NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x' in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dean, O. H., Building

other name/site number N/A

2. Location

street & town 3625-3635 Main Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☒ See continuation sheet for additional comments.)

Mark A. Miles — July 17, 2009

Signature of certifying official/Title Mark A. Miles/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 Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ 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:) _____

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

	Contributing	Noncontributing	
	1	0	buildings
	0	0	sites
	0	0	structures
	0	0	objects
	1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/TRADE: specialty store (work in progress)

Current Function
(Enter categories from instructions)

COMMERCE/TRADE: specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND [EARLY] 20TH CENTURY AMERICAN MOVEMENTS:
Commercial style

Materials
(Enter categories from instructions)

foundation stone
walls brick
terra cotta
roof asphalt
other wood

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

☒See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ **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

(Mark "x" in all the boxes that apply.)

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

(enter categories from instructions)

ARCHITECTURE

Period of Significance

1916

Significant Dates

1916

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hoit, Henry Ford, architect

Kansas City Construction Company, builders

Narrative Statement of Significance

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

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical 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
☐ University
☒ Other Name of repository:

Kansas City Public Library

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property less than one acre

UTM References
(Place additional boundaries of the property on a continuation sheet.)

	Zone	Easting	Northing
1	1/5	3/6/2/8/3/0	4/3/2/4/7/2/0
2	/	/ / / / /	/ / / / / / /
3	/	/ / / / /	/ / / / / / /
4	/	/ / / / /	/ / / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
see continuation sheet

Property Tax No.

Boundary Justification
(Explain why the boundaries were selected.)
see continuation sheet

☒See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date February 26, 2009

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state MO zip code 64108

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

name/title R W Real Estate, LLC

street & number 14861 W. 100th Street telephone 913.492.7100

city or town Lenexa state KS zip code 66215

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

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

SUMMARY

The O. H. Dean Building, located at 3625-3635 Main Street, Kansas City, MO, was designed by Kansas City architect Henry Ford Hoit, and built by the Kansas City Construction Company in 1916. The two-story, reinforced concrete building features prominent terra cotta tiles surrounding the second story fenestration, at the crenelated roof, and applied to the prominent water table between the first and second stories. The main entrance also displays large terra cotta consoles and a decorative cornice at the main entrance of the west façade, per Hoit's original design (Figures 1 thru 4). While the majority of the storefront and the second story fenestration has been covered with aggregate panels for reasons of security, the original design and configuration of the main façade windows remains intact beneath, as evidenced by the recent removal of three bays of the storefront and one bay of the second story. The paired, two-over two double-hung, wood framed sash units at the second story and the plate glass storefronts featuring secondary entrances, transoms and wood bulkheads are still intact. Original segmental openings at the rear (east) and north facades remain. Measuring nine bays at the main façade, and containing more than 22,000 square feet of space (including an oversized basement), the O. H. Dean Building is a good example of the enframed window wall, a popular style of commercial design found in large cities across America. In spite of the security panels applied to the main façade, the Dean building has maintained the majority of its historic features to convey its significance. Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained.

ELABORATION

The primary elevation faces west. The first story features an original, centered main entrance with non-original aluminum-framed, double-doors, sidelights and wide transom. Wide, terra cotta tiles surround the whole and paired carved terra cotta consoles each with acanthus leaf motif and mutules flank the entrance. The frieze of the entablature features "MCMSVI" (1916) and is set between floriated tiles resting above the entrance (Fig.4). Two recessed secondary entrances, with modified aluminum framed doors, at the end bays have been exposed. At the northern bays, an original plate glass storefront, with glass transoms and wood bulkheads, has recently been uncovered and is intact (non-original framing is aluminum). A wide, molded terra cotta continuous water table separates the first and second stories.

Hoit's design for one-over-one, double-hung, wood sash paired windows at the second story is also displayed at the third bay, moving south to north. The remainder of the fenestration at the second story is intact as well. It is currently hidden beneath security panels which are slated to be removed.

A centrally placed, aluminum framed double-leaf door at the first story articulates the south façade. The north façade (also of brick) features four segmental arched, one-over-one, double-hung units at the second story. While the windows have been replaced, the placement and configuration is original to Hoit's scheme. The rear façade also reflects Hoit's design, in that the placement and type of fenestration and entrances are original. Moving south to north, the first story features non-original aluminum-framed single-leaf entrances at the first, fifth, seventh and ninth bays. For reasons of security, the majority of the segmental fenestration has been infilled except for four units at the center of the rear façade. However, the original segmental one-over-one, wood sash units at the second story remain intact, with one unit opening modified to a single-leaf door. The elevator shaft features a non-original rolling overhead metal door at the first story.

Other features of the Dean building include a tar and gravel flat roof, metal fire escapes at the rear façade and a small, concrete loading dock at the elevator shaft.

The interior of the Dean building still displays the concrete columns, large display window bases, and tile floored vestibule at the main entrance. While some non-original partitions and ceiling tiles have been installed over the years, the original integrity of the interior still remains.

Currently, there are plans to renovate the building to the original plans by Hoit. This includes renovation of the storefront, entrances and second story fenestration, repair of the terra cotta tiles and removal of non-original materials in the interior. Helix Architecture + Design will renovate the building using *The Secretary of the Interiors Standards* in order to apply for historic tax credits. The State Historic Preservation Office and the National Park Service will review the application for approval. It is planned that the property will be occupied by Reeves-Wiedeman Company Plumbing Supply Store to allow their corporate office to move back to Kansas City after a thirty-year absence. Federal New Market Tax Credits are also being considered.

