

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

**National Register of Historic Places  
Registration Form**

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

**1. Name of Property**

historic name 18<sup>th</sup> & Vine Historic District (Amendment)

other name/site number N/A

**2. Location**

street & town 1826 Highland Avenue N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

**3. State/Federal Agency Certification**

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

Mark A Miles

October 31, 2007

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

Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

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

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

**Number of contributing resources previously listed in the National Register**

Historic Resources of the 18<sup>th</sup> and Vine Area  
of Kansas City, Missouri

35

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VACANT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE VICTORIAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>foundation</b>	Concrete
<b>walls</b>	Wood: Weatherboard
	Wood: Shingles
<b>roof</b>	Asphalt
<b>other</b>	Wood

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

**8. Description**

**Applicable National Register Criteria**

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

ETHNIC HERITAGE

**Period of Significance**

1907-1941

**Significant Dates**

1907

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

**10. Geographical Data**

Acreage of Property N/A

**UTM References**

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

1           
Zone Easting Northing

2           
Zone Easting Northing

3           
Zone Easting Northing

4           
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

N/A

Property Tax No. N/A

**Boundary Justification**

(Explain why the boundaries were selected.)

N/A

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Elizabeth Rosin, Principal

organization Rosin Preservation, LLC date 30 April 2007

street & number 215 West 18<sup>th</sup> Street, Suite 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

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

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

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

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

**Property Owner**

name/title Jazz District Redevelopment Corporation

street & number PO Box 270364 telephone 816-221-1719

city or town Kansas City state MO zip code 64127

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

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

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 7 Page 7A

18<sup>th</sup> & Vine Historic District (Amendment)  
Jackson County, Missouri  
Historic Resources of the 18<sup>th</sup> & Vine Area of Kansas City, Missouri

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**SUMMARY**

This 18<sup>th</sup> & Vine Historic District (Amendment) reevaluates the significance and contribution the dwelling at 1826 Highland Avenue to the 18<sup>th</sup> & Vine Historic District, Kansas City, Jackson County, Missouri.

**ELABORATION**

9. **1826 HIGHLAND AVENUE** is a two-story frame dwelling originally constructed c. 1885. It has a concrete block foundation, clapboard siding, and a gable-front asphalt shingle roof. A shed roof porch covers the full width of the east-facing primary façade. Wood shingles in the gable peak and turned porch posts convey vernacular elements of Late Victorian residential design. Square fretwork between the porch posts and a wrought iron railing at the porch steps appear to be non-historic.

Window and door openings define the two bays of the primary facade. On the first story, the main entrance occupies the southern bay and a large window fills the northern bay. Windows on the second story of the front (east) façade and on the side elevations are smaller, single openings that were historically filled with one-over-one double-hung sashes. The property has been mothballed pending rehabilitation, and plywood covers the windows and doors on the interior as well as the exterior. All of the window openings have narrow wood surrounds with projecting lintel caps.

The interior was substantially renovated in 1983 when the building was moved to this location from 1820 Vine Street, one block to the west to 1826 Highland.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 8 Page 2

18<sup>th</sup> & Vine Historic District (Amendment)  
Jackson County, Missouri  
Historic Resources of the 18<sup>th</sup> & Vine Area of Kansas City, Missouri

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**SUMMARY**

The 18<sup>th</sup> & Vine Historic District (Amendment) nomination will change the status of the building at 1826 Highland Avenue from Non-Contributing to Contributing. The 1800 block of Highland Avenue represents the last historic streetscape of single-family and multi-family dwellings in the 18<sup>th</sup> & Vine neighborhood. In conformance with Criterion A and Criteria Consideration B, the moved building supports the historic context of this block as well as the context of the historic district. By the 1890s, the 18<sup>th</sup> & Vine commercial district was the hub of a large African-American residential district known as “the Bowery.” Between World War I and the start of the Great Depression, commercial development pressures at 18<sup>th</sup> & Vine increased land values and resulted in the demolition of many residences.<sup>1</sup> As restrictions on segregation began to ease in the 1940s, the community entered a period of decline that resulted in the loss of additional residential, as well as commercial, properties. The house at 1826 Highland Avenue, originally built at 1820 Vine Street c. 1885, was the only residence to survive on that block of Vine Street into the 1980s. Although by virtue of its relocation it does not fully meet the registration requirements for Dwellings presented in the Multiple Property Documentation Form for Historic Resources of the 18<sup>th</sup> & Vine Area of Kansas City, Missouri,<sup>2</sup> in its new location the moved building retains the setting and general environment of its original location and replicates its original orientation and placement on the lot. It retains its original exterior form and design and integrity of materials, workmanship. Its historic use as a single-family residence is clearly discernable. It is not part of an artificially created grouping of buildings, but anchors a block of buildings that are similar in design, style and period of construction. As part of this group, it communicates information about the growth and development of the 18<sup>th</sup> & Vine residential community during the period of significance, and as such retains integrity of feeling and association.

**ELABORATION**

Historically, a building similar in design, style and period of construction as the moved building stood on the lot at 1826 Highland Avenue. It was constructed in 1907 and was demolished in 1981 along with other properties in the 18<sup>th</sup> & Vine neighborhood before the designation of the historic district. Following the demolitions, the dwelling at 1820 Vine Street was moved to 1826 Highland Avenue in 1983.

