

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Kansas City Club Building

other names/site number N/A

2. Location

street & number 1228 Baltimore Avenue [N/A] not for publication

city or town Kansas City [N/A] vicinity

state MO code MO county Jackson code 095 zip code 64105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [])

Claire F. Blackwell

9 Oct. 02

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet [].

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

SOCIAL: clubhouse
DOMESTIC: hotel

Current Functions

VACANT/NOT IN USE

7. Description

Architectural Classification

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Late Gothic Revival

Materials

foundation concrete
 walls limestone
brick
 roof synthetic
 other terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

ARCHITECTURE
SOCIAL HISTORY

Periods of Significance

1918-1952

Significant Dates

1918

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Rea and Lovitt, architects

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government City Hall

University

Other:

Name of repository: Mid-Continent Public Library
Kansas City Missouri Public Library

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	362970	4328960			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cydney E. Millstein
organization Architectural and Historical Research, LLC date May 20, 2002
street & number P.O. Box 22551 telephone 816.363.0567
city or town Kansas City state Missouri zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Markwest Realty, LLC
street & number 529 Walnut Street, Suite 210 telephone 816.842.9813
city or town Kansas City state MO zip code 64106

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**The Kansas City Club Building
Kansas City, Jackson County, MO**

Section number 7 Page 1

Summary

The Kansas City Club Building, located at 1228 Baltimore Avenue, Kansas City, Missouri, is a 14-story, structural steel building featuring a limestone and brick exterior with terra cotta embellishments. Designed in the Gothic Revival style by the Kansas City architectural firm of Smith, Rea and Lovitt and built by J. R. Vansant Construction Company and Godfrey Swenson, the Kansas City Club Building was started in 1918 and completed in 1922. Its three-part vertical block scheme features a one-story base level, a ten-story shaft and a two-story terminating level. A glassed addition is featured at the 14th story. Measuring four bays by eight bays, the building contains over 145,000 square feet.

To the north of the Kansas City Club is a parking garage. The Midland Office Building and Theater (1927, listed in the National Register of Historic Places) is located to the east. To the west is a large surface parking lot. A modern, one-story commercial property is located directly to the south across 13th Street.

In good condition, the Kansas City Club Building has retained the majority of its historic features to convey its significance. The exterior of the building has seen very limited alteration over the years. Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained. It should be noted that the modern 14th floor addition does not impact the integrity of the historic building, which remains in excellent condition.

Elaboration

The first and second stories of the Kansas City Club are faced with stone. Entrances are located on both the Baltimore Avenue façade and the 13th Street façade. Slender terra cotta columns, stretching from the 2nd through the 11th floors, flank the fenestration and separate the façade into bays.

The main façade faces east. The main or Baltimore Avenue entrance, which is recessed and set in a molded cut-stone surround, features a double-leaf bronze and wood door. Crowning the entryway is a segmental arch with an Early Gothic styled encarpus with keystone set below blind foliated arches. The Baltimore Avenue entry bay is also articulated with a band of quatrefoils beneath crenellation with shields in relief. A Gothic styled lantern with tracery is centered above the entrance.

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Tripartite recessed fenestration of the first story of the main façade features segmental arches, multipaned transoms and fixed lower multipaned units. Carved stone flower boxes and wrought iron grillwork embellish each window bay.

The 1st story is separated from the 2nd story by a wide, decorative beltcourse punctuated with carved acanthus modillions. Second story fenestration is six-over-six, paired, double-hung sash. A molded stringcourse separates the second and third stories, where the fenestration is double-hung sash, one-over-one. Units feature terra cotta hood molding at the third and fourth stories. Two-story oriel windows are placed at the center bays of the 3rd and 4th stories. The 5th story segmental arched fenestration, is tripartite and embellished at the transom level with Gothic ornamentation. A blind arch arcade at each bay further separates the upper shaft.

The 6th through 11th stories are without ornamentation; fenestration is double-hung, sash, one-over-one, with stone lintels and sills. The 12th and 13th stories, separated from the shaft by a wide, molded beltcourse, features double-hung, sash window units set in groups of three. A blind arcade characterizes each bay. The terminating glass level, added in the 1960s, is separated from the shaft by an elaborate cornice embellished with a blind arcade and heavily carved foliation. This addition is dominated by aluminum framed fixed fenestration.

Articulation of the east façade continues to the south façade. Variations to this design include a recessed entry bay featuring a coffered surround and a paneled, metal canopy; a double-leaf entrance, crowned by a pointed arched multipaned transom, flanked by fixed multipaned sidelights; a recessed window with non-original glass block, located to the west of the entrance. The western most three bays feature paired window units.

Both the west and north facades are generally devoid of ornamentation. Fenestration of the south façade is one-over-one, double-hung sash; 5th story units at the 2nd, 3rd and 4th bays (moving north to south) are tripartite, segmental arched. Several units at the 1st and 2nd story have been modified with venting (2nd story, 1st and 2nd bays, 1st story, 1st through 3rd bays). A wide brick beltcourse separates the 12th and 13th floors from the lower stories. Fenestration at the 12th story and the far north bay of the 13th story has been modified from the original design. A prominent metal fire escape dominates the west façade, where window units at the 3rd, 4th and 5th stories have been modified to accommodate fire escape landings and exits. The 14th story features fixed plate glass fenestration at the 1st, 2nd, and 4th bays. The Gothic styled cornice of the primary facades also articulates the north and south corners of the west façade.

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A deeply recessed light well marks the north façade. Fenestration of the light well and the far west bays is one-over-one, double-hung, sash type. A brick, two-story elevator shaft is placed at the southwest corner of the building.

Intact historic interior spaces of the Kansas City Club include the main lobby of the first floor, with prominent wood wainscoting, arched openings, and marble flooring; the library lounge at the second floor; the 3rd floor main dining room which features stained glass windows, balcony and paneled wood walls; the 5th floor Grille Room and a tiled swimming pool at the 12th floor. Although the original dormitories of the upper floors have been modernized, the double-loaded corridors, located on floors 7 through 10, have been retained.

Currently, there are proposed plans for the rehabilitation and adaptive reuse of the Kansas City Club Building. Future plans include rehabilitation of the exterior and interior spaces. Plans for the project will be prepared in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Once the proposed plans are completed, they will be submitted to the Missouri State Historic Preservation Office and the National Park Service for review and compliance.

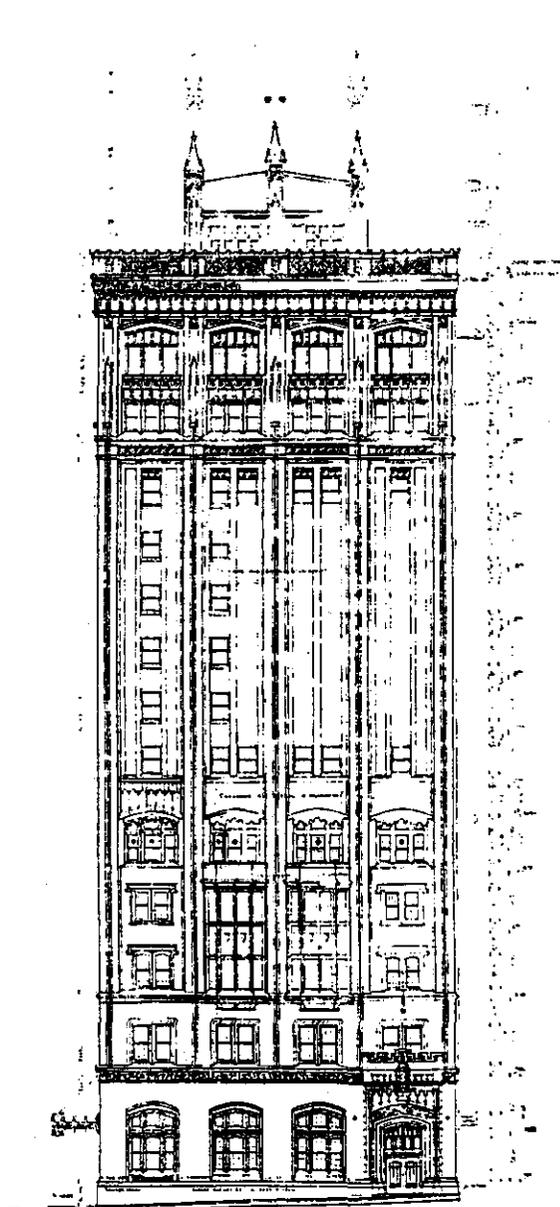
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The Kansas City Club Building
Kansas City, Jackson County, MO

