OF REC. IN D.C.:  
 DATE PLACED ON NATIONAL REGISTER: July 7, 1978

DATE CERTIFICATE AWARDED  
 (AND PRESENTOR):

DATE FILE REVIEWED:

The Quality Hill Neighborhood in Kansas City, Missouri is a significant surviving section of one of the most fashionable and prestigious residential neighborhoods in Kansas City during the third quarter of the Nineteenth Century. It reflects an area which was developed by distinguished owners and residents originally from the East -- New York, New England, and Pennsylvania, who played a major role in the early industrial, political, and social life of the city. The Quality Hill Neighborhood represents a variety of Nineteenth Century and early Twentieth Century residential, ecclesiastical, and small commercial design architecture from the period spanning the years 1856-1929.

Tax: mb-80 - 00007 (200)

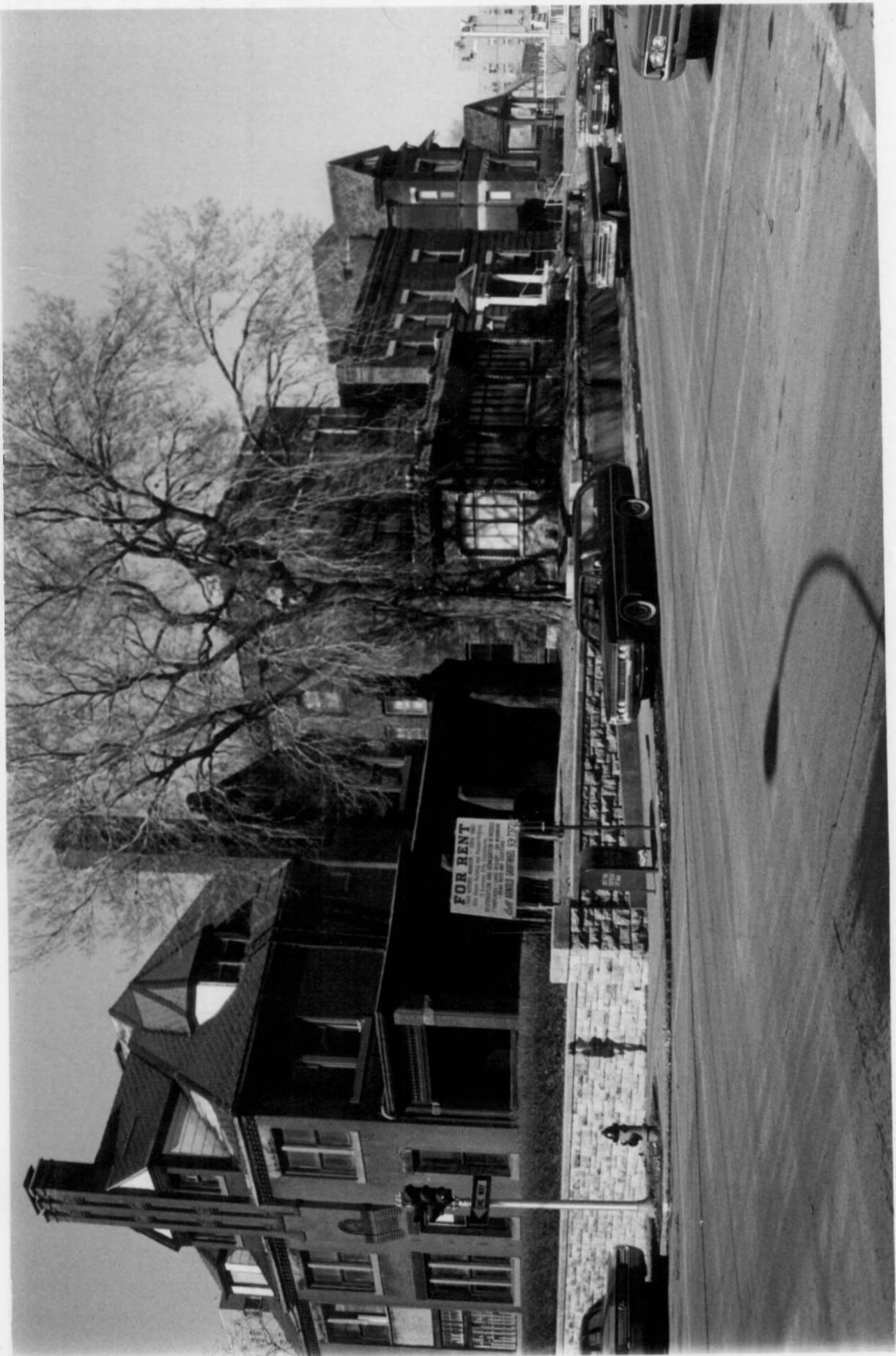
"Quality Hill"

Kansas City, Jackson Co.

Victoria C. Karel - Feb. 1977

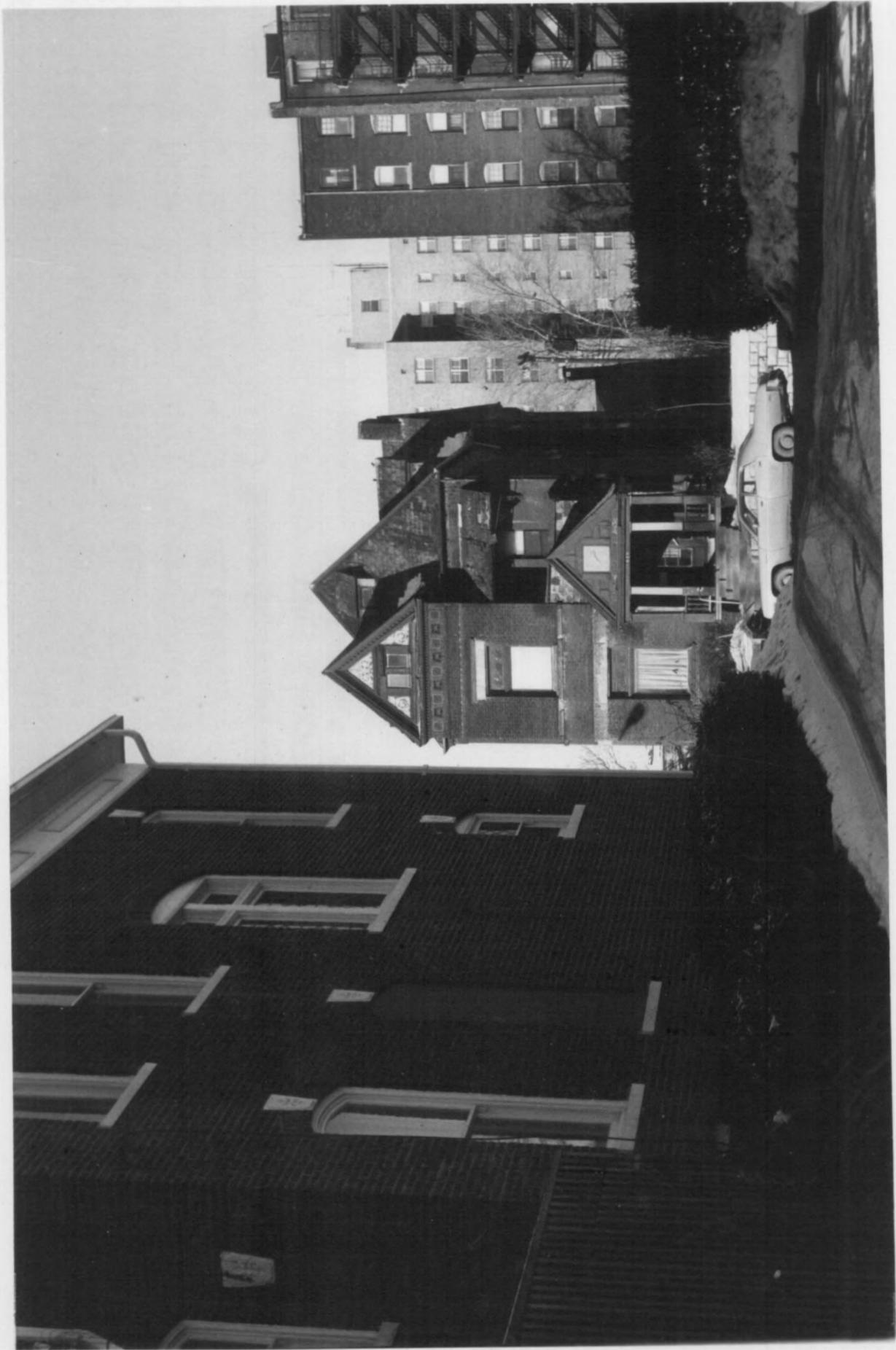
Landmark's Commission

West side of 1000 block of Pennsylvania Ave;  
view looking northwest. View shows (L to R)  
Mrs. George N. Blossom Residence, 1032  
Pennsylvania Ave. (site \*45); Girls Club Assoc.  
Dormitory, 1028 Pennsylvania Ave. (site \*43);  
Apartment Building, 1024 Pennsylvania Ave.  
(site \*41); David Slater Residence, 1020  
Pennsylvania Ave (site \*39a).

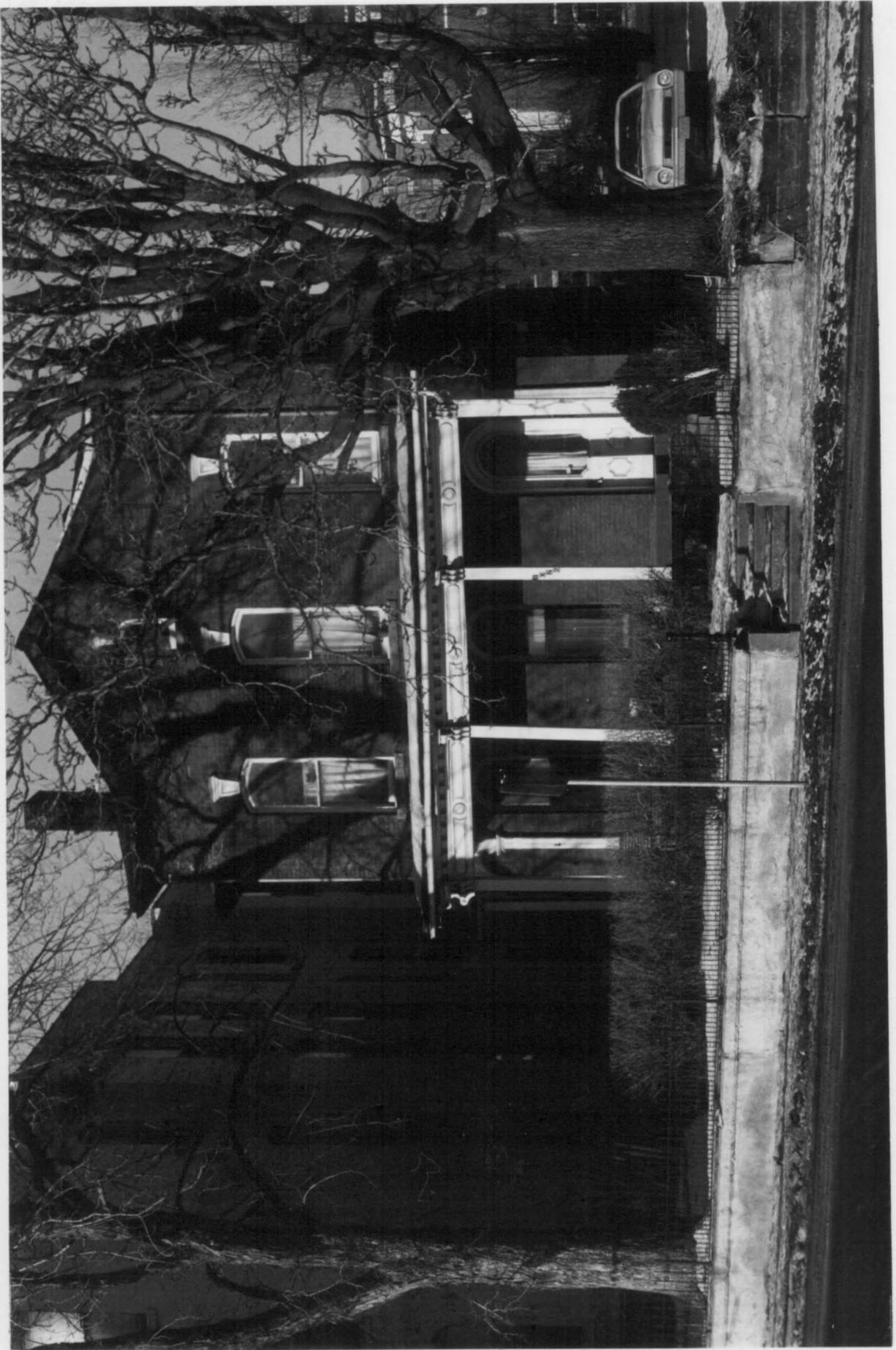


Quality Hill  
Kansas City, Jackson Co.  
Victoria Kdrel - Feb. 1977  
Landmark's Commission

1000 block of Pennsylvania Ave. view  
looking west. View shows Major W<sup>m</sup>  
Warner Residence, 1021 Pennsylvania  
Ave. (site\* 40) on the left, the David  
Slater Residence, 1020 Pennsylvania  
Ave (site\* 39a) in the center; the Eleanore  
Apartments, 1015 Jefferson St., (site\* 2)  
on the far right.



Quality Hill  
 Kansas City, Jackson Co.  
 Victoria Kadel - Feb. 1977  
 Landmarks Commission  
 Peyton Montgomery Residence,  
 1026 Washington St. (site \*94);  
 view looking west, showing east  
 facade of house.



Quality Hill

Kansas City, Jackson Co.

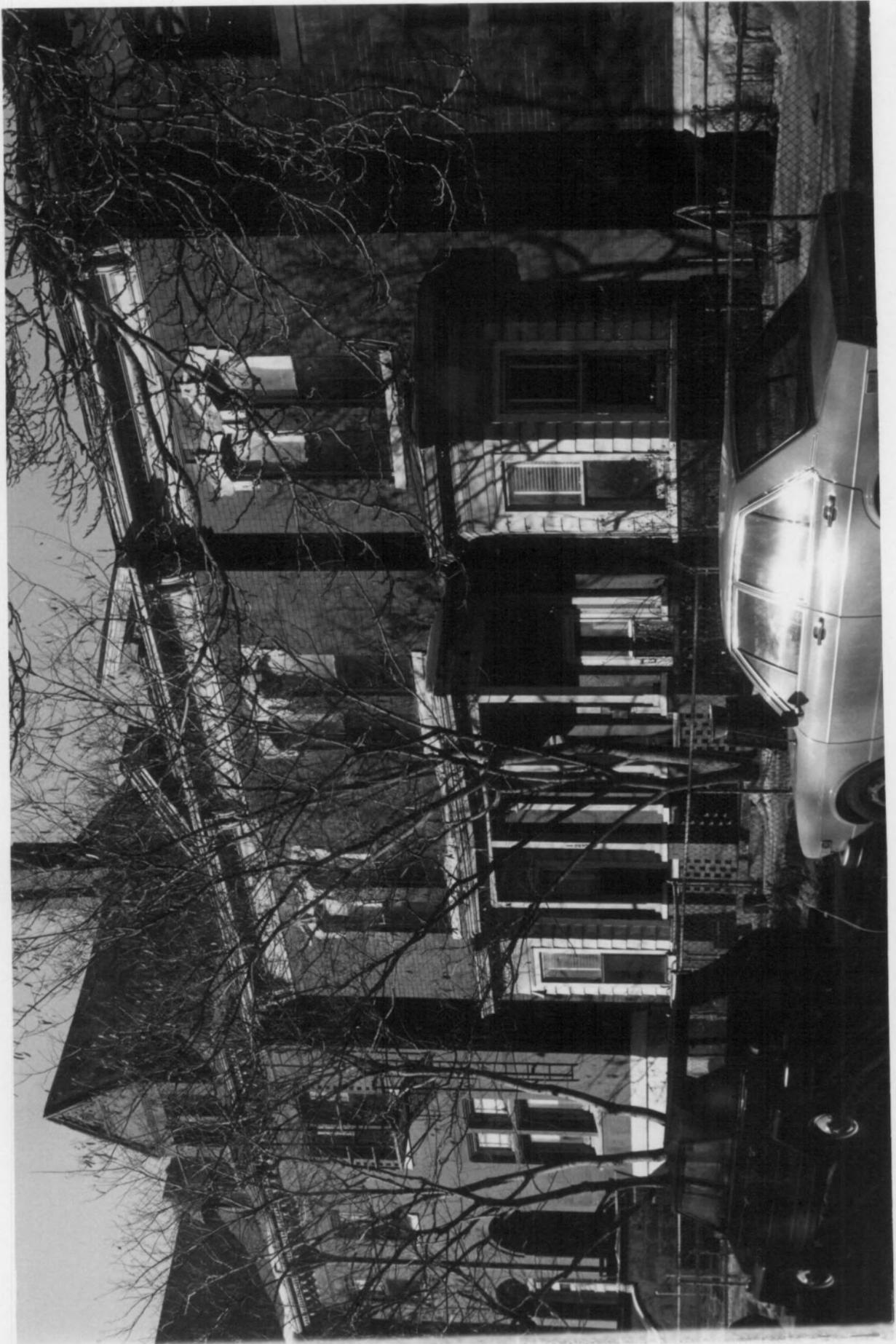
Victoria Karel - Feb. 1977

Landmarks Commission

Double townhouse (Pennsylvania Hotel)  
1224-1226 Pennsylvania Ave (site #71),  
view looking southwest, showing  
east facade of building.



Quality Hill  
Kansas City, Jackson Co.  
Victoria Karel - Feb. 1977  
Landmarks Commission  
Doubletownhouse, 12280-1230  
Pennsylvania Ave. (Site #73),  
view looking southwest, showing  
east facade of building.



Quality Hill  
Kansas City, Jackson Co.  
Victoria Kairal - Feb. 1977  
Landmarks Commission

East side of the 1200 block of  
Jefferson St, view looking east.  
View shows the E. Frederick  
Morgan residence, 1235 Jefferson  
St. (site \* 27), on the left and the  
W<sup>m</sup> Games residence, 1237 Jefferson  
St. (site \* 28), on the right.



7  
"Quality Hill"

Kansas City, Jackson Co.

