NPS Form 10-900 OMB No. 1024-0018

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Ten Main Center

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 920 Main Street | N/A | not for publication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 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria: X A ___ B X C ___ D

Toni M. Prawl 9/13/2015

Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	Private
	public – Local
	public – State
	public – Federal

Category of Property
(Check only **one** box.)

X	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**

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE: Business: Office building
TRANSPORTATION: road-related (vehicular): parking garage

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: Business: Office building
TRANSPORTATION: road-related (vehicular): parking garage

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT: Abstract Monumental

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Other: precast concrete panels
roof: Synthetic
other: Glass

X **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

8. Statement of Significance

Applicable National Register Criteria

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

[x] 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.

[x] 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 old or achieving significance within the past 50 years.

Areas of Significance

Community Planning and Development

Architecture

Period of Significance

1965-1968

Significant Dates

1965-1968

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Charles Luckman Associates, architect

Winn-Senter Construction Company, GC

[x] **STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES**

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
_X_Local government
_X_University
____Other
Name of repository: **Loyola University, Los Angeles, CA**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.5 acres

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	39.103550	-94.584073	3	39.102392	-94.583611
2	39.103500	-94.583225	4	39.102413	-94.583230

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield, cultural historian

organization Architectural & Historical Research, LLC. date February 6, 2015

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state MO zip code 64108

e-mail Cydney@ahr-kc.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Ten Main Center**

City or Vicinity: **Kansas City**

County: **Jackson County** State: **MO**

Photographer: **Richard Welnowski**

Date Photographed: **November 2014-January 2015**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Main (east) and south facades; view facing northwest
2. Detail of the main entrance on Main Street; view facing southwest
3. South façade; view facing north
4. Detail of south façade and connection to the historic First National Bank; view facing north
5. Detail of the south façade at first story and connector; view facing north
6. Detail of the precast concrete panels at the southwest corner of the building; view facing northeast
7. East façade of tower; east and north facades of parking garage; view facing southwest
8. North and west facades of parking garage; view facing southeast
9. Plaza level one lobby entrance at east façade; view facing east
10. Plaza level two elevator lobby; view facing east
11. Concourse off plaza level two elevator lobby; view facing south
12. Entrance lobby at south façade, plaza level two, leading to library connection; view facing west
13. Concourse at plaza level two; view facing north, northeast
14. Garden level at plaza level two; view facing northeast
15. Office at second floor, southeast corner; view facing southeast
16. Catwalk adjacent to the garden level; view facing east
17. Corridor leading to parking garage; view facing north
18. Parking garage, level 3; view facing northwest

Figure Log:

Include figures on continuation pages at the end of the nomination.

1. Site Map. Ten Main Center, 920 Main Street, Kansas City, Missouri
2. National Register boundaries of Ten Main Center, 920 Main Street, Kansas City, Missouri
3. Photo Key, First floor plan, south
4. Photo Key, First floor plan, north
5. Photo Key, Second floor plan, south
6. Photo Key, Second floor plan, north
7. Elevation drawing. Tenth and Main Office Center. Charles Luckman & Associates, January 1965
8. Elevation drawing. Tenth and Main Office Center. Charles Luckman & Associates, January 1965
9. Floor plan. Tenth and Main Office Center. Charles Luckman & Associates, January 1965
10. Ten Main Center. Drawing of the original atrium, Plaza Levels 1 and 2
11. Ten Main Center. Interior image of the original atrium, Plaza Levels 1 and 2
12. Sanborn Insurance Map: 1939-1958, Plate 16

13. Map: West Main Urban Renewal Land Area
14. Map of the Central Business District illustrating the LCRA's projects within and bordering the CBD
15. Victor Building, c. 1930s
16. The Bankers Trust Building, New York, NY,1910-1912
17. The Police Administration Building, Philadelphia, 1961
18. TWA Building, Kansas City, 1956
19. The Kansas City Library and the Board of Education Building, Kansas City, 1959
20. Commerce Tower, Kansas City, 1965
21. Hilton Courthouse Square, Denver, 1960
22. MO State Office Building, Kansas City, 1968
23. Ground Breaking Ceremony, Ten Main Center, October 26, 1965
24. Charles Luckman, Cover of *TIME Magazine,* June 10, 1946
25. *Time Magazine* Advertisement for Ten Main Center, 8 December 1967
26. Architectural Rendering of Ten Main Center

SUMMARY

Ten Main Center, sited in the heart of Kansas City's downtown central business district at 920 Main Street, was designed by Charles Luckman and Associates, Los Angeles, in 1965-1968.[1] Rising 282 feet in height, its Modern design, specifically that of Abstract Monumentality, and multiuse complex including retail space, offices and public parking was not only an unconventional approach in architectural planning but also a break in the pattern of previous commercial buildings (Photo 1). Ten Main Center is comprised of two connected buildings: a 21-story office tower and a seven-story garage (Figures 2 and 8). The two buildings form an "L"-shape, extending from 9th to 10th Street, Main Street to Baltimore Avenue. Combined, these two structures contain 565,000 square feet. The 20-story commercial office tower is constructed of reinforced concrete frame with a curtain wall exterior of precast concrete panels featuring deep reveals and a surface of exposed aggregate finish.[2] The base of the tower features upper and lower plaza levels with large plate glass windows. A one-story connector, original to the building, to the Kansas City Public Library is located at the southwest corner of the building. A 919-car companion garage set above two floors of additional commercial space, designed in tandem with the 272,000 square foot main tower, is seven stories in height (with 11 levels of parking) and is connected to Ten Main Center at the north façade by means of a hallway and door. While the overall profile and three-part division has a similarity to many of the commercial buildings from the turn of the 20th century, such as the Bankers Trust Building (Trowbridge and Livingston, architects; 1910-1912 with additions; New York),[3] (Figure 16) the precast concrete panels of Ten Main Center present a state of the art building material that created a departure from the strict geometry of the preceding decade and the first part of the 1960s, returning a strong sculptural quality to architectural design. In excellent condition, the integrity of location, setting, design, materials, workmanship, feeling and association has been retained.

[1] It should be pointed out that the Commerce Tower National Register Nomination (February 16, 2014) erroneously identified the architect of Ten Main Center and its style. The NR listed the architect as "Charles Lucian" and the style as "Miesian." Both are incorrect. See Section 8, page 10 of the Commerce Tower nomination.

[2] "Architectural Photo Study Commercial Buildings," *Technical Bulletin and Review of Quality Building Products: The Producers' Council* 16 (June 1966), 74.

[3] Memorandum to Otto Kilian from A. J. McArthur, "Review of Drawings," June 15, 1965. The Charles Luckman Papers, CSLA-34, Box 1, The William H. Hannon Library, Loyola Marymount University, Los Angeles. Hereinafter cited as "CSLA."

ELABORATION

Setting

Ten Main Center is generally located in Block 1 of Ashburns and John Johnstons Addition of the Central Business District of Kansas City, adjacent to, but not included in the West Ninth Street/Baltimore Avenue Historic District (and Boundary Increases I and II; 1976, 2002, 2010). Ten Main Center occupies an "L"-shaped lot comprising of 1.5 acres and is bounded by Main Street on the east, 10th Street on the south, 9th Street on the north and Baltimore Avenue on the west. The historic First National Bank Building (included in the West Ninth Street/Baltimore Avenue Historic District NR) is connected to Ten Main Center at the southwest corner by a one-story walkway. The historic Kansas City School of Law Building (913 Baltimore Avenue, also included in the West Ninth Street/Baltimore Avenue Historic District) is sited to the south of the Ten Main Center's parking garage. There is no common wall or access to the garage from the Law building. Infrastructure in the immediate vicinity of Ten Main Center includes concrete sidewalks, curbs, and streetlights. Additionally, Ten and Main Transit Center, which includes outdoor sculpture and a large fountain, is sited to the south of Ten Main Center. Large swaths of parking lots are located to the north. Commerce Tower (911 Main Street, NR 2014) is directly to the east of Ten Main Center Parking Garage. The overall geography of the site resembles a valley, where the land slopes from both sides of Main Street to the east and west.

East and South Facades, Plaza Levels

The main façade of the 20-story Ten Main Center's tower faces east (Photo 1; Figures 7 and 8). Lower and upper plazas, fifteen feet high and twenty feet high, respectively, each divided into six bays, is recessed behind reinforced concrete piers. The plazas extend the entire frontage on Main Street and provide commercial and retail space. Fenestration at these two levels is aluminum frame with large fixed plate glass units (Photos 2 and 3). A wide walkway stretches aside the first story while a wide reinforced concrete deck aligns with the second story and turns to the north between the northernmost piers and the fenestration. A revolving door, placed at the center of the east façade and reached by a series of concrete stairs, leads to the lower plaza level. A non-original aluminum paneled armature is attached to the center bays of the main façade. Bronzed aluminum railings are also placed at this location near the entrance (Photos 2 and 4).

The lower and upper plaza levels of the east façade wrap to the south façade of the Ten Main Center tower (Photo 1). Due to the grade change at this location, the height of the western end of the lower plaza level decreases. A deeply recessed entry bay is placed at the far west bay and features a revolving door, leading to the lobby area towards

the upper plaza level (Photo 4). A non-original armature, repeating the design and materials of the unit placed at the east façade, extends from the southern entry bay. An enclosed courtyard is placed at the southwest corner of the building, below grade and is reached through the interior of the tower.

An 8′ x 37′, two-story connection between Ten Main Center tower and the adjacent historic First National Bank Building, now the central Kansas City Public Library, is constructed of reinforced concrete and plate glass window units (Photo 5). Luckman designed this connection in 1967 as a way to reach the historic First National Bank building (1906 with additions; contributing building in the West Ninth Street/Baltimore Avenue Historic District), which now houses the central branch of the Kansas City Public Library.

A two-story aluminum framed plate glass foyer, designed as part of the Luckman's original design, is placed between the tower and the precast concrete multilevel garage to the north (Photo 2).

Precast Concrete Panels; all facades of Ten Main Center Tower
Above the plaza levels, beginning at the 3rd floor and ending at the 20th floor, Ten Main Center is faced with precast concrete panels that form a curtain wall,[4] attached to the reinforced concrete frame of the building (Photos 1-6), yet the way in which they are attached do not reflect the underlying frame or expression of the frame.[5] Each panel of the Ten Main Center tower is designed alike, with deep reveals, as a single window unit matching the floor-to- floor dimension.[6] According to the Prestressed Concrete Institute (PCI), prestressed concrete panels, relating to the type of panels used at Ten Main Center, have the following qualities:

> The amount of repetition, and the choice of size, shape and finishes are the major design and cost considerations for such

[4] "The term precast curtain wall unit is used to identify precast units which carry no loads other than wind. These units may be removed from the wall individually without affecting the stability of other units or the structure itself. Curtain wall units do not extend in height beyond a typical floor-to-floor dimension and are normally limited in width to less than the bay width of the structure." See PCI, *Architectural Precast Concrete* (Chicago: Prestressed Concrete Institute), 1973, 19.
[5] Telephone interview. Clint E. Evans, Principal Architect, NSPJ, and Cydney Millstein, May 5, 2015. Clint Evans is the architect for the rehabilitation of Ten Main Center.
[6] Telephone interview. James Senter, Jr., and Cydney Millstein, February 3, 2015. Mr. Senter is the grandson of the founder of Winn-Senter Construction Company, the general contractor for Ten Main Center.

> units. The economy of precast concrete curtain wall units is achieved by paying close attention to detailing of the precast units. This is a basic requirement for all precast, but particularly so for units which function only as curtain wall elements.[7]

Floors 3 through 19 of Ten Main Center tower each measure 12 feet in height, corresponding to the height of each precast concrete panel. Typical detailing of the panels include a fixed glass unit at the center (5′ x 33″ in height; 2′ x 2 ¼″ in width) recesses or reveals measuring 3′ x 27″, and edging measuring 1′ x 7″. The size of the panels is mostly uniform throughout, with variations at specific locations, per the original plans.[8] Corner panels are recessed toward the center; diamond-shaped finials are placed at the top and bottom. There are tube intersections between the panels. Each panel was hung from the reinforced concrete frame by means of a material tower (run by a diesel engine with cables). A platform, powered by the engine, ran up and down the frame of the building to serve materials to various floors, where the panels were placed one-by-one, floor-to-floor, bottom to top.[9]

The 20th floor measures 13 feet in height, while the penthouse floor, faced with smooth precast panels without any fenestration, measures 18 feet in height. The flat roof of the tower consists of tar and gravel.

Interior of Ten Main Center Tower (Figures 3-6 and 9)
The main elevator lobby (Photo 10) is placed toward the southern end of the upper plaza level and opens to a wide "promenade" approximately 400 feet in length (Photos 11-12). The main elevator lobby overlooks a secondary atrium, below. A series of non-original offices with plate glass facades are placed at the southwest end of the plaza level, directly across from the elevator lobby (Photo 13). Additional offices are located directly south of the elevator lobby; non-original walls and paneling enclose these offices, which have a ceiling height of 19'. A large, centrally placed gathering space, reached by a series of stairs to the north of the elevator lobby, overlooks the plaza atrium level below to the east (Photo 14). While slightly modified from the original design, the current Plaza Levels reflect Luckman's scheme (Figures 10 and 11). Large box planters are placed at the end of the floor facing the atrium, below. Continuing to the north, the promenade leads to additional office spaces and to the multi-level garage at its third story level (Photo 17). Stairs at the west side of the corridor

[7] PCI, *Architectural Precast Concrete*, 20.
[8] Charles Luckman & Associates, Plans for the Tenth and Main Office Building, Sheet 5.2, Cast precast panel details.
[9] Interview with James Senter, Jr., February 3, 2015.

lead to the lower level of the garage and a garage elevator. Original finishes, including walnut paneling, have been modified through the years. Wall configuration, especially at the southern end of Plaza Level 2, has been changed, as well. Floors are black terrazzo tile. Various office spaces at both Plaza Levels have been modified and reconfigured through the years. The Plaza Levels are in good to excellent condition.