STATEMENT OF SIGNIFICANCE

The O. H. Dean Building at 3625-3635 Main Street in Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion C, and is locally significant in the following area: Architecture. In 1897, Kansas City annexed land from 31st Street between State Line and Prospect Avenue south to 49th Street. Main Street became a commercial corridor leading south to J. C. Nichols' Country Club Plaza.[1] The expansion of residential development on either side of Main Street prompted the increase in commercial building construction as businesses followed home dwellers along southbound Kansas City streets. The O.H. Dean Building exemplifies the changing architectural styles in Kansas City's urban area during a period of commercial expansion south of the Central Business District to the 47th Street access to the Country Club Plaza (Fig. 5). Furthermore, the O.H. Dean Building was designed by the Kansas City architectural firm of Henry F. Hoit for its owner, Oliver H. Dean, in 1916. Hoit's design for the Dean Building represents one of the few remaining commercial enframed wall schemes in Kansas City. Typically, Hoit was responsible for the design of prominent high style commercial properties in Kansas City; thus the Dean building is a less common architectural scheme by the work of this master architect. Moreover, this type of commercial building, placed in larger cities across the United States, appears to be quickly vanishing from our streetscape. As in other enframed wall designs, the O. H. Dean Building was planned specifically to offer retail store space on the ground floor with additional office space on its second floor. Current plans are for reuse of commercial space as the building is centrally located within the Main Street Corridor/Armour Boulevard Land Use and Development Plan as adopted by the City Council in 2003. The period of significance is 1916, the date of construction.

ELABORATION

In 1915 Oliver H. Dean, a prominent lawyer, commissioned Kansas City architect Henry F. Hoit (1872-1951), to design the two-story commercial building located at 3625-35 Main Street, Kansas City, Missouri. Bid requests were published in October 1915 and by December 22, 1915, most of the construction contracts had been awarded. These contracts were let to well-known construction companies who contributed much to the erection of Kansas City's major buildings during the first two decades of the twentieth century.[2]

This commercial building is one of six known commercial buildings designed by Hoit during a phase of his career when he was the principal of the firm (Fig. 6 and 7). Most of the buildings designed by Hoit between 1910 and 1917 were residential, single family dwellings. Hoit designed six commercial buildings, four of which were designed between 1915 -1917, including the O. H. Dean Building constructed in 1916.

Kansas City Construction Company was general contractor for the Dean building, while the Sutermeister Stone Company provided the stonework. Western Terra Cotta Company manufactured the terra cotta trim for the enframed window wall of the main façade. Western Sash and Door supplied all millwork. W. R. Jewell Company completed the interior plasterwork. The two-story structure is fireproof with a flat tar and gravel roof.[3] This building is one of the few remaining commercial type buildings designed by Henry Hoit prior to the establishment of the well-known Kansas City architectural firm of Hoit, Price, and Barnes in 1919.

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[1] Land for the Country Club Plaza had been acquired as early as 1912, yet the official plans were not announced until 1922.

[2] "Greater Kansas City Construction News," *Western Contractor* Vol. 28 No. 782, 22 December 1915, 28.

[3] Ibid.

Southern Expansion of Main Street, 1910-1930

Kansas City greatly increased it boundaries through annexation of land both east and south of its original plat. By far the largest increases were to the south, away from the Missouri River. In 1885, the city limit was at 31st Street. In 1897 another annexation occurred, once again increasing the city limits south to 49th Street. In 1909, land was annexed south to 77th Street. As the city grew in land mass, it also grew in population. In 1910, the population was 248,381. That same year, construction south of 31st Street markedly increased. By 1925, the construction boom was largely over but the population continued to expand to 399,736 by 1930.[4]

Changes to modernize the city also occurred between 1910 and 1930 (see map, page 8-11).[5] In 1910, the old Union Station located in the West Bottoms had become obsolete. That same year the city parks department published a map of the park and boulevard system spearheaded by George Kessler. By 1914, construction of a new Union Station at 23rd and Main Street was completed and by 1915, the park and boulevard system was nearly completed and remained as it stood until after World War II.[6]

For its part in Kansas City's growth, Main Street stretched southward from the Missouri River, beginning in the City Market area in the mid-1800s, extending through the Central Business District by the 1880s, then past Union Station in 1914. By the early 1920s, Main Street was a major thoroughfare to 47th Street— the gateway entering J. C. Nichols opened Country Club Plaza, also known as "The Plaza."[7]

Even today, Main Street serves Kansas City as a major commercial/retail corridor, which consists of approximately forty-nine blocks, beginning from River Market south to 49th Street, the southern edge of The Plaza (as well as the southern boundary of the city limits in 1897).[8] The area south of 49th Street known as the Country Club District is, primarily, residential in nature with smaller neighborhood shops, i.e., the Crestwood Shops (1922) and the Brookside shopping district (c.1930). These neighborhood commercial zones feature distinct architectural characteristics, designed to blend into the residential districts in which they were located. They were less commercial looking than buildings located along Main, north of 49th Street. By the early 1920s, Nichols had completed plans for The Plaza, the first shopping district in the country that was designed for automobile traffic.

From its beginnings, Main Street has played an important roll in the overall urban planning of Kansas City. It provides a linear glimpse into how the city's boundary increases affected its architectural scenery. In 1916, the Dean Building became a part of this linear expansion, offering convenient retail access to the surrounding residential areas. Today the Dean Building is located within the Main Street Corridor/Armour Boulevard Land Use and Development Plan as adopted by the City Council on January 9, 2003. Redevelopment projects have replaced many of the early 20th century buildings.

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[4] George Ehrlich, *Kansas City, Missouri: An architectural History, 1826-1990,* (University of Missouri Press: Columbia MO., Revised 1992), 66.
[5] *Ibid,* 30.
[6] *Ibid*, 54.
[7] Susan Jezak ford, J. C. Nichols: Developer 1880-1950. Biography, Missouri Valley Room Special Collections, Kansas City Public Library, Kansas City, Missouri.
[8] Ehrlich, 30.