Victoria Karel - Feb. 1977

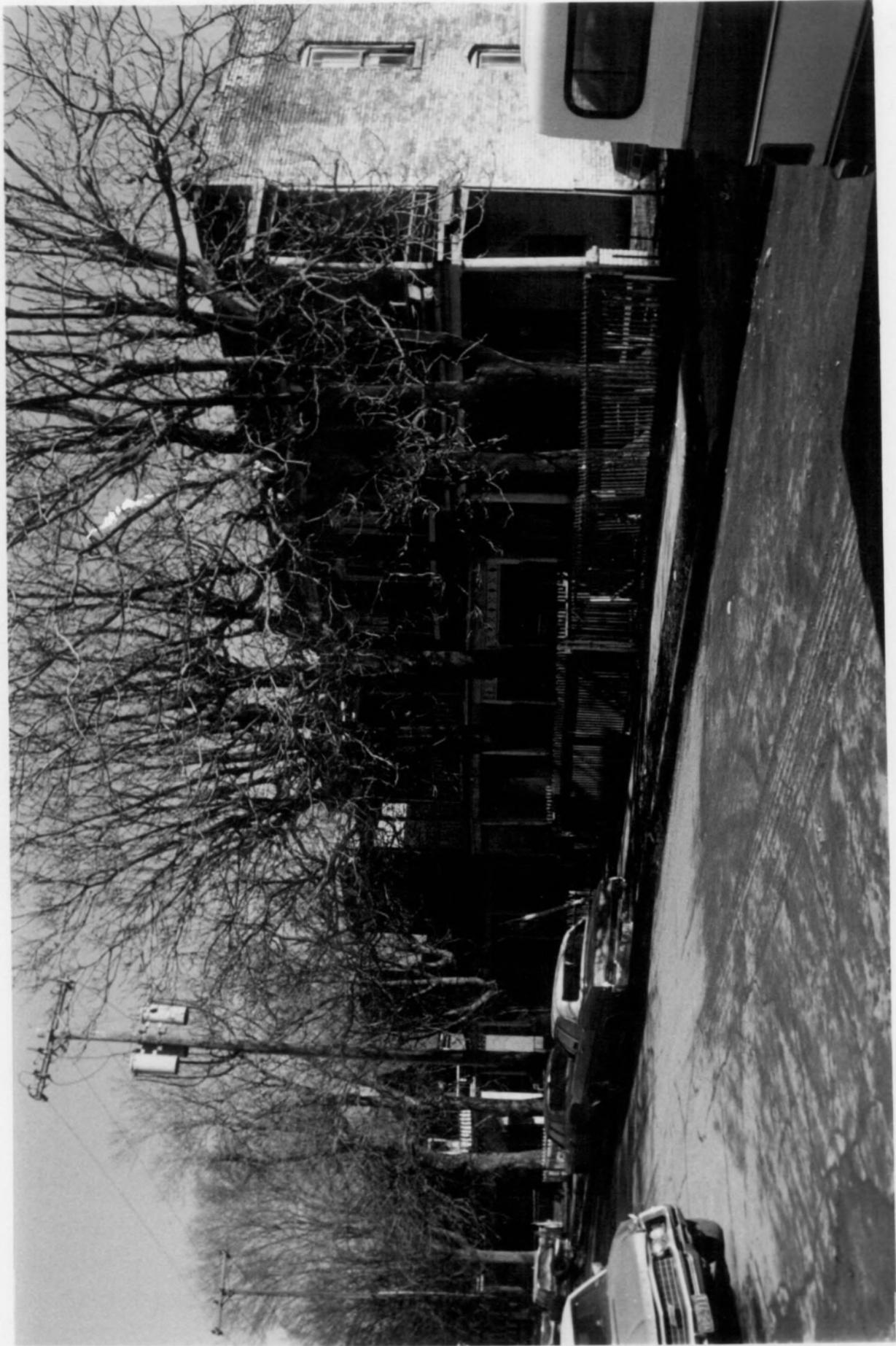
Landmarks Commission

South side of West 11th Street, view looking  
southeast. View shows (from L to R): The Cathedral  
of the Immaculate Conception, 416 West 12th St.  
(site \*107), The Normandy Apartments, 501-505  
West 11th St. (site \*103), The Chomes Apartment,  
511 West 11th St. (site \*102), The Stratford Apartments,  
515 West 11th St. (site \*101), The Wellington Apartments,  
519 West 11th St. (site \*100).



"Quality Hill"  
Kansas City, Jackson Co.  
Victoria Karel - Feb. 1977  
Landmarks Commission

East side of the 1200 block of Jefferson,  
view looking northeast. View shows (from L to R):  
the Samuel T. Roberts Res., 1233 Jefferson St.  
(site \* 26), the E. Frederick Morgan residence,  
1235 Jefferson St. (site \* 27), the Wm Games Res.,  
1237 Jefferson St. (site \* 28), the Benj. S. Tombley  
Res., 1239 Jefferson St. (site \* 30), the H. Alice  
Phelps Res., 1241 Jefferson St. (site \* 31) on the  
far right.



"Quality Hill"  
Kansas City, Jackson Co.  
Victoria Kuehl - Feb, 1977  
Landmarks Commission  
J. G. Conkey & Caroline E. Reeder Res.,  
1308 Demmon (ironia Ave (site # 83), view  
looking southwest, showing northeast  
corner of the house.



Kansas City, Jackson Co.

Victoria Karel - Feb. 1977

Landmarks Commission

West side of the 1100 block of Pennsylvania Ave, view looking southwest. View shows the James Follans Residence / Thomas I. Moore Residence, 1114 Pennsylvania Ave (site\* 52) on the left, and the W.A. Seeley Residence, 1110 Pennsylvania Ave (site\* 51) on the right.



11  
"Quality Hill"  
Kansas City, Jackson Co.  
Victoria Karel - Feb. 1977  
Landmarks Commission

The Eleanore Apartments, 1015  
Jefferson St. (site #2), view looking  
east, showing the west facade  
of the building.



"Quality Hill" #12  
Kansas City, Missouri  
photographer: Sherry Piland  
February, 1978

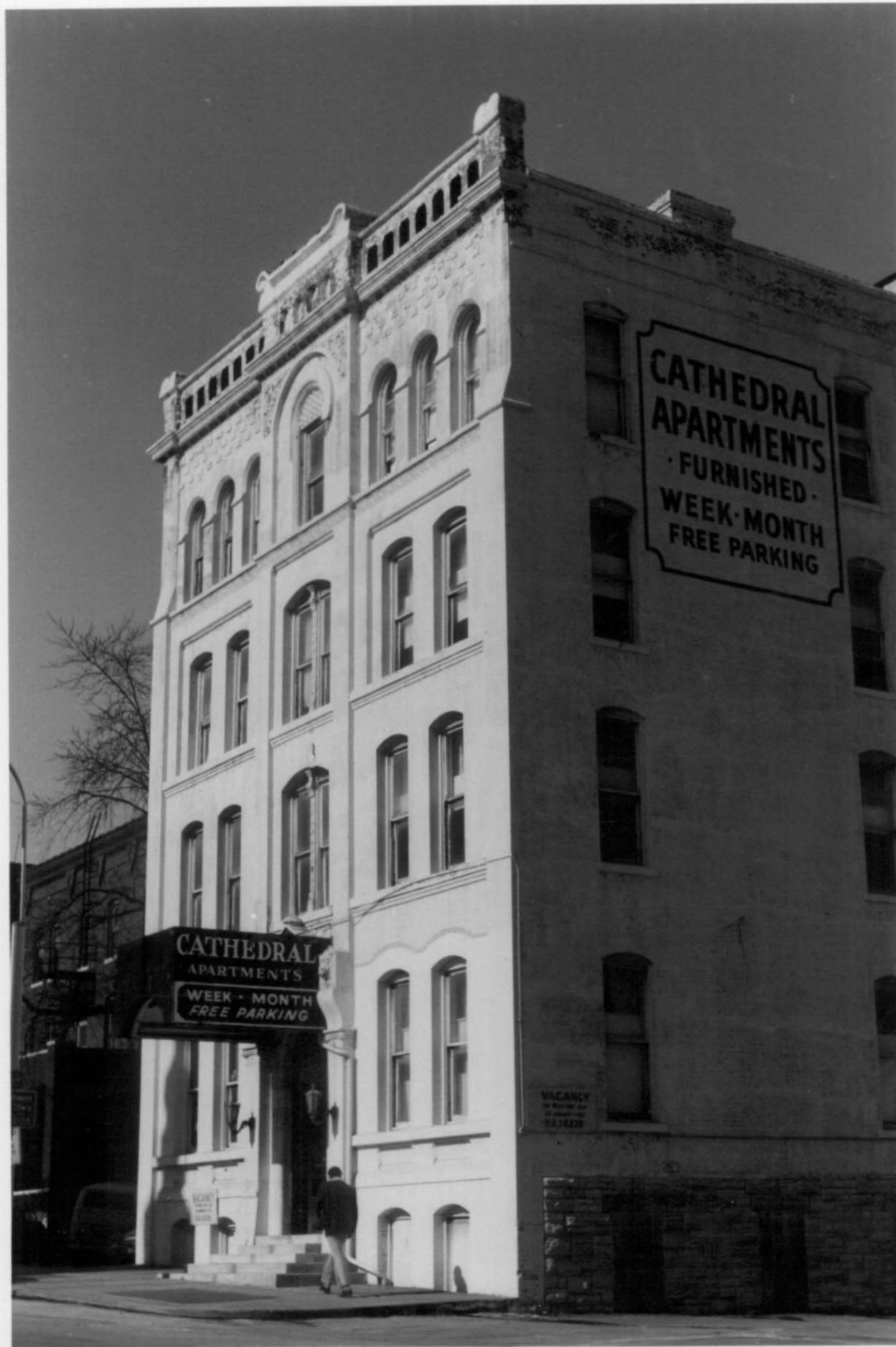
Kansas City Landmarks Commission  
City Hall - 26th Floor East  
414 East 12th Street  
Kansas City, Missouri 64106

Southeast corner of the Montague  
Hotel, 412 West 11th Street (Non-  
contiguous Significant Site #99);  
view looking northwest.



March 6, 1978  
This photograph is part of additional  
documentation requested by D.C.

JMD



**CATHEDRAL  
APARTMENTS  
· FURNISHED ·  
WEEK · MONTH  
FREE PARKING**

**CATHEDRAL  
APARTMENTS  
WEEK · MONTH  
FREE PARKING**

**VACANCY**  
for Rent - Call  
10 - 14220  
8-14220

#13

"Quality Hill"

Kansas City, Missouri  
photographer: Sherry Piland  
February, 1978

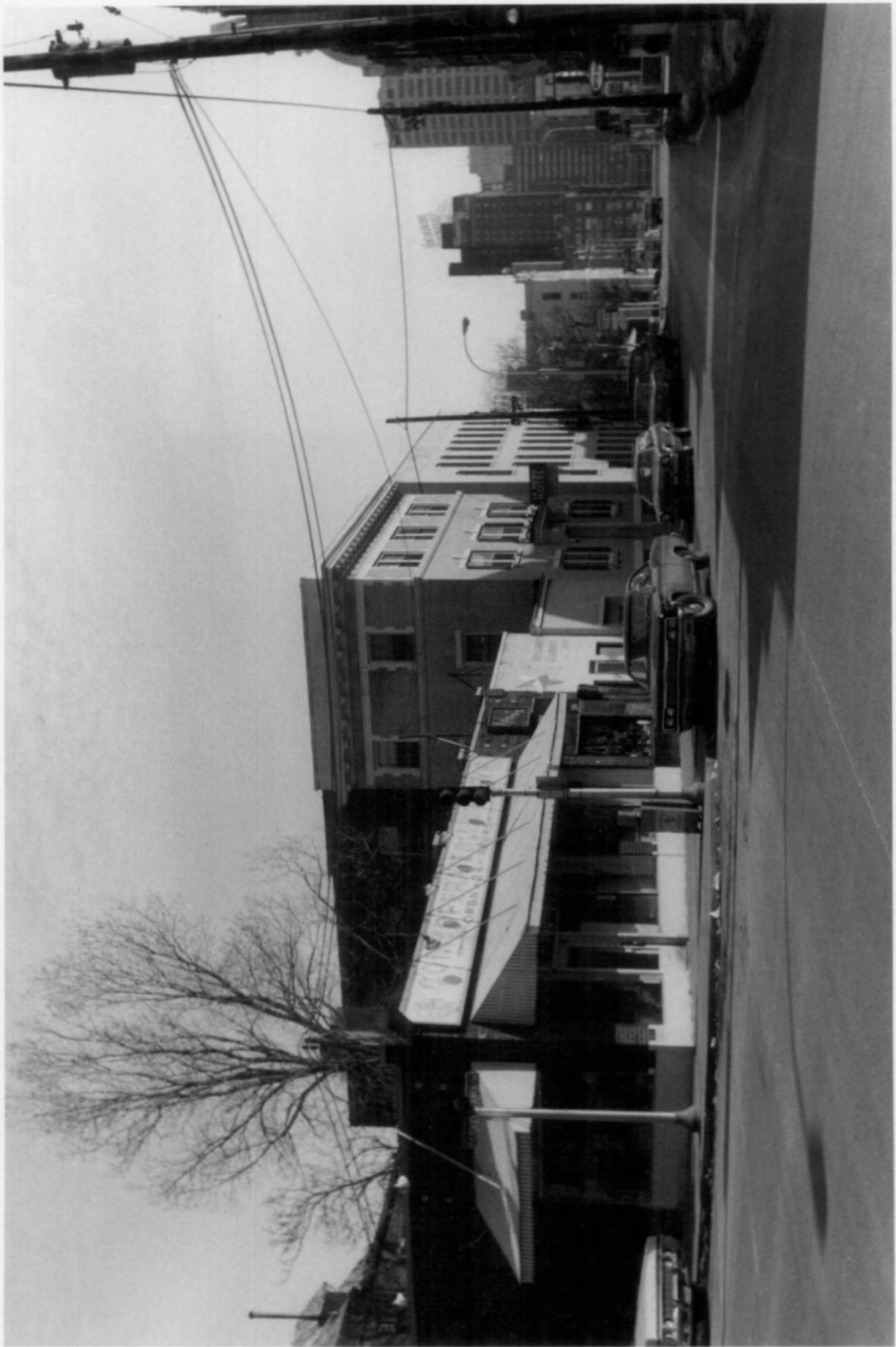
Kansas City Landmarks Commission  
City Hall - 26th Floor East  
414 East 12th Street  
Kansas City, Missouri 64106

North facade of the 500 block of West  
11th Street; view looking northeast.  
View shows (from left to right):  
Commercial Building, 514-520 West 11th  
Street (Intrusion Site #47);

the LaHoma Hotel, 510 West 11th Street  
(Site #48) and the Virginia Hotel,  
1030 Washington Street (Site #95).

March 6, 1978  
This photograph is part of additional  
documentation requested by D.C.

JMD



"Quality Hill"

#14

Kansas City, Missouri

photographer: Sherry Piland  
February, 1978

Kansas City Landmarks Commission

City Hall - 26th Floor East

414 East 12th Street

Kansas City, Missouri 64106

Northeast corner of the Cathedral of  
the Immaculate Conception, 416  
West 12th Street (Non-Contiguous  
Significant Site #107); view looking  
southwest.

This photograph is part of additional March 6, 1978  
documentation requested by D.C.

JMD



#15

"Quality Hill"  
Kansas City, Missouri  
photographer: Sherry Piland  
February, 1978

Kansas City Landmarks Commission  
City Hall - 26th Floor East  
414 East 12th Street  
Kansas City, Missouri 64106

Northwest corner of the Grace and  
Holy Trinity (Episcopal) Cathedral,  
415 West 13th Street (Non-Contiguous  
Significant Site #113); view looking  
southeast.

March 6, 1978

This photograph is part of additional  
documentation requested by D.C.