The upper floors of Ten Main Center tower are almost fully occupied. As intended by the original architect, these floors have always been tenant finished (Photo 15); Luckman, in his contract, did not call for tenant work other than "typical tenant layout in order to set up building standards." [10] As such, each floor has been modified over the years to suit tenant needs. Varying finishes, doors, carpeting, tile, furniture, layouts now vary floor-to-floor. Typical ceilings are dropped, with hidden ductwork. The main elevator lobbies at each floor also have been customized by tenants over the years; ceiling types vary, as well. Corridors are typically "H" plan (constructed after code change) or placed throughout each side of the floor plate; both are double-loaded. Upper floors are in good to excellent condition.

The Parking Garage

An "L"-shaped, seven-story parking garage (constructed concurrently with the tower) of precast reinforced concrete and divided into seven bays, provides parking for 919 cars on 11 levels (Photos 7, 8 and 18; Figure 26). Vehicle entrances to the facility are on Main Street and Baltimore Avenue. A single-leaf door to the garage is accessed by a series of stairs placed at a slender reveal at the 9th Street side. Below the parking levels are two-stories of commercial space. Double-door entrances are located at the third and fifth bays (moving south to north) at the east (Main Street) facade. Reinforced concrete piers separate each storefront, echoing the design of the tower plaza levels. The storefront and second story fenestration wraps to the east two bays of the north façade. As mentioned above, the garage does not share a common wall with the Kansas City School of Law Building located at 913 Baltimore Avenue.

Integrity

Ten Main Center retains its historic integrity (all aspects) throughout the exterior and interior of the office tower and garage. It occupies the same location and the setting in the central business district of Kansas City. The design, materials and workmanship, as planned by Charles Luckman, the architect for Ten Main Center, are intact and in excellent condition. Over the course of forty-seven years (since its completion), there have been minimal modifications to

[10] Memorandum. C. Luckman to E. R. Jones, Jr., May 18, 1967. CSLA.

the exterior. The non-original armatures at the entrances of the east and south facades do not detract from the original design. While some of the finishes of the interior have changed (such as flooring, elevator lobby walls) due to new tenant occupancy, the volume of space, placement of upper and lower plaza areas (and atrium) and arrangement of retail at the lower levels with office spaces above, has been maintained. Thus, the character defining features, including the precast concrete panels key to its Abstract Monumental style and vocabulary, are intact from the period of significance. Lastly, the feeling and association with the period of construction and Abstract Monumental architectural style have been retained.

Future Plans

Currently there are proposed plans for the rehabilitation and adaptive reuse of Ten Main Center. 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 Preservation Office and the National Park Service for review and compliance.

STATEMENT OF SIGNIFICANCE

Summary

Ten Main Center, located at 920 Main Street, Kansas City, Jackson County, Missouri (Figures 1 and 2), is eligible for listing in the National Register of Historic Places under Criteria A and C and is locally significant in the following areas: COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE. Ten Main Center was the first solely commercial urban renewal project within Kansas City's central business district spearheaded by the newly developed Land Clearance for Redevelopment Authority (LCRA). The process of implementing Ten Main Center paved the way for urban renewal within the central business district of the city and was, therefore, pivotal for Kansas City's economic future. Prior to 1953, the City of Kansas City, through the City Planning Department, maintained control of building projects—those that used private or public funding. After 1953, the Land Clearance for Redevelopment Authority was given the responsibility for the planning and development of all projects that were developed utilizing federal funding. As such, LCRA introduced a stringent procedure for all development that fell under the Federal umbrella of urban renewal in Kansas City, Missouri. This was a clear departure from previous community planning and development projects utilizing Federal funds, as it existed prior to the establishment of the LCRA. In planning for Ten Main Center, LCRA blighted and cleared twenty properties within a full block area. In 1962, Robert Ingram, the developer of Ten Main Center who was approved by LCRA, hired the internationally known firm of Charles Luckman & Associates, located in Los Angeles, California, to design Ten Main Center. Winn-Senter Construction Company, Kansas City, was the general contractor and Wilson Concrete Company, Red Oak, Iowa, designed and manufactured the precast concrete panels. Designed in the Modern Abstract Monumental style, Ten Main Center represents a major shift in architectural expression away from the Miesian tradition favored in the previous decade. Its sculptural mass, which exploits the use of precast concrete panels casting vigorous light and shade, helped stimulate a new construction method and style of building which shaped Kansas City's architectural legacy. The period of significance for Ten Main Center and its garage is 1965-1968, the period of construction for this multi-use complex.

ELABORATION

Community Planning and Development: The Land Clearance and Redevelopment Authority

To best understand the significance of Ten Main Center under Criterion A, COMMUNITY PLANNING AND DEVELOPMENT, it is critical to recognize the events that led to its implementation and how it is bound to the beginning of Kansas City's urban renewal and redevelopment in the downtown core. A discussion of the establishment of the Land Clearance for Redevelopment Authority (which follows, below) is critical to understanding not only the importance of this agency but also how LCRA and Ten Main Center are inextricably connected.

After 1953, planning and development of the central business district of Kansas City, Missouri, relied heavily on the decision-making powers of the Land Clearance for Redevelopment Authority (LCRA) primarily under the federally funded urban renewal program as first developed under the Housing Act of 1949. In 1953, the Land Clearance for Redevelopment Authority (LCRA) was formed to oversee all urban redevelopment projects in Kansas City that were to receive funding from the Federal House and Home Finance Agency (HHFA) under the Housing Act of 1949 (with additional amendments legislated between 1951 thru 1969). The LCRA administered the Federal-Local program of renewal.[11] As the local agency, the LCRA was formed as a way to de-politicize decision-making on projects under the umbrella of urban renewal. Although the LCRA board of local citizens was initially by mayoral appointment, it remained an independent agency.[12]

The long planning phase that led to the construction of Ten Main Center was pivotal for Kansas City's future. The process of implementing LCRA's West Main project, which led to and secured the construction of Ten Main Center, paved the way for urban renewal

[11] Jack Roy Bohanon, "A History and Economic Analysis of the Kansas City, Missouri: Federal Urban Renewal Program." Master of Arts Thesis in Economics, University of Missouri-Kansas City, November 1, 1971, 16. Bohanon's study of Urban Renewal in Kansas City is a comprehensive source material that gives a complete analysis of the projects managed by the Kansas City LCRA. Bohanon covers the period from 1953, the year the LCRA was formed, through 1969, which covered the period of time in which the first 18 projects were identified by the LCRA and came completely under the jurisdiction of the same. Also, Eisenhower's 1954 Housing Act called for urban renewal by name, allowing for the construction of "luxury housing, commercial projects," etc., which "led to a higher percentage per square foot tax revenue base." See Richard Freeman, "The 1949 Housing Act versus 'urban renewal'", *The Executive Intelligence Review*, 23 (December 13, 1996), 28.
[12] Bohanon, pp. 16-40.

within the central business district of the city. Ten Main Center was LCRA's first experience with a private commercial development project and is significant as it helped the heart of the city survive and serve as a model for what enlightened urban renewal.

Since its establishment in 1953,LCRA continues to manage Kansas City's urban renewal projects that use federal monies. This agency has been a vital part of community planning and development in Kansas City for over 50 years. Today, the LCRA continues its work within the Economic Development Corporation (EDC) of Kansas City, Missouri, a 501c4 non-profit agency that, as an umbrella, manages the LCRA and five additional statutory redevelopment agencies. The LCRA continues to remain a separate organization.[13]

Revitalizing the City's Downtown Core Through Urban Redevelopment

Beginning in January 1952, the City of Kansas City, Missouri, initiated a general study to identify areas within the city that were most in need of redevelopment using guidelines as established under the Housing Act of 1949. This Federal assistance program aided cities nationwide to address issues of urban slums and blighted areas within city limits. The Housing Act of 1949 was passed primarily to address the serious housing issues within the urban areas of the country. This act would later be amended in 1954 under the Eisenhower administration by reducing funding for housing and opening the door to urban redevelopment in cities suffering from severe blight and loss of revenue from urban flight to the suburbs. Initially the 10% federal funding slated for commercial redevelopment was increased to 30%.[14] This amended legislation gave cities greater power in addressing blight present in various commercial districts throughout the United States. Subsequent to allocation of funds, individual states determined how to implement the federal urban renewal guidelines.

The State of Missouri was responsible for amending existing state laws to allow federal funding to be granted to Missouri cities for the purpose of urban renewal. Once the Missouri laws were in line with the Federal Housing Act of 1949, Kansas City took measures to amend or to establish stricter building codes to ensure the health and safety as required under the Housing Act for all new construction. This was the beginning of the implementation of Urban Renewal in Missouri and the birth of the Land Clearance for Redevelopment Authority (LCRA) of Kansas City.

[13] Economic Development Corporation of Kansas City, Missouri, Accessed on-line, June 18, 2015. http://edckc.com/about-edc/agencies/
[14] Bohanon, 16-40.

While the Housing Act of 1949 was meant to help correct the substandard housing issues that had been problematic for decades in the United States, the law was also written to benefit commercial projects. Often, businesses as well as families were displaced in the process.[15]

Although the Housing Act of 1949 opened the door to financially aid cities under a 2/3 Federal to 1/3 local funding formula in redeveloping the city's decaying infrastructure, the process of renewal proved to be longer than anticipated.

In Kansas City, surveying various sections of the city began in 1950 which designated areas determined to be "blighted and ripe for redevelopment."[16] This initial study was made by the Kansas City-City Planning Department. In June 1950 the city requested, and received, from the Housing and Home Finance Agency (HHFA), a reservation of funds for capital grants for qualified projects in the amount of $2,490,180 (this amount increased under subsequent changes to the Housing Act). In August, the city requested an advance or preliminary loan of $45,800 from the HHFA to complete the study of general blighted areas of Kansas City.[17]

Two important legislation measures had to occur before any funding could be released to the City of Kansas City. First, the city needed to enact an ordinance (October 9, 1950), "under the authority of the State Constitution," to set the powers of the city government, thereby allowing it to participate in the Federal program.[18] Additionally, the State of Missouri had to establish the Missouri Land Clearance for Redevelopment Authority Law that allowed cities throughout Missouri to effectively accept Federal funds without further state approval. This occurred under Senate Bill No. 129, which was passed in General Assembly on July 11, 1951 and formally established the Missouri Land Clearance for Redevelopment Authority (MOLCRA).[19]

The formation of the MOLCRA laid the foundation for the Land Clearance for Redevelopment Authority (LCRA) of Kansas City. Kansas City Ordinance No. 16120, §3, enacted on November 21, 1952, established the LCRA of Kansas City. This action gave the LCRA the powers "to sue, to contract, to take land by eminent domain, clear it and sell it to private redevelopers or public agencies, to provide for the relocation

[15] Kevin Fox Gotham, *Race, Real Estate and Uneven Development: The Kansas City Experience* (Albany: State University of New York Press, 2002), 80.
[16] Bohanon, 61.
[17] *Ibid.*
[18] Ibid.
[19] *Ibid.*

of those displaced, and to cooperate with other agencies, as granted under the Missouri Statute."[20]

The most important aspect of this ordinance was to protect the powers given to the LCRA under the State of Missouri. The ordinance successfully transferred the power of the Department of Public Works to the LCRA. The City Planner was directed by the mayor's office to cooperate with the LCRA on all projects related to land clearance and urban renewal receiving funding through the HHFA.[21]

LCRA managed a relocation assistance program that the state of Missouri did not offer. Additionally, the federal program protected the city from poorly organized projects while it implemented the development of blighted areas. It allowed the LCRA the ability to manage every step of a redevelopment project from determinations of blighted areas, land acquisition to the disbursement of land parcels for successful redevelopment.

Resale of cleared land using federal funds, specifically to private developers, required additional approval from the LCRA. Under these circumstances, the cleared land was sold in a bidding process under the management of the LCRA. Bidders had to identify the purpose of their commercial project, submit architectural plans, and provide their funding sources. It was then up to the LCRA to award the sale of the property to the developer whose purpose and plan best suited the needs of the city.

On January 19, 1953, Kansas City Mayor William E. Kemp appointed a five-man Board of Commissioners to the Kansas City LCRA to act independently of the city government with the sole purpose of carrying out redevelopment projects in Kansas City, Missouri, under federal urban renewal guidelines. In order to accomplish their goals, the commissioners hired Albert J. Harmon as the executive director and counsel for the LCRA. Harmon had previously served three years as the counsel for the Western division of slum clearance and urban redevelopment of the HHFA. All previous powers of the city concerning funds issued by the HHFA to the city for the purpose of urban redevelopment were transferred to the LCRA Board of Commissioners on June 1, 1953, under Ordinance No. 16613. This action effectively freed the LCRA from all political pressures from city government.[22]

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[20] *Ibid*, 63-64.
[21] Ordinance 16120, Office of the City Clerk, Certificate No. 7252, City of Kansas City, Missouri, November 21, 1952. Archives, LCRA, Kansas City, MO. LCRA, Economic Development Corporation, Kansas City, Missouri.
[22] Bohanon, 65. Although the LCRA was free from pressure within the city government, they often found themselves at odds with the business community

With the LCRA finally established, the business of planning for urban redevelopment of Kansas City, Missouri, began. Over the course of thirteen years, it was necessary to complete land surveys, identify financial needs to study blight, purchase and relocate any residential or business within an area that is determined blighted. Furthermore, the resale of blighted land provided funding for future LCRA projects.[23]

Under clearance and redevelopment, the LCRA had the power to declare certain areas of the city as blighted, identified as distressed and having sub-standard, outdated and/or dangerous buildings. Once identified, these buildings were torn down and the land reclaimed, at which point, the land was offered to private developers at a below normal market rate with federal funding utilized. In 1971, economist Jack Roy Bohanon provided an analysis of the LCRA's projects vital to Kansas City's redevelopment. It is important to point out that these projects were named by the LCRA between 1953 and 1966.[24]

The first six project areas identified for land clearance and redevelopment were sequentially listed by the LCRA as follows:

- Northside (described below), cleared land, street and viaduct access crossing new freeway; 6.6 acres, no specific type (Figure 14).
- Attucks, bounded on the north by Truman Road, east by Brooklyn Avenue, south by 19th Street and west by 18th and 19th Streets at Highland and Woodland Avenue; 54.2 acres, housing.
- South Humboldt, bounded on north by 11th Street, east and south by right of way to mid-town freeway, and west by Cherry and Locust Streets; 27.6 acres, primarily government use in Kansas City's Civic Center including: The Boley Federal Building and the State Office Building (Figure 14).
- Eastside, bounded on north by Intercity Freeway, east by right of way for Midtown freeway, south by 11th Street, and west by Locust

leaders as in the case of James M. Kemper and his Downtown Redevelopment Commission.