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Baltimore Avenue Elevation



STATE ARCHIVES
KANSAS CITY CLUB BUILDING
OSGEO EASTMAN ARCH.
711 N. 10TH ST.
TOPEKA, KANSAS

BALTIMORE AVENUE ELEVATION

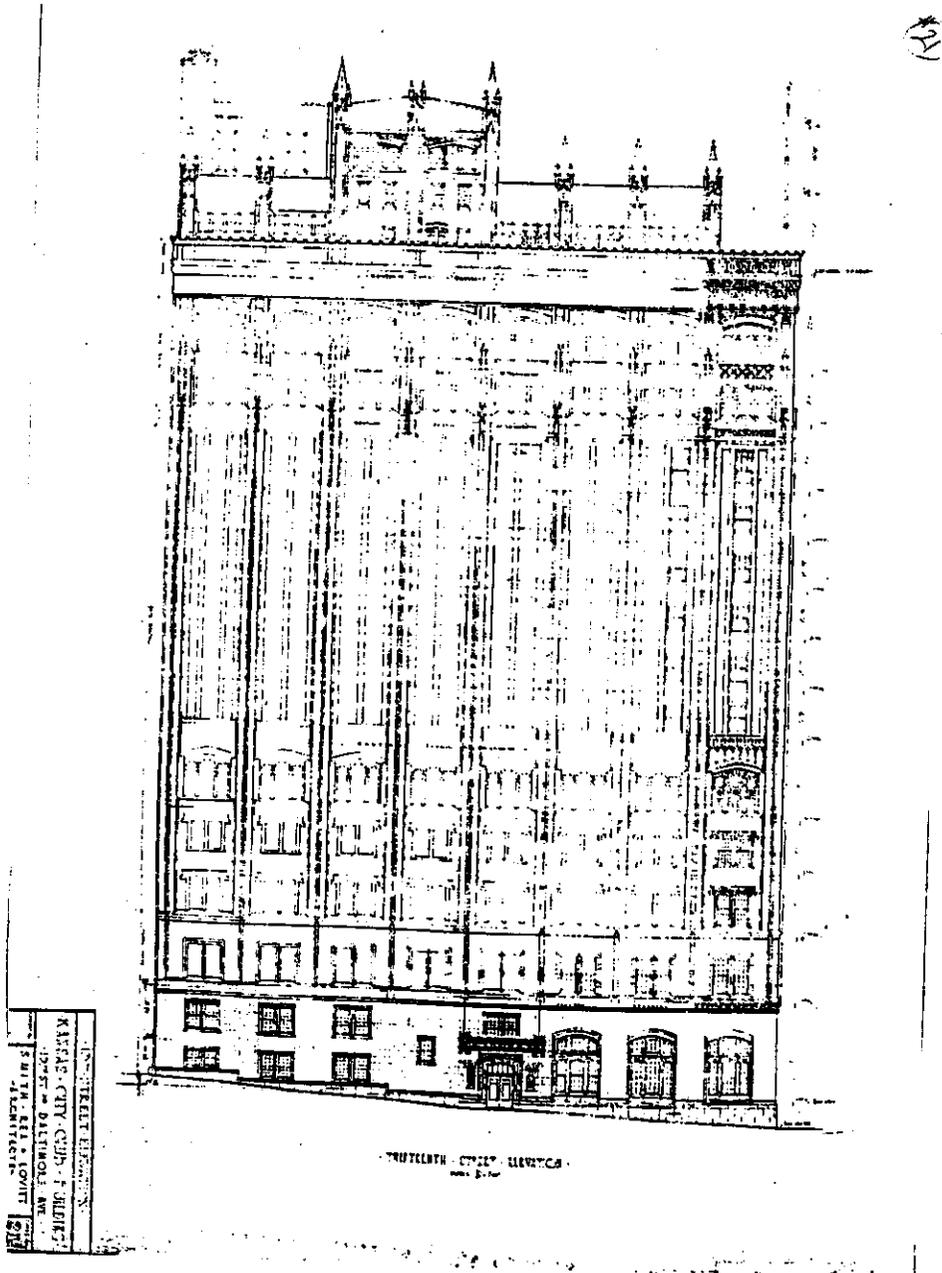
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Thirteenth Street Elevation



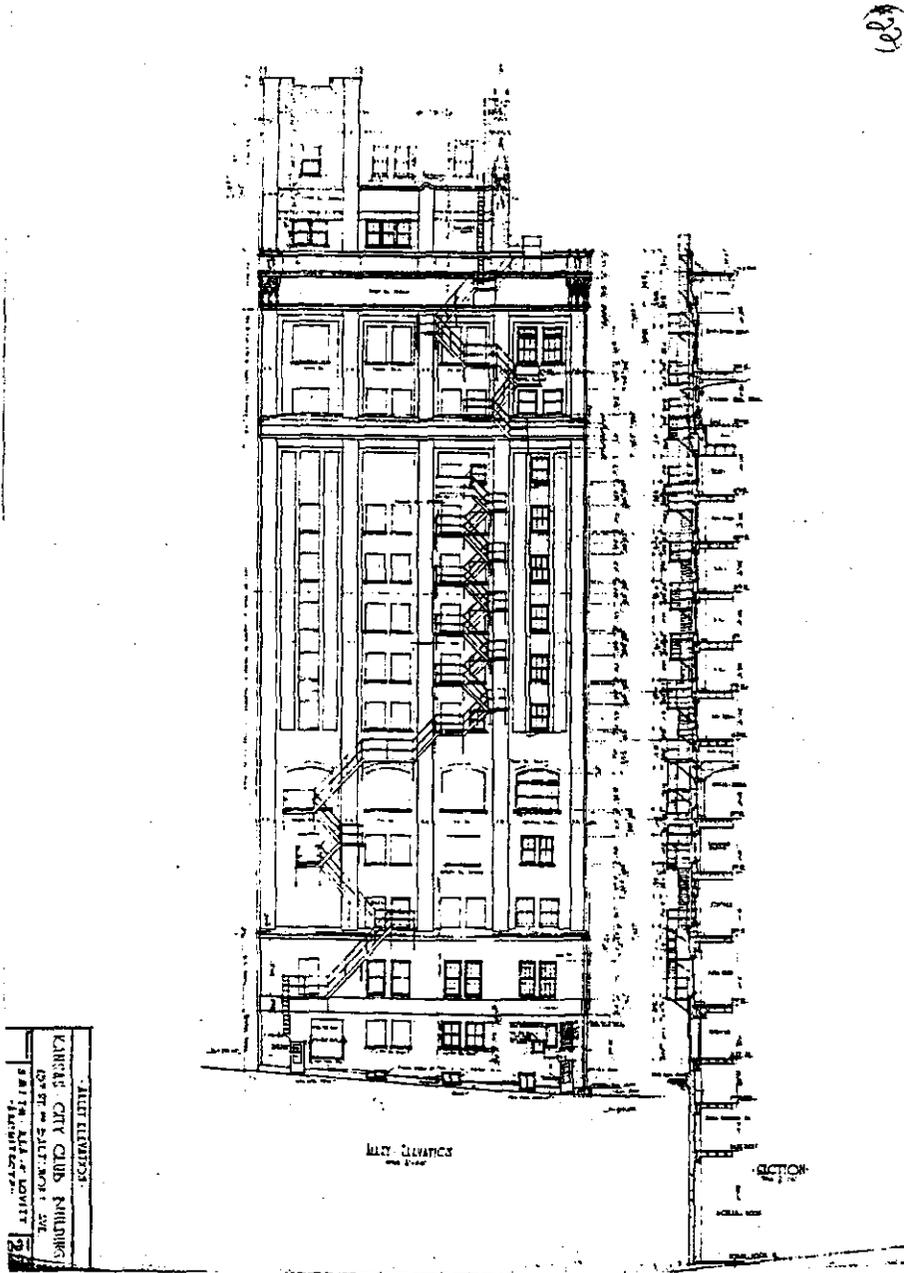
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Alley Elevation