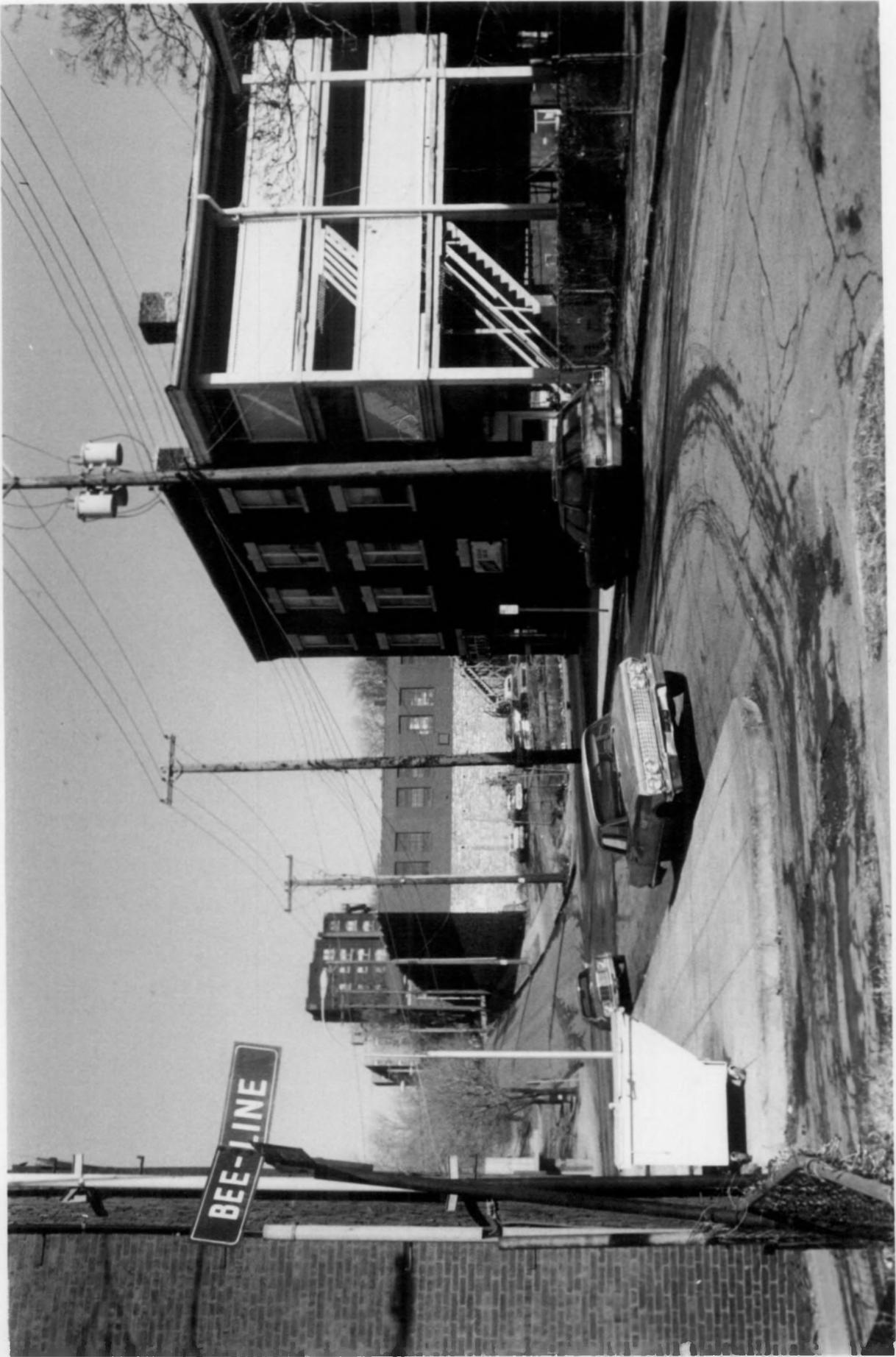
JMD



EXTRA  
PHOTOS







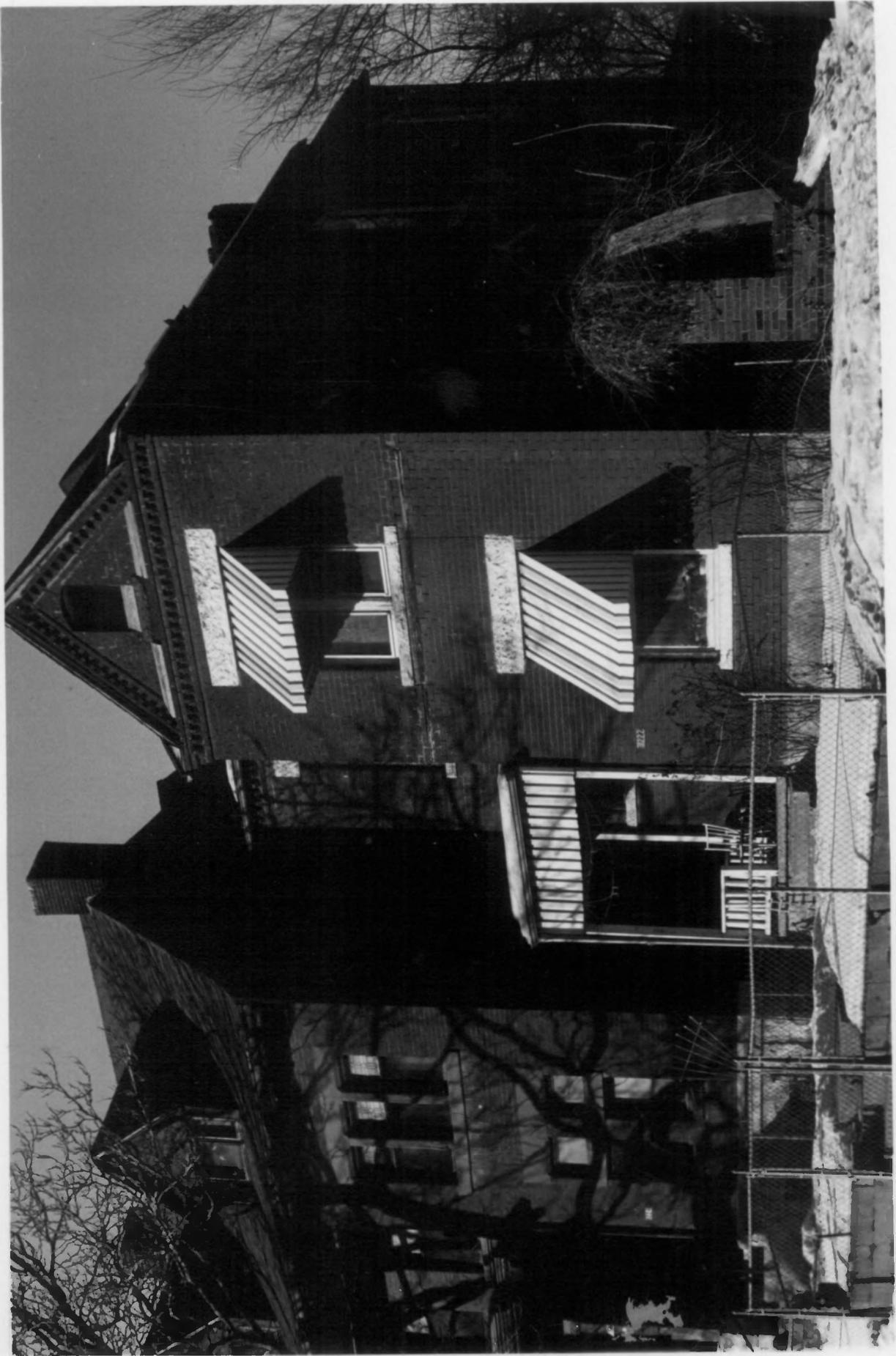




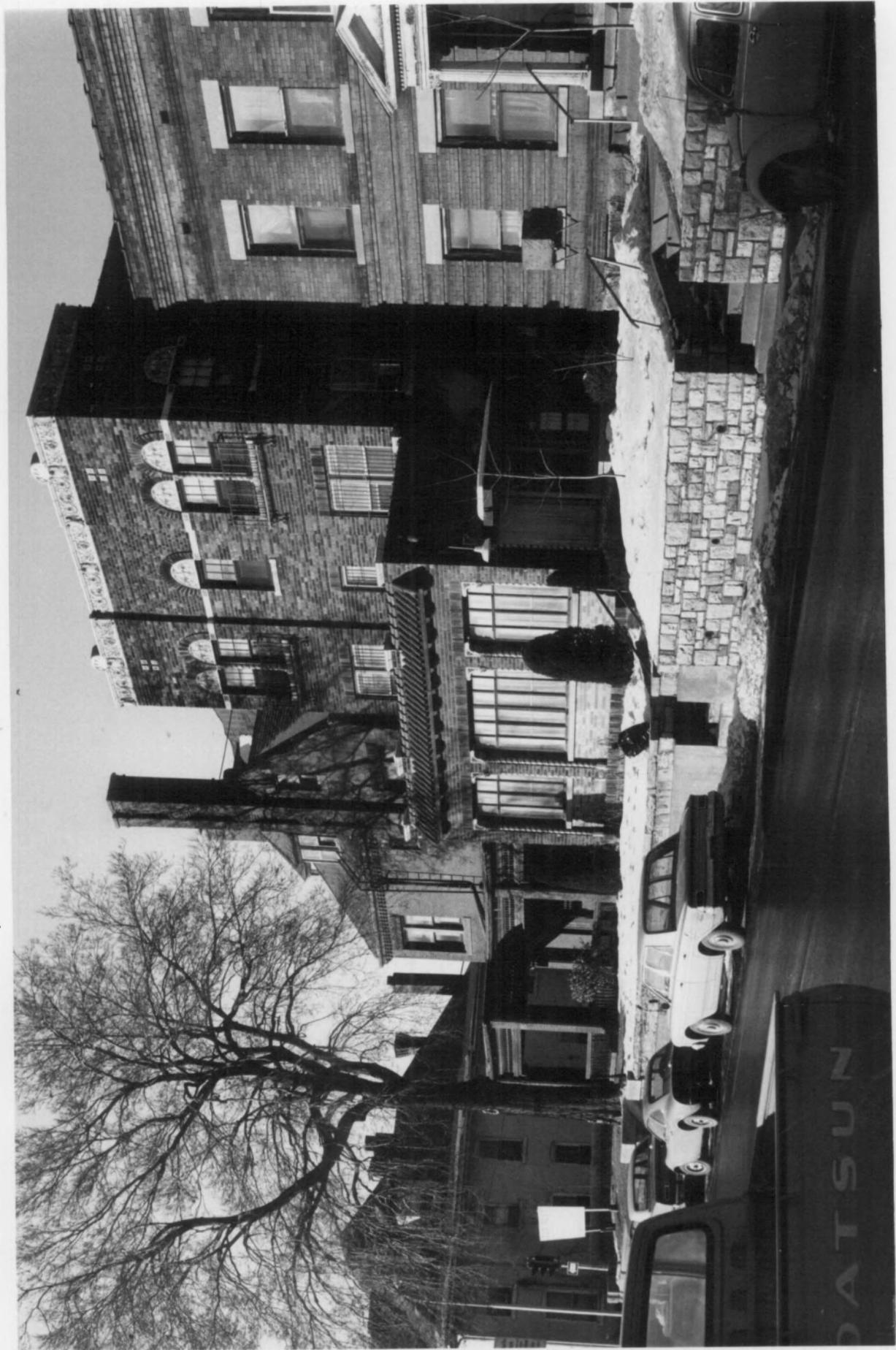




















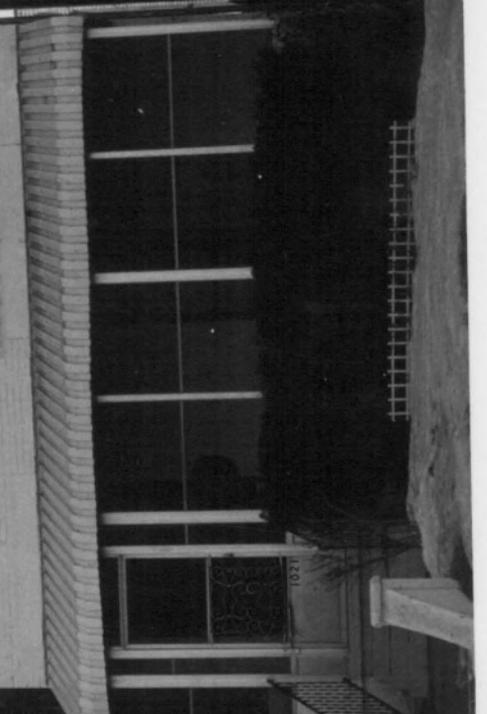
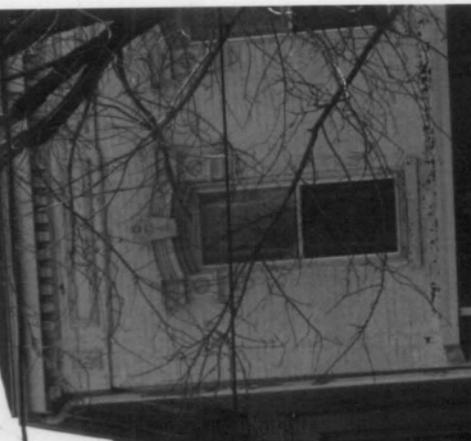