The author of the 18<sup>th</sup> & Vine Multiple Property Documentation Form and the 18<sup>th</sup> & Vine Historic District nomination determined that moved buildings were rendered non-contributing due to compromised integrity in the

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<sup>1</sup> Philip Thomason, Thomason and Associates, National Register Multiple Property Documentation Form for Historic Resources of the 18<sup>th</sup> and Vine Area of Kansas City, Missouri, 21 December 1989, F1-F4.

<sup>2</sup> Ibid, F5-F6.

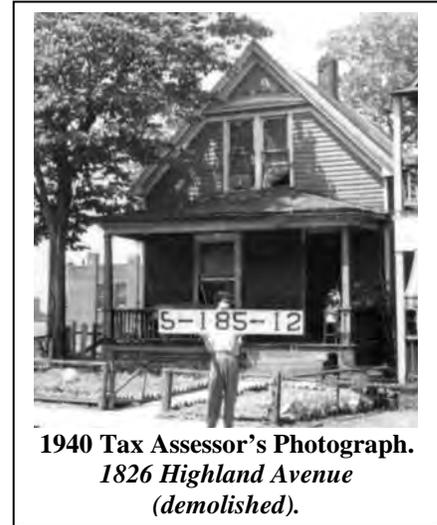
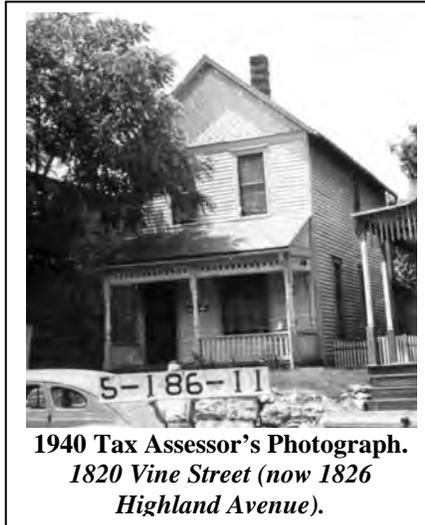
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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section Number 8 Page 3

18<sup>th</sup> & Vine Historic District (Amendment)  
Jackson County, Missouri  
Historic Resources of the 18<sup>th</sup> & Vine Area of Kansas City, Missouri

areas of location and setting.<sup>3</sup> According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, moved buildings are normally not eligible for the National Register because the move “destroys the relationship between the property and its surroundings and destroys associations with historic events and persons.”<sup>4</sup> On the surface, the relocation of 1820 Vine Street to 1826 Highland Avenue appears to render it non-contributing.



However, the *Bulletin* also defines one purpose of the National Register program as “encourag[ing] the preservation of historic properties as living parts of their communities.”<sup>5</sup> The moved building shares historic and architectural associations with the original building at 1826 Highland Avenue, and its presence on this lot reinforces the context of the surviving houses on the block. Both houses were simple vernacular dwellings that held no specific or significant associations with a particular event or person. Rather, their significance derives from broader associations with the vibrant African-American community that thrived at 18<sup>th</sup> & Vine in the early twentieth century. Relocating the nominated dwelling to this lot from 1820 Vine Street kept it within its historic community and reinforces the historic context of both the individual building and the 1800 block of Highland Avenue.

Review of historic building permits for other dwellings on Highland Avenue revealed that relocating buildings within the 18<sup>th</sup> & Vine neighborhood was not uncommon. The neighboring buildings at 1818 and 1824 Highland Avenue were also moved to their present locations early in the twentieth century from lots at 1705 Euclid and

<sup>3</sup> Philip Thomason, Thomason and Associates, National Register Nomination Form for the 18<sup>th</sup> & Vine Historic District, Kansas City, Jackson County, Missouri, 21 December 1989, 7:7.

<sup>4</sup> U.S. Department of the Interior, National Park Service, Interagency Resources Division., *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, edited by Rebecca H. Shrimpton (Washington, D.C.: U.S. Government Printing Office, 1997 [rev]), 29.

<sup>5</sup> *Ibid.*

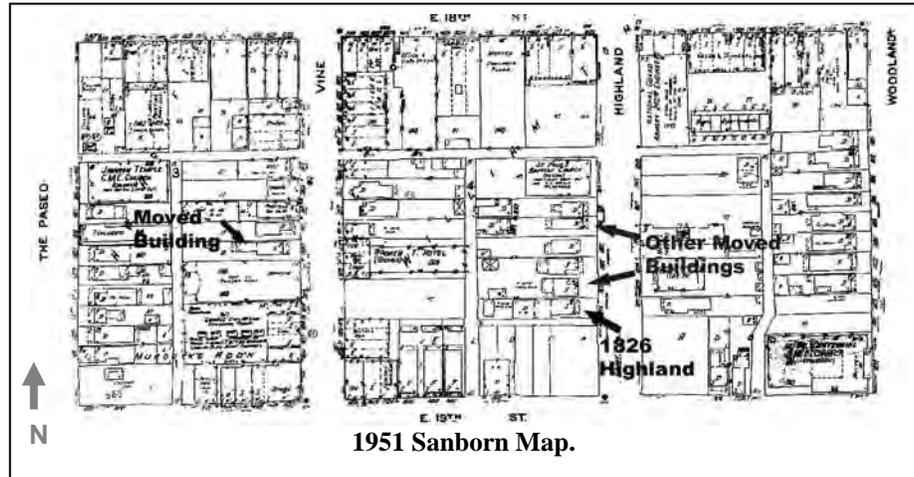
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 8 Page 4

18<sup>th</sup> & Vine