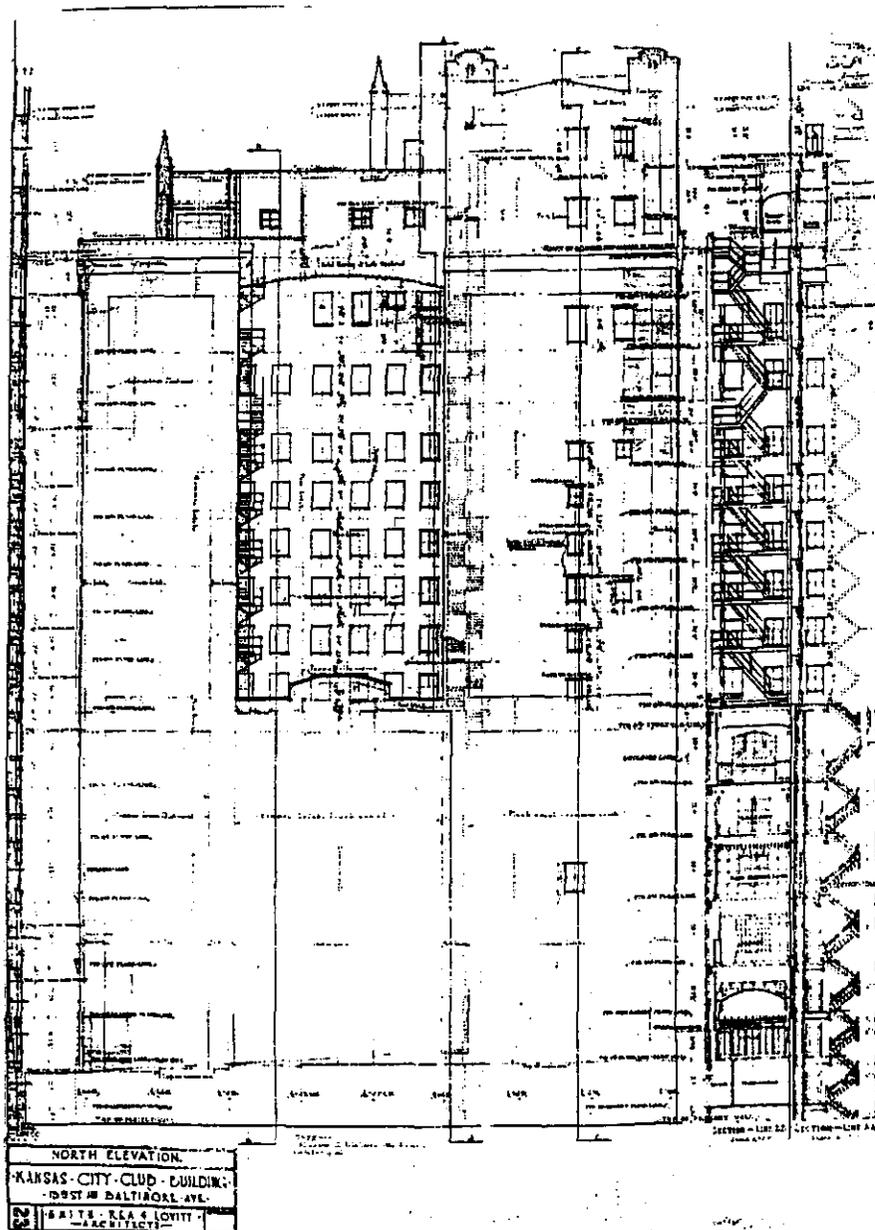
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North Elevation



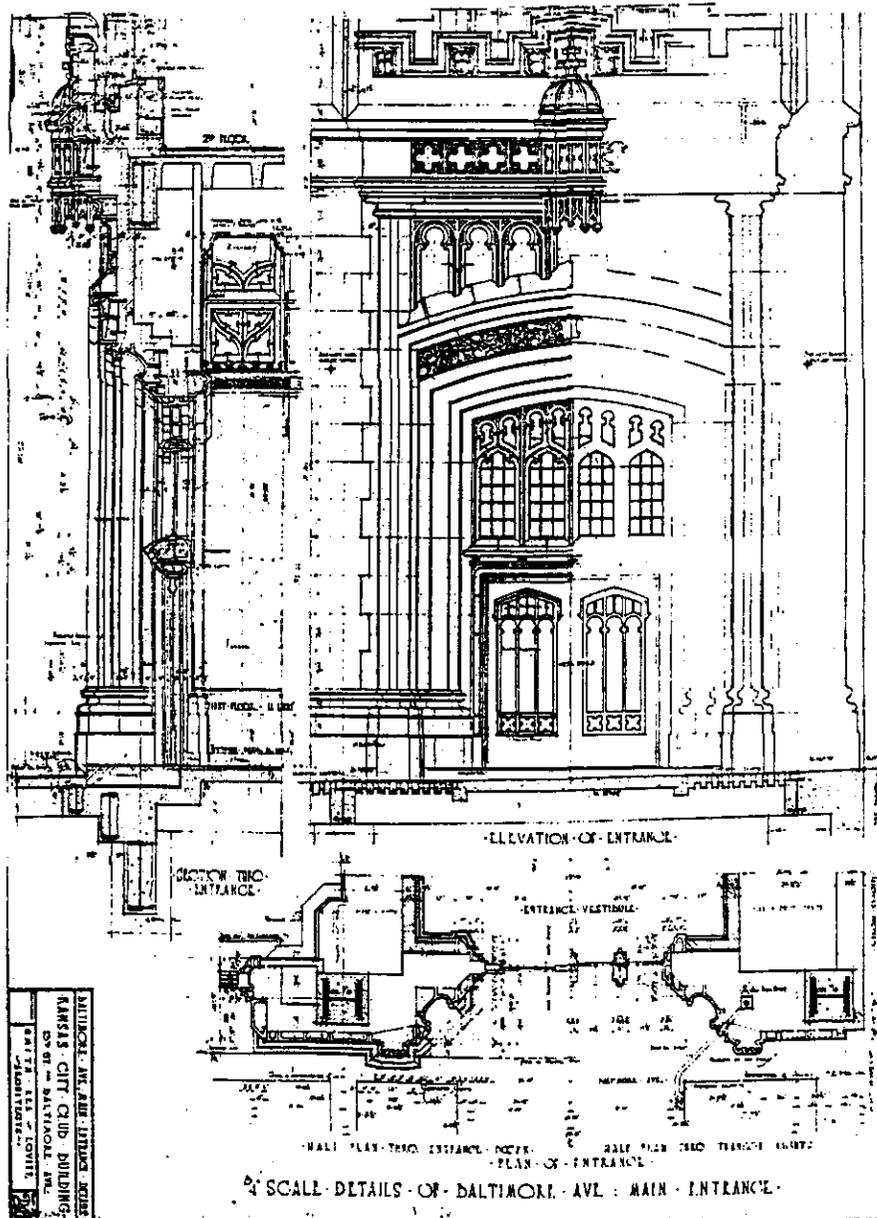
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Baltimore Avenue: Main Entrance Detail



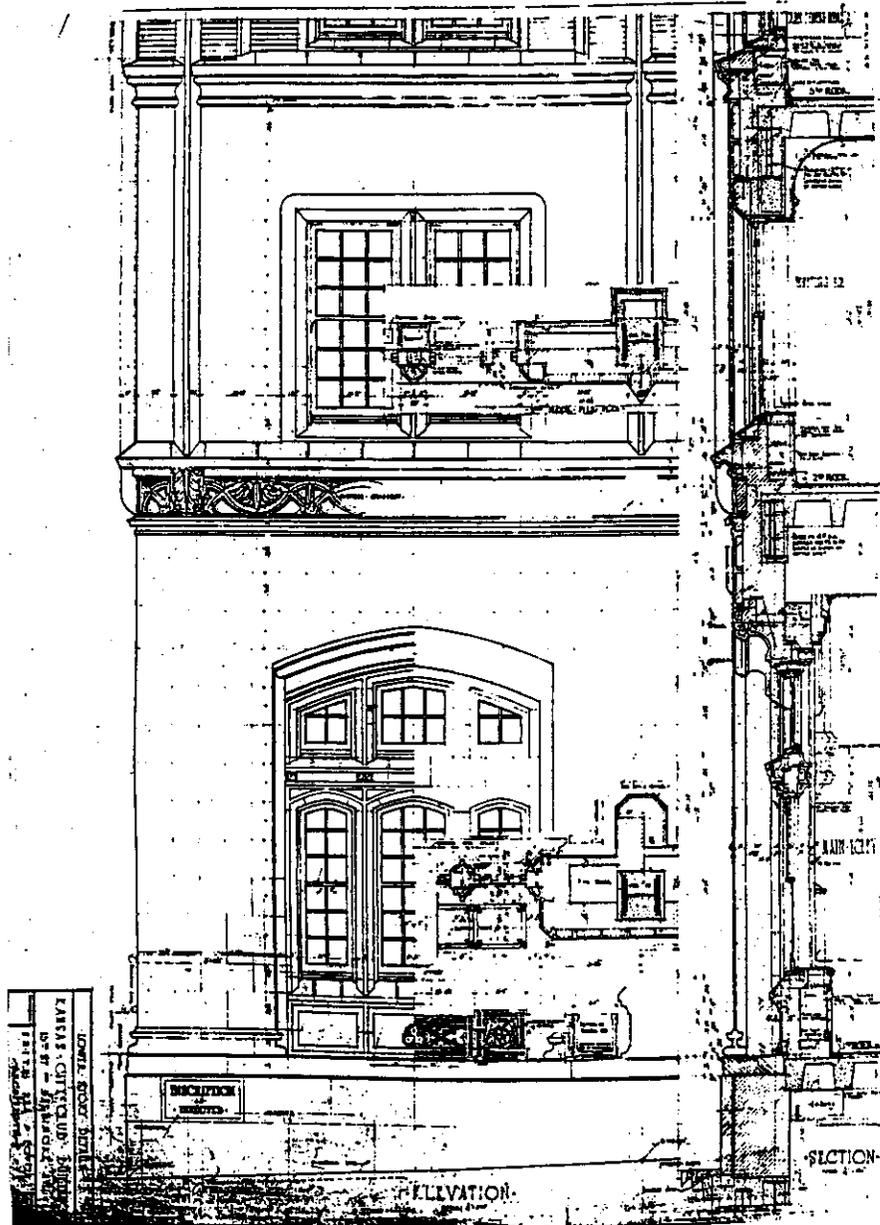
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Lower Story Details