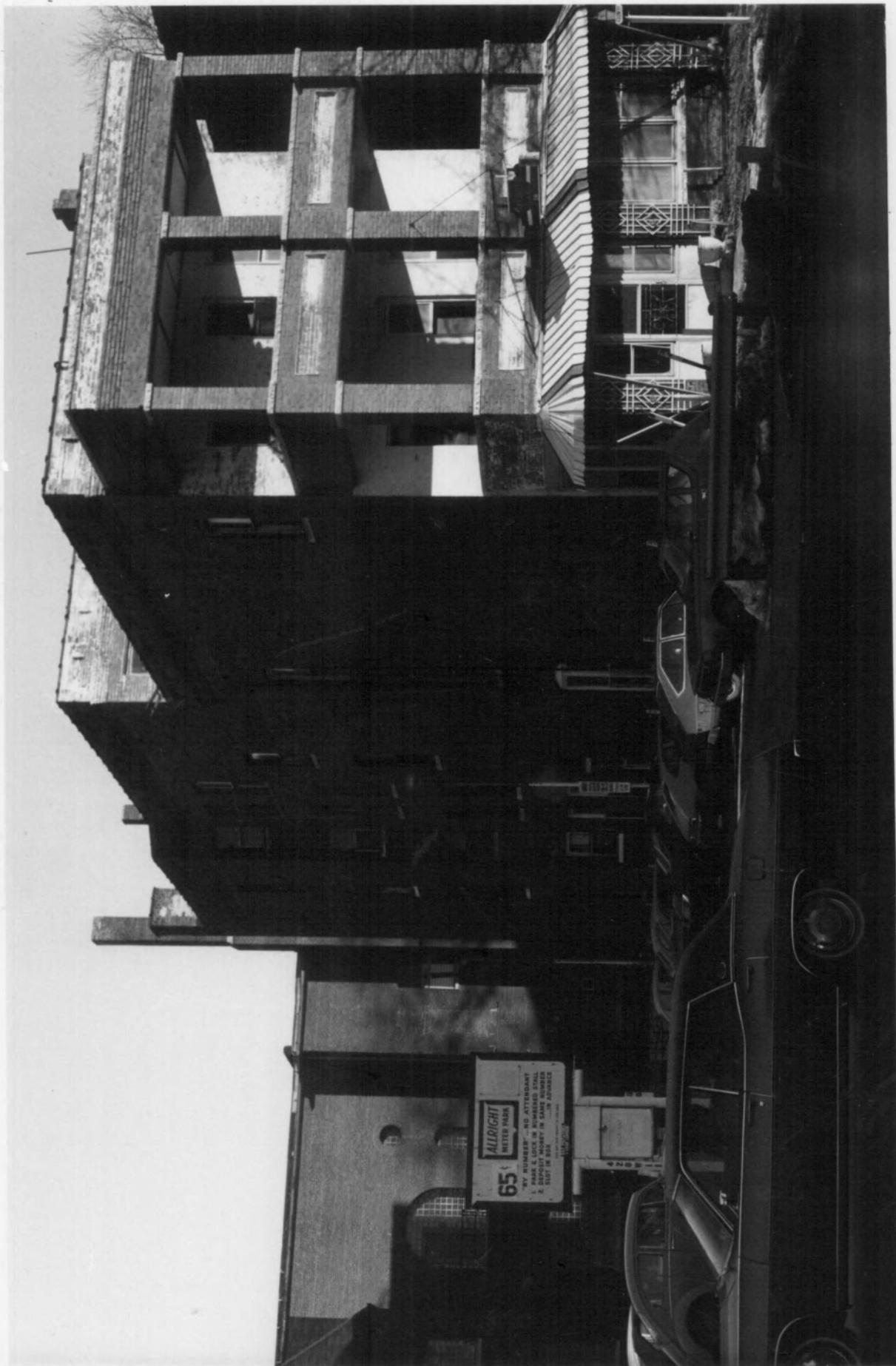








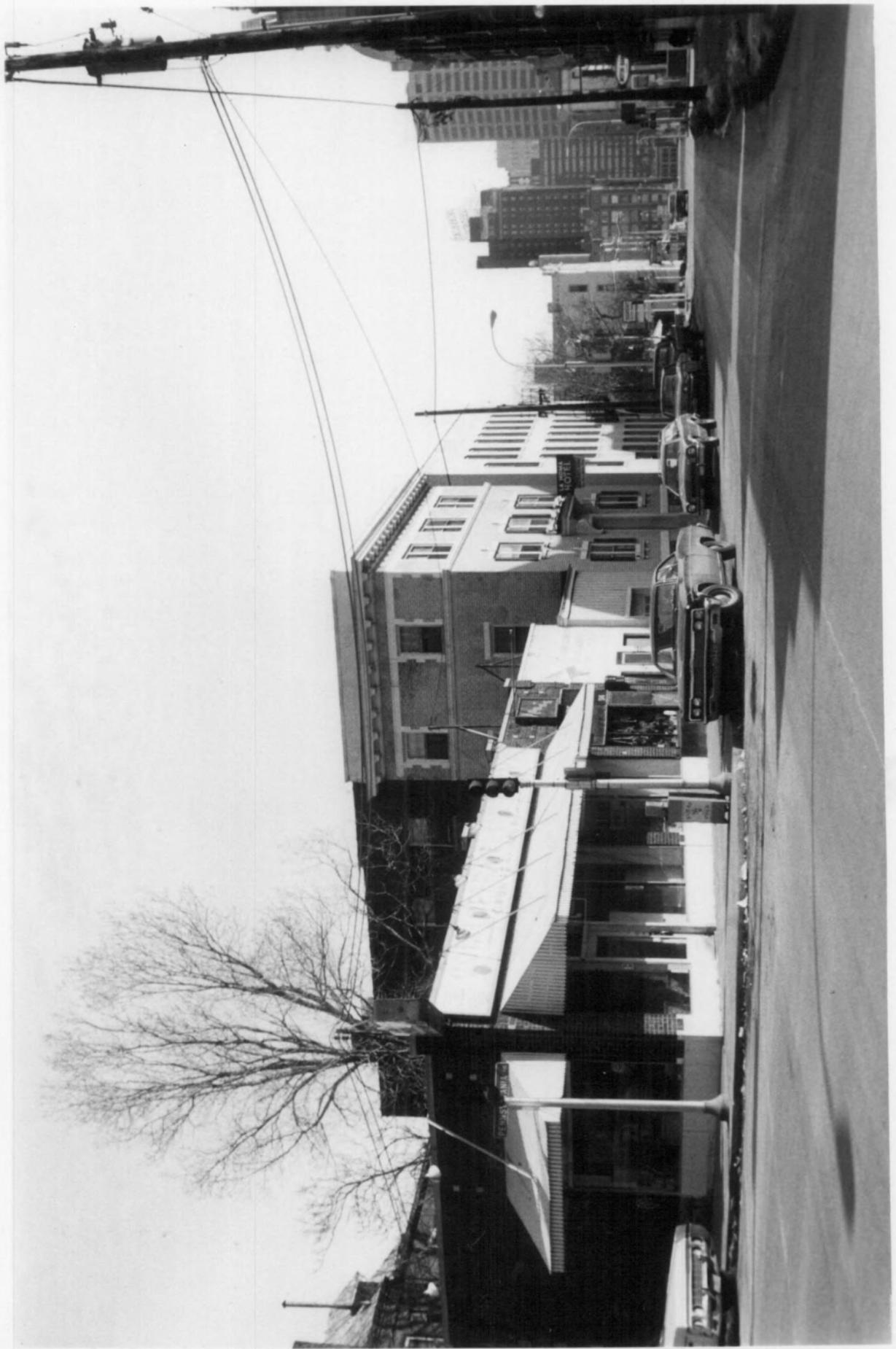






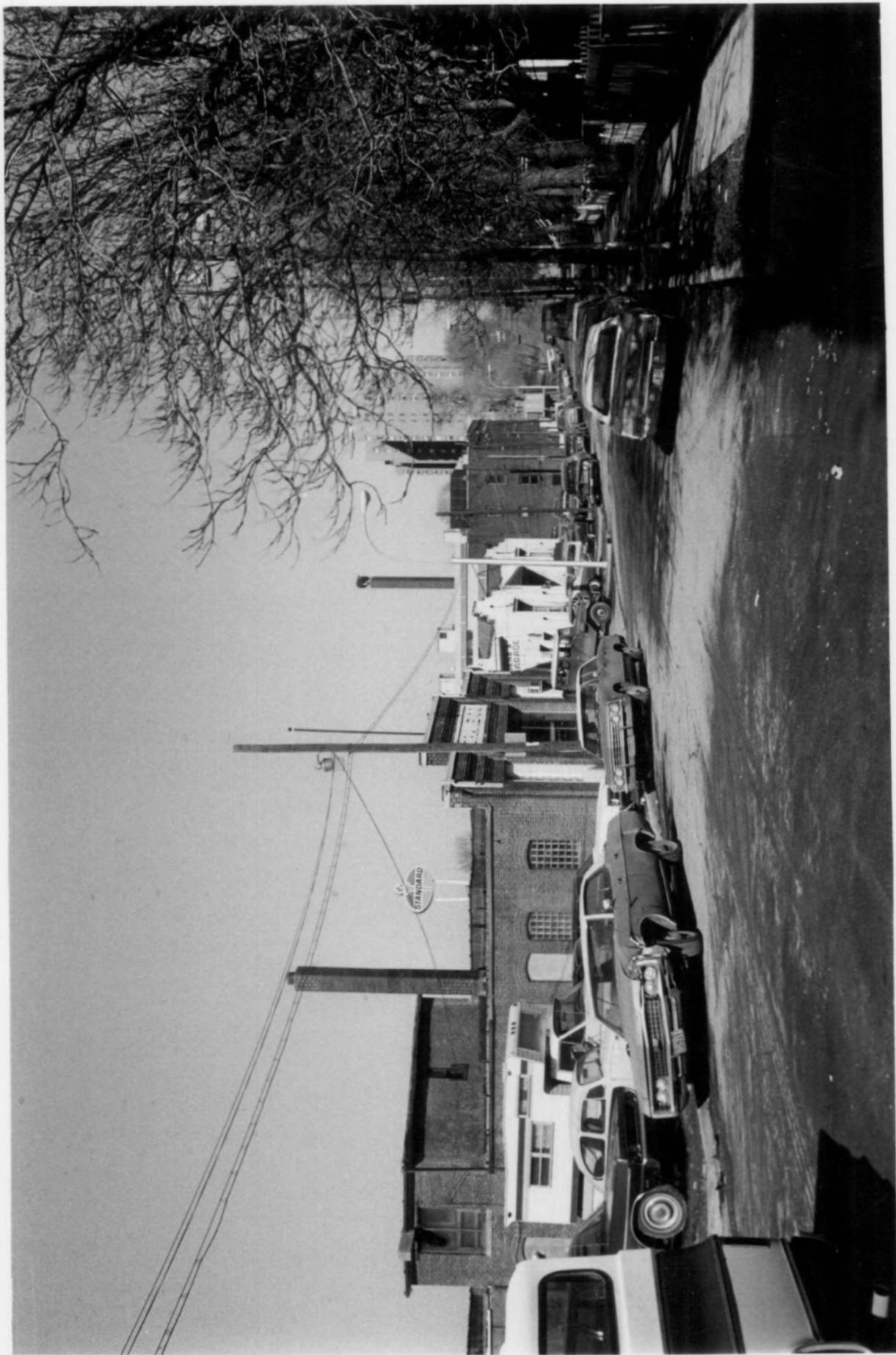


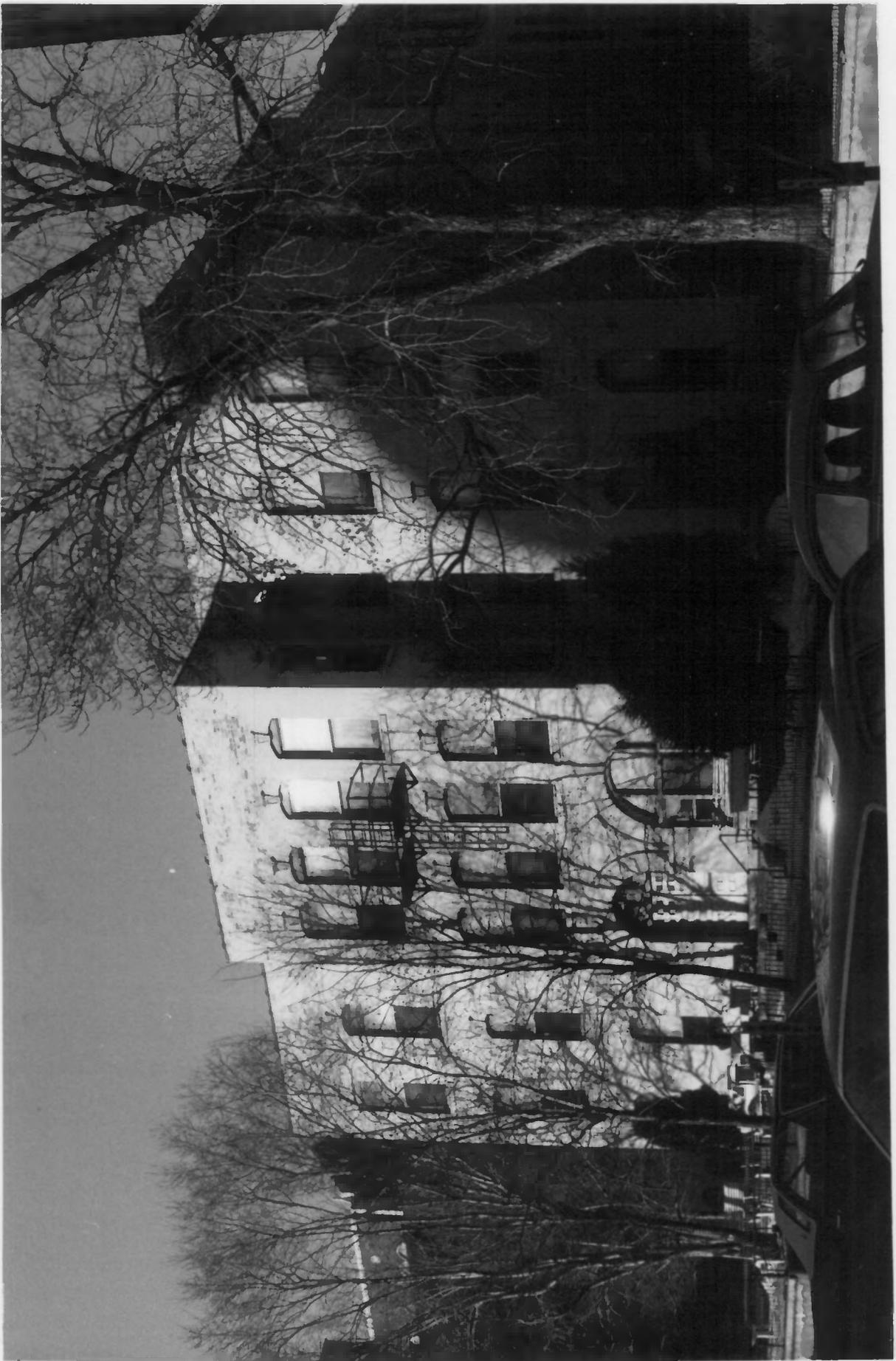




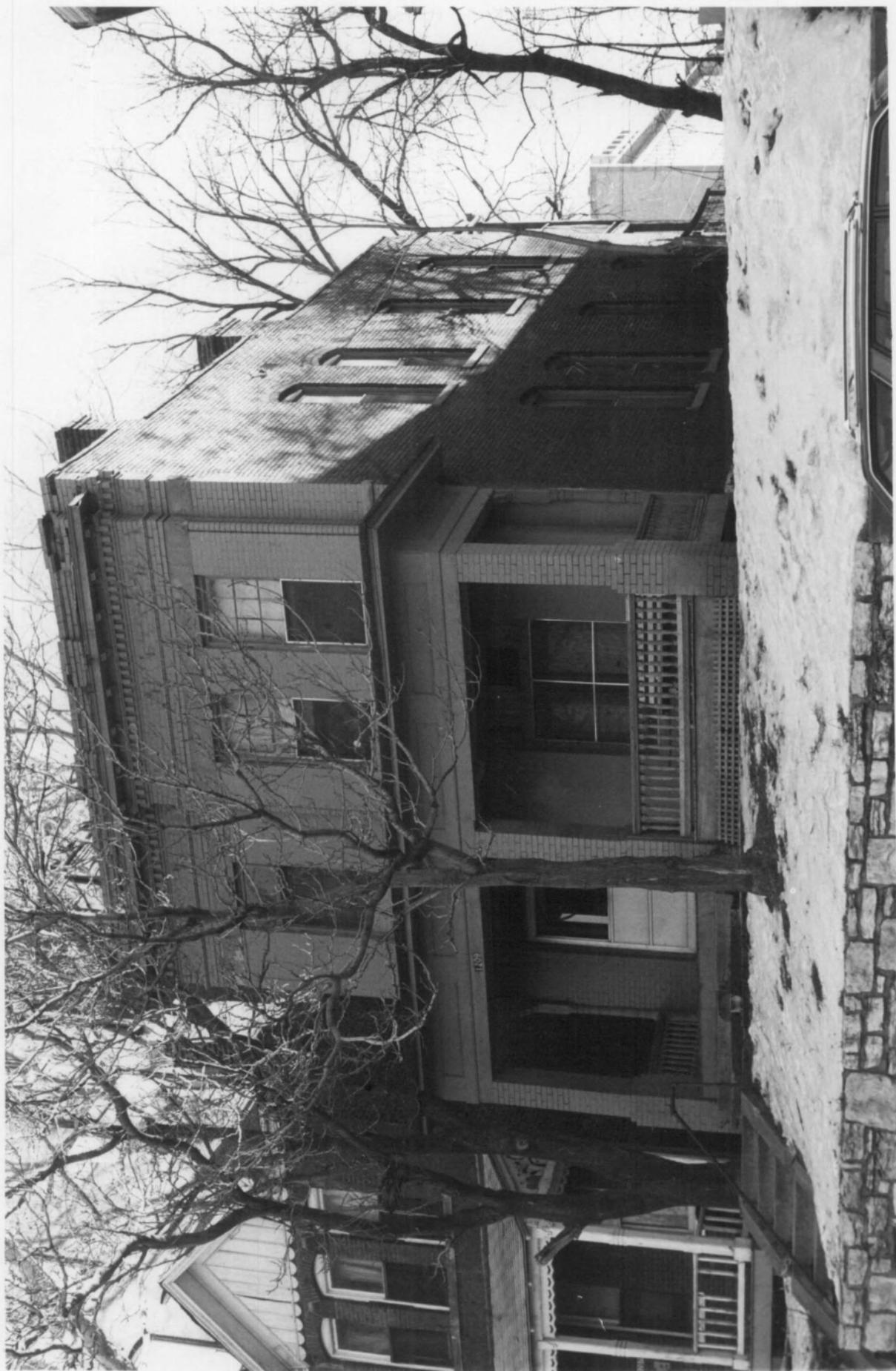


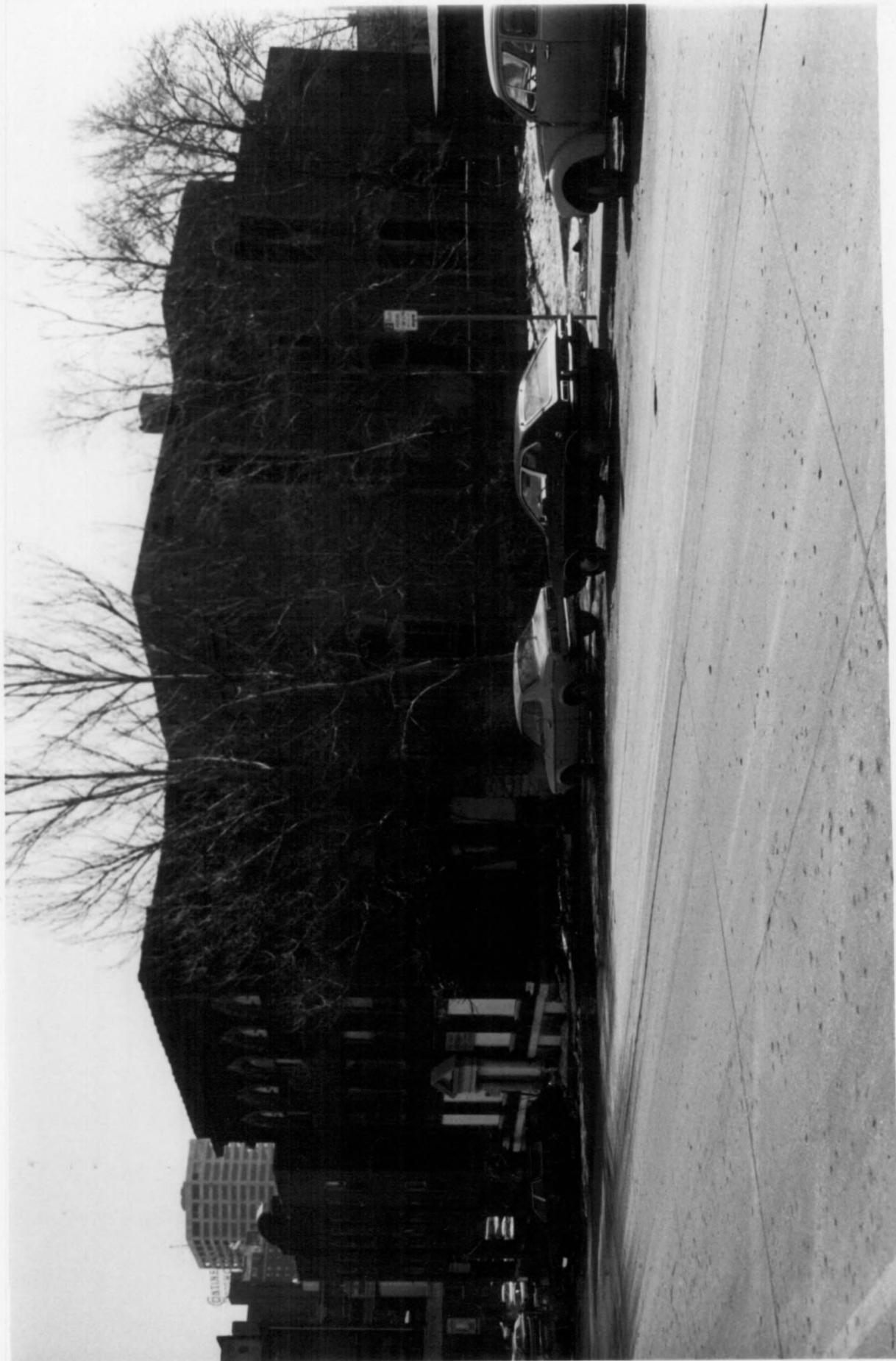










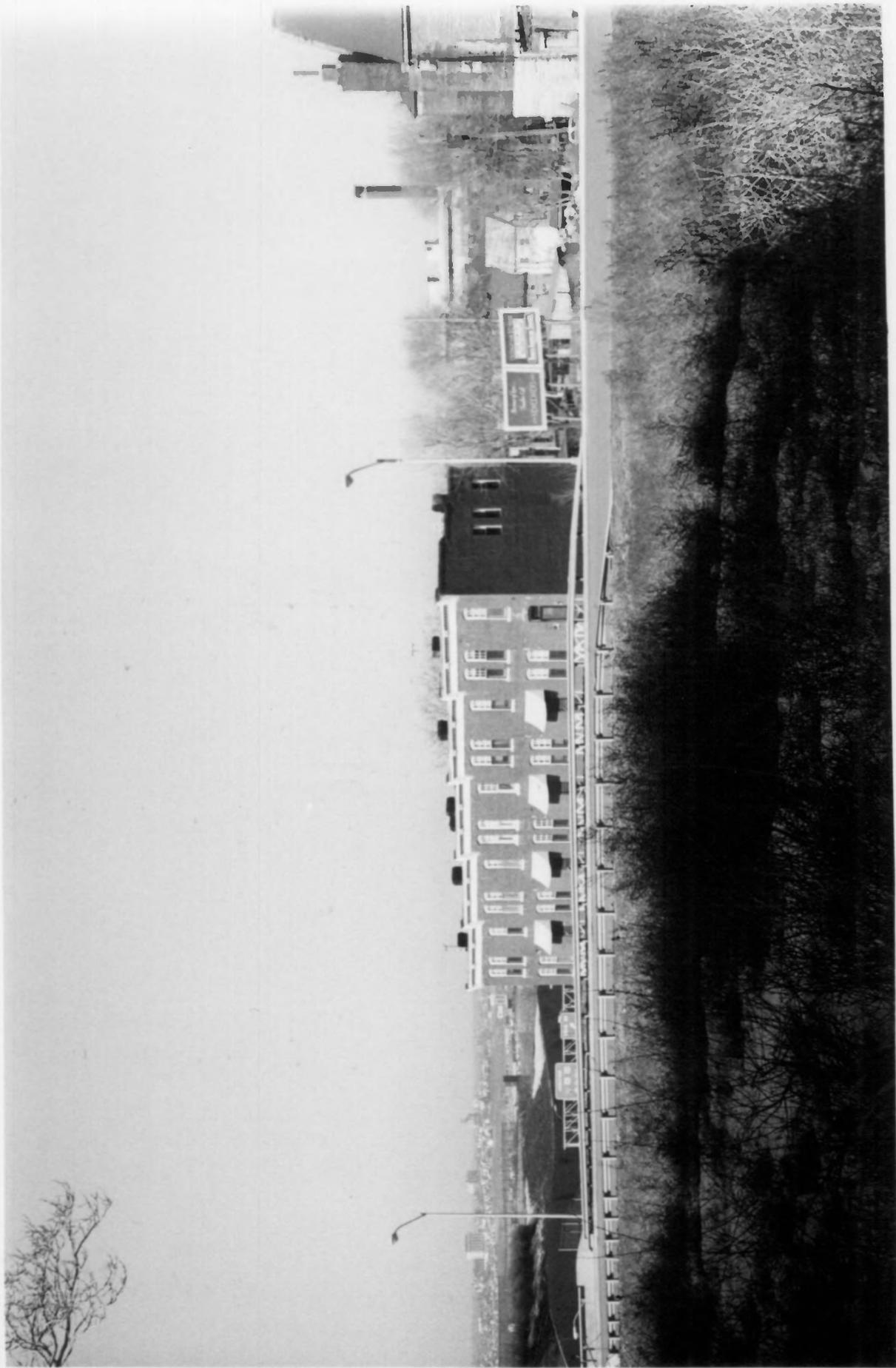