[23] Gotham, 78-81. Gotham describes four LCRA property types: commercial, government, institutional, and housing. These property types fell into one of two sub-categories that identified the kind of urban planning that would be under the LCRA management. The first type of project is "clearance and redevelopment" that is covered in this document. The second project sub-category is "rehabilitation and conservation," which did not start until the 1970s.

[24] Bohanon, 65.

Street; 58.3 acres, open green area, parking lots, commercial development (Figure 14).

- Woodland, bounded on north by Independence Blvd., east by Brooklyn Avenue, south by 9th Street and west by Woodland Ave.; 46.3 Acres, primarily housing and mixed use
- **West Main**, (described below); 3.3 acres, commercial (Figure 14).[25]

Only two of these six project areas listed above, that of Northside and West Main (Ten Main Center), were completed by 1968.[26]

Northside was strictly for the completion of a land clearance project and is important as it set the stage for the construction along Main Street that followed. The LCRA described the Northside project area in 1953 as bounded by Baltimore Avenue, the alley east of Main Street, Sixth Street and Ninth Street covering six and one-half acres. The project started in 1953 as a land clearance initiative, and was nearly complete by 1962.[27]

The Northside project primarily consisted of land clearance that removed obsolete structures with public improvements to existing streets, new access ramps, a new viaduct at 8th Street, widening of Main Street and landscaped greenspace that offered a new doorway to the Central Business District. It had been highly publicized with its priority pushed to first place by private interests from James M. Kemper and the Downtown Redevelopment Corporation. Essentially, it provided an improved view shed for Kemper's Commerce Tower, which was developed with private funding and completed in 1965.[28]

LCRA's West Main project area, located within the one-block area west of Main Street between 9th Street and 10th Street, was the sixth project planned by the LCRA. It was completed in May 1968.[29] Much smaller, at 3.3 acres, (of which Ten Main Center occupies roughly one third), West Main would prove to be a training ground for the LCRA as its first commercial redevelopment project subsidized under the Housing Act. By October 1965, the LCRA had put the final stamp of approval on the architectural plans and financial backing, and turned the cleared land

[25] Ibid, 66-88. Records from the LCRA indicate that the West Main project area was approximately 3.3 acres in size. Ten Main Center is roughly one third of the entire West Main renewal area.
[26] Ibid, 65.
[27] Bohanon, 65.
[28] Ibid, 65-69.
[29] Ibid.

over to Robert P. Ingram's Ten Main Center to begin construction in May 1966.[30]

It is important to note that the redevelopment of West Main (Ten Main Center) was a small but strategic plot of land that was prime for redevelopment. Initially, powerful business interests brought the case of West Main to the attention of the city as early as the summer of 1952. The First National Bank of Kansas City produced a study of the area with the objective of clearing and developing the 3.3 acres that was strategically adjacent to their building at the corner of 10th and Baltimore.[31] The bank's study made the following observation in their report:

> The Central Business District [CBD] is in the peculiar position at the present time as its prosperity is jeopardized by continued decentralization of business and industry. In attempting to prevent serious economic consequences, municipalities try to guide decentralization and to find a new basis for taxation.
>
> Inasmuch as special redistribution is the secret of preventing further Central Business District deterioration, private initiative to accomplish this very fact should be supported as much as possible.[32]

Although the First National Bank identified West Main for redevelopment as early as 1952, as stated above, it did not come under jurisdiction of the LCRA until 1961. While the LCRA was free of political interference from city hall, it was not immune to the pressures of private investors. In 1961, James M. Kemper was in the process of planning his Commerce Tower building, located on the east side of Main at 911 Main Street (Figure 20). Kemper had already succeeded in moving the development of the Northside (see list, above) to a position of priority when it climbed from fifth position to number one on LCRA's timetable. Additionally, Kemper referred to the older buildings of West Main as an "eye-sore at his front door."[33]

Kemper was concerned that the Commerce Tower plan would fail if the West Main block was not cleared of what he considered "blighted" properties. Furthermore, Kemper believed that the whole of Main Street

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[30] A. J. Harmon, "Downtown Redevelopment," *The Kansas Citian* 55 No. 10, March 1966.
[31] Ibid, 88. This building now houses the main branch of the Kansas City Public Library.
[32] Ibid. This quote is from: First National Bank, "First National Bank Redevelopment Study", June 16, 1952, 5.
[33] Ibid, 88-90.

between 6th and 10th street would suffer "...unless there was one comprehensive plan to eradicate blight from the whole area...[to] create the kind of impressive business center that the city deserves."[34]

On the heels of the Northside project and on behalf of the Downtown Redevelopment Corporation (fronted by Kemper), the LCRA declared the West Main block blighted on November 23, 1961. Eldridge Lovelace of the firm of Harland Bartholomew and Associates of St. Louis prepared the initial findings of blight in 1961.[35] The study was then followed by an additional study completed by Kansas City's city planning commission and the LCRA,[36] causing further delays.

The City of Kansas City was bypassed in the initial project approval for all LCRA projects.[37] Approval was sought from the city only as a matter of record under Ordinance No. 29111 dated August 23, 1963, in order to process the city's share of funding. Thus, the "blighting" of West Main was not considered under the purview of city government.[38]

LCRA clears the way for Ten Main Center

The redevelopment of West Main was announced in 1962 as one of LCRA's early land clearance projects in Kansas City. At that time, developers and prospective bidders were invited to request information concerning the site for the preparation of architectural designs and construction financing.[39]

By August 1963, three redevelopment corporations sought urban renewal sponsorship to develop the West Main project under the supervision of the LCRA. The first proposal was by the Center Redevelopment Corporation, backed by local business with Commerce Trust as the main investor. This project presented a major parking garage project.[40]

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[34] Ibid, 89.
[35] City of Kansas City, City Planning Commission, Minutes, 1 November 1961,10. Archives, Urban Planning, 15th Floor, City Hall, Kansa City, Missouri.
[36] Bohanon, 90. While the City Planning Commission was involved in the review process, they only made suggestions concerning building deficiencies.
[37] Ibid, 90.
[38] Ibid.
[39] "West Main Urban Renewal Land Area: Land Clearance for Redevelopment Authority," *The Kansas City Star* November 1963 Microfilm: Special Collections, Kansas City Public Library, Kansas City, Missouri,
[40] "Two Plans Vie for Key Area: Urban Renewal at Ninth and Main is Subject of Conflicting Groups," *The Kansas City Star* 11 August 1963, 1A: 4A.

The second proposal came from Robert P. Ingram as the Tenth Street Redevelopment Corporation (changed to Tenth and Main Corporation by January 1964). This was a much more complex proposal as it combined a twenty-story commercial office building with a parking garage.[41] In addition, Ingram had a commitment from the Kansas City Board of Trade (and a major investor in the building) to "take 100,000 square feet of the contemplated 190,000 square-foot structure..." as their new headquarters bearing the Board of Trade name.[42]

A third group, the Warner Company headed by Marvin Warner of Cincinnati, Ohio, entered the process in mid-December 1963 with a proposal similar to the Tenth Street Redevelopment Corporation, using a plan for a twenty-four story glass tower.[43]

LCRA had called for the submission of proposals for the "Purchase and Development of West Main Urban Renewal Land (Figure 13)."[44] On January 11, 1964, Robert P. Ingram's redevelopment bid, along with architectural concepts designed by Charles Luckman for the West Main project, was tentatively accepted by the LCRA.[45]

However, at the beginning of 1964, Ingram faced a number of legal and financial issues that would delay the beginning of construction for Ten Main Center for over a year.

First, a change in partnerships and backers of Ingram's plan occurred when the First National Bank of Kansas City pulled out of the Tenth Street Redevelopment Corporation but remained on the advisory board. To reflect the change in partners, the corporation's name was changed to the Tenth and Main Corporation.[46]

Secondly, approval of the Ingram plan created dissent and disapproval from James M. Kemper, who filed a lawsuit asking the court to "enjoin the LCRA from entering into a contract with the Tenth and Main Corporation."[47] Basically, the bid and plan for parking only, submitted by the Center Redevelopment Corporation (which Kemper had backed), was turned down in favor of the Ingram plan.

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[41] "New Building as Sign of Growth," *The Kansas City Star* 8 Jan 1964.
[42] *Ibid.* By the first of January 1964, the First National Bank dropped out of the Tenth Street Redevelopment Corporation.
[43] "New Plan for Main Renewal," *The Kansas City Star* 26 Dec 1963.
[44] "The Land Clearance for Redevelopment Authority of Kansas City Missouri invites proposals for the Purchase and Development of West Min Urban Renewal Land," *The Kansas City Star* 1 November 1963.
[45] "Parking into the heart of the City," *The Kansas City Star* 11 Jan 1964.
[46] *Ibid.*
[47] "Watch Dispute on Urban Plan, *The Kansas City Star* 5 Mar 1964.

This injunction suit was active when the proposal from the Tenth and Main Redevelopment Corporation was initially approved in March 1964. However, it was determined that the LCRA project could move forward only on the acquisition and land clearance. The land could not be turned over to any developer until the lawsuit was settled.[48]

Originally named 'City Center,' Luckman's architectural plans were reviewed by the Board of Trade in March 1964. As the principle tenant of the Ten Main Building, the Board of Trade provided design context to aid Luckman in planning the proposed 20-story office structure. Included in the first rendition for Ten Main was an above-and-below-ground parking structure. Luckman designed a 'trade floor' that was to float on four columns, approximately 10 to 15 feet above the plaza. The design also included brokerage offices at the lower plaza level. Two other prospective tenants were named at this time: Advertising and Sales Executives Club and the Real Estate Board of Kansas City.[49] This first design draft captured the essence of the Luckman's final design.[50]

Driscoll Hartnett, president of the Board of Trade, literally at the controls of the bulldozer, demolished the first of the condemned buildings on March 30, 1964 (Figure 12). Concurrently, the deadline set by the Board of Trade for Ingram to complete development and construction plans with LCRA approval was scheduled for March 31, 1964. If not met, the Board of Trade would not sign a letter of intent to occupy the Ten Main Center as its principal tenant.[51]

While work on land clearance was progressing, there was no end in sight of Kemper withdrawing his lawsuit, which delayed every aspect of Ingram's plans. Kemper even went so far as offering to buy out any or all three of the project partners for the West Main redevelopment. Ingram remained firm on a 750-space parking garage, while Kemper remained insistent on parking for 1,000. The complications created by the ongoing lawsuit led to the Board of Trade directors ending their

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[48] *The Kansas City Times* and *The Kansas City Star*. Various dates, News Clippings, Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library.
[49] "Plan is Viewed for West Main," *The Kansas City Times* 25 March 1964, 1.
[50] As a prototype, this building was never constructed. Since the Board of Trade rescinded their agreement with Ingram, many changes were made between 1964 and the 1966 when construction actually began.
[51] "Plan is Viewed for West Main." Luckman made it a practice to discuss design matters with potential tenants of the commercial buildings that he designed.

agreement of intent as the principal tenant in the proposed 20-story building.[52]

With the project coming closer to failure, a meeting was scheduled on April 23, 1964, with Mayor Ilus Davis and the lawyers of the three factions including Kemper, Ingram, and the LCRA. Mayor Davis suggested that a compromise of 866 parking spaces be placed on the table between Kemper and Ingram. Kemper remained reluctant stating that the number was still too few for a shopping district.[53]

On April 27, 1964, an ordinance was introduced to appropriate $175,000 toward the city's $362,742 share in acquiring, clearing and disposing of the land for the West Main project. This covered roughly twelve tracts on the south side of 9th Street at Main (Figure 12).[54] However, redevelopment of the property by Ingram remained on hold until the lawsuit was either settled or dropped.[55]

By May 1964, two major developments occurred. First, the Board of Trade announced their decision to disband all further negotiations with the Tenth and Main Corporation in favor of relocating their office to 4800 Main in the Country Club Plaza. This was a huge loss to the city's downtown business district. Secondly, James Kemper decided to drop his lawsuit. Ingram had agreed to compromise and announced there would be a total of 866 parking spaces, "600 parking spaces for quick turnover customer parking...and 266 parking spaces for tenants," thereby satisfying Kemper's parking request. The contract with the LCRA was amended to reflect the additional parking spaces.[56]

By the end of July 1964, the Jackson County Court, under LCRA guidance, ordered the condemnation of two tracts of property, while the agreements for the remaining properties were scheduled with the LCRA by the end of November 1964.[57] In all, there were approximately