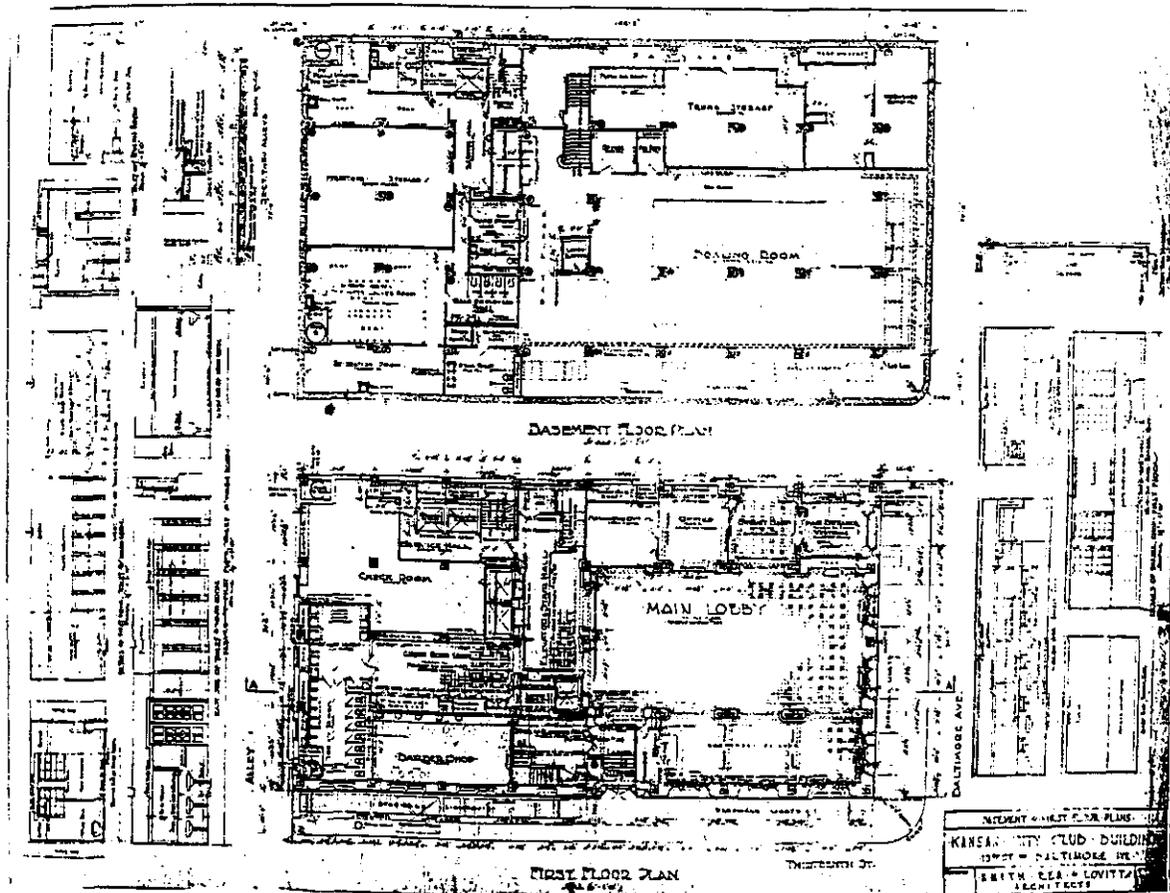
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Basement and 1st Floor Plans



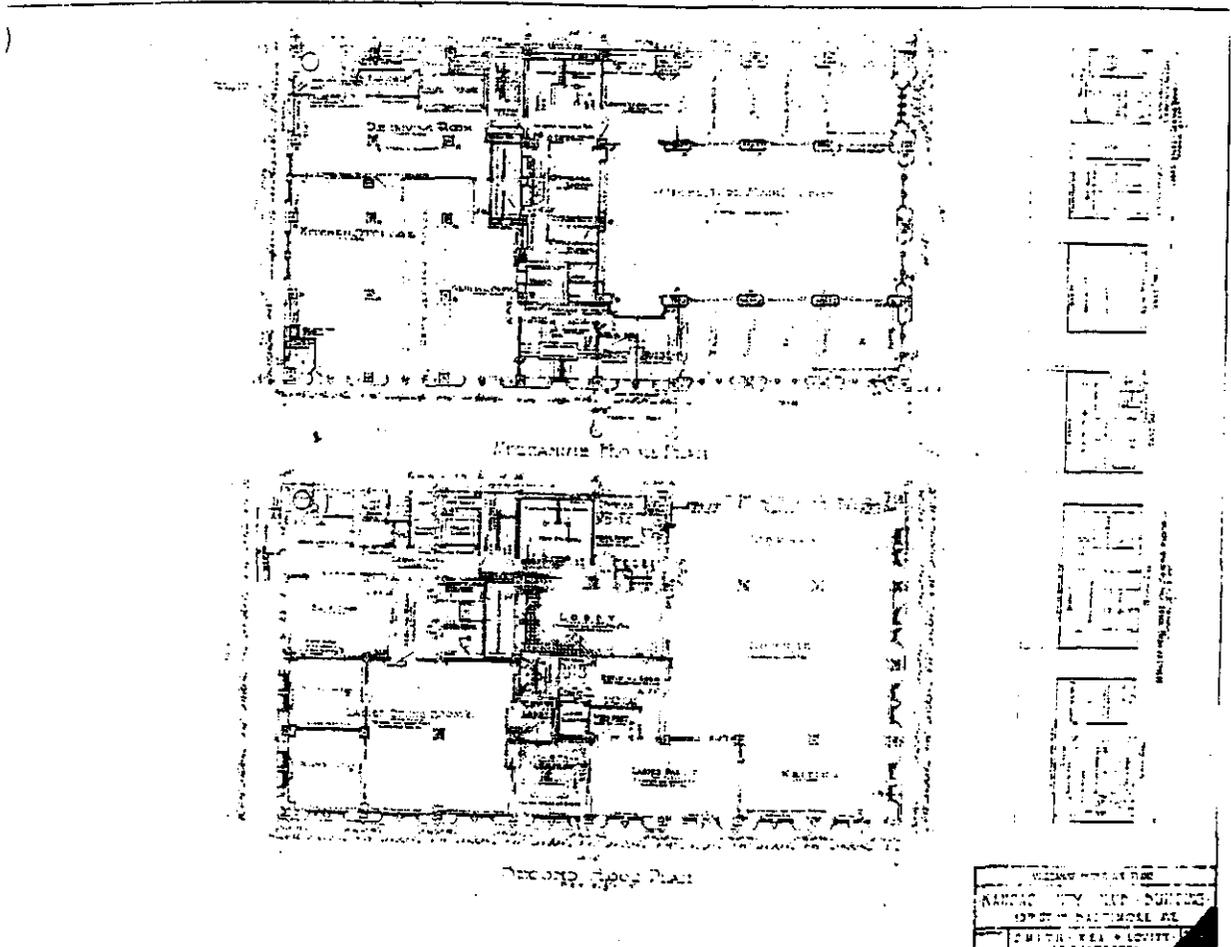
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Mezzanine and 2nd Floor Plans



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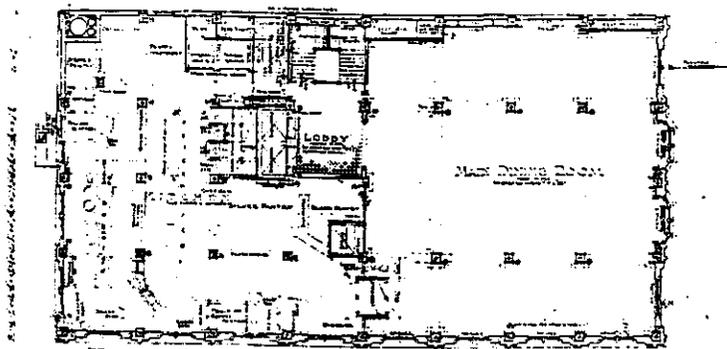
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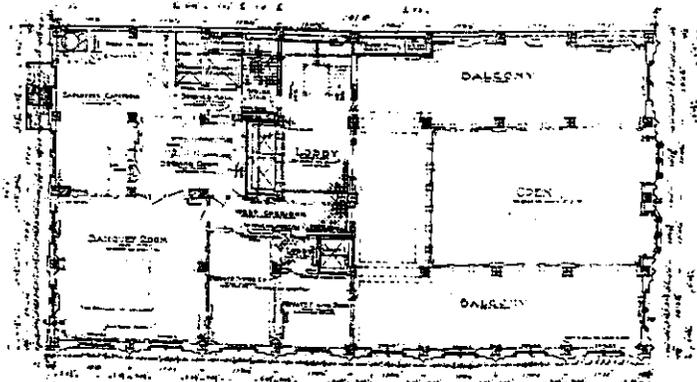
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3rd and 4th Floor Plans