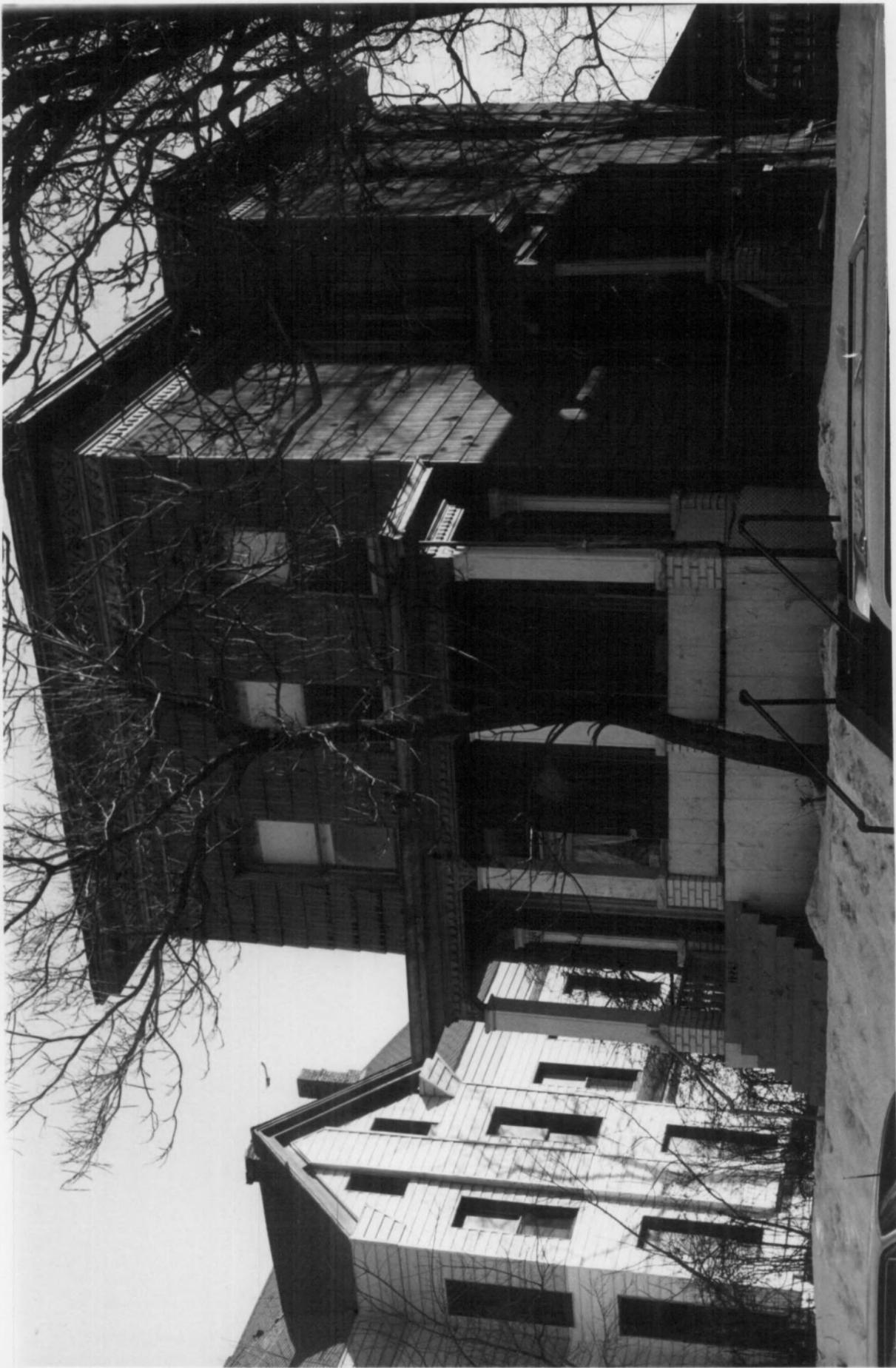








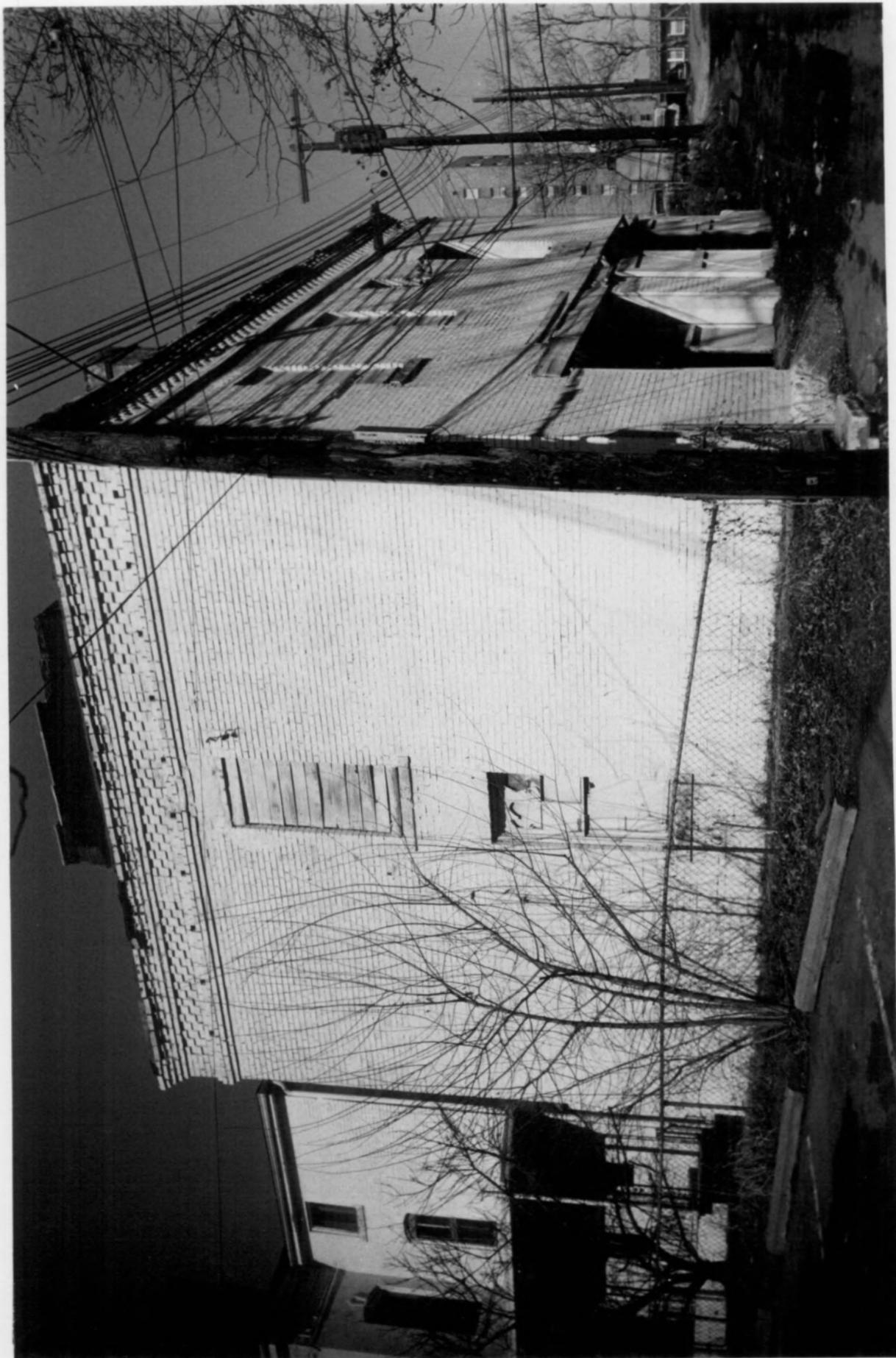


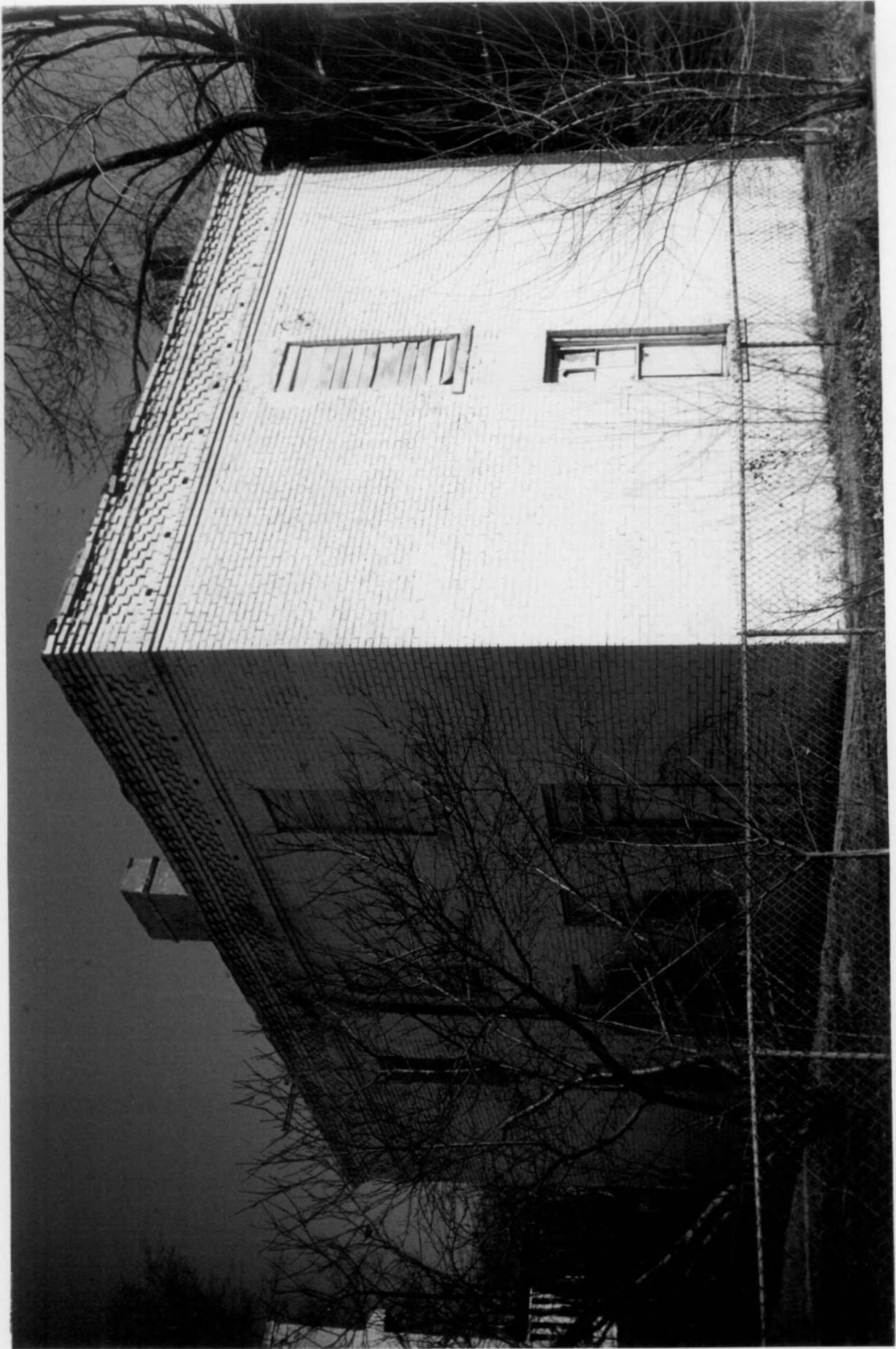


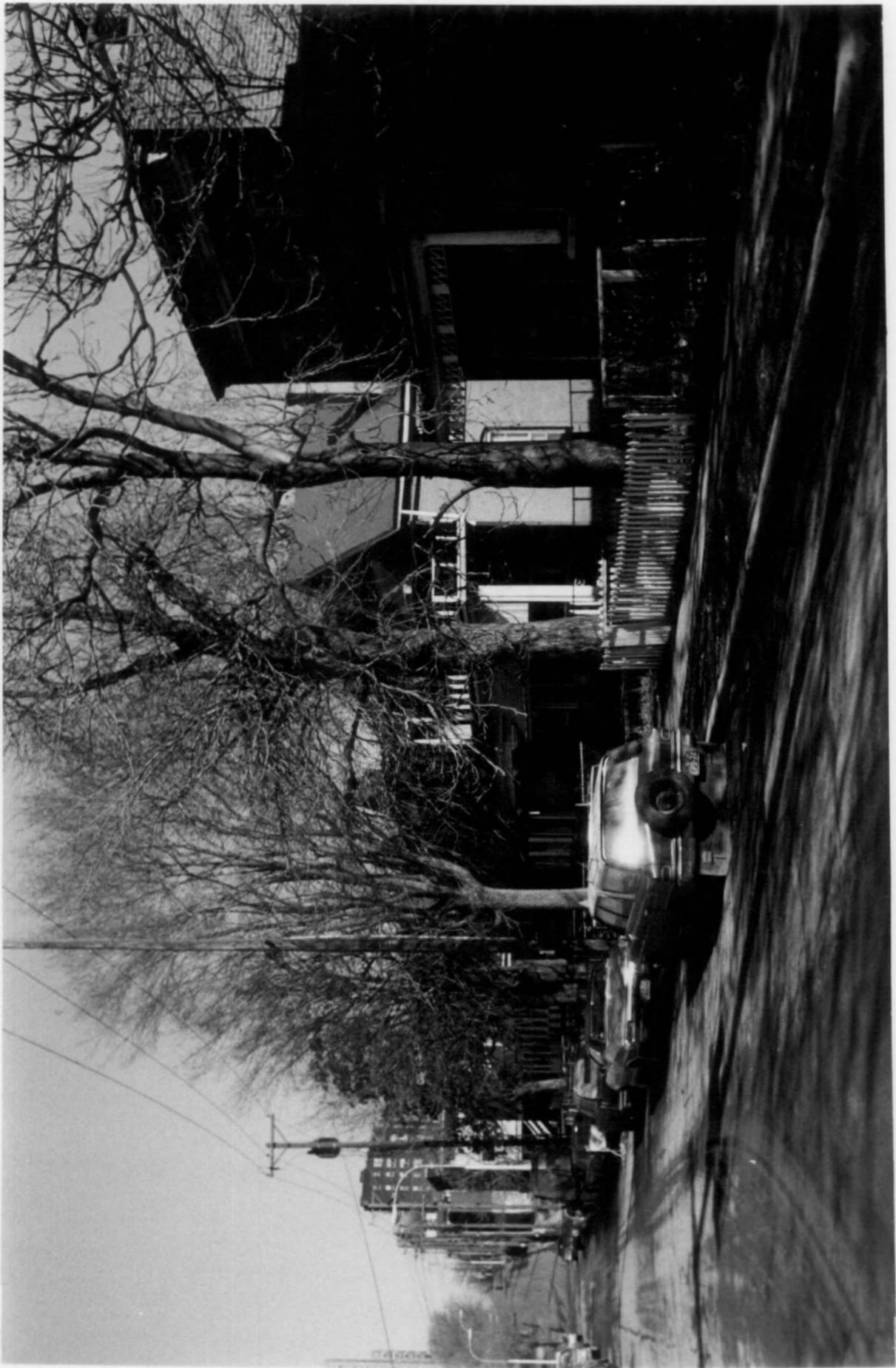


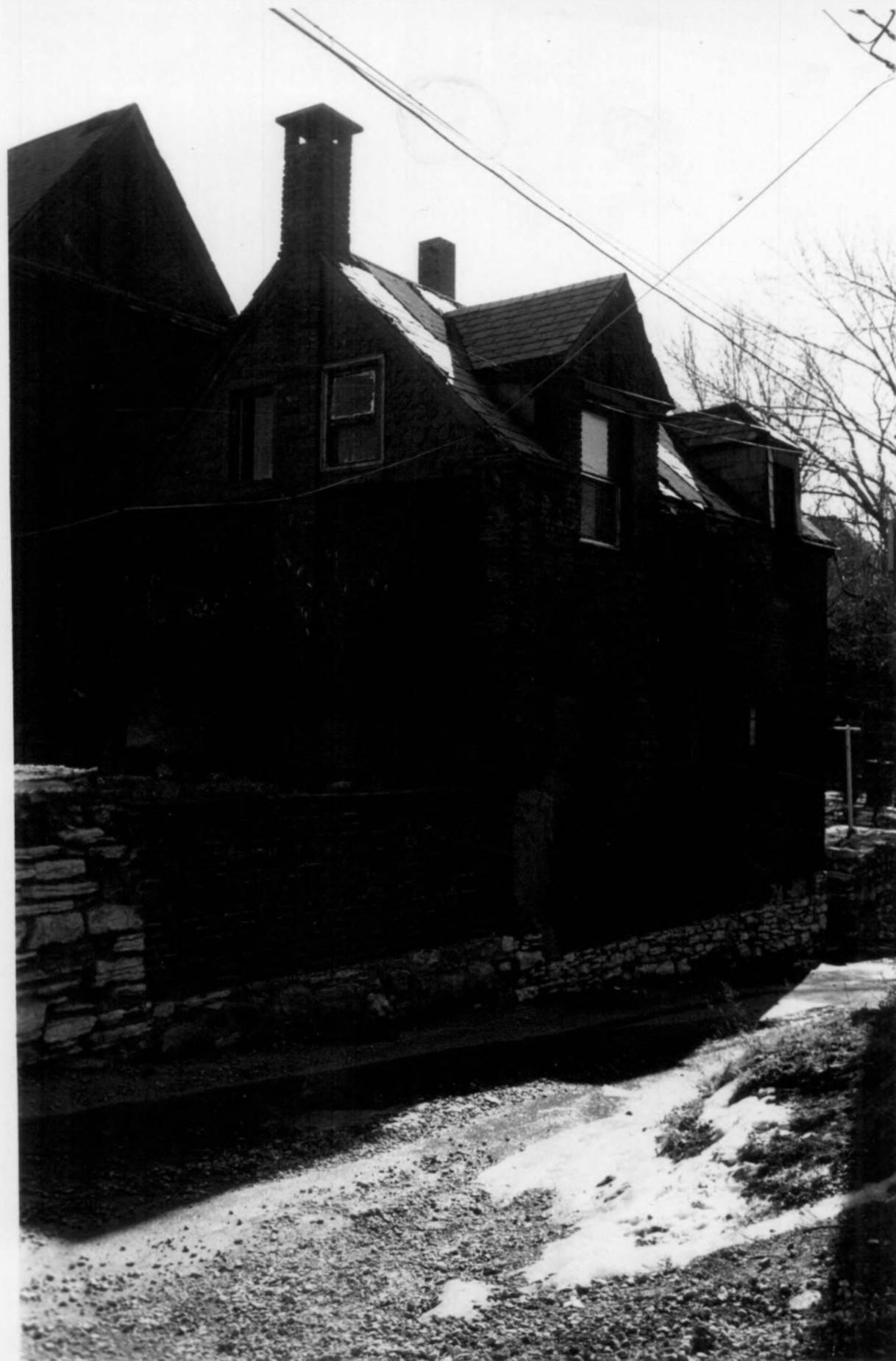


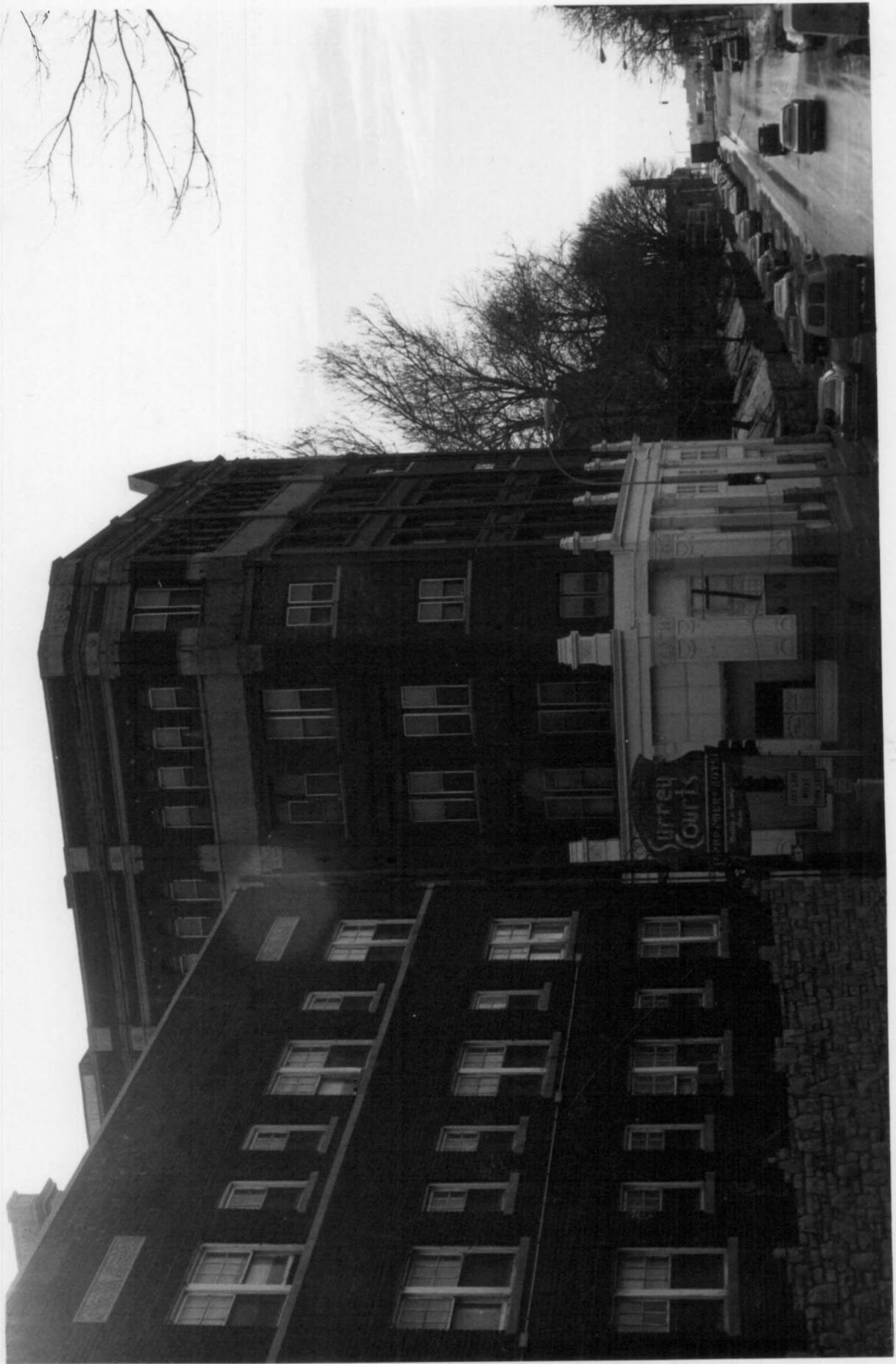




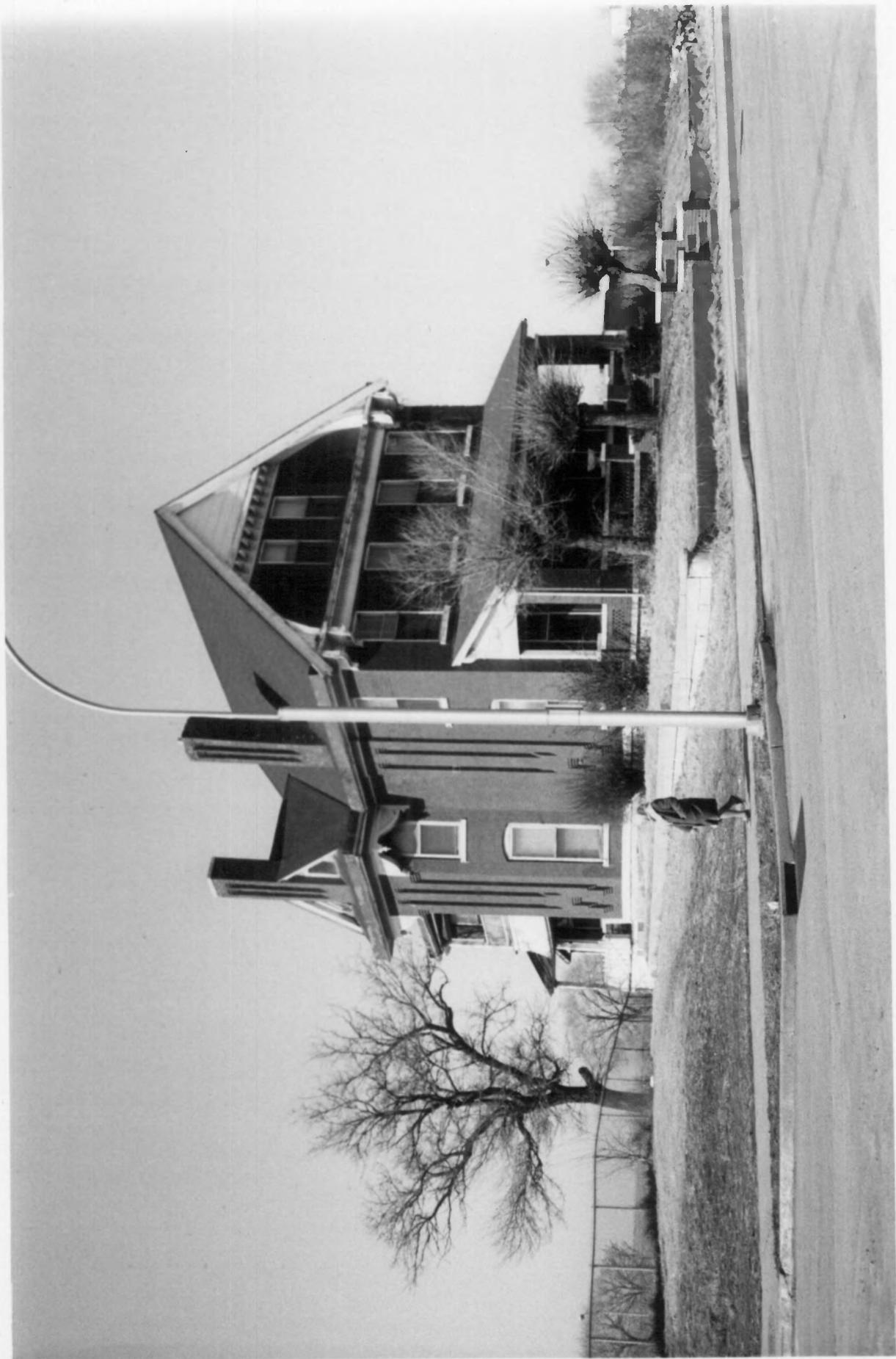