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[52] "Out of Main Project," *The Kansas City Star* 10 April 1964, 1. By 1965, approximately fifteen buildings were initially torn down to clear the land for Ten Main Center. LCRA continued to work with five other building owners in preparation for the construction of Ten Main. The final demolition bringing the count to twenty buildings was completed prior to construction.
[53] "Kemper Wary on Tenth-Main," *The Kansas City Star* 22 April 1964, 1.
[54] "For West Main Project," *The Kansas City Times* 27 April 1964.
[55] The lawsuit was perhaps the most unsettling event in the history of the development of Ten Main Center as it delayed the entire project for over a year. Ultimately, the lawsuit caused the loss of the Board of Trade commitment and the funding that came with that commitment.
[56] "Accord on West Main," *The Kansas City Times* 14 May 1964. By 1966, when the revised final plans were presented the parking garage capacity had been increased to 917 parking spaces.
[57] "Award of $81,500 for Condemnation," *The Kansas City Times 30 July* 1964.

twenty properties to be condemned consisting largely of two-to-three-story buildings. The last building to be demolished by the LCRA was the Victor Building (Figures 12 and 15). It was located on the northeast corner of Tenth and Main and demolished in June 1965.[58]

With the block cleared, the LCRA was ready for Ingram to set a construction schedule. However, Ingram was still facing the issue of financing his project. The construction schedule had to remain on hold until Ingram could present solid financing plans to the LCRA. Funding for the project had become problematic for Ingram throughout the months of the lawsuit initiated by Kemper. In the interim, Ingram lost the contract with the Kansas City Board of Trade, who had been a willing investor, as well as its principle tenant. Several other tenants decided to pull their letters of intent in fear that the building would never be built.[59]

Additionally, First National Bank had rescinded their financial support for Ingram's project citing the Board of Trade decision to move to the Country Club Plaza area. Ingram and his Ten Main Corporation partners, Ash Grove Lime and Portland Cement Company and Employers Reinsurance, continued to look for new investors.[60]

In February 1965, Ingram had become aware that Robert Rolston, of Skelly Oil Company, Tulsa, OK, was searching for a building in Kansas City to headquarter a regional office for Skelly Oil. The two men began working on a joint venture in which Skelly would share in the construction financing as a 50/50 agreement as principal tenant of Ten Main Center.[61] In essence, Skelly would replace the Board of Trade.

Skelly stalled on finalizing the paperwork to fund the Ten Main Center, which prompted the LCRA to question Ingram's ability to finance the project. In July 1965, Ingram was forced to look for other sources of financing in order to satisfy the LCRA requirements.[62]

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[58] *The Kansas City Times,* 28 August 1971, n.p. Mounted Clippings.
[59] Letter, Robert Ingram to Robert Rolston, Skelly Oil Company, Tulsa, Ok. 13 October 1965. Charles Luckman Papers, CSLA-34 Box 1; William H. Hannon Library, Loyola Marymount University, Los Angeles, CA. These tenants were never identified in the correspondence between Ingram and Luckman.
[60] "Downtown Office Building Work Cited." *The Kansas City Star,* 11 March 1973, 15D. Ingram owned the Fairfax Building from 1965–1969. Both Ash Grove and Employers Reinsurance were long-term tenants in the Fairfax Building at 11th and Baltimore. It is quite possible Ingram sold the building after financial issues, which arose in the process of completion of the Ten Main Building.
[61] Ingram to Rolston.
[62] Ibid.

On August 16, 1965, Ingram received and accepted an unsolicited offer of a loan from First Mortgage Corporation of Kansas City whose parent company was Connecticut General Life Insurance Company of Hartford. After meeting with Howard Nielsen, vice president of the Hartford Company, a loan was secured and the LCRA requirements, as such, were met.[63] By October, Ingram accepted the offer from Connecticut General Life Insurance Company that garnered a "special loan with no strings attached for $10 million."[64]

Building Plans for Ten Main Center Approved: Construction Begins

The LCRA had previously approved a final rendition of Charles Luckman's plans for Ten Main Center on May 28, 1965. The West Main Urban Renewal project land clearance was completed at the beginning of 1966. On March 23, 1966 the LCRA commissioner met and unanimously approved the final building plans for Ten Main Center. Upon approval, the title to the 60,215 square foot urban renewal ground was transferred to the Tenth and Main Corporation. One site, located at 909 Baltimore, was owned and occupied by the Real Estate Board. It was not part of the Land Clearance project so Ingram privately acquired the property and added it to the Ten Main Building site.[65]

The groundbreaking ceremony was held on October 26, 1965, in preparation for final LCRA approval (Figure 23). Charles Luckman chose the Kansas City firm of Marshall & Brown, as associate architects, to provide working drawings and supervise construction. The Kansas City based firm of Howard, Needles, Tammen and Bergendoff (HNTB) was chosen as structural engineer. Winn-Senter Construction was hired as the general contractor.[66]

While construction began in 1966, one important detail remained elusive, a building name. From August 6 through September 12, 1966, Ingram and Luckman engaged in a lively exchange of letters concerning the name of the new building. Ingram had six names under consideration: Executive Center; Gateway Center; Main Place; One Thousand Main Place; Financial Center and last, Ten Main Center. Luckman responded, "I don't think you would make any mistake in using Ten Main Center."[67]

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[63] Ibid.
[64] Ibid.
[65] "A Skyscraper Plan Approved," *The Kansas City Star* 23 March 1966, 1A.
[66] "To Break Ground for Skyscraper," *The Kansas City Star* 5 June 1965, 1A.
[67] Robert P. Ingram to Charles Luckman, 6 August 1966, and Charles Luckman to Ingram, 12 August 1966, Charles Luckman Papers, CSLA-34, Box 1, Folder 3, William H. Hannon Library, Loyola Marymount University, Los Angeles, CA.

On May 22, 1967 Tenth and Main Corporation held a "topping-out" ceremony, when the framework for the 20th Floor was completed. In the tradition of 'richtkranz' in Germany, the celebration included a five-foot pine tree placed at the top of the building to mark the absence of building problems and accidents. The ceremony included over 500 business and civic leaders including Mayor Ilus Davis; Robert Ingram; Charles Luckman and Representative, Richard Bolling (D-MO).[68]

Ingram had overcome a number of obstacles: the lawsuit; loss of the Kansas City Board of Trade as the principle tenant and others; and the loss of a major finance partner when the Board of Trade pulled out, all of which caused nearly 18 months in major delays in the construction and opening of Ten Main Center. It appeared that Ingram's problems were finally over. However, events that occurred in 1967 would again delay the project.

During the summer of 1967, a construction strike hit the Kansas City area bringing construction jobs to a temporary halt, adding further delay to its completion. When Ten Main Center was finally completed in late May 1968, 72% of the building was either occupied or reserved.[69] Among the major tenants in 1968 were: Employers Reinsurance Corp., and Ash Grove Lime and Portland Cement Company, along with architects, Marshall and Brown.[70]

LCRA's commitment to the success of their first private commercial project, Ten Main Center appears to have inspired future development in Kansas City's central business district. Plans and renderings for Ten Main Center would have been publically available as early as 1965 through the LCRA office and local newspapers. Professionals may have been interested in examining Luckman's design, turning point for Kansas City, which quite possibly influenced the schemes for subsequent buildings in the city's central core.[71]

From 1968, the year that Ten Main Center was opened, through the 1980s, there were several large multi-use projects (hotels and those buildings featuring retail at the lower levels with offices above;

Charles Luckman went on to say "...I don't see anything wrong – and something to be gained—by having the name be 'Ingram Building.'"

[68] "A Five-Foot Pine Tree," *The Kansas City Times* 23 May 1967.

[69] "Ten Main Center is Sold," *The Kansas City Star* 31 October 1974.

[70] Kansas City, Missouri, City Directory, 1968. Microfilm, Special Collection, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri. See also: "Herald Ten Main Building In Dedication Ceremony," *The Kansas City Star* 27 May 1968.

[71] "To Break Ground for Skyscraper," *The Kansas City Star* 5 June 1965, n.p.

many with attached garages, like Ten Main Center) developed and constructed in Kansas City's urban core including Crowne Plaza Hotel, formerly the Holiday Inn (1301 Wyandotte, 1968; Ralph F. Oberlechner Associates); Mercantile Bank (1101 Walnut Street, 1974; Harry Weese, architect); City Center Square (1100 Main Street, 1977; Skidmore Owings and Merrill, architect, Chicago), and AT&T Town Pavilion (1101 Main/1111 Walnut Street, 1986, HNTB, Kansas City). All of these modern buildings were constructed after the completion of Ten Main Center. This type of development was referred to as "super blocks" where the multiple use helps to make "the creation of larger parcels of land more economic."[72]

Directly adjacent to the city's central core, there are other multi-use developments that helped to anchor and reinforce the economy of the downtown and surrounding area. Two such developments, that of Crown Center (25th and Grand, 1970-1978; Edward Larrabee Barnes, architect) and IBM Plaza (2345 Grand Avenue, 1977 Fugikawa Conterato Lohan and Associates, office of Mies van der Rohe) changed the overall landscape and the context in which commercial buildings are designed and helped to reverse the former migration of business and retail activity.

In 1974, Ingram sold Ten Main Center to Prudential Insurance Company of America.[73]

The Architecture of Ten Main Center

Due to, perhaps, the lack of scholarly examination of Modernism and the various sub-types that fall under this architectural category, there are a number of ways in which the design of Ten Main Center can be labeled. To wit, various sources suggest that precast concrete paneled buildings, similar to Ten Main Center, may be defined as "Soft Brutalism", "Neo-Rationalism", "New Geometries" and "Abstract Monumentalism." Because Abstract Monumentality, as defined by Carole Rifkind, points to modular cast concrete wall units that "provide a rich surface of light and shadow"[74], this Modern subtype best correlates to Ten Main Center.

Ten Main Center is also significant under Criterion C in the area of ARCHITECTURE. As mentioned above, Charles Luckman's plan for Ten Main Center helped introduce a new style of architecture to Kansas City

[72] "A New Context for the Office Tower," *Architectural Record* 11 (November 1966), 160-161.
[73] "Ten Main Center Is Sold," *The Kansas City Star* 31 October 1974.
[74] Carole Rifkind, "A Field Guide to Contemporary American Architecture. (New York: Penguin Putman, 1998), 124.

(Figure 26). Its Modern, Abstract Monumental design, featuring precast concrete panels, diverted from the Miesian geometry found earlier in Kansas City. As observed by Dr. George Ehrlich, a noted architectural historian:[75]

> [Ten Main Center] is more plastic in appearance due to the variations of light and shade caused by its more complex surface. This foretold an important direction, as new architecture was to take a more sculptural quality in the design of the exterior of the buildings, a retreat from the simple planes of the fifties and early sixties.[76]

Representing a new form of architecture, Ten Main Center marks a distinct shift from the grid pattern seen in Miesian vocabulary. It can best be defined as Abstract Monumental design, as categorized by Carole Rifkind in her book, *A Field Guide to Contemporary American Architecture*. In her overview of this style, Rifkind points to the United States Department of Housing and Urban Development (HUD) building (Washington, D. C., Marcel Breuer Associates, 1963-68) with its "modular cast concrete wall units, which contain windows and utility ducts, provid[ing] a rich surface for light and shadow."[77] Ten Main Center is constructed in the same manner, with the HVAC ductwork lined against the panels. Like the HUD building, the windows of Ten Main Center are recessed in the deeply sculptured panels, which lends a "remarkable plasticity" to its façade.[78] Another example of Abstract Monumental design is the Police Administration Building (Philadelphia, Geddes, Brecher, Qualls & Cunningham, 1961), one of the first major buildings to use the "inherent structural characteristics of architectural precast concrete (Figure 17)."[79]

Prior to the construction of Ten Main Center, many of the more prominent designs for commercial properties in Kansas City's downtown held tight to strict Miesian geometry. Beginning in the 1950s, "there [was] no sweeping surge of innovation, but a cautious movement toward an increased modernism in architecture that did not make too many demands on an inherently conservative clientele."[80]

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[75] See biography of the late Dr. George Ehrlich: http://shs.umsystem.edu/kansascity/manuscripts/k0067.pdf
[76] George Ehrlich, *Kansas City, Missouri: An Architectural History: 1826-1990*. Kansas City: Historic Kansas City Foundation, 1992, 142.
[77] Carole Rifkind, 124.
[78] PCI, *Architectural Precast Concrete*. (Chicago: PCI, 2007), 1-5. http://www.enterpriseprecast.com/uploads/Image/PCI_Architectural_Precast_Concrete_Manual.pdf Accessed April 28, 2015.
[79] *Ibid*, 1-4.
[80] Ehrlich, 121.

Two buildings that may have heralded the Miesian style in Kansas City include the TWA Headquarters (19th and Baltimore, Bales and Schechter, 1956; NR listed 2002: Figure 18) and the Kansas City Public Library and Board of Education Building (12th and McGee, Tanner, 1959: Figure 19). While modern in design, neither of these buildings represents the emergence of the Modern, high-rise commercial office building, which Kansas City was then lacking.