16



3rd FLOOR PLAN



4th FLOOR PLAN

THE PROPERTY IS	
KANSAS CITY CLUB BUILDING	
1000 BATTLEWAY AV.	
SMITH-KEA ARCHT.	16

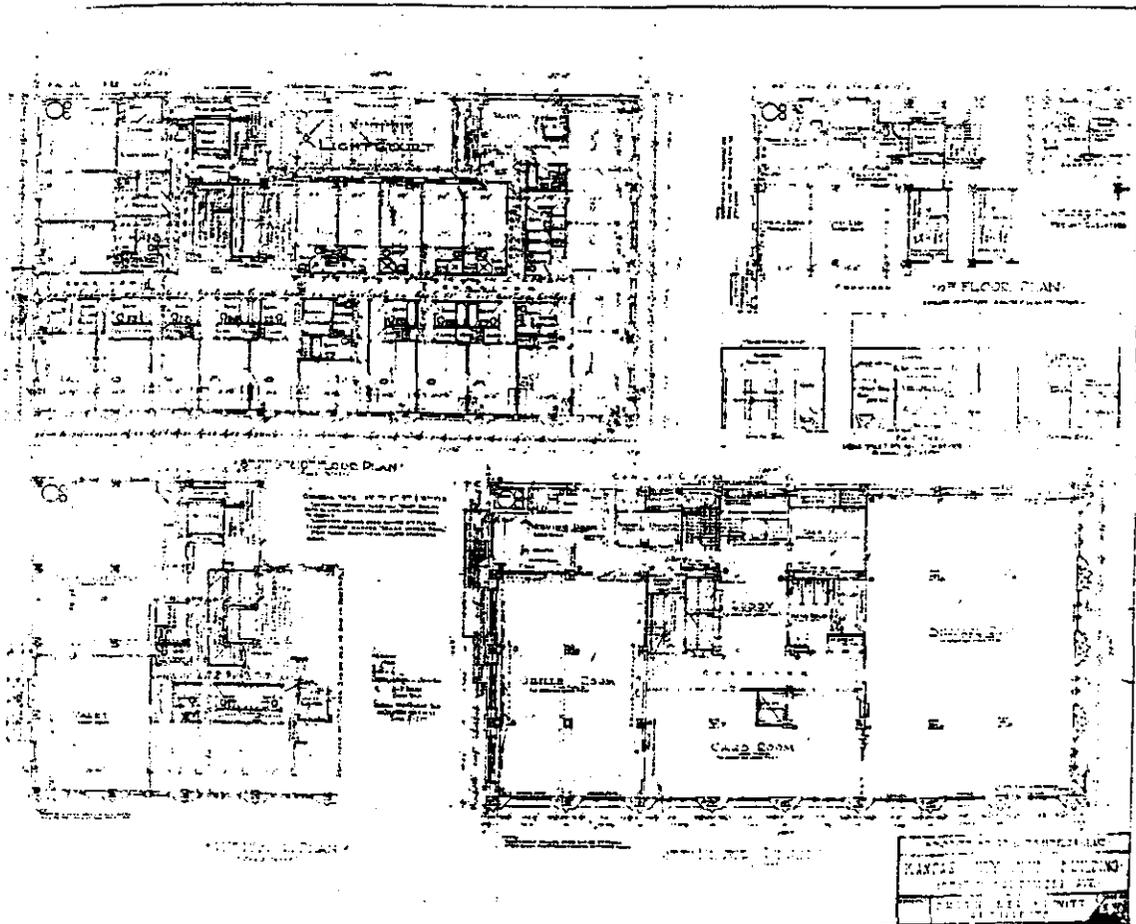
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5th through 11th Floor Plans



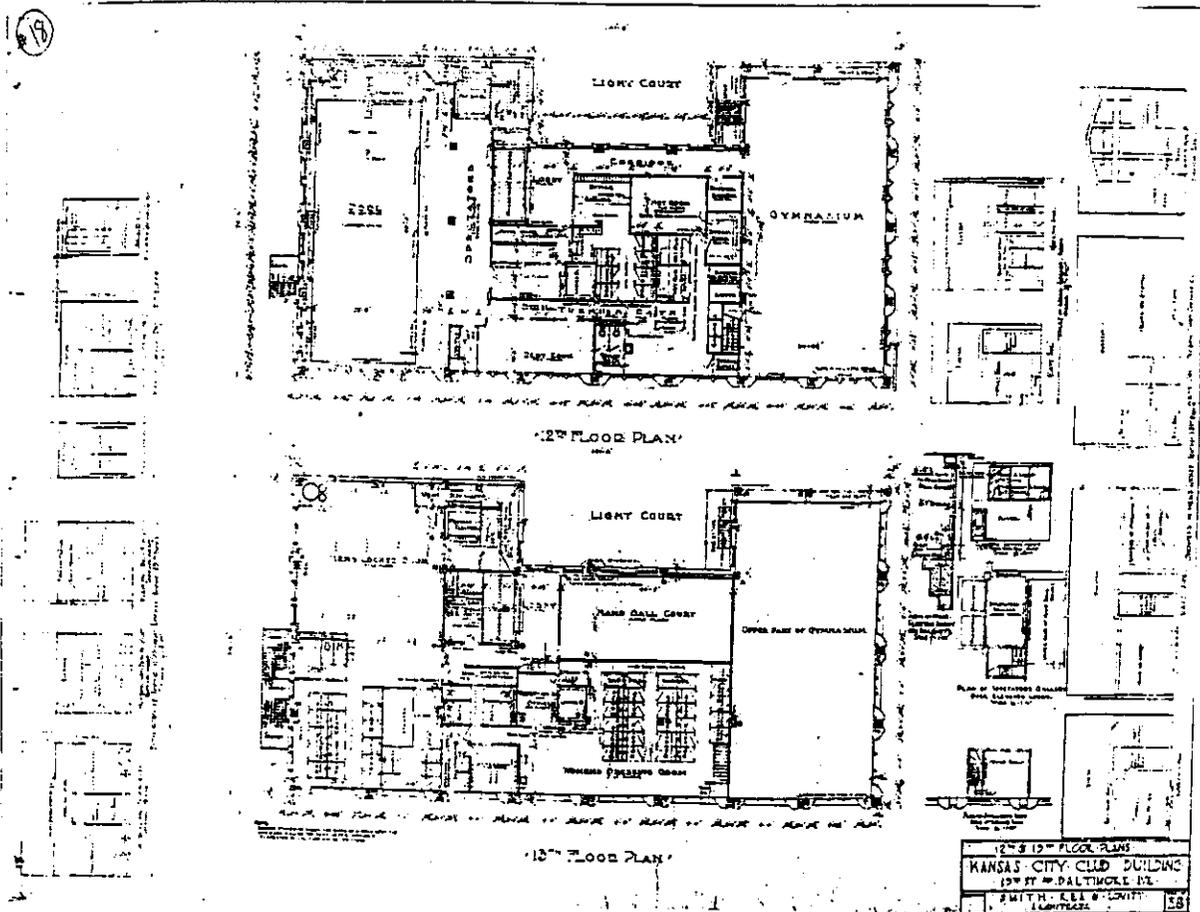
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12th and 13th Floor Plans



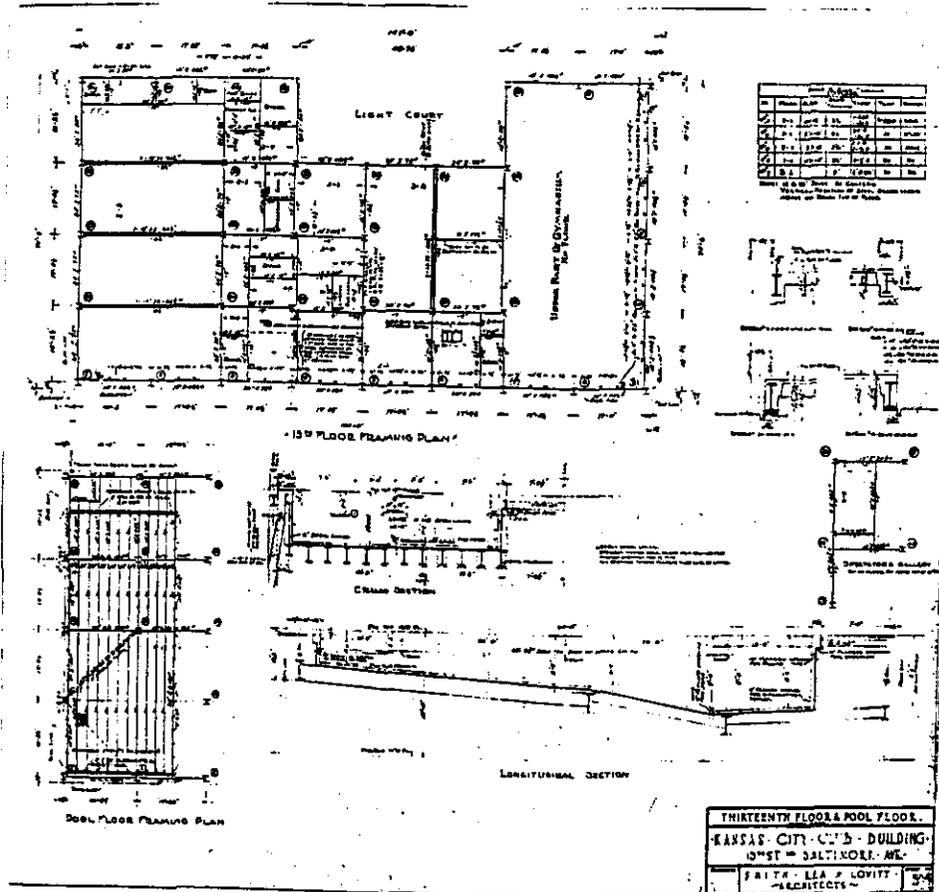
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13th Floor and Pool Floor Plans