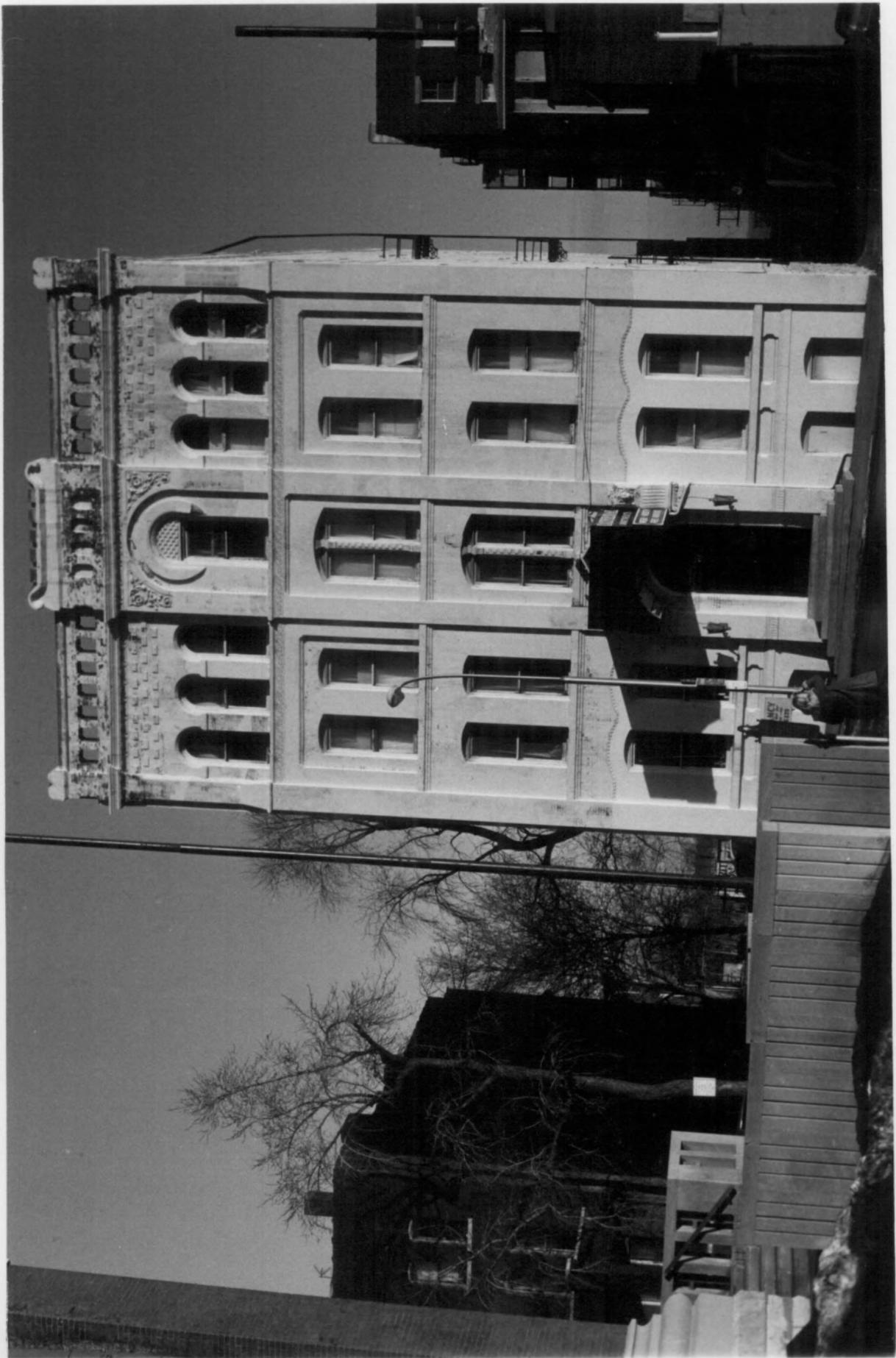


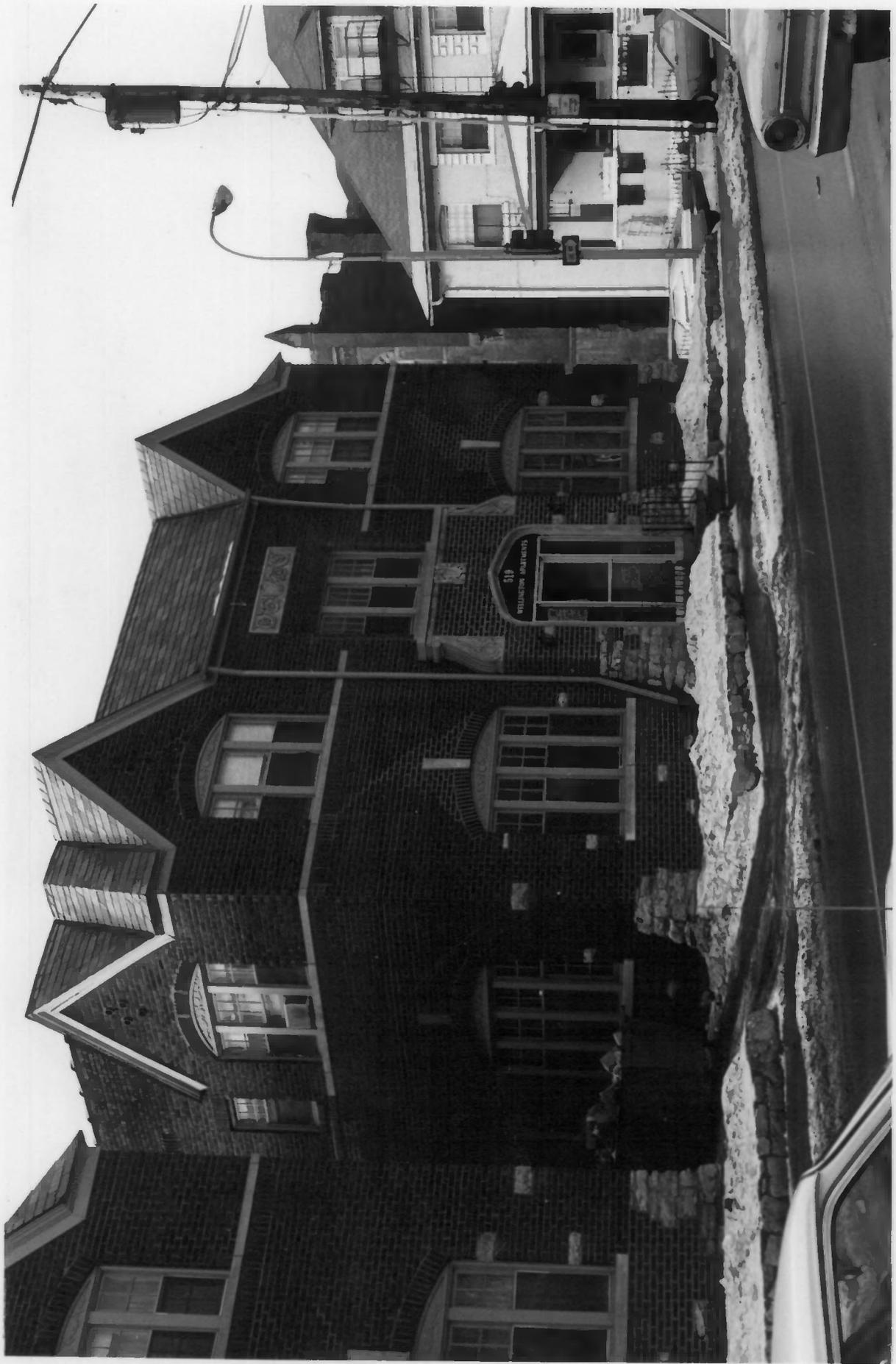












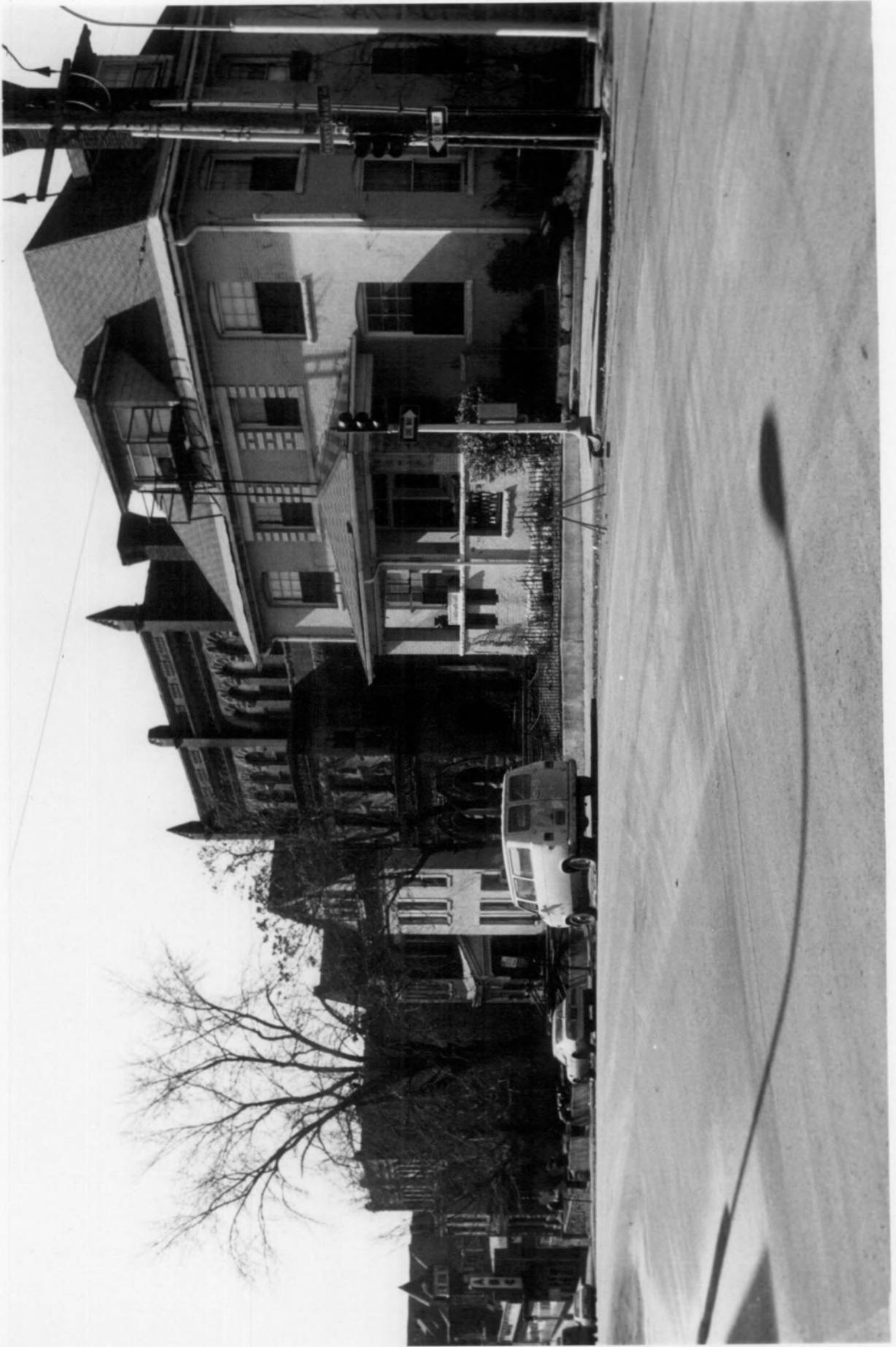


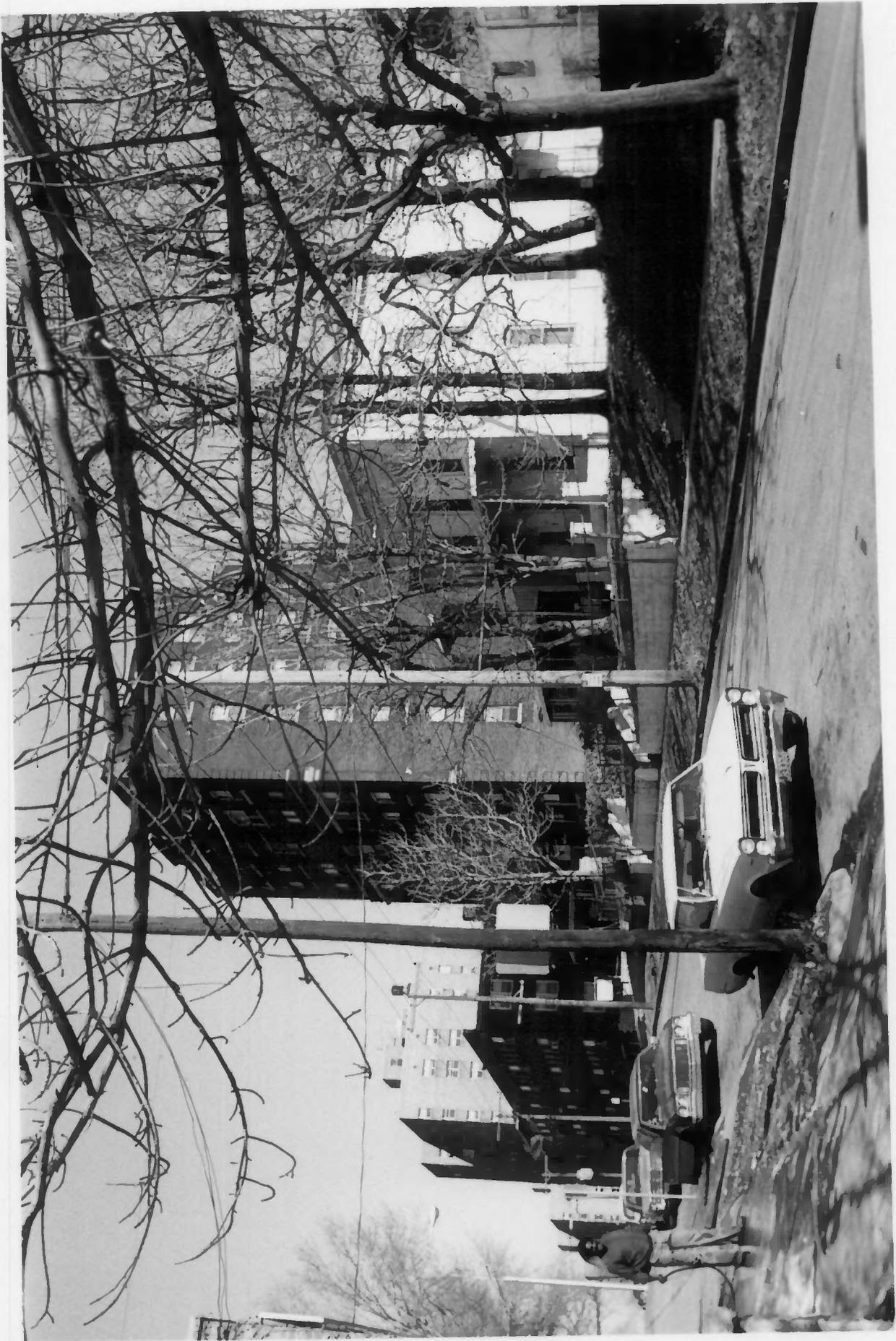


CATHEDRAL  
APARTMENTS  
FURNISHED  
WEEK-MONTH

Good Office Building  
CUSTOMER PARKING