The O. H. Dean Building

The Dean Building was an investment venture headed by Oliver H. Dean, who moved to Kansas City in 1878. Mr. Dean was a prominent lawyer, instrumental in writing the first municipal charter for Kansas City, Missouri. In addition, he was a former president of the Kansas City Bar Association, serving as a professor of medical jurisprudence at the Kansas City Medical College and at the University of Kansas. Dean was one of the founders and trustees of the Kansas City Art Institute. Perhaps his most important role, in addition to being one of the founders of the Kansas City School of Law, was serving as its president from 1892 until the early 1920s. Dean died in January 1928 at his home, located at 116 E. 36th Street.[9]

Originally, the first floor of the Dean Building housed Vernon Scott Grocery Store. For nearly 20 years, the grocer provided retail access to the single and multi-family homes that lined the side streets of Main. By the 1940s, Warwick Cleaners occupied the first floor on the north side of the building while Colonial Upholstery occupied the remaining space. [10] The last tenant to occupy the building was Walters Electric Company. In 2006, Kansas City Properties and Investments LLC purchased the building. [11]

Arguably, the most interesting tenant of the Dean Building occupied the entire second floor in 1917. During World War I, the Corinthian Circle operated the American Red Cross Canteen. This civic club was comprised of approximately thirty Kansas City female volunteers to the American Red Cross mission during the war. The major activity in the smaller rooms adjacent to the canteen included making surgical dressings that were then shipped to local and field hospitals, both stateside and overseas. Weekly, the canteen served over 200 Red Cross volunteers, mostly young women. In addition, the Corinthian Circle assisted the nurses at General and Christian Hospitals caring for babies and new mothers, which provided time for the nursing staff to take command of the many other duties that were placed on them during the war years.[12] In later years, the second floor served as office space for various small business enterprises until the 1940s.

The Dean Building is a singular example as it is the only intact enframed window wall design by Hoit (Figures 6 and 7). In 1917, Hoit designed another enframed window wall building for the Sam Baker Motor Company. The building was located at 3314 Main but has been demolished.[13] Future planning to redevelop Main Street threatens to further decimate this building type. A number of buildings constructed prior to 1920 have already been razed to make way for larger, "box" retail developments.

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9 "Oliver H. Dean Biography" *The Kansas City Star* 16 April 1922. Microfilm, Missouri Valley Special Collection, Kansas City Library. Kansas City, Missouri, n.p.

10 3629-35 Main Street, Kansas City, Missouri, City *Directories*, Various dates, (Kansas City, Gates City Publishing, 1916-1980.). Microfilm, Special Collections, Kansas City Public Library, Kansas City, Missouri.

11 3625 Main Street, Tax Records. Jackson County, Missouri, On-Line. Accessed December 17, 2008. http://ascendweb.jacksongov.org/ascend

12 Red Cross, "Just One of Many Exceptional Services to Red Cross Work by K.C. Yong Women," *The Kansas City Star*. N.D. Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri.

13 As of December 2008, a carwash was under construction at that site.

Henry Ford Hoit (1872-1951)

Henry Ford Hoit was born in Chicago and trained in architecture at MIT. Prior to his arrival in Kansas City, he worked for the Boston firm of Cabot, Everett and Meade. In 1901, his good friend and fellow architect, William Cutler convinced him to move to Kansas City. Cutler informed Frank Howe about Hoit and prompted Howe to visit Hoit in Boston. Howe offered him a position with the firm of Van Brunt and Howe and Hoit accepted. When Van Brunt died in 1903, both Henry Hoit and William Cutler were offered partnerships, which established the firm of Howe, Hoit and Cutler. In 1906, the firm designed the R. A. Long Building, one of the earliest skyscrapers in Kansas City. In 1908, William Cutler passed away and in 1909, Howe died, leaving Hoit as principal architect.[14]

Apparently, Hoit worked alone for four years after the passing of Cutler. Even though Edwin M. Price, one of Hoit's drafters, became a partner in the firm in 1913, it appears that Hoit remained the principal of the firm until 1919 when Alfred E. Barnes, Jr. joined in partnership.

The design for the O. H. Dean building is credited to Hoit, as the plans clearly state his name without that of Price. Yet the architect's stamp includes the initials AEB (Alfred E. Barnes, Jr.) as one of the draftsmen, along with "Hopkins." Hoit's plans were approved by "EMP" (Edwin M. Price). The Dean building is one of two known enframed window wall commercial properties designed by Hoit and/or his firm.

As defined by Richard Longstreth, the Enframed Window Wall subtype is a small commercial structure with a windowed main façade similar to that on the Dean Building:

> The enframed window wall reflects an effort to give greater order to the façade composition of small and moderate-sized commercial buildings, a goal that became pronounced around the turn of the 20th century. Popular through the 1940s, the type is visually unified by enframing the large center section with a wide and often continuous border, which is treated as a single compositional unit. For surrounds that enframe a façade of one, two and three, stories, the width of a front is usually at least twice as great as most individual bays of the one- and two-part commercial block. When the enframed window wall pattern is used on taller buildings, the overall width tends to be less. Examples can be found more frequently in urban business centers than in small towns (Fig. 8).[15]

Commercial buildings with enframed window walls often incorporate large glazed windows that serve as display space as well as for advertisements.[16] The Dean Building is one of the few remaining examples of its type in Kansas City designed by Henry Hoit. Other architects in Kansas City that incorporated the enframed window wall into their building designs include Smith, Rea and Lovitt along with Sunderland and Besecke (Fig. 9).[17]

The Landmarks Commission of Kansas City, Missouri, lists 26 buildings credited to Henry Hoit alone. Of these, two buildings were designed for the Christian Hospital located near 27th Street and the Paseo, while 18 are

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[14] Cydney Millstein, "The Baker-Vawter Building, "The National Register of Historic Places Registration Form, November 30, 1999.

[15] Richard Longstreth, *The Buildings of Main Street: A guide to American Commercial Architecture*. (Preservation Press: Washington D.C., 1987), 68-69.

[16] *Ibid*. 68-75.