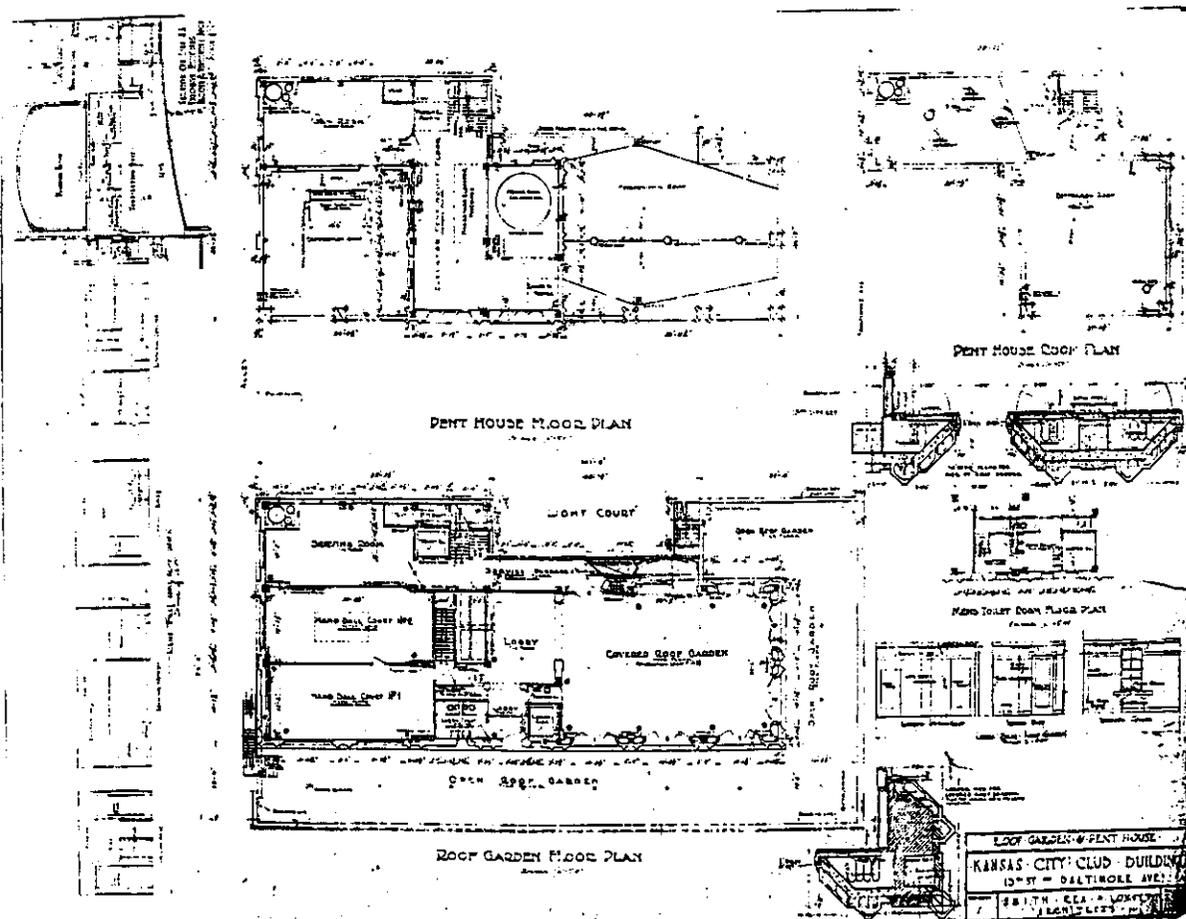


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The Kansas City Club Building
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Roof Garden and Pent House Plans



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**The Kansas City Club Building
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Summary

The Kansas City Club Building, located at 1228 Baltimore Avenue, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criteria A and C and is significant in the following areas: **SOCIAL HISTORY:** The Kansas City Club, established in 1882, was the one of the premier social clubs in Kansas City, Missouri. The club was organized for the "purpose of cultivating social and business associations among the leading business and professional men in Kansas City." The club remained at this location in the heart of Kansas City's business district for almost eighty years. **ARCHITECTURE:** Designed in 1917 in the Gothic Revival style by Smith, Rae and Lovitt, and constructed in 1918-1922, the Kansas City Club is representative of one of the most successful designs by the prominent local architectural firm. The period of significance is 1918 to 1952, the arbitrary fifty-year limit imposed by the National Register.

An Overview of the History of the Kansas City Club

Kansas City experienced a surge in population during the 1880s with an increase from 55,785 to 132,716 by 1890. Business growth also had a tremendous impact during the 1880s when Kansas City experienced the greatest real estate boom in its history. Investors from the East brought an air of sophistication to the character of Kansas City. Many of the business men that lived in the Quality Hill area gathered informally at the Coates House Hotel to discuss business, politics and to smoke the cigars that were not allowed in their Victorian parlors at home. Eventually the size of the group increased and a regular room was rented from the hotel. These men decided that Kansas City was ready for the establishment of a gentleman's club similar to those found in New York City.

On November 11, 1882, the "Kansas City Club" applied for a decree of incorporation in the court of Judge Black where it was also filed. The co-founders of the club were listed as Col. Abia A. Tomlinson, president; Charles E. Hasbrook, secretary, and C. S. Wheeler, treasurer. In total forty-two men were listed as cofounders of the club. Tomlinson, a lawyer and vice-president of U. S. Trust Company, served as president for two terms.¹

The forty-two men that signed the papers of incorporation were also the first members of the Kansas City Club. The first annual meeting was held at the Coates House

¹ Jerry T. Duggan, *A History of the Kansas City Club* (Kansas City: The Kansas City Club, 1982), 3.

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The Kansas City Club Building
Kansas City, Jackson County, MO

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on November 25, 1882. The membership quickly increased and Col. Tomlinson offered the first two floors of the four-story, brick Tomlinson Building, then located on the northeast corner of Eleventh and Broadway, as a more permanent location for the club. The first formal reception was held on February 22, 1883. The space was adequate for daily meetings and general use but lacked the space needed for more formal events or large Club parties. Instead, these events were held one block north at 1023 Broadway at a large ballroom called the Casino.²

In 1887 membership had grown such that much larger quarters were needed. The Club purchased property on the corner of Twelfth and Wyandotte at the cost of \$42,000. By September 1888 a new five-story brick clubhouse had been constructed and ready for occupancy. It contained several rooms and areas reserved for meeting space; a large reception room, a main dining room, café, morning room, wine room, library and a summer garden. As to entertainment, the club provided a card room, a ten-pin bowling alley, and a billiard room. The upper floors were reserved as lodging areas for overnight accommodations. The décor was "elaborate and well furnished and ...provided a variety of facilities."³

The Club published a book in 1899 outlining the by-laws of their organization. It also included photos of the exterior of the building as well as showing the luxurious décor of the principle rooms inside. A full time superintendent was hired to manage the daily operation of the Club.⁴ The by-laws outlined proper code of ethics and behavior that was expected of the members while utilizing the club facilities. Article I stated that "no person shall be eligible as a member of the Club unless he be of full age, of respectable standing in society, and of good moral character."⁵ It continued to outline the limitations of membership to four hundred men and laid out the schedule of membership fees and dues. Restrictions and rules were also outlined with special attention to the use of the facilities by "ladies under escort of members," since membership was restricted to men. Their wives were allowed to use the Club on Thursdays between the hours of 10 A.M. and 4 P.M. By 1899 the Club had 243 members and 58 non-resident members.⁶

² *Ibid.*, 5-7.

³ *Ibid.*, 7.

⁴ *Ibid.*

⁵ *Ibid.*

⁶ *Ibid.*, 8-9. Three classes of membership was available in 1899; resident, non-resident and Army-Navy. To qualify as a non-resident, one had to live more than 15 miles from the Club.

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By November 1915, the Club had once again found itself growing beyond the limits of their clubhouse. Plans were begun to construct a new facility. After looking into a number of alternatives for the future site of the new clubhouse, the Club finally agreed to purchase property on the northwest corner of thirteenth and Baltimore for a total purchase price of \$100,000. One large obstacle for the Club at this time was a declining membership with the financial problems that followed low enrollment. The old clubhouse was sold for \$175,000 and a successful campaign was launched that, eventually, increased membership.⁷

By June 1917, the architectural firm of Smith, Rea, and Lovitt was hired to prepare plans for the construction of the new building.⁸ Architect Charles A. Smith was the principal designer.