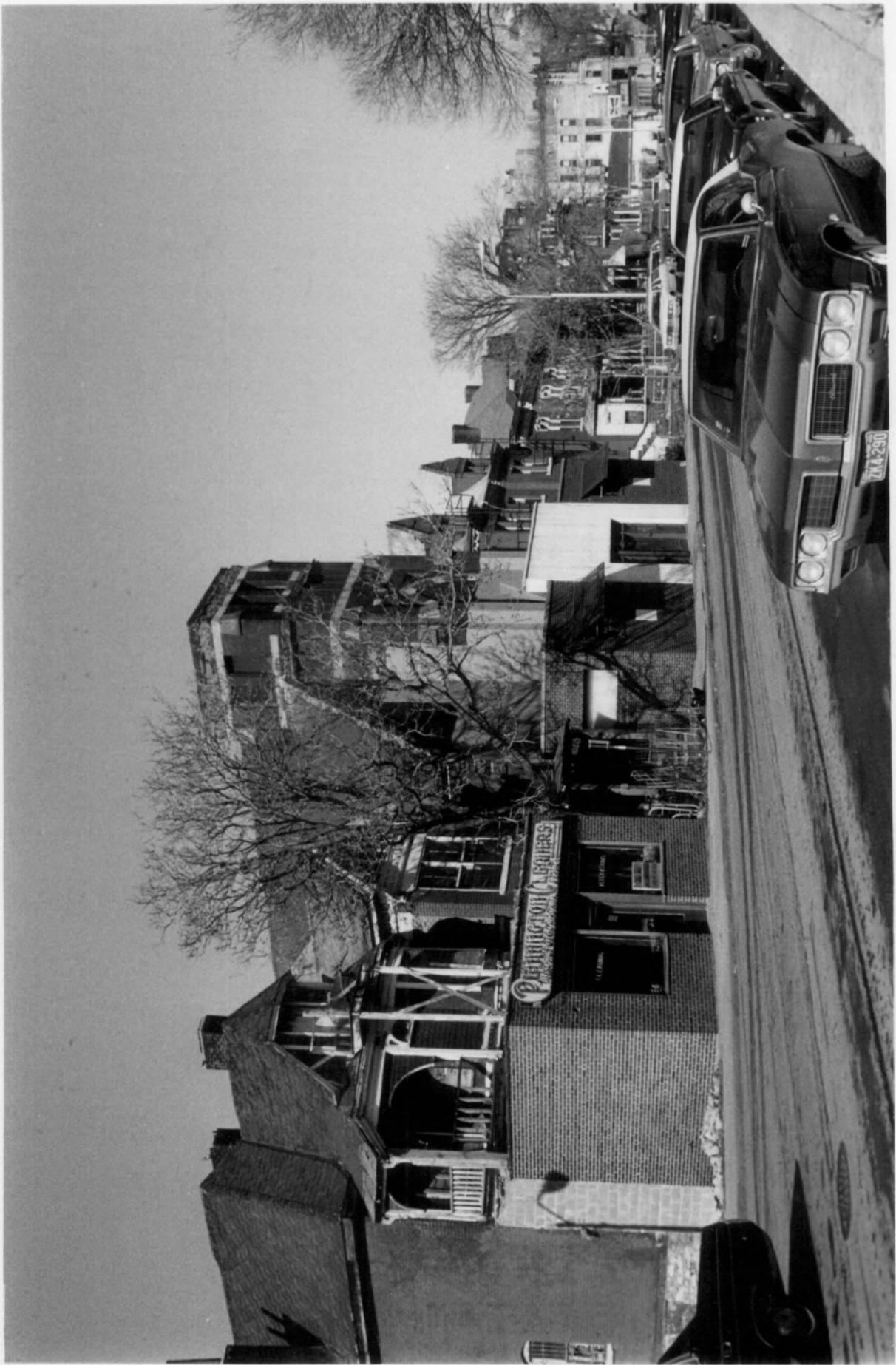


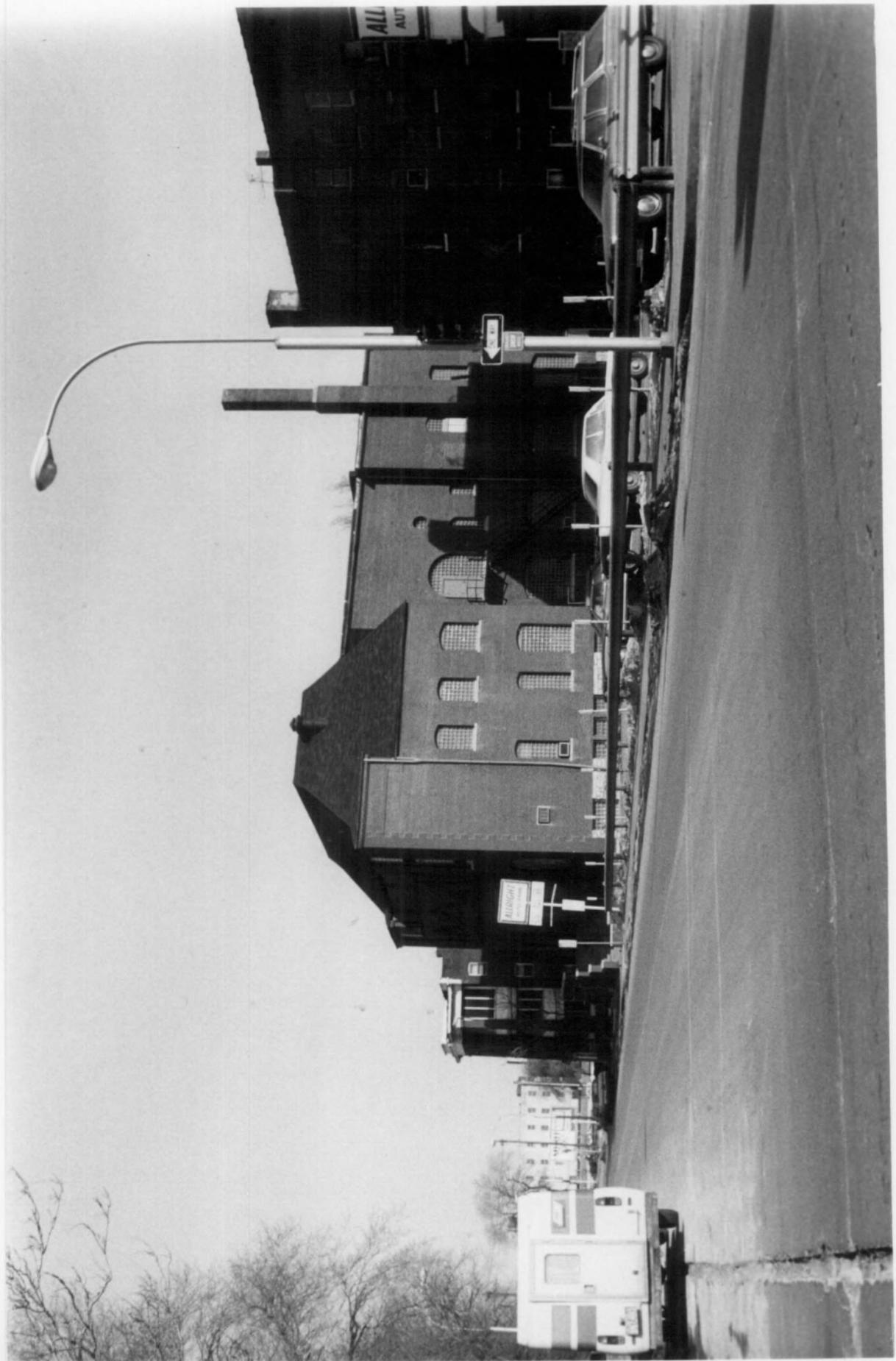






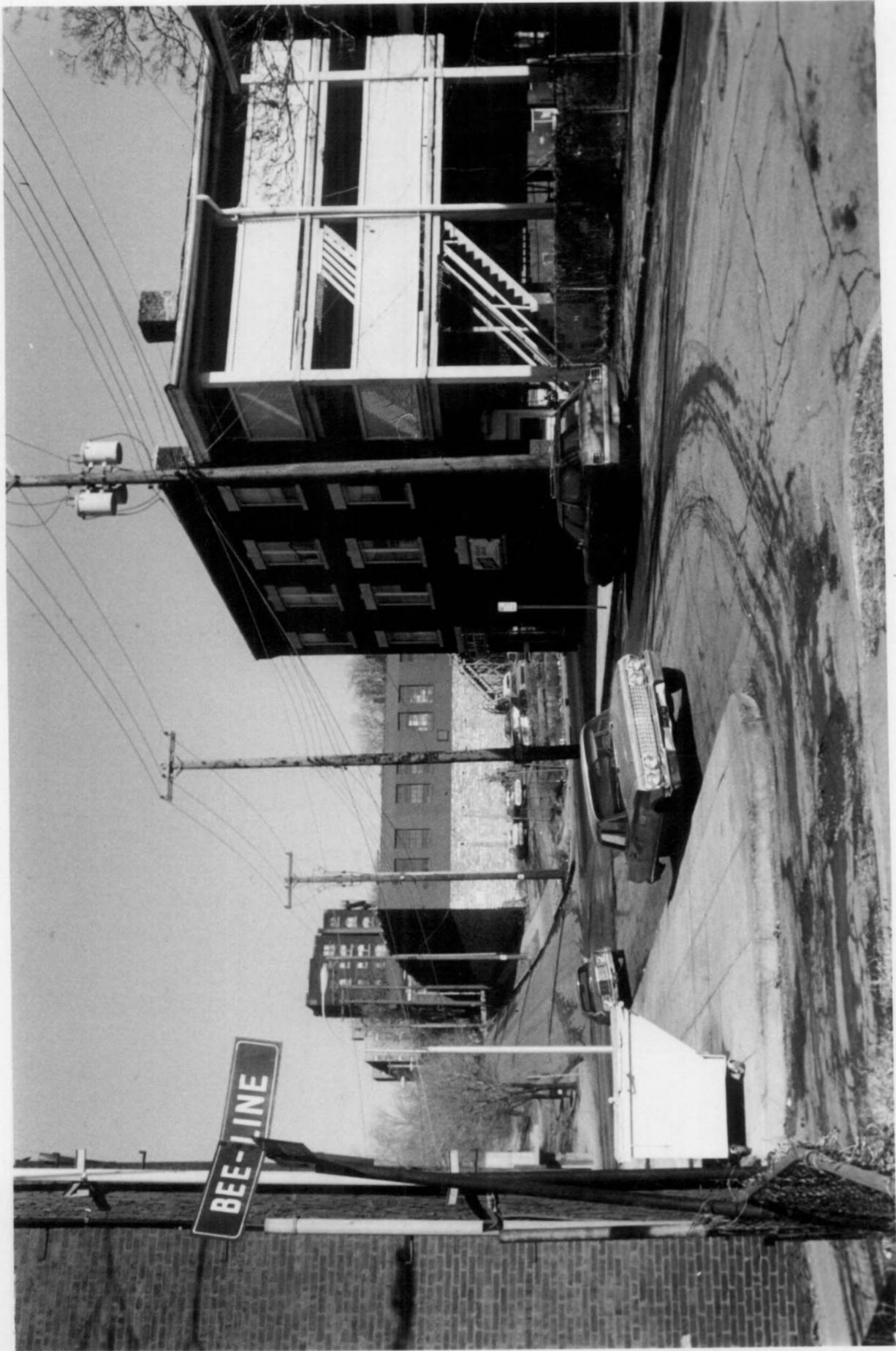








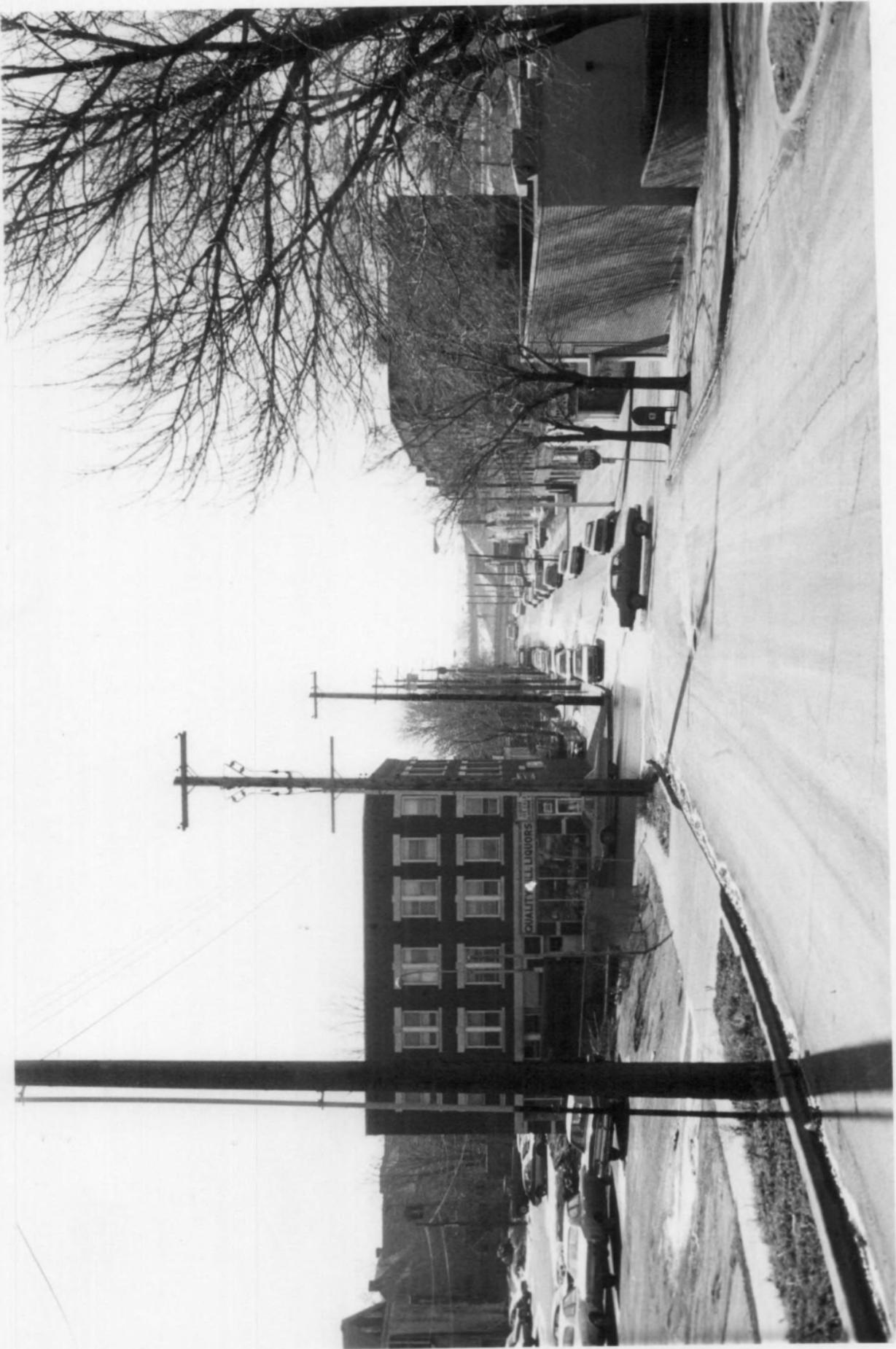




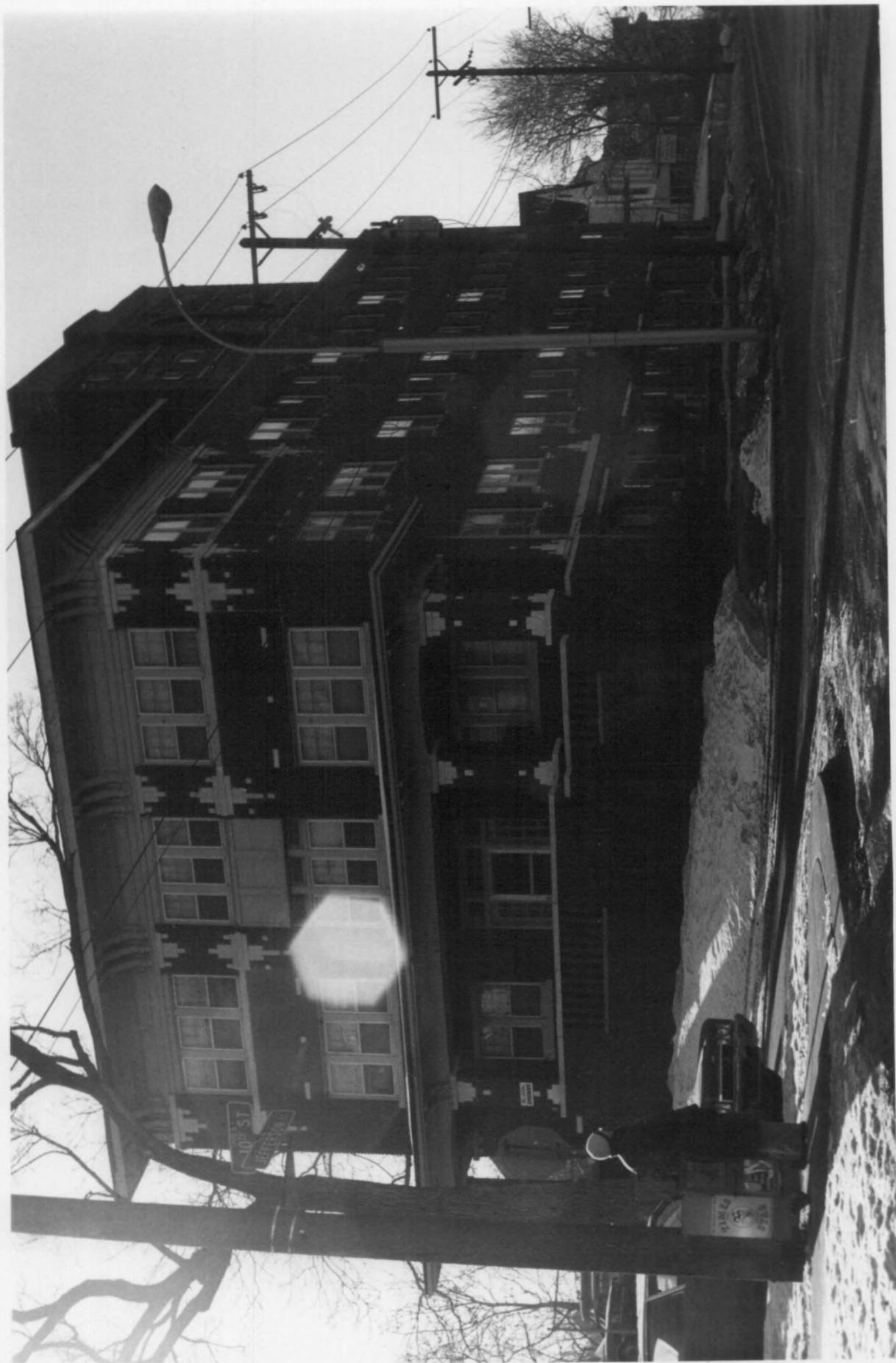


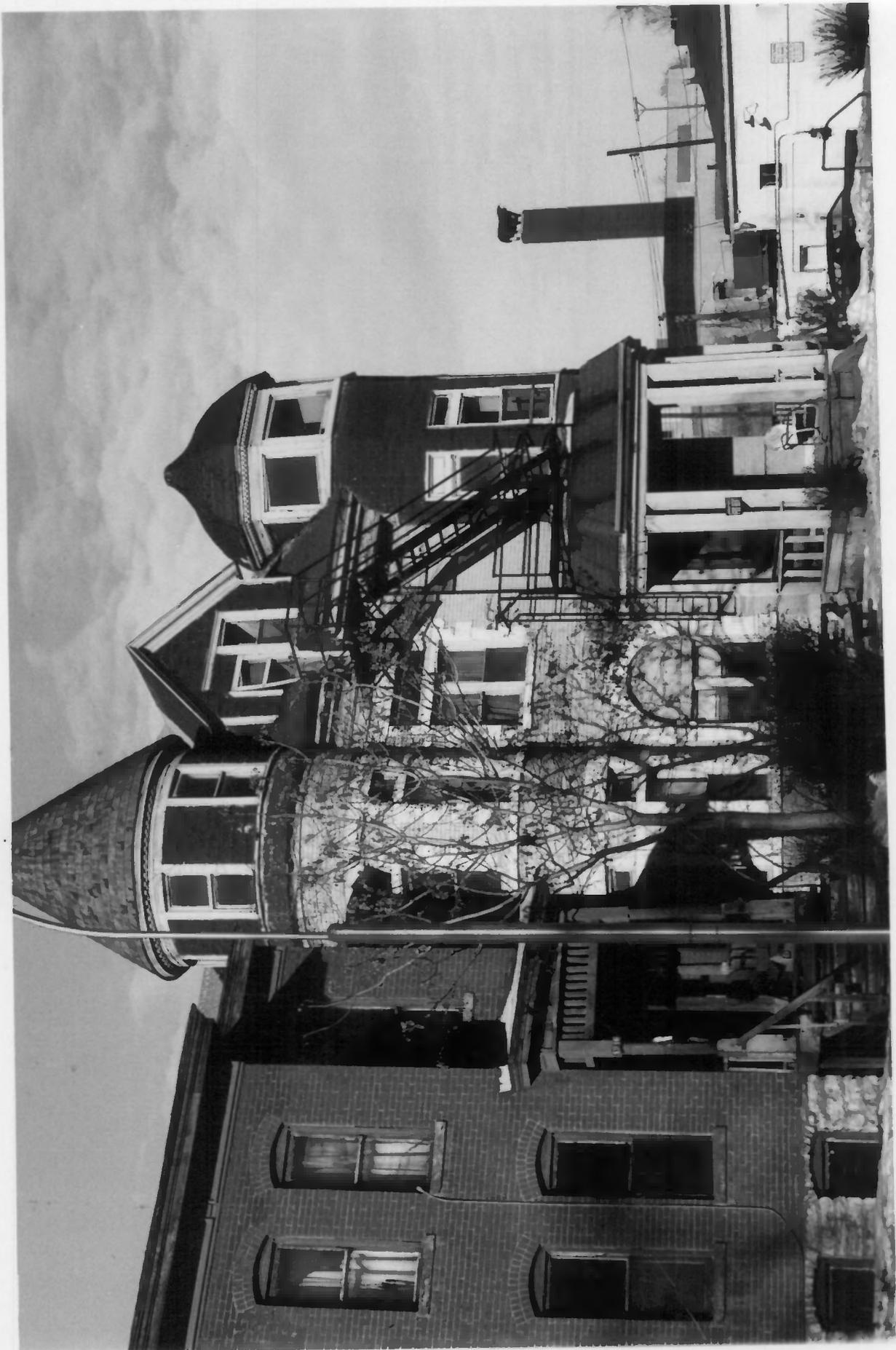














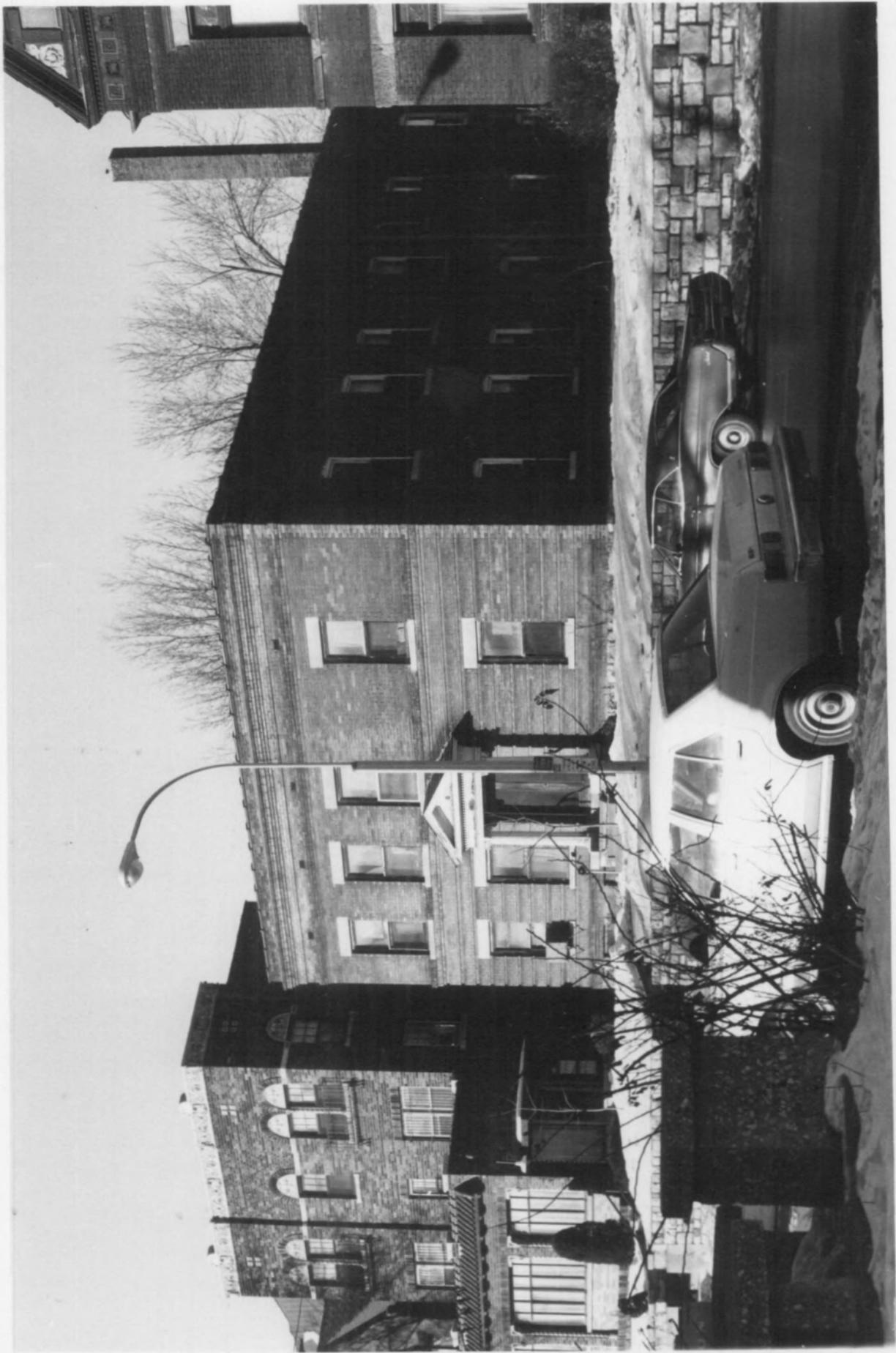