In the following decade of the 1960s, "there was a turn-around in attitude . . . and finally some new high-rise office space began to appear."[81] The first since City Hall was completed in 1937, Traders National Bank (Thomas E. Stanley, Inc., Dallas; 1963) represented a new generation of office towers to Kansas City, yet still adhered to the simple and easily accepted grid pattern. Designed in a similar vein is another Miesian styled commercial property, that of Commerce Tower (Keene and Simpson and Murphy, 1965; NR 2014: Figure 20).[82] Ehrlich points out that "its potential was not exploited, perhaps due to an inherent conservatism, or as a concession to the austere geometry still favored in most design."[83]

Ten Main Center, with its façade of precast concrete panels breaks from the tradition set by buildings such as Traders National Bank and Commerce Tower. It stands as a sharp contrast to both buildings with its sculptural façade of precast concrete panels, creating light and shade from its voids and solids. Luckman was certainly aware of the application and versatility of precast concrete material as it became widely used in the 1960s in the United States. An example of a building designed at the beginning of the decade with precast concrete panels throughout its exterior is the Hilton Hotel (included in the Courthouse Square Complex), Denver, Colorado (Araldo A. Cossuta, 1960: Figure 21).[84]

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[81] *Ibid*, 129.
[82] According to Jonathan M. Kemper, President, Commerce Bank of Kansas City and Robin Trafton, archivist, Commerce Bank, Commerce Tower was not completed until 1965. From the bank's archives, an article from *The Kansas City Star* stated that due to shipping delays, glass for portions of the building was not delivered until after April 1, 1965. Ehrlich also states that the building was completed in 1965. The NR for Commerce Tower places the building's completion in 1964.
[83] Ehrlich, 141.
[84] Araldo A. Cossuta, Hilton Hotel, Denver Colorado, Accessed March 12, 2015. http://www.masonryofdenver.com/tag/araldo-cossutta/ Cossuta was a partner with I. M. Pei.

After Ten Main Center was completed, its exterior of precast concrete panels more than likely influenced the design of other Abstract Monumental buildings located in Kansas City. The Missouri State Building (615 E. 13th Street, Kivett and Myers, 1968; now called the Fletcher Daniels State Office Building: Figure 22) offers a striking resemblance to Ten Main Center, as it employs the use of beveled precast stone panels with deeply recessed fixed windows throughout its exterior atop a base of concrete piers and glass, where the load of the upper stories is supported. Coincidentally, the Missouri State Building was an LCRA project, part of the government use portion within the South Humboldt Boundary, as discussed above. LCRA was responsible only for the land acquisition and reclamation. Once completed, the cleared land was turned over to the government for redevelopment. To say it another way, the Missouri State Building, while an LCRA project, differed from Ten Main in that the latter was turned over to private developers once the land was cleared. With the Missouri Building, the entire project, after land clearance, was given to the government.

Two other buildings within the city's central core that display precast concrete panels include the Southwestern Bell Telephone Company Building (500 E. 8th Street, Kivett and Myers, 1973; within the East Side project boundaries) and City Center Square (11th and Main Street, SOM, 1978). While neither buildings are as sculptural as the exterior of Ten Main Center, the use of precast concrete panels may be in direct correlation to the precedent set by that of Ten Main Center.

Adjacent to Kansas City's CBD is Crown Center Hotel (One Pershing Road; Harry Weese & Associates, 1973), which carries on the tradition of using a precast concrete clad exterior. Like Ten Main Center, there is a noticeable "reduction in the amount of glass that is used,"[85] when compared to the buildings of the Miesian era from the late 1950s and early 1960s. Furthermore, there is a greater emphasis on "massive walls, giving a solidity to exteriors"[86] that is not present in Miesian architecture.

In the late 1970's and 1980s, aesthetics in building design as seen in the city's central core took a turn away from precast panels to embrace bulkier, taller and shinier skins, termed "Slick Skin" by Rifkind, where several reflective glass commercial buildings replaced historic structures, further redefining Kansas City's downtown.[87]

[85] Ehrlich, 165.
[86] Ehrlich, 165-167.
[87] Rifkind, 297.

Charles Luckman, FAIA

Luckman, a prolific architect, was responsible for the design of many buildings throughout the United States; however, Ten Main Center may be the only design by Luckman in Missouri.

Kansas City native Charles Luckman, FAIA, was born on May 16, 1909, the only child of Albert J. and Dora Golden Luckman. At the age of 9, he sold newspapers at 12th Street and Baltimore Avenue to help with his family's expenses and later worked as a salesman at the Jones Store Company, where his father was also employed. He attended Northeast High School (415 Van Brunt Boulevard) where he graduated in 1925 at the head of his class.[88]

He was awarded a four-year scholarship to the University of Missouri-Columbia but declined it because the University did not have a School of Architecture. Instead, he moved to Chicago and entered the University of Illinois, Urbana, where he met and married Harriet McElvoy. He graduated with a degree in architecture in 1931.[89] During this time, no one seemed to be hiring architects so he worked as a temp for $125 monthly in the advertising department of the Colgate-Palmolive-Peet Company, which had links to Kansas City, Kansas. After several promotions, Luckman transferred to Cincinnati, OH where he became manager for six states and seventy employees. Then Pepsodent heard about Luckman and brought him back to Chicago. His success in the company made him president in June 1943, earning a $100,000 salary annually. Soon thereafter, the British owned soap manufacturing company, Lever Brothers, bought out Pepsodent, which made Luckman a millionaire and earned him over $300,000 a year (Figure 24). However, even before he became a wealthy soap company executive, Charles wanted to be an architect. He left Lever Brothers at the age of 40 in 1949.[90]

After leaving Lever Brothers, Luckman began his architectural career designing commercial and industrial buildings with Kenneth Lind (whom he had worked for part-time) and then William Leonard Pereira (born the same year as Luckman), his classmate and best friend at the University of Illinois. His own firm, Charles Luckman Associates included his sons James and Stephen. His third son, Charles, Jr., became an artist. Principle works by Luckman (he designed more than 75 buildings) include the U.S. Pavilion, Worlds Fair, NYC, 1964; Federal

[88] "Boy Wonder Luckman is Sleeping Better Nowadays," *The Sunday Star* 11 February 1951. The American Institute of Architects Archives, NY New York.
[89] Charles Luckman, "Biographical Summary," 12 September 1958. The American Institute of Architects Archives, NY, New York.
[90] Boy Wonder, *The Sunday Star* 11 February 1951.

Savings & Loan Building, L.A. (1965); Madison Square Garden (1967); The Forum, Inglewood, California (1968); and the Prudential Center, Boston (1970). The Forum was listed in the National Register of Historic Places in September 2014, for exceptional significance in architecture.[91]

Other buildings by Luckman during the 1960s include: the Theme Building and master plan for Los Angeles International Airport (1961 in partnership with William Pereira); the initial buildings of the NASA Manned Spacecraft Center in Houston, TX (1962 also with Pereira); and the Aon Centre, Los Angeles, CA (1970). Luckman once stated about the profession of architecture: "I am firm in my belief that architecture is a business and not an art," and asserted that "...his buildings conformed to no single architectural style." but rather "...adhered closely to the functionalist creed of modern design."[92]

Luckman's architectural practice included: Partner, Lind & Luckman (1936-1943); partner Pereira & Luckman (1950-1958); and Charles Luckman Associates (1958). He was registered in forty-eight states. During his architectural career, Luckman was the recipient of many awards, some international in scope. His papers are located at the William H. Hannon Library, Loyola Marymount University, Los Angeles.[93]

CONCLUSION

Ten Main Center and its garage, located at 920 Main Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criteria A and C and is locally significant in the following areas: COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE. Ten Main Center provides a rich and complex history filled with bureaucracy as the first solely commercial project under the guidance of the Land Clearance and Redevelopment Authority of Kansas City. The LCRA literally changed the process of community planning and development for Kansas City. The use of federal funds granted to Kansas City and managed by the LCRA was strictly for land acquisition. Under urban renewal, the LCRA had the power to determine specific areas of Kansas City to be blighted and thereby condemn buildings on a block-by-block basis. Federal funds were then used to acquire and clear the land that was then offered for sale to interested private developers. In essence, urban redevelopment at this period in the United States was a "brick and mortar" answer to the

[91] Christine Lazzaretto, "The Forum," National Register of Historic Places Nomination, April 29, 2014.
[92] Herbert Muschamp, "Charles Luckman, Architect Who Designed Penn Station's Replacement, Dies at 89," *The New York Times* 28 Jan 1999.
[93] *Ibid*.

decaying inner cities across the nation. Additionally, the history of Ten Main Center, as the first private commercial project developed under the guidance of the LCRA, provides a rich story of how urban redevelopment changed the city planning process for Kansas City, Missouri.

Ten Main Center proved to be a complicated yet pivotal project for Kansas City, lasting for over 6 years from the date of its planning, as early as 1962 through its completion in 1968. The overall planning for this momentous project for Kansas City parallels a trend that occurred in larger cities in the U.S. where multiple land uses were assimilated into a single building.[94] In the end, Ten Main Center was an extremely successful venture and a turning point in the structure of Kansas City's urban core and architectural landscape.

Spearheaded by the Land Clearance for Redevelopment Authority of Kansas City, Ten Main Center was the first commercial urban renewal project within Kansas City's central business district. Ten Main Center literally heralded urban renewal in downtown Kansas City. Ten Main Center was LCRA's first construction project and is significant as it "helped the heart of the city survive and serve as a model for what enlightened urban renewal."[95] *Time* Magazine advertised Ten Main Center as the "Action Corner of Kansas City" (Figure 25). It was the place to be in Kansas City due to its location in the heart of the city, design and modern amenities including covered parking.

Once the planning of a commercial building was turned over to the architect as an urban redevelopment project, the architect's role was defined as follows:

> The architect's role in designing an office building for an urban renewal project is much more complicated than in an individual structure or even a privately developed multiple use complex in a downtown location. The nature of Federal renewal legislation as it presently stands makes it necessary to establish a conceptual framework at a very early stage, and this concept is usually separated from the design of actual buildings by several years of highly involved bureaucratic procedure.[96]

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[94] "A New Context For The Office Tower." *Architectural Record* 11 (November 1966), 160-187. This article discusses the multi-use building and its importance to urban renewal across the nation. A key point in the success of these multi-use buildings is that the lower level, where shops and well-lit courts must be located.
[95] Ehrlich, 142.
[96] "Office Buildings and Urban Renewal," *Architectural Record* 11 (November 1966), 177.

As designed by Los Angeles architect Charles Luckman in 1965-1968, the Abstract Monumental styled Ten Main Center introduced to Kansas City a more sculptural exterior, deviating from previous geometric architectural displays of the Miesian style. Luckman's design for Ten Main Center integrated a new form of modern architecture with its use of precast concrete panels—possibly for the first time in Kansas City. Retaining a high level of integrity, Ten Main Center stands as a lasting and innovative contribution to Kansas City's architecture and the only building designed by Charles Luckman in the state of Missouri.

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LEGAL DESCRIPTION:

920 MAIN / W 111.5 FT LOTS 1 THRU 5 BLK 1 &
VAC ALLEY LY E OF & ADJ ASHBURNS ADD LOTS 1 THRU 11 EXC PRT
IN STS JOHN JOHNSTONS ADD ALSO THAT PRT VAC DELEWARE E &
ADJ S 1/2 LOT3 & ALL LOTS 4 & 5 RIDGE PLACELOTS 1 THRU 5 SOL S
SMITHS SUB & ALL VAC N/S ALLEY FRM ELY PROLG N LI LOT 4 BLK 9
ASHBURNS ADD TO N LI 10TH ST

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with Ten Main Center, Kansas City, Jackson County, Missouri.

Figure 1: Site Map, Ten Main Center, 920 Main Street, Kansas City, MO. Source: Google Image Data, 2015.

1	39.103550	-94.584073	3	39.102392	-94.583611
	Latitude:	Longitude:		Latitude:	Longitude:
2	39.103500	-94.583225	4	39.102413	-94.583230
	Latitude:	Longitude:		Latitude:	Longitude:

Figure 2: National Register boundaries of Ten Main Center, Kansas City, Jackson County, MO. Source: KCMO GIS Parcel Viewer, City of Kansas City, Missouri.