[17] *Ibid*.,

residential, single family dwellings. The remaining six are small commercial buildings located within areas of major businesses.[18]

In addition to the O.H. Dean Building at 3635 Main, Hoit designed the Automobile Club of America building in 1913, located at 10th and Oak Street (demolished). In 1917 he designed two buildings, one at 3314 Main for the Sam Baker Motor Company (demolished) and one at 1801 McGee for G. T. O'Maley Ford Sales and Services (Fig. 10 and 11).[19] Four buildings designed by Hoit are listed in the National Register of Historic Places under his name alone: The R. A. Long Building (20030108); Christian Church Hospital (20041021); the Longview Farm (19851024); and the R. A. Long House (19801114).

After working alone for a number of years, Hoit established the firm of Hoit, Price and Barnes in 1919. It became one of the most prolific architectural firms in Kansas City history. Among their numerous contributions to Kansas City architecture, the best known commercial projects include: The Kansas City Athletic Club (1918, 1922) and the Southwestern Bell Telephone Company Building (1919, 1929).[20] In addition, several of the firm's buildings are also listed in the National Register of Historic Places: the Continental Hotel (19830808); the Fidelity Bank and Trust Company Building (19970814); the Art Deco style Kansas City Power and Light Company Building (20020109); and the Baker-Vawter Building (20000505) (see also Fig. 12 and 13).[21] Hoit, Price and Barnes enjoyed success for more than 20 years, then was dissolved shortly after Hoit retired in 1941. After a long illness, Hoit died in Kansas City in 1951. Price retired after a long illness of his own and died in Van Buren, Arkansas in 1957. Barnes, a native of Kansas City, died in 1960.[22]

Conclusion

Main Street exemplifies the transitional stages during Kansas City's growth period between 1910 and 1930. When the stock market fell in 1929, Kansas City's rapid development slowed to a crawl. However, two buildings under construction at that time were both designed by Hoit, Price and Barnes: the Kansas City Power and Light Company Building and the Fidelity Bank Building.[23] The importance of the O.H. Dean Building, constructed in 1916, is found in the period of its construction as part of urban expansion as it applies to Kansas City, Missouri. The building was designed as a small to medium sized commercial type building with enframed window walls, a typical commercial design utilized during the early decades of the 20th century. The style, according to Richard Longstreth, is usually found only in large cities and constructed along major commercial streets. Main Street formed the linear backbone to Kansas City's expansion southward, primarily as a commercial street leading to the intersection of Main and 47th Street—a major retail area known as the Country Club Plaza. In addition, Henry Ford Hoit, a prominent architect in Kansas City, specialized in commercial buildings both on his own and with his firm Hoit, Price and Barnes. His architectural designs significantly changed the skyline of Kansas City. The O. H. Dean Building appears to be the only extant enframed window wall designed by Hoit while practicing independently.

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[18] 'Henry Ford Hoit," Landmarks Commission, Planning and Zoning, Kansas City Missouri, Architect Database.

[19] 'Henry Ford Hoit," Landmarks Commission, Planning and Zoning, Kansas City Missouri, Architect Database.

[20] Millstein. The Baker -Vawter Building.

[21] "Hoit" National Register Index Summary, Online data base, http://www.nr.nps.gov/

[22] Ibid.

[23] Ehrlich, 94.

Many of Kansas City's early 20th century buildings, including those of this design type, have been demolished in recent years in favor of new retail and redevelopment projects.

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Hoit, Henry F. "Architectural Plans: O.H. Dean Building." KC 18.04, Microform. Western Historic Manuscripts Collection, University of Missouri, Kansas City.

"Hoit" National Register Index Summary. Online database. http://www.nr.nps.gov/

Millstein, Cydney. "The Baker-Vawter Building." National Register of Historic Places Nomination, November 30, 1999.

Verbal Boundary Description:
Hyde Park Lots 19 & 20 Block 19, Kansas City, Jackson County, Missouri

Boundary Justification:
The nominated property includes the entire parcel historically associated with the O. H. Dean Building, Kansas City, Missouri

Key to Photographs:
Jeff Nichols, Photographer. November 2008. Negatives are located at the office of AHR, LLC, and Kansas City, MO

1. Main façade; view facing east
2. Main façade; view facing east (prior to the removal of paneling at storefront level)
3. Detail of the main entrance and storefront at the main façade; view facing northeast
4. Detail of the main façade at the southern bays (prior to removal of the paneling); view facing east
5. Main and south façade (prior to removal of paneling); view facing northeast
6. South façade; view facing north
7. East and south facades; view facing northwest
8. East façade; view facing west
9. East and north facades; view facing west, southwest
10. Basement; view facing southeast
11. First floor; view facing northwest
12. First floor; view facing east
13. Second floor; view facing northeast

Key to Figures:
1. Architectural drawings: main (west) and east elevations
2. Architectural drawings: first floor Plan
3. Architectural drawings: second floor Plan
4. Architectural drawings: detail drawings.
5. Footprint of the O.H. Dean Building, Sanborn Map Insurance Map: 1940 over 1909, 501.
6. Drawing of Enframed Window Wall, Commercial Type
7. Historic photo: 1940s, O.H. Dean Building: North end of Main façade, facing southeast
8. Historic photo: 1940s, O.H. Dean Building, South end of Main façade, facing norththeast
9. Enframed Window Wall, Commercial Building 1912, Smith Rea and Lovitt. Photo: R. Longstreth, (1980).
10. Sam Baker Motor Company (1917; demolished). Henry F. Hoit, architect.
11. G. T. O'Maley Ford Sales and Services (1917, photo c.1928). Henry F. Hoit, architect.
12. The Continental Hotel. Architectural drawing, Henry F. Hoit, architect.
13. Fidelity Bank and Trust Company, main façade (c. 1930). Henry F. Hoit, architect.