A booklet, dated November 26, 1917, was prepared by Smith Rea and Lovitt, which outlined the original design for each floor of the proposed clubhouse:⁹

Basement Level	Bowling Alley and boiler room area
First Floor	Front lobby and checkroom, Women's Thirteenth Street Entrance, including Ladies Parlor, lobby and elevator to the second floor dining area. Employee lockers and wash rooms
Second Floor	Ladies' dining room, lounge, library, writing room, rest rooms and check rooms
Third Floor	Main dining room and kitchen
Fourth Floor	Private dining rooms with balcony overlooking the third floor and musicians' gallery
Fifth Floor	Men's lounge area with card rooms and billiard tables
Sixth - Ninth Floor	Dormitories: rooms equipped for over night accommodations. These rooms also were used by out of state guests
Tenth Floor	Pool and Gymnasium: this area was designed so that it could be closed off on the days that women were allowed to

⁷ *Ibid.* 13-16.

⁸ *Ibid.* 14. Construction on the Kansas City Athletic Club at Eleventh and Baltimore was to begin the same year. Although a merger had been proposed the majority of both clubs immediately rejected it.

⁹ Smith, Rea and Lovitt, *Kansas City Club* (Kansas City, Missouri: Union Bank Note, November 26, 1917) n. p. Western Historical Manuscripts Collection, University of Missouri, Kansas City.

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	use the health facilities. A separate dressing room for women appeared on the original plans
Eleventh Floor	Men's room and in door running track, barbershop, Turkish baths and "rubbing" rooms
Twelfth Floor	Partial for Roof Garden Room, and also included handball courts

Construction was to begin on November 29, 1917, but due to lack of funds, a shortage of steel and other building supplies, construction was delayed.¹⁰ By the end of October 1918, it was announced that construction was to be postponed until after the war.¹¹ However, the Club made the decision to continue construction on the first five stories of the building and by November 1918, the architects completed their design and by December, Kansas City Structural Steel Company was awarded the contract for the erection of the steel skeleton.¹²

Funding for the construction of the club was also a problem. Several solutions were offered. The first came on May 3, 1919, when the J. R. Vansant Company made a proposal to provide the construction of the building on a basis of cost plus ten percent. Vansant also provided the funds for the first mortgage in the principal amount of \$650,000.¹³ The Board of Directors accepted the Vansant proposal on May 17, 1919. Vansant Construction Company secured the funds from Peabody, Houghtaling and Company, Chicago Illinois. The Club's ability to draw funds from Peabody, Houghtaling depended on the success of the Club's membership drive.

In October 1919, the Kansas City Athletic Club was also in financial trouble with the construction of their building at Eleventh and Baltimore. A proposal was once again made to merge the two clubs which, would result in a combined membership of 3,000 resident members and 1,000 non-resident members. Since the conditions of the merger favored the Kansas City Club, the Kansas City Athletic Club found them unacceptable. No further discussions took place.¹⁴ Still short of funds in April 1920, the Club found it

¹⁰ Duggan, *The Kansas City Club*, 15.

¹¹ *Western Contractor*, October 30, 1917, Vol. 34, 22.

¹² Duggan, 16. Sometime between 1918 and the completion of the Club in 1922, the decision was made to add two additional floors for dormitory space on floors ten and eleven. The Pool and Men's room areas were adjusted accordingly to floors twelve and thirteen while the Garden Room found its home on the fourteenth floor. Some modifications were made to a few of the other floors but the plan remained basically the same as the original drawings.

¹³ *Ibid.*, 16.

¹⁴ *Ibid.*, 17.

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necessary to levy a special \$600 assessment fee from its members. By June 1, 1920, more than 1,000 members agreed to the fee.¹⁵

Financial problems continued to plague the project. Escalating prices of both material and labor caused most of the obstacles. The Club found that they needed an additional \$490,000 to complete the building. Just as the members had approved the additional \$600 assessment, problems began with the Vansant Company and a lawsuit was brought against them. By November 1920, the Board voted to terminate their contract. In January 1921 the Board hired Godfrey Swenson to complete the building. Swenson found ways to cut the cost of construction so the Board approved a contract with him on January 26, 1921.¹⁶

Continuing problems with membership caused further financial difficulties. On April 12, 1921, minutes of the Board stated that 300 new members had been added. They were also confronted for the first time with the dilemma of considering Bertha L. Goodwin, the first female applicant for membership. Since there were no by-laws to consider women for membership, the decision was put on hold and the matter of Ms. Goodwin was left for "some later date when the plans for lady members are perfected."¹⁷

By December 1921, the building was nearing completion so the Board decided to hold their traditional New Year's Day reception in the new facility. The reception was a success with over one thousand members attending. Open for inspection were the men's quarters from the lobby to the roof garden. The women's rooms were far from ready and were kept closed. By January 31, 1922, the Board gave notice to the landlord at the old clubhouse that they would finally be vacating the building on March 31. Furnishings were on order from Rorimer, Brooks Studios of Cleveland, Ohio for \$228,000 which were paid in installments. And finally, membership was voted to increase the maximum number of resident members to 1,750. On March 18 1922, nearly five years after the start of the project, the new Kansas City Club had its grand opening.¹⁸

On May 15, 1922 a "Statement of Current Liabilities and Assets" was sent to the members. The pro forma statement listed "financing, refunding and the addition of 333 resident members indicated an equity of \$1,743, 939."¹⁹ The Board had chosen a four

¹⁵ Duggan, 18.

¹⁶ *Ibid.*, 18-19.

¹⁷ *Ibid.*, 19.

¹⁸ *Ibid.*, 19-20.

¹⁹ *Ibid.*

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way solution paradigm to pull them through each of the financial crises: the issuance of second mortgage bonds, membership campaigns, increasing maximum membership totals and finally unsecured loans from local banks.

Fifteen hundred people attended the formal housewarming party that was given on May 18, 1922. Reported to have cost \$2.5 million to build and furnish, the building was a far cry from its original one-room beginning at the Coates House Hotel in 1882. Six orchestras were on hand to furnish the music for the dining rooms, ballroom and dance floor in the roof top garden room. Flowers and potted plants were brought in to add color to the décor. Every floor was open to the members and their family and guests with the exception of six of the seven dormitory floors.²⁰

The interior décor of the club included many elements that were made to special order. The main lobby from Baltimore featured oak wainscoting; marble floors with oriental rugs; antique red hand loomed damask drapery; and two Gothic tapestries. Elizabethan cabinets and tables were flanked by davenports and English style chairs, settees and tables were placed in several bays and other intimate grouping throughout the lobby. Several sketches of the lobby, dining room and ladies lounge appeared in the *Kansas City* on December 11, 1921.²¹

Members of the Club

Historically, members of the Club have been local businessmen, civic leaders, and politicians. Included among the forty-three initial members of the Club were: T. B. Bullene, mayor of Kansas City in 1882, and a business partner in Bullene, Moore and Emery, which eventually became the Emery, Bird and Thayer Department Store; August R. Meyer (1851-1905), successful businessman and father of the Kansas City's famed park and boulevard system; George H. Nettleton (1831-1896) organizer of the first Kansas City Stockyards Company; and his general manager Charles F. Moore (1839-1926).

The Kansas City Club was primarily a meeting place, recreational facility and entertainment center for the wealthy in the Kansas City regional area. Here they were able to meet for friendly card games, after work happy hour, attend gala openings for various events and where their wives could take a rest between shopping trips to downtown Kansas City. While the Club itself was not established as a philanthropic venture, it did serve as a meeting location for such organizations. It also provided a local gathering

²⁰ "In New Kansas City Club," *Kansas City Times*, 19 May 1922, 2.

²¹ "The Kansas City Club will be ready for House Warming," *Kansas City Star*, 11 December 1921, 2B

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arena during political conventions. When the Republican National Convention took place in June 1928, the club was overrun with activity. Information booths were set up in the lobby for convention guests. It was the year that Herbert Hoover was nominated.

Age, as well as gender, were ruled by membership restrictions. In 1924 the bylaws were amended to provide for male junior membership applications between the ages of 21 and 31. In April 1924, Frank B. Altman became the first junior member admitted to the club. The question of membership for women did not come up until November 5, 1926, when Mrs. Marie Schuster became the first female member of the once men only club. She was offered an Associate Membership provided that she acquired a resident membership "by transfer or otherwise." This new ruling opened the door for future female memberships.

In 1925 the "822 Club" was founded in Room 822 of the Kansas City Club. Its' main purpose was to avoid prohibition laws in friendly surroundings. Kansas City businessman Tom Evans was a prominent member of the Kansas City Club. Beginning sometime in the 1930s, he frequently invited Harry S. Truman to join him at the 822 Club for poker games that were a nightly event. After Truman became President, he was given an honorary lifetime membership in both the Kansas City Club and the 822 Club. Most of the members were Republicans. When W. N. Deramus congratulated him on winning the elections of 1948, Truman replied "How's 822? [I] suppose most of 'em are pretty quiet now." In 1957, Truman invited the "822 Club" to the opening of the Truman Library in Independence. Subsequently the club invited President Dwight D. Eisenhower to become a member.