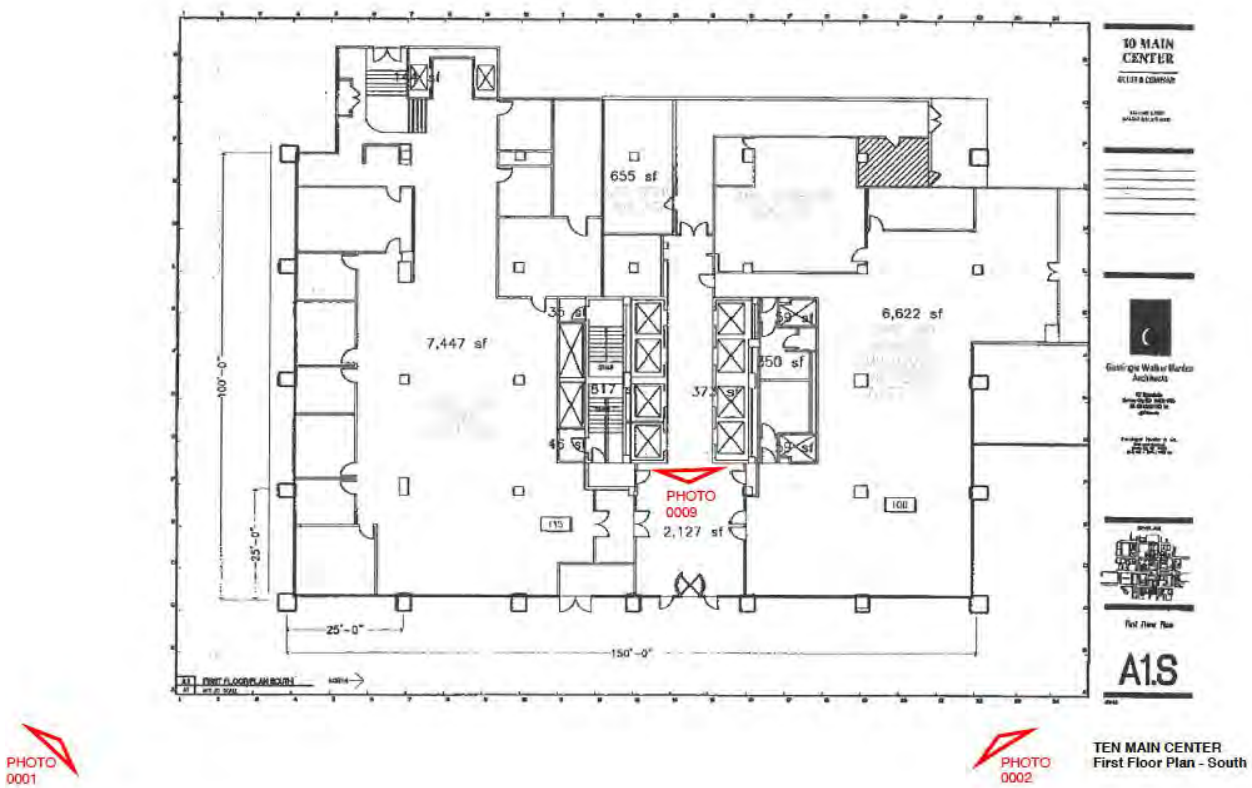

Figure 3: Photo Key, First floor plan, south

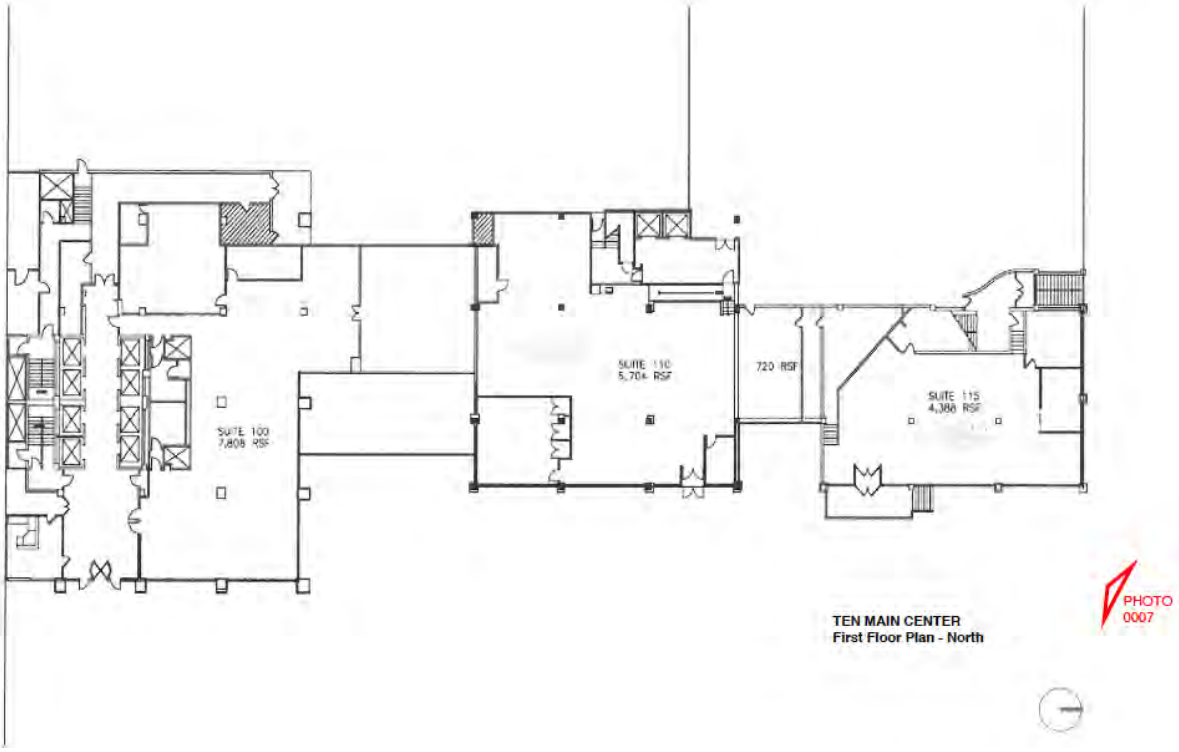

Figure 4: Photo key: First floor plan, north

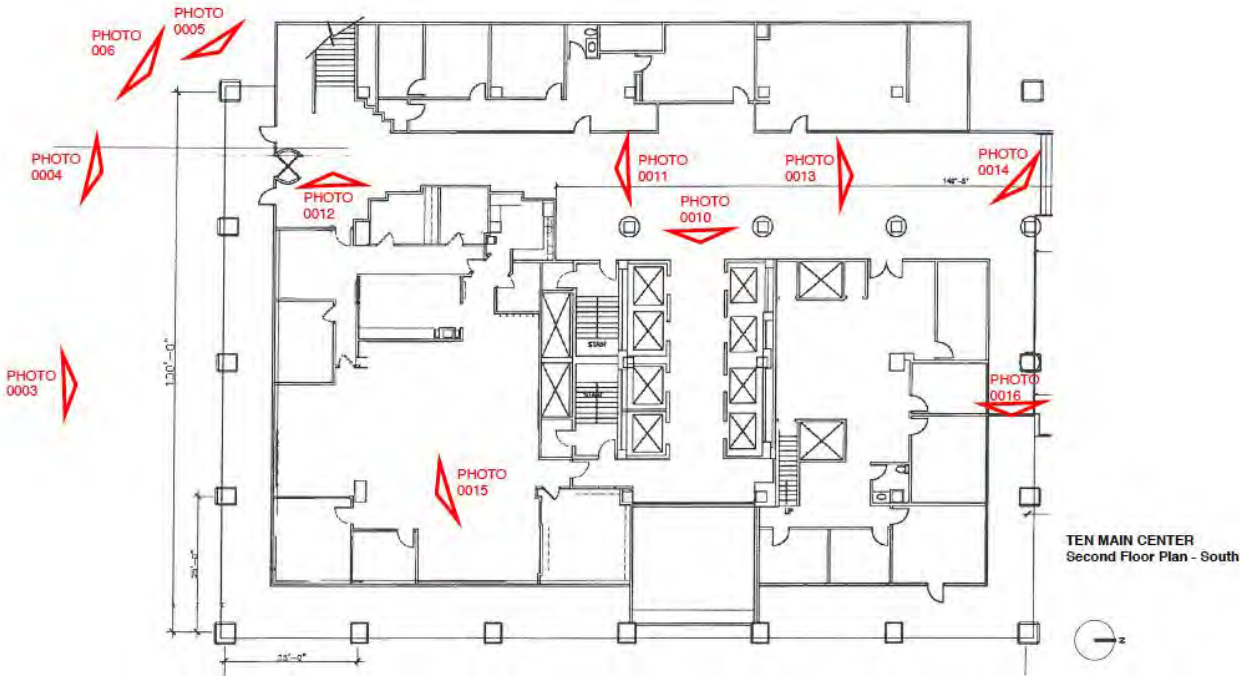

Figure 5: Photo key, Second floor plan, south

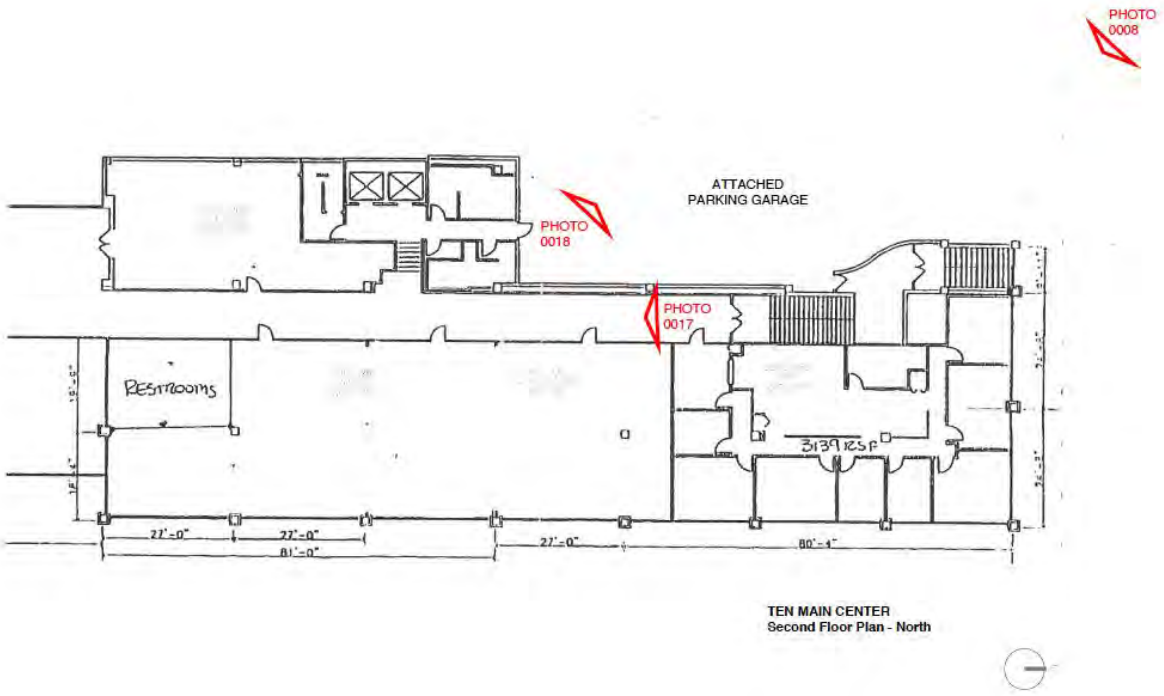

Figure 6: Photo key, Second floor plan, north

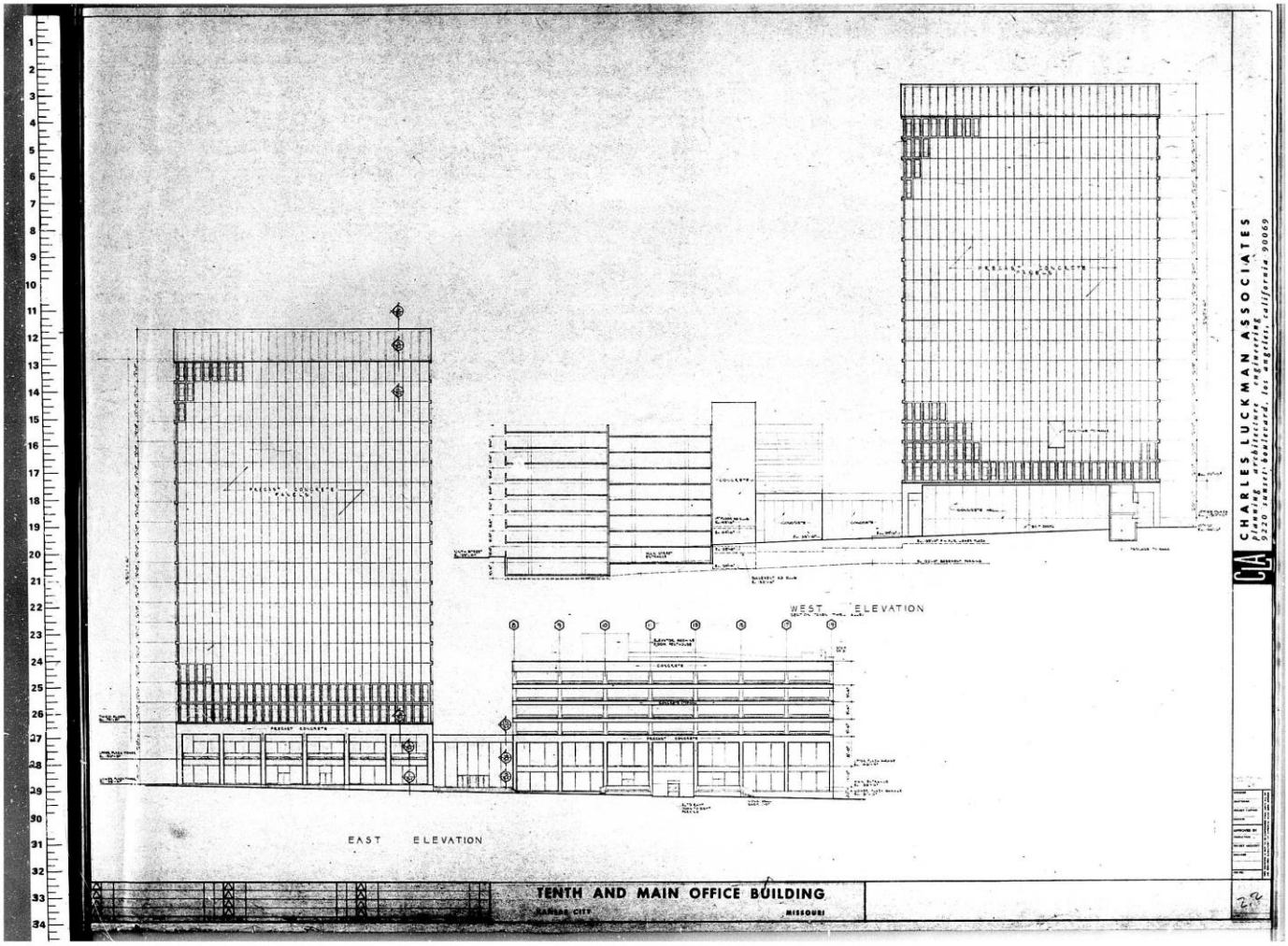

Figure 7: Elevation Drawing. Tenth and Main Office Center. Charles Luckman & Associates, January 1965. Source: State Historical Society of Missouri-Kansas City.