Figure 1.
The O. H. Dean Building
Main (west) and east elevations

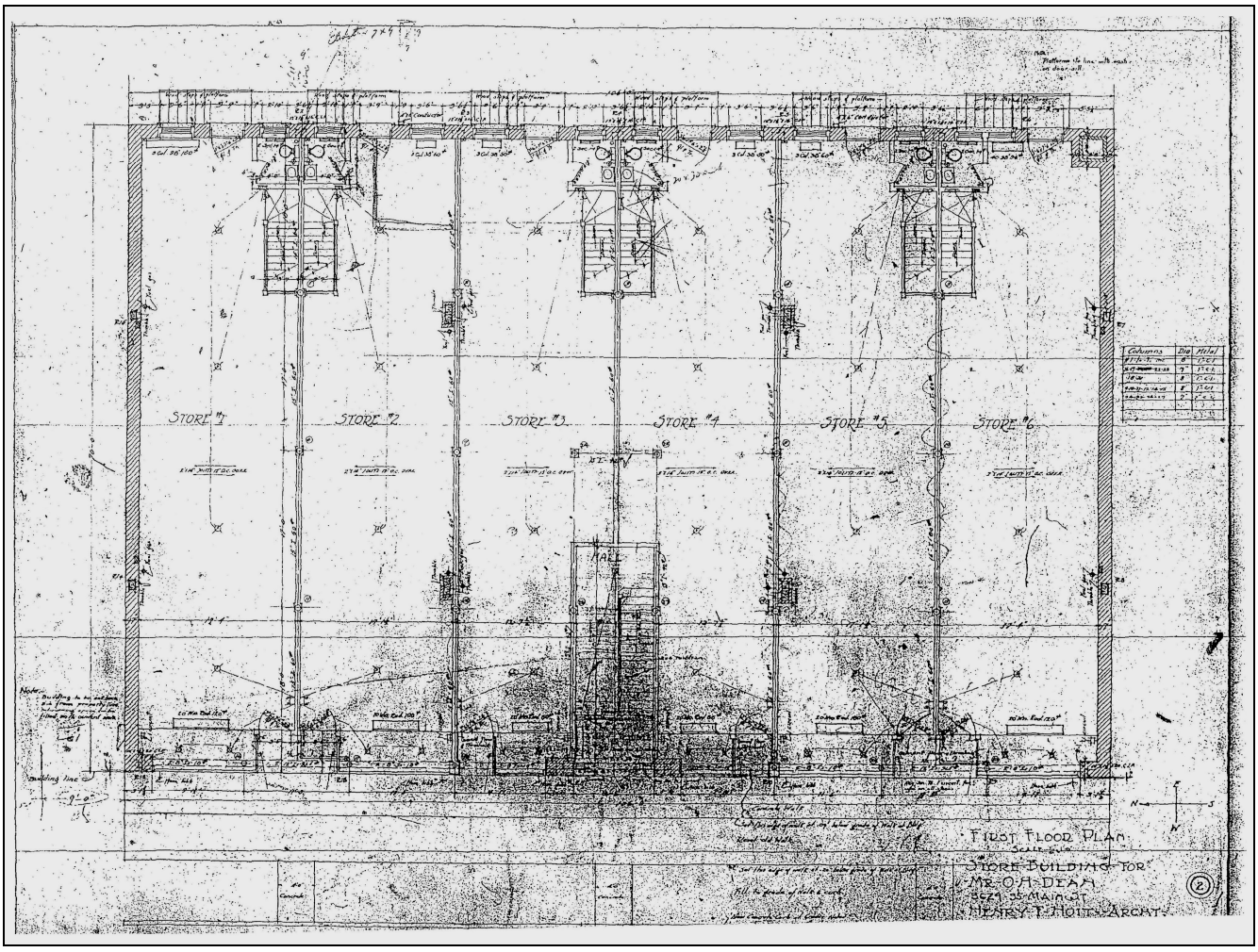

Figure 2
The O. H. Dean Building
First Floor Plan

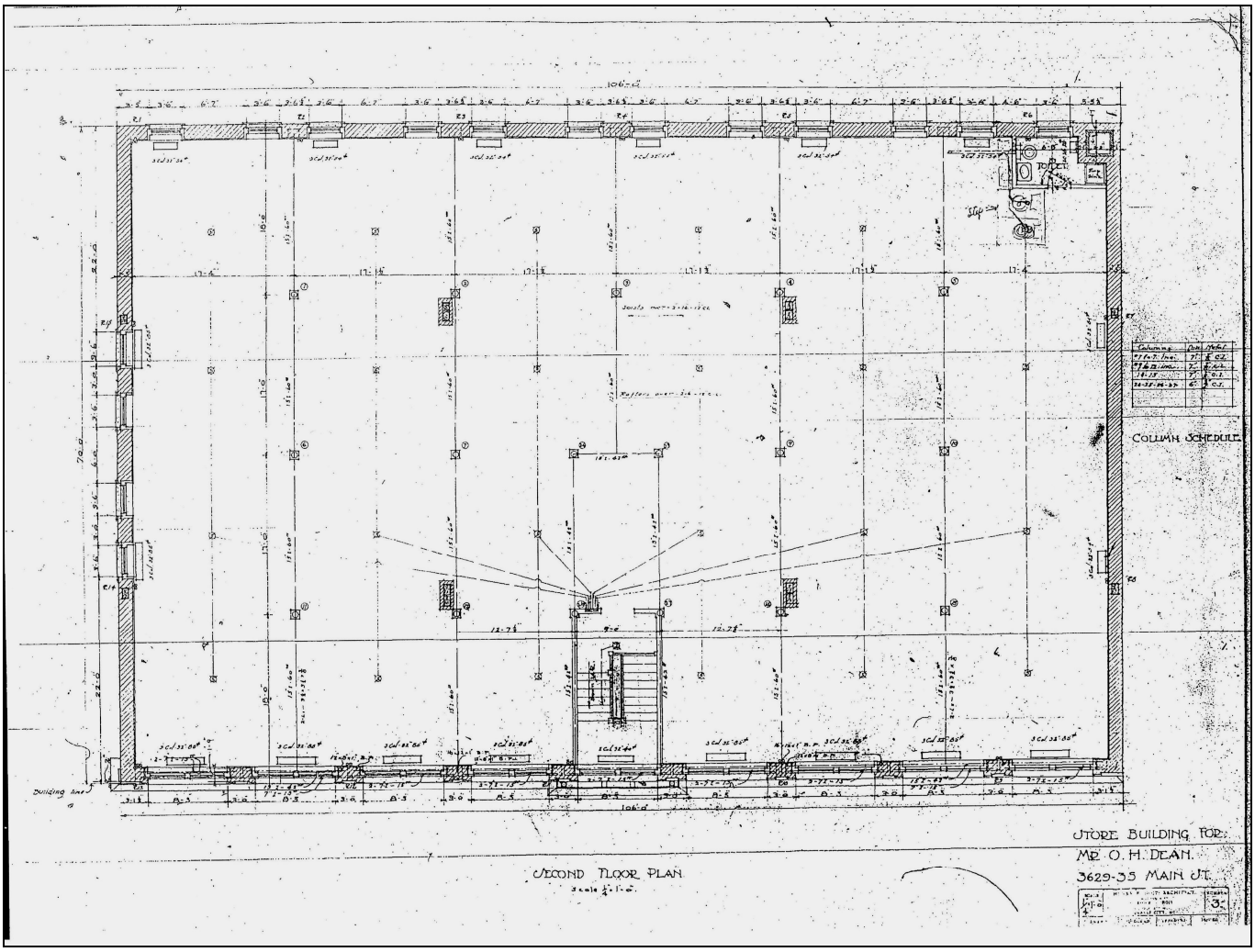