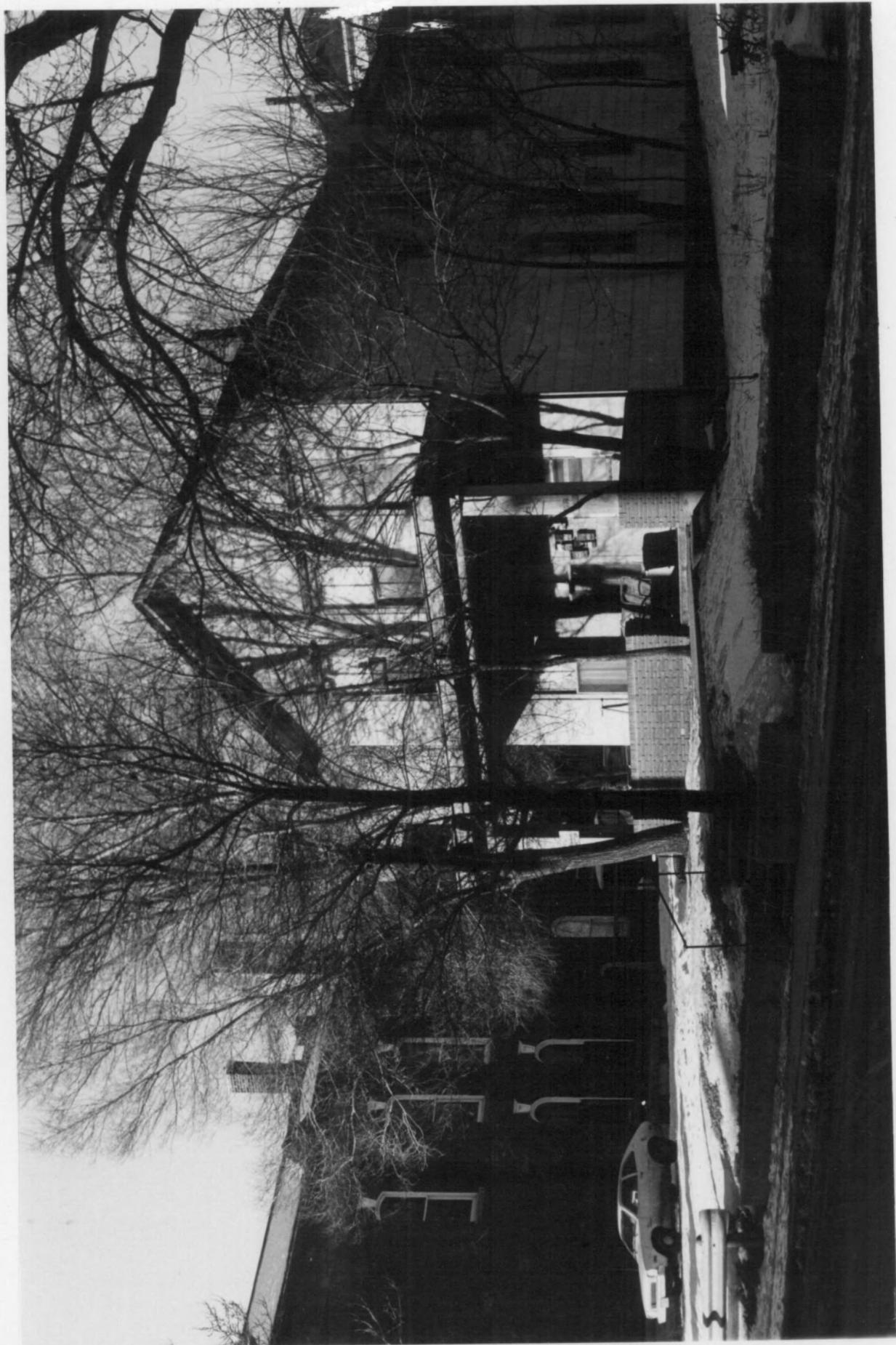


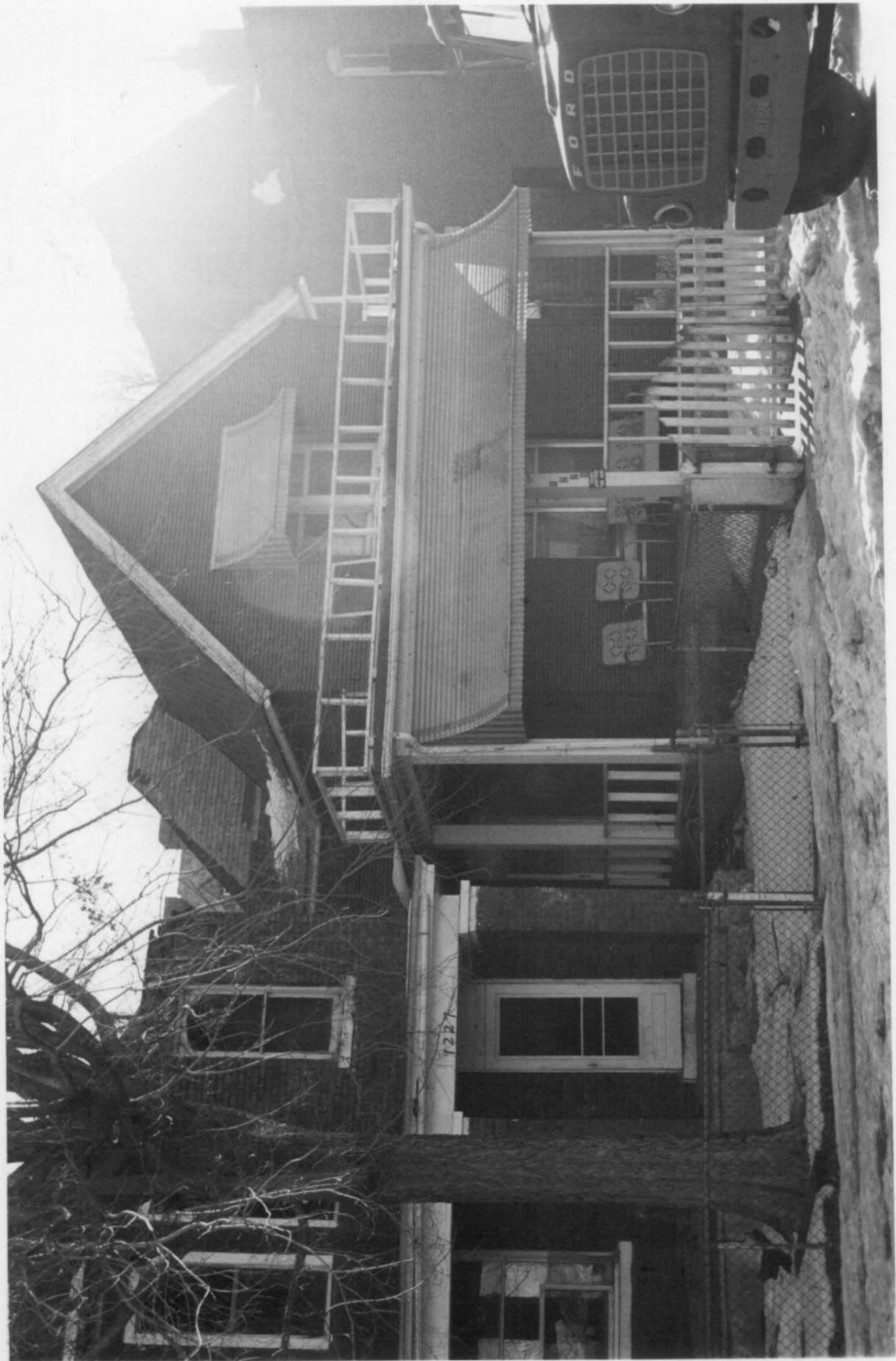










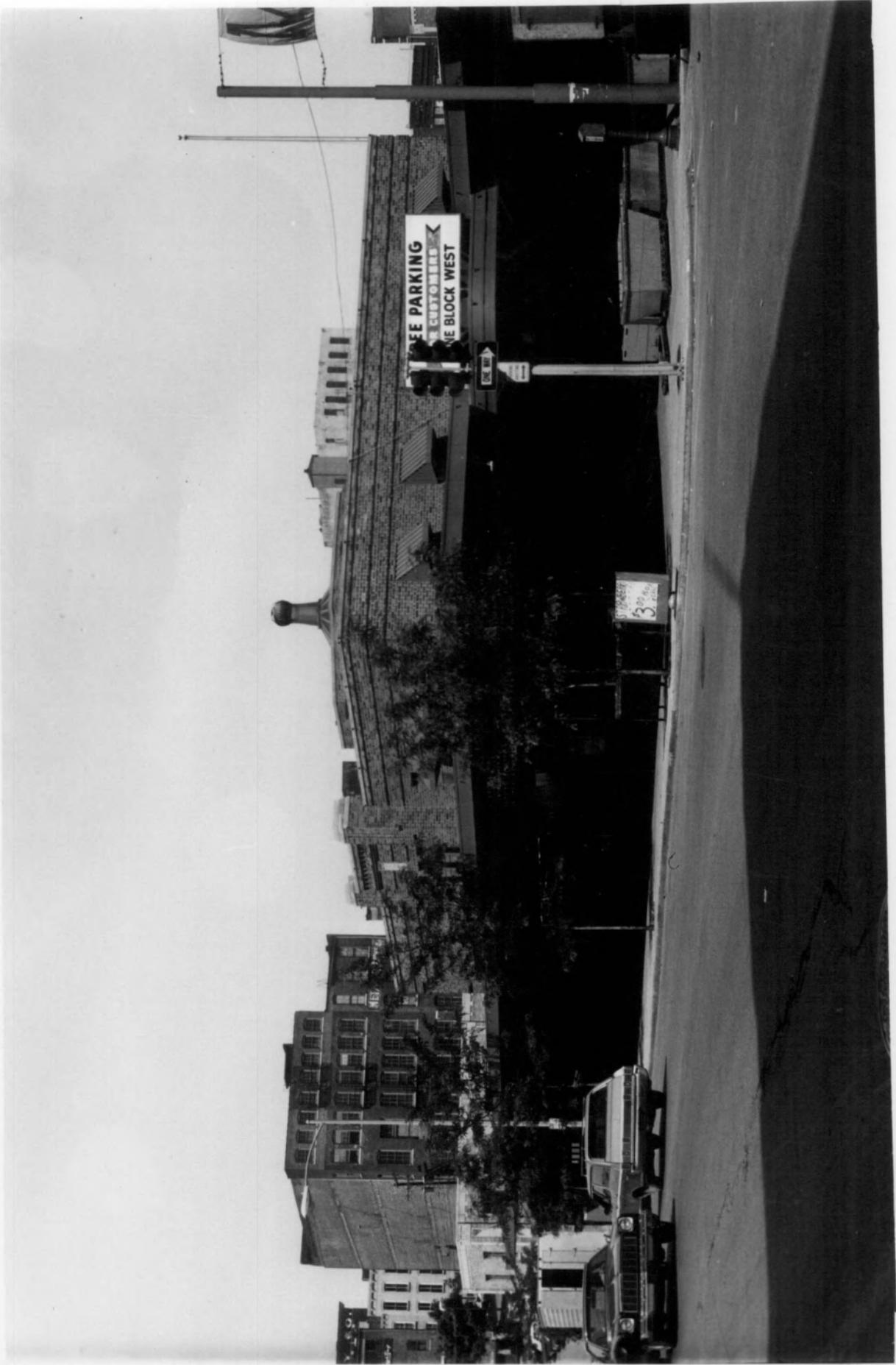


























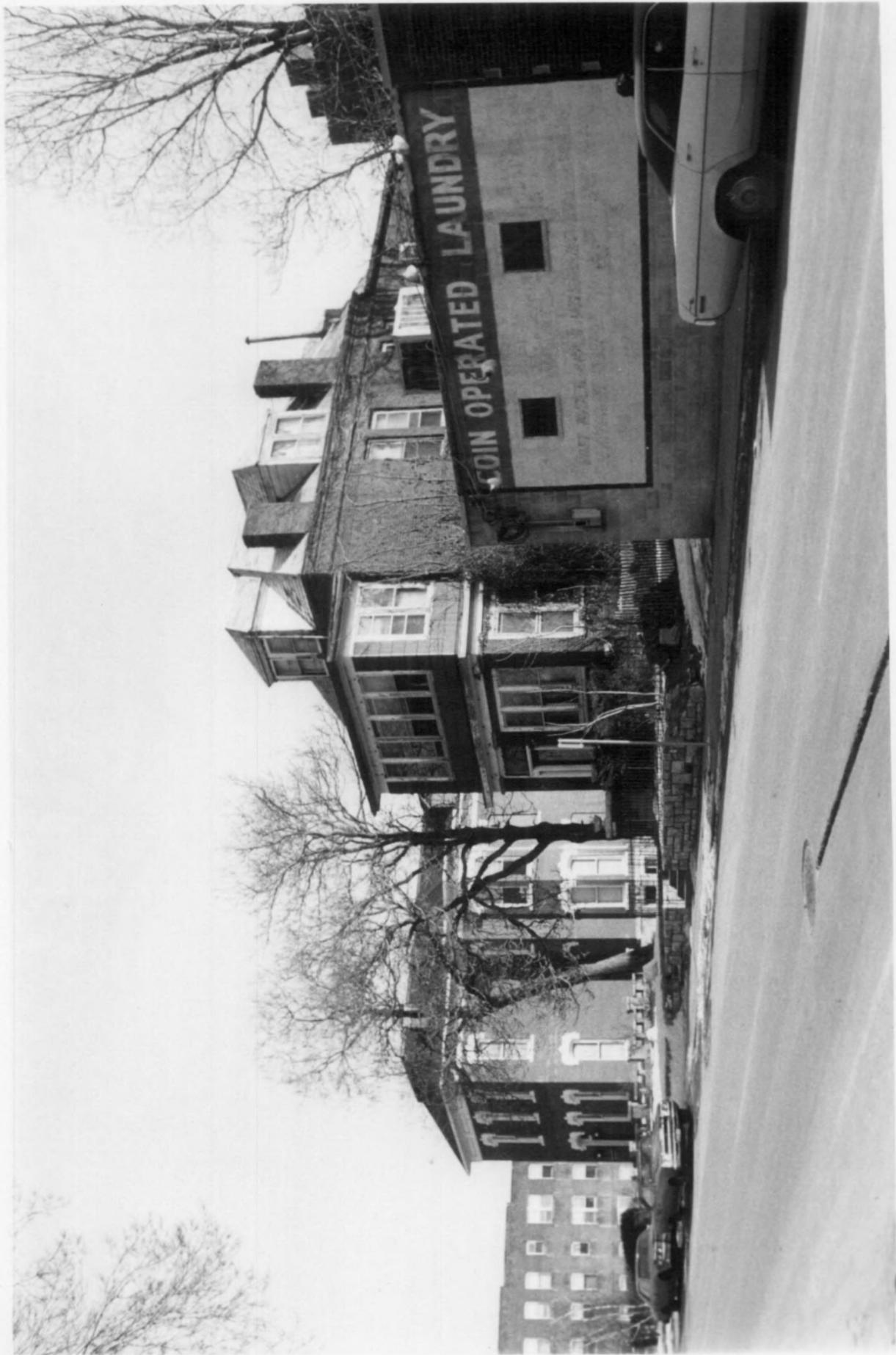


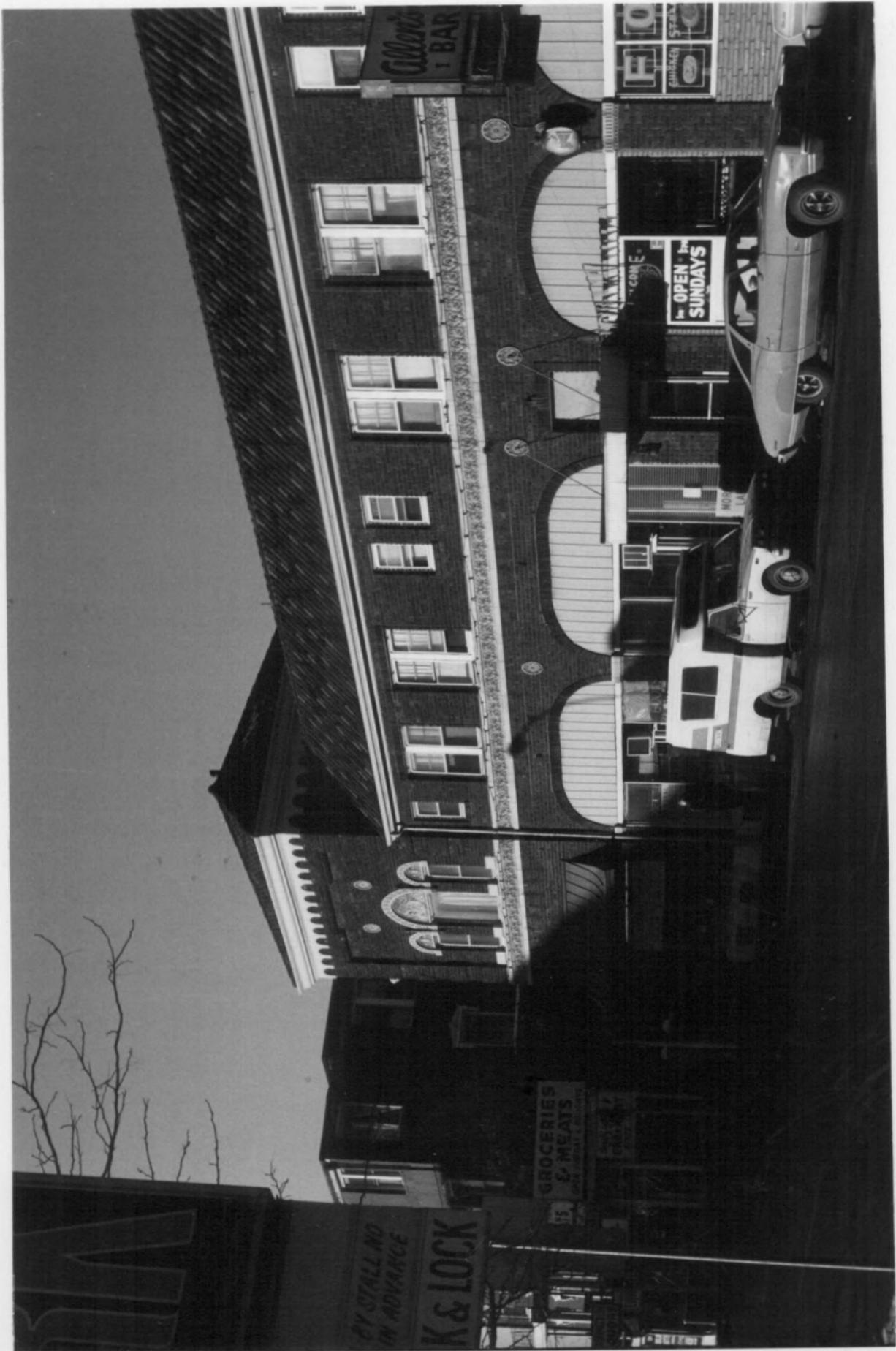


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