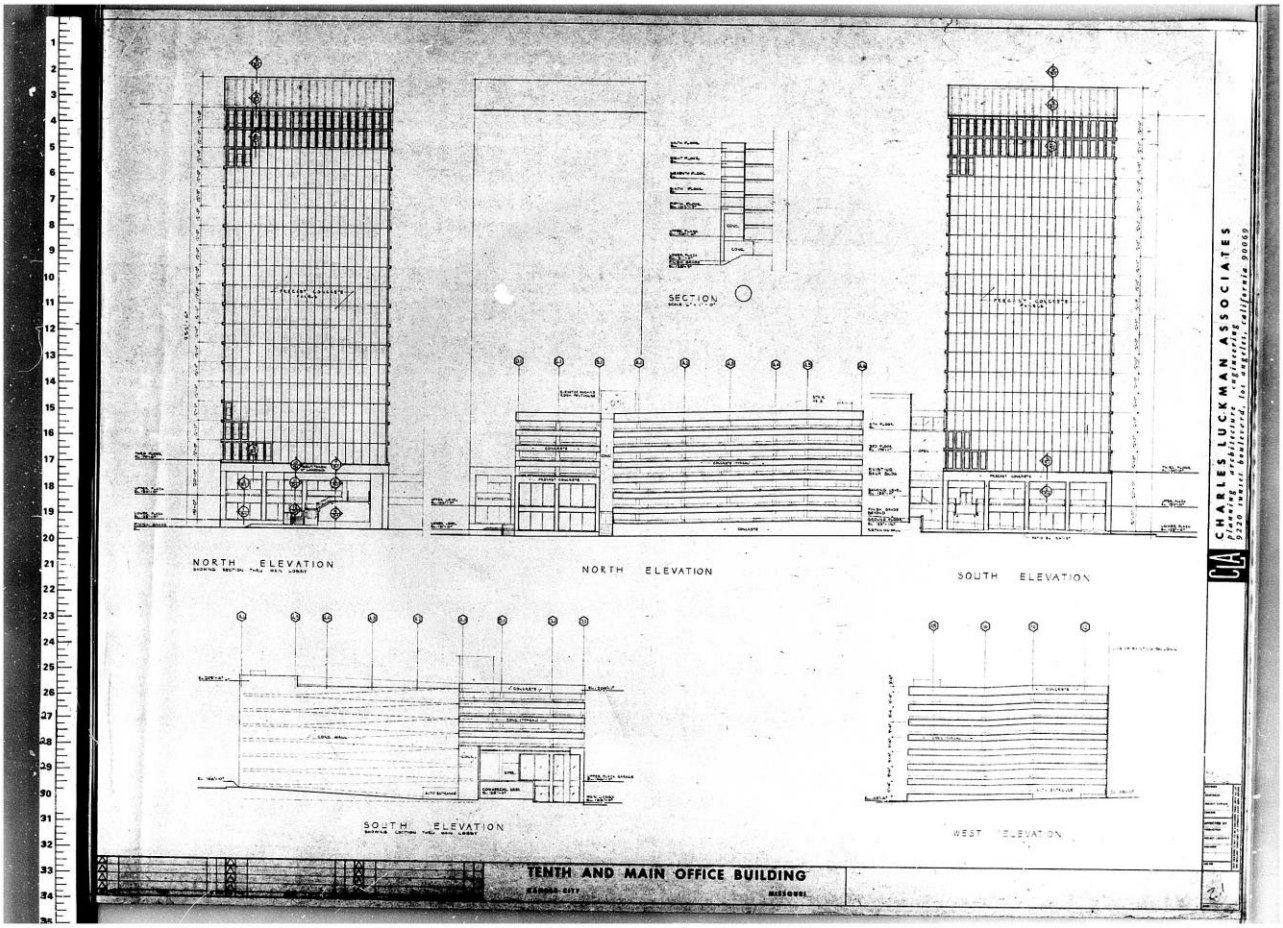

Figure 8: Elevation Drawing. Tenth and Main Office Center. Charles Luckman & Associates, January 1965. Source: State Historical Society of Missouri-Kansas City.

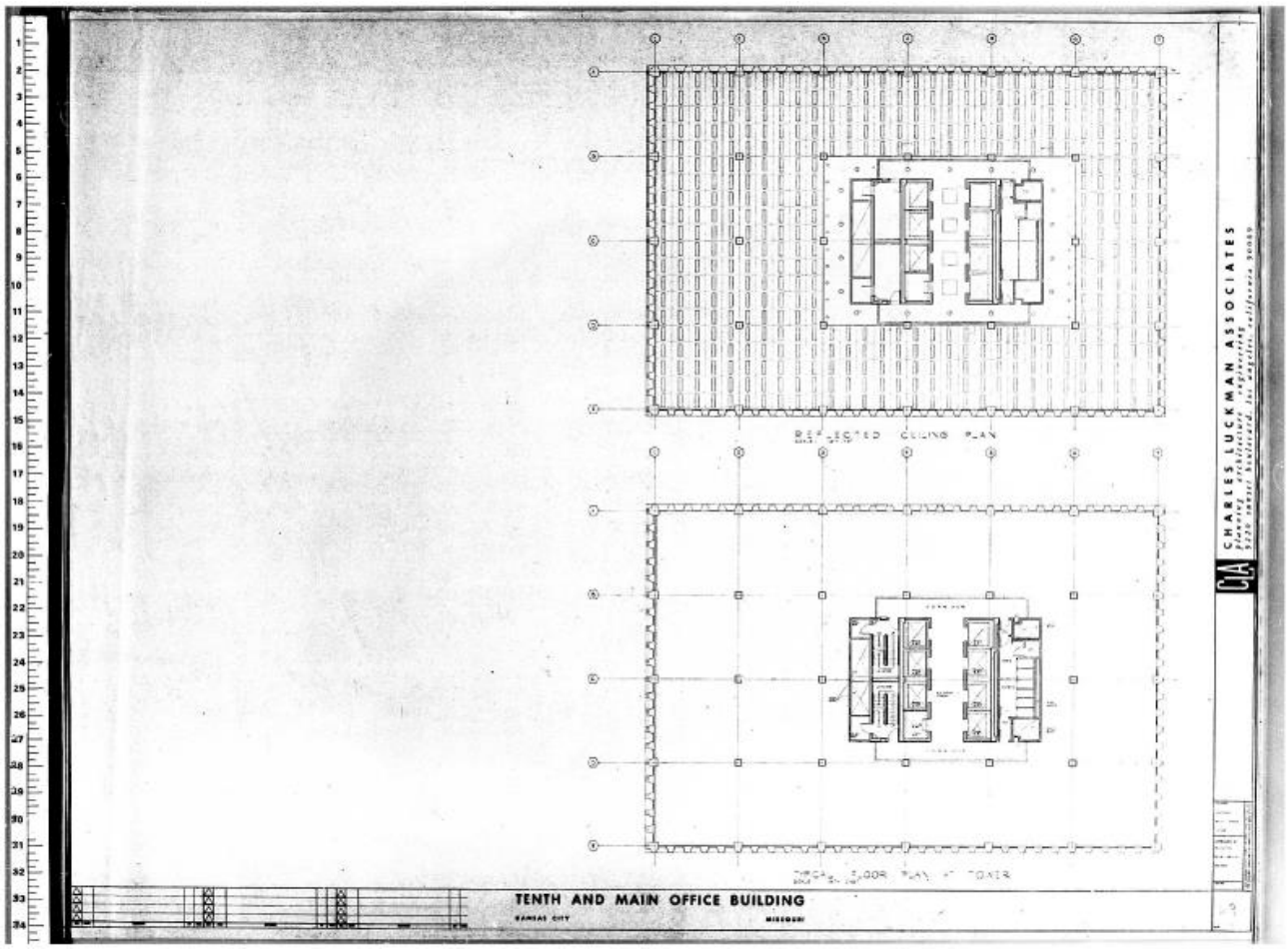

Figure 9: Floor Plan. Tenth and Main Office Center. Charles Luckman & Associates, January 1965. Source: State Historical Society of Missouri-Kansas City.

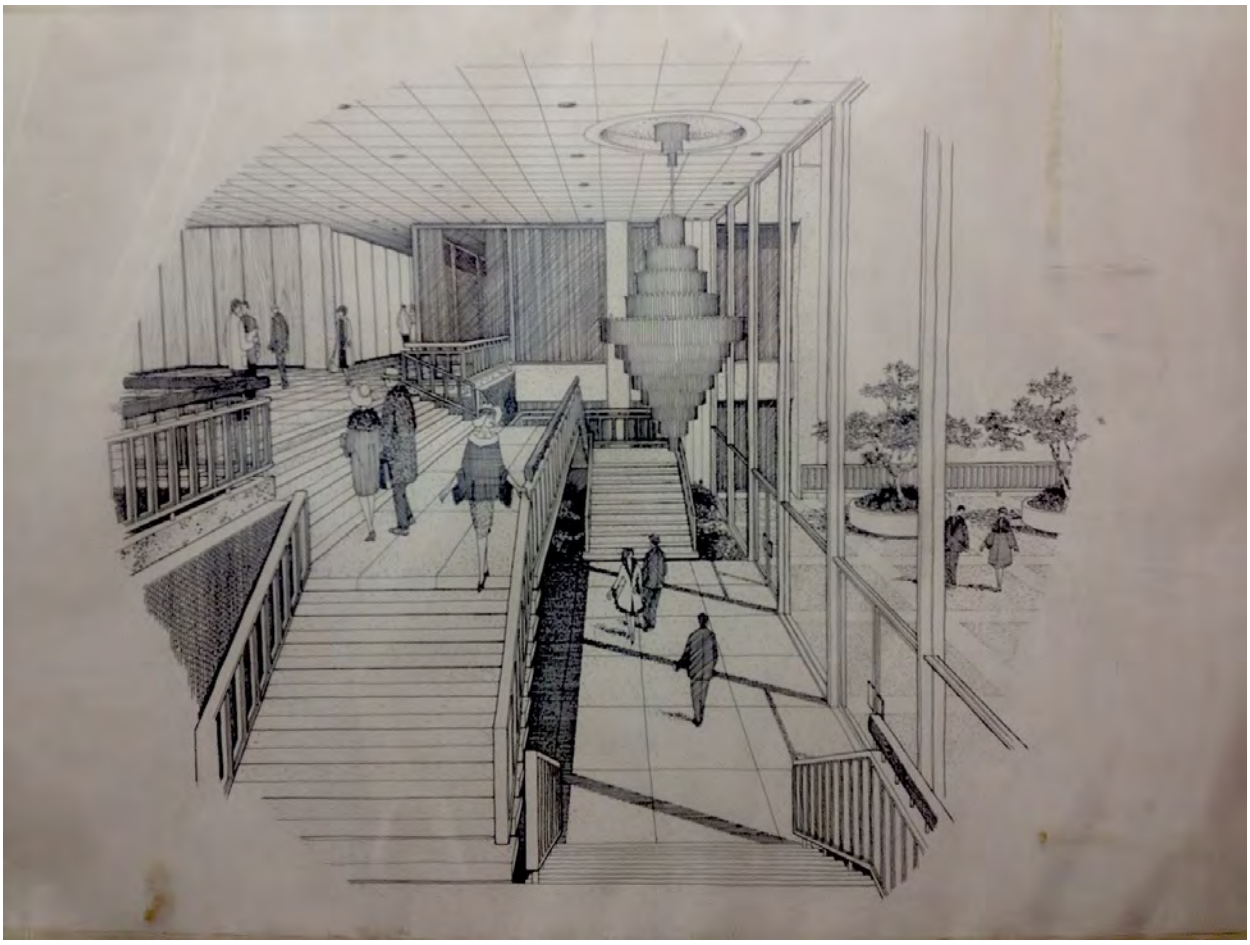

Figure 10: Ten Main Center. Drawing of the original atrium, Plaza Levels 1 and 2 (no date). Source: Ten Main Center Business Office

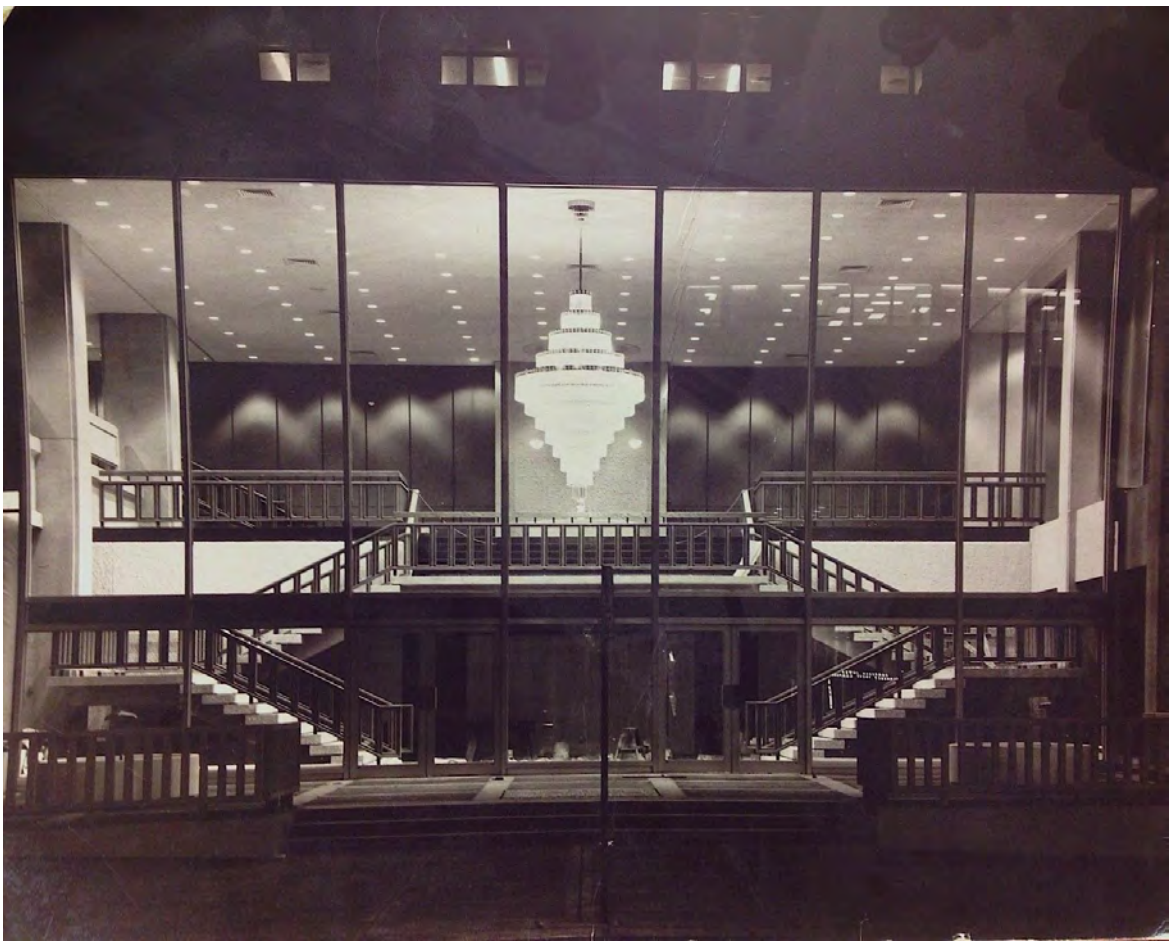

Figure 11: Ten Main Center. Interior image of the original atrium, Plaza levels 1 and 2 (no date). Source: Ten Main Center Business Office