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Figure 3
The O. H. Dean Building
Second Floor Plan

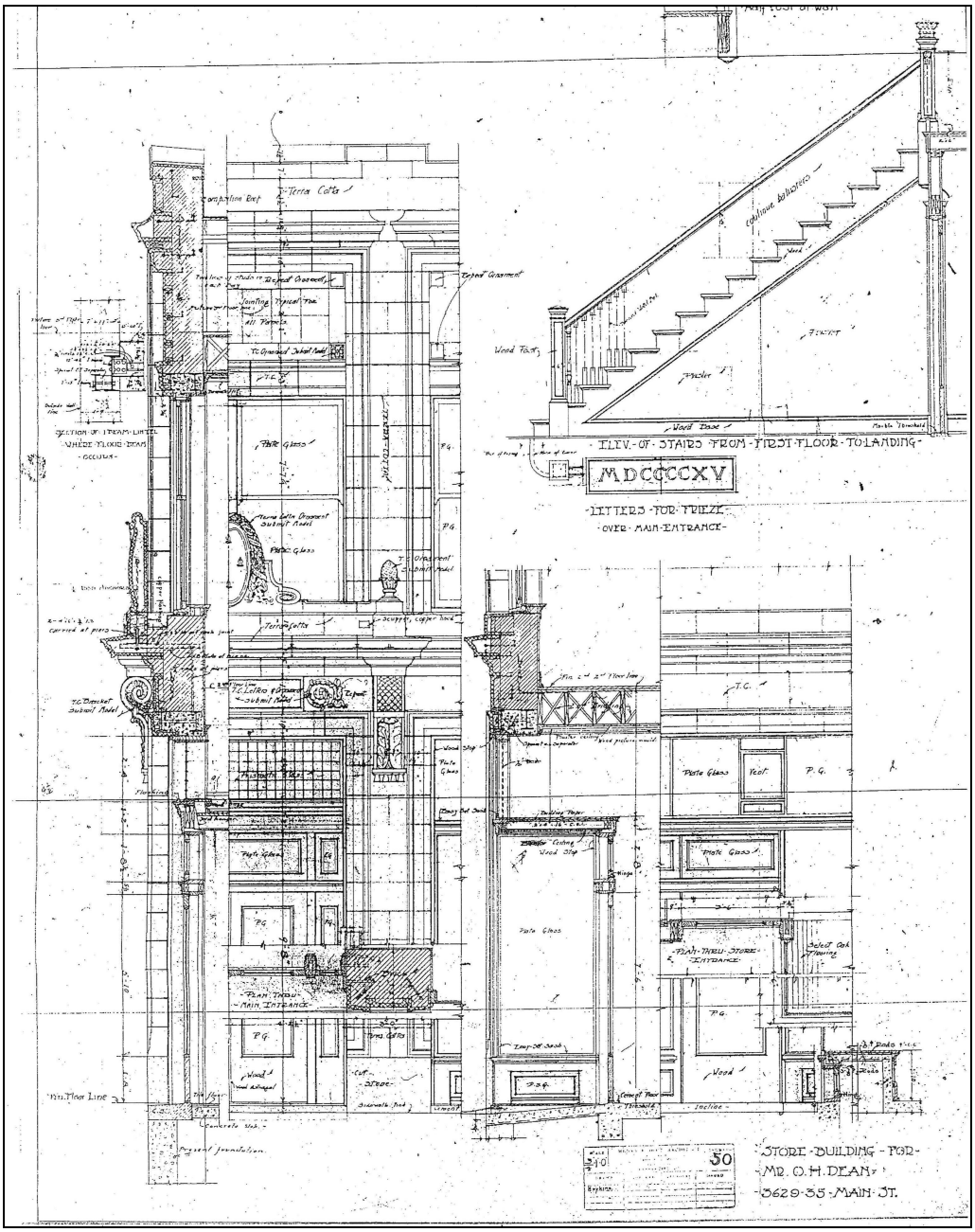
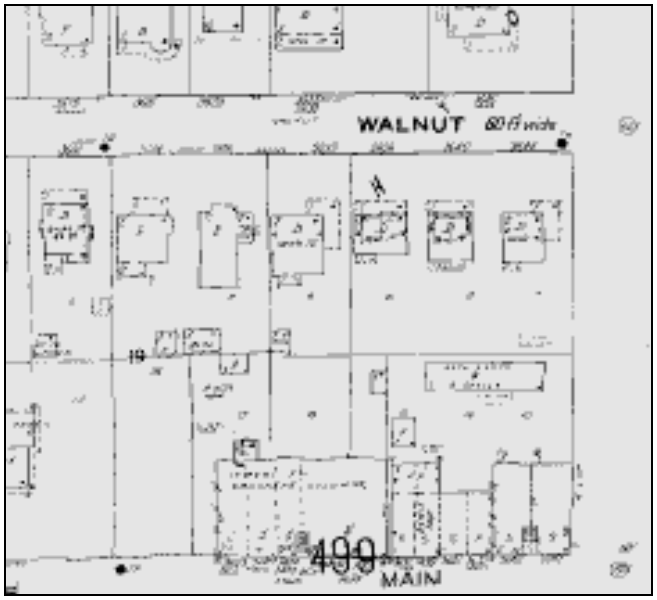