The "822 Club" was the first "inner club" to be organized under the Club's "joint user" policy in which two or more resident members could retain a room on a monthly rental basis. In 1927 they reached a peak capacity and requested the use of Room 821 for their expansion. After 1927 the establishment of such groups became such a regular occurrence that the Board expressed a dubious concern that the proliferation of inner clubs would undermine the purpose and spirit of the Kansas City Club's existence. Over the years many such clubs were established but the majority disbanded within a short period of time. In 1972 the surviving "inner clubs" included the "611", "711", "822", "1021", "1111" or Jesters Club and the "1212" Club that was established by the younger members. Two long-term groups that met regularly at assigned tables on the fifth floor were the Saturday Afternoon Sewing, Literary and Moral Uplift Society and the K-32 Club. The "711 Club" on the seventh floor voted to award honorary membership to

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General Dwight D. Eisenhower and General Omar Bradley on June 15, 1945, in recognition of their service record during World War II.

Throughout the 1950s and 1960s the clubhouse provided a full activity schedule of parties and other entertainment features. Traditional parties included the New Year's Day Stag Buffet, which was as old as the club itself. Other parties included a Farmer's Fair, Pirate Party, a Hawaiian Party, Swiss Night, German Night as well as other theme parties. Musicians such as the Glen Miller Band, Russ Carlyle, Ted Weems and actor Sammy Kaye performed at the club. The most popular and frequently featured entertainers were the Dukes of Dixieland, who always booked the club to sell-out parties.²²

The Architectural Firm of Smith, Rae and Lovitt, Kansas City, Missouri

Charles Ashley Smith was born in Steubenville, Ohio, on March 22, 1866, the son of Augustine L. and Cynthia Loraine (Parker) Smith. The family moved to Iowa in 1874, where the elder Smith worked as a contractor and builder, while serving on both the Des Moines city council and the board of education. Perhaps inspired by his father's work, Charles A. Smith was interested in architecture from an early age. Following a public school education, at the age of 16, he was able to secure a position with the architectural firm of Bell & Hackney, designers of both the Iowa and Illinois State capitol buildings.

When Hackney moved his office to Kansas City in 1887 to take advantage of the great construction boom then occurring, the 21-year-old Smith accompanied him as a draftsman. For a time, Hackney served as architect for the Kansas City, Missouri, Board of Education. Smith was made a partner in the firm of Hackney and Smith in 1892. One of the firm's most important surviving buildings from this period is the Renaissance Revival style Kansas City, Missouri Public Library, erected in 1895-1897 with an addition by Smith in 1917-1918. Also of note from 1895 were the twin Victorian residences for Ferdinand and Michael Heim, 320 and 322 Benton Boulevard. These buildings not only represent the firm's capability to work in both the public and private sectors, but their commitment and understanding of contemporary architectural idioms.

Following Hackney's death in 1898, Smith assumed his position as official architect for the Kansas City Board of Education. He retained this position for thirty-eight years, until 1936, establishing a solid reputation for the quality of his school designs, of which most are extant. During his lengthy tenure, Smith was responsible for designing

²² Duggan, *A History of the Kansas City Club*.

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schools in the Gothic, Neoclassic, Jacobethan, Greek and Romanesque Revivals, English Renaissance and Art Deco styles, with thought for expansion. Furthermore, Smith was keenly aware of adapting the latest in classroom planning. Smith's educational schemes "were to be practical rather than extravagant, ornate or luxurious."²³

He continued to do non-educational related work as well, most notably the YMCA Building, 404 East 10th Street (1907-1909), recently demolished to make way for the Ilus Davis Park. The Faxon, Horton, Gallagher Drug Company Building, 720 Broadway (1902), a stout seven-story, heavy timber and load-bearing brick building that claims its roots in the Renaissance Revival. Smith worked with Charles Rea on this property, now included in a National Register district.

In 1910 Smith joined with Charles Rea and Walter Lovitt to form the firm of Smith, Rea and Lovitt. The firm lasted for ten years (with Lovitt dying in 1920 and Rea one year later), and was responsible for a number of large commercial designs in and around Kansas City's central business district. With this partnership came a drastic change in the design and construction of their commissions. Among those were the now demolished Hewson Building, 1016 Walnut (1912), with its elegantly articulated enframed window wall of terra cotta; the Firestone Building 2001 Grand Boulevard (1915), listed in the National Register of Historic Places and the prestigious Kansas City Club, 1228 Baltimore Avenue (1918), both designed with restrained Gothic detailing. Another National Register-listed building, the Ivanhoe Temple, 2301 E. Linwood Boulevard (1920-1925), was recently razed for future parking space. All of these properties were constructed of structural steel, a departure from their previous work. The firm was now fully embracing the principles of modern framing.

Buildings designed in the Late Gothic Revival, such as the Kansas City Club, The Firestone Building and the Chambers Building, were not uncommon during the first two decades of the 20th Century. This popular style of architecture was chosen especially for churches, educational and commercial projects. The prominent local firm of Smith, Rea and Lovitt turned to this popular architectural style in several of their buildings commissions, generally commercial in nature.

²³ Linda F. Becker and Cydney E. Millstein. "Kansas City Public Schools Survey Final Report," Kansas City: Landmarks Commission, October 1989, 22. The report also points out that Smith, in a 1915 newspaper article, declared that "as far as the school buildings and playgrounds are concerned Kansas City has gone farther in the last five years than any American City." As a result of the building renaissance at this time, the year 1916 found Kansas City ranking very high among the large cities of the county in "housing facilities" for its children.

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After the firm of Smith, Rea and Lovitt dissolved in 1920, Smith continued working for the Board of Education and as a solo practitioner outside of the school district. Arthur F. Hall, a Kansas City, Kansas, architect who worked as a job supervisor, first for Rose and Peterson and later for Smith Rea and Lovitt, ran a branch office for Smith beginning in 1923. Located in Kansas City, Kansas, Smith's branch office was involved with the design of the George H. Gray residence located in Westheight Manor (1924). That same year, the Kansas office saw the construction of the Tudor style Fire Station No. 11, 3200 State Avenue. Smith's largest commission in Kansas City, Kansas was for the six-story Anderson Storage Company Warehouse, 736-738 Armstrong (1925).

By the late 1920s, Smith was in his sixties, hardly the age at which a successful architect might be expected to whole-heartedly embrace a new style, that of the Art Deco. Smith's new expression can be seen in the design for the Capitol Garage, 1306-1310 Main Street (1928), where Gothic inspired detailing is expressed in Art Deco angularity. Unfortunately, the best of Smith's Art Deco works have either been demolished or unsympathetically altered. Perhaps the most outstanding Art Deco design was for the Woods Brother Corporation's Fairfax Airport, in the Fairfax Industrial District, north of Kansas City, Kansas. These included the sales building and twin hangers (1929), and the Fairfax Airport Administration Building (1929-1930). A third project for a hotel and related shops, remained unbuilt, while the Administration Building and hangers were demolished in 1987 to make way for a new General Motors automobile assembly plant.

Smith's Art Deco designs in Kansas City, Missouri, have suffered similar fates. The Kansas City, Missouri Municipal Airport Administration Building was demolished to make way for a new facility, which was in turn abandoned when the main airport operation was moved. The Jenkins Music Company Building, a Gothic-flavored design of 1912 to which Smith added a south half and two upper floors with an elaborate Art Deco cresting in 1932, was radically truncated, and now stands as a brooch for a huge parking garage.

Fortunately for Smith, he did not live to see the demise of a significant part of his work in Kansas City. He died in 1948 at the age of 82.²⁴

It can be said that Charles A. Smith, and his related firms, was one of the most successful architects working in the metropolitan Kansas City area during the first half of

²⁴ Biographical information on Charles A. Smith was taken from Cydney E. Millstein. "Charles A. Smith" as included in "Westheight Manor Historic Inventory Phase 3 Survey, Kansas City, Kansas." 1990.

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the 20th century. Although he was not particularly ingenious, Smith's architecture, nonetheless, clearly adds to the legacy of design that characterizes Kansas City.

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Verbal Boundary Description

All of Lots 16 and 17 and the South 23 feet of Lot 15, Block 2, Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Kansas City Club Building, Kansas City, Jackson County, Missouri.

Key to Photographs

Dave Everson and Len Fohn, photographers. All large format negatives are the property of Architectural and Historical Research, LLC, Kansas City, Missouri.)

1. South and east (main) façades; view looking north
2. South and east façades; view looking northwest
3. Detail of the south and east façades; view looking northwest
4. Detail of the main entrance at the east façade; view looking west
5. Detail of the south entrance; view looking north, northwest
6. West façade; view looking east, northeast
7. North and west façades; view looking southeast
8. North façade; view looking southwest
9. Detail of the upper stories, south and east façades; view looking northwest
10. The first floor main lobby; view looking west
11. The Library, 2nd floor; view looking north
12. The Main Dining Room, 3rd floor; view looking northeast
13. The Main Dining Room, 3rd floor; view looking northwest
14. The Grille Room, 5th floor; view looking northwest
15. The swimming pool, 12th floor; view looking south, southeast



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