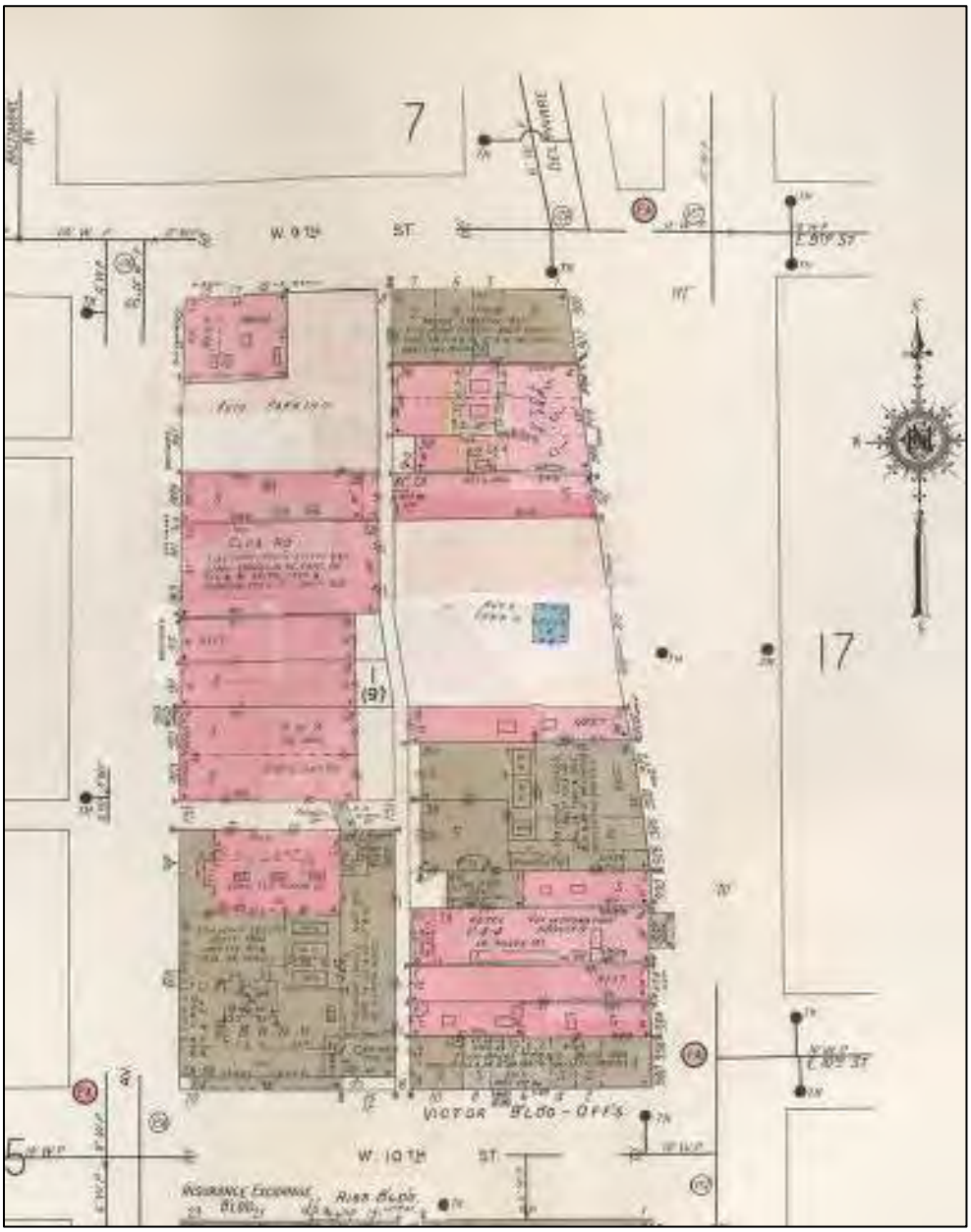

Figure 12: Sanborn Insurance Company, Map: 1939-1958, Plate 16. This map illustrates the properties before the construction of Ten Main Center and the LCRA's land clearance initiative.

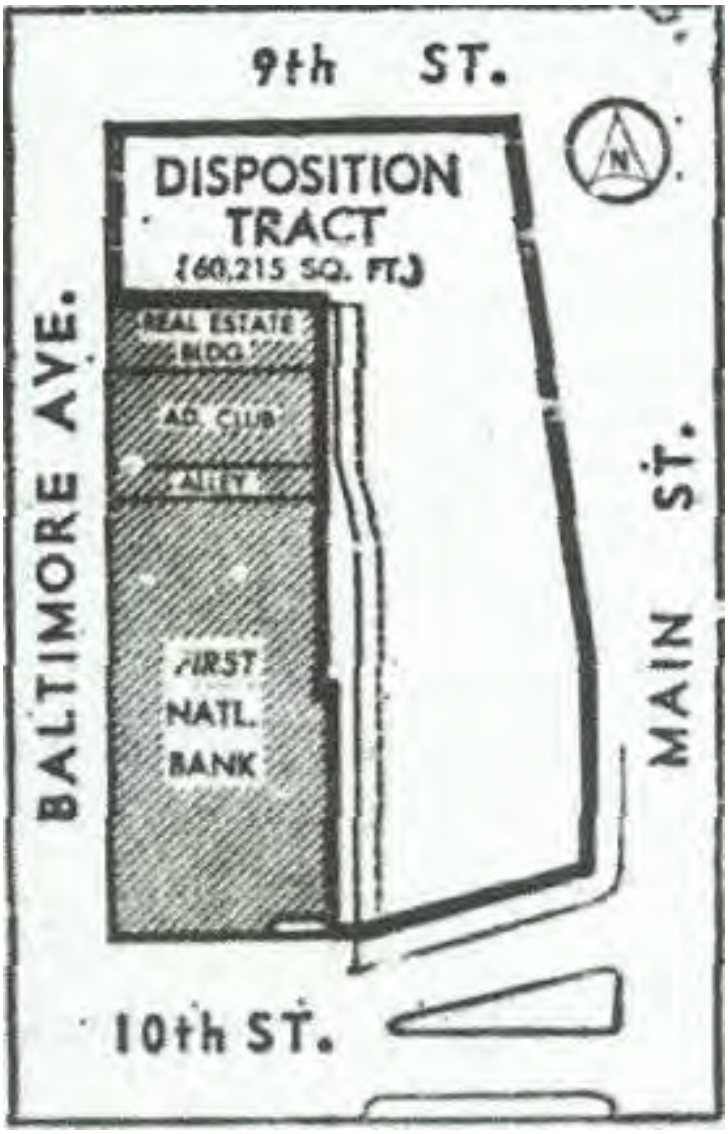

Figure 13: Map: West Main Urban Renewal Land Area Land Clearance for Redevelopment Authority, Kansas City, Missouri Microfilm: *The Kansas City Star* November 1963 Special Collections, Kansas City Public Library, Kansas City, MO.

As noted in the narrative, the Real Estate Building as shown in the above illustration, was privately acquired by Ingram and demolished shortly before the ground breaking celebration for the construction of Ten Main Center in October 1965.

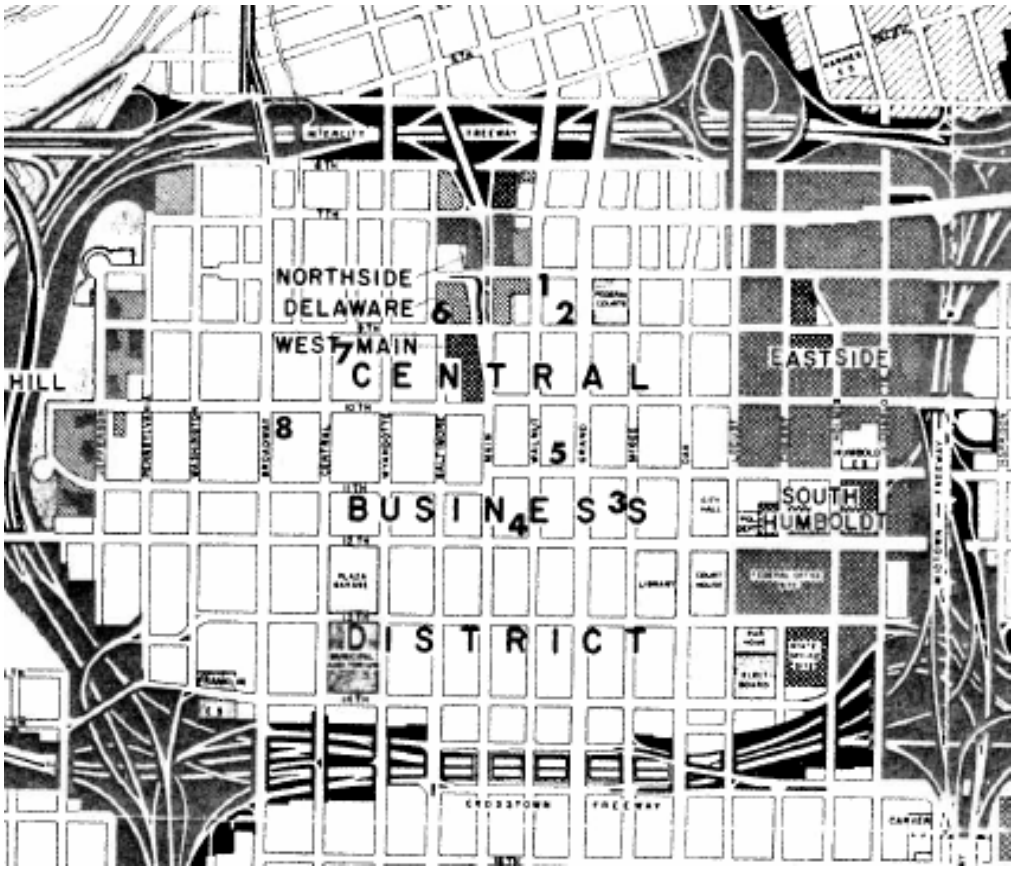

Figure 14: Map of the Central Business District illustrating LCRA's projects within and bordering the CBD. Source: AIA. "The Need for the Preservation of Kansas City's Architectural Heritage," 1966.

Figure 15: The Victor Building, c. 1930s. Source: Mrs. Sam Ray Postcard Collection, Missouri Valley Room, Special Collections, KCPL.

Figure 16: The Bankers Trust Building, New York,1910-1912.
Source: WWW.Gutenberg.org/files/22657.

Figure 17: The Police Administration Building, Philadelphia, 1961. Source: www.preservationalliance.com, no date.

Figure 18: The TWA Building, Kansas City, 1956. Source: Richard Welnowski, no date.

Figure 19: The Kansas City Library and Board of Education Building, 1959. Source: Missouri Valley Room, Special Collections, Kansas City Public Library.

Figure 20: Commerce Tower, 1965.Source: www.nps.gov/nr/feature/places, no date.

Figure 21: Hilton Courthouse Square, Denver, 1960, detail. Source: www.farm5.static.flickr.com, no date.

Figure 22: Mo State Office Building, Kansas City, 1968. Source: Cydney Millstein, 2015.

Figure 23: Groundbreaking for Ten Main, October 26, 1965. Source: Annual Report Chamber of Commerce, 1964-1965. CSLA-34. Luckman Papers.

Figure 24: Charles Luckman on the cover of *Time Magazine*, June 10, 1946.

NOW LEASING

Action Corner, Kansas City

Where the Action Is!

New TenMain Center

offers 7 acres of low-cost, enclosed parking.

As Advertised in TIME Magazine, December 8, 1967

Figure 25: *Time Magazine*, Advertisement for Ten Main Center, December 8, 1967.

Figure 26: Architectural rendering of Ten Main Center. Collection of Mrs. Robert P. Ingram, Kansas City, Missouri.

Mark One

LIBRARY
DISTRICT

9th St
Main St

BALTIMORE
W 9TH ST
ROAD WORK AHEAD
DO NOT ENTER
DO NOT ENTER

920

EXIT
ATM

JDRF
IMPROVING LIVES.
CURING TYPE 1 DIABETES.

LEVEL
3
Visitor
Parking
Two Hour
Limit