Figure 4
The O. H. Dean Building
Details



< North

Figure 5
Footprint of the O.H. Dean Building, 3635 Main (located under sheet number 499).
Sanborn Insurance Map Kansas City, Missouri: 1940 (1909), Sheet 501.

Figure 6
North end of Main façade, facing southeast

Figure 7
South end of Main Façade facing northeast
Photos: Insurance photographs from the 1940s. Courtesy of the Landmarks Commission, Kansas City, Missouri.

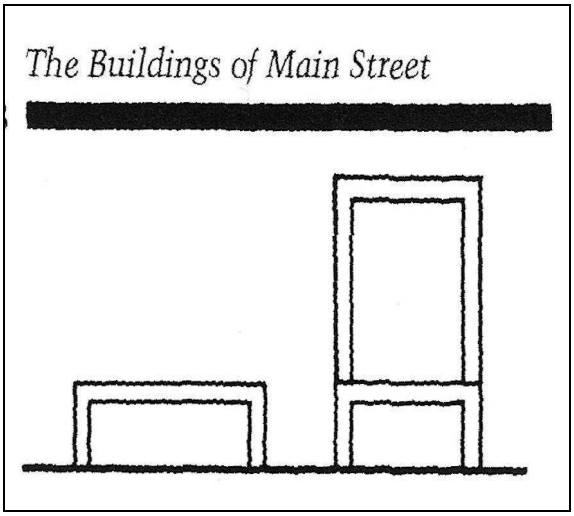


Figure 8
Drawing of Enframed Window Wall, Commercial type structure: Photos from *The Buildings of Main Street* by Richard Longstreth, 68-72.

Figure 9
Typical Enframed Window Wall Type.
Commercial Building 1912, Smith Rea and Lovitt. Photo by Richard Longstreth, (1980).

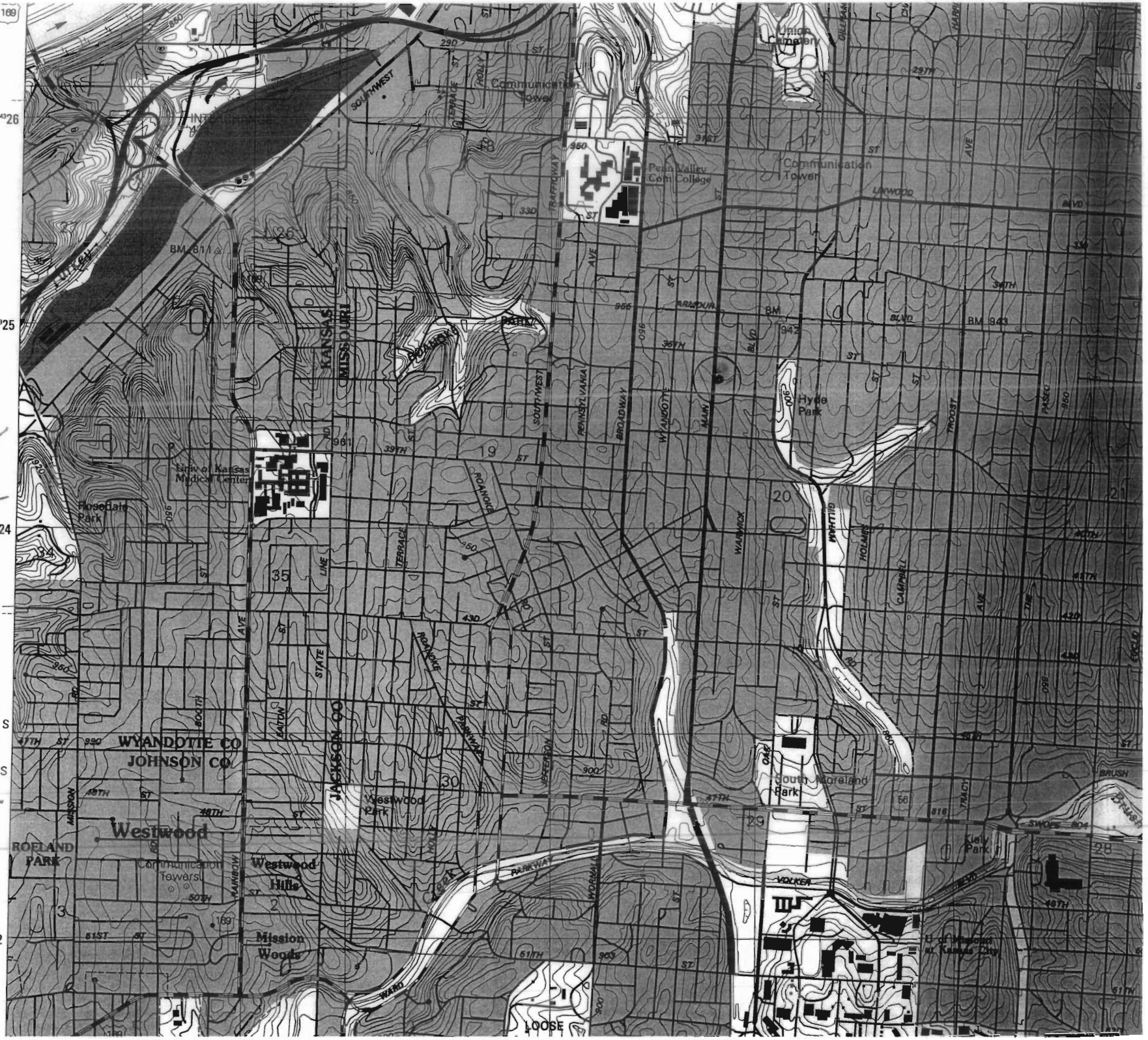
Figure 10
Enframed Window Wall: Henry F. Hoit, architect.
Photo: The Sam Baker Motor Company (1917, demolished); courtesy of the Kansas City Landmarks Commission

Figure 11
Enframed Window Wall: Henry F. Hoit, architect.
Photo: G. T. O'Maley Ford Sales and Services (1917, photo c.1928); courtesy of the Kansas City Public Library

Figure 12 and 13

Architectural drawing: Continental Hotel Fidelity Bank and Trust Company: main façade (c. 1930)

Courtesy: Digital Collection, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.



O.H. Dean Bldg
3625-3635
Main Street
Kansas City
Jackson County
MO 64111

UTM REFS:
15/362830E
4324720N

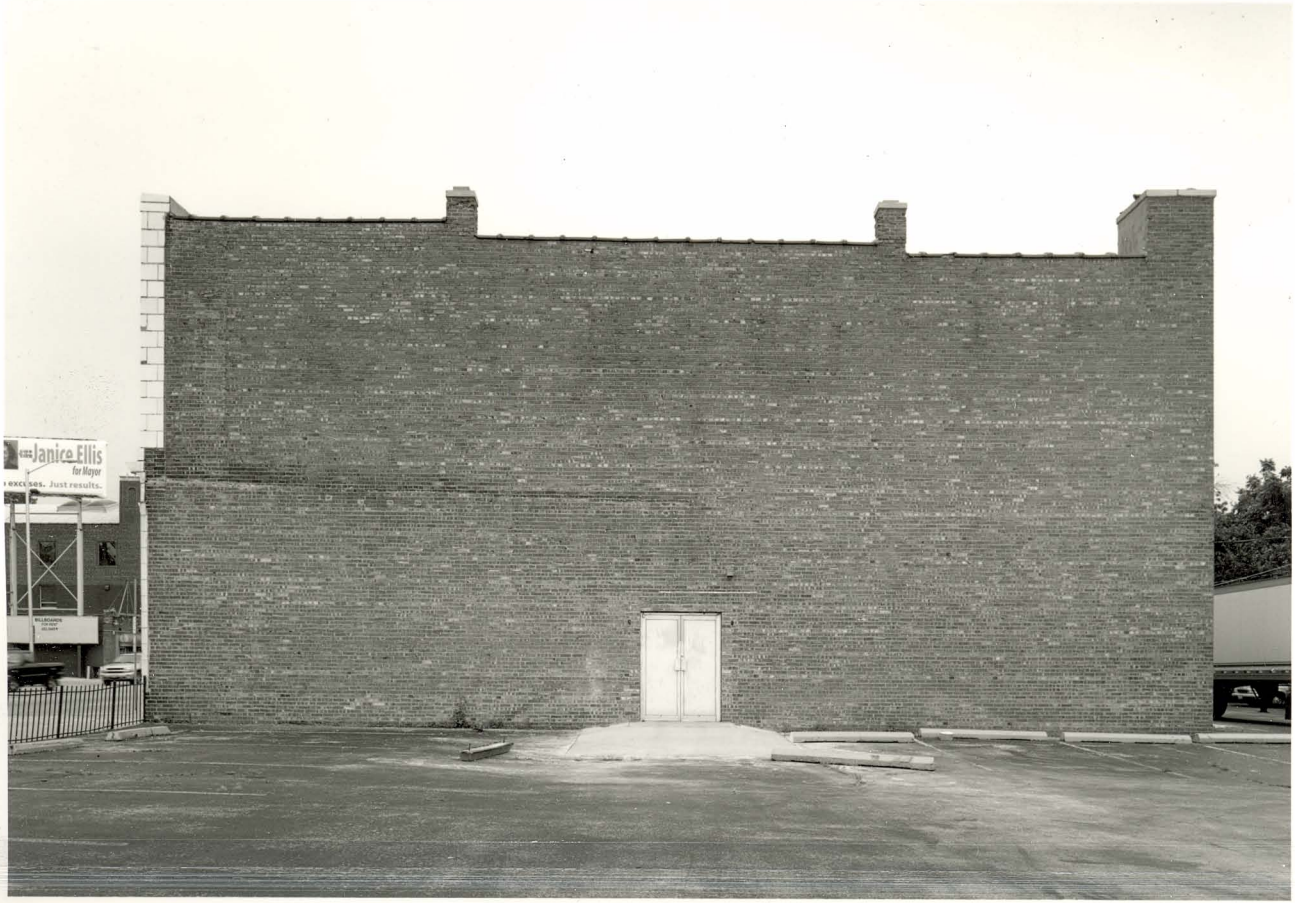
WALTERS
ELECTRONICS, INC.

WALTERS
ELECTRONICS, INC.

MGM

MCMXVI
WALTERS
ELECTRONICS, INC.

WALTERS
ELECTRONICS, INC.


Janice Ellis
for Mayor

ELEV.
SHAFT

EXIT

Belden
Belden
UniPoint
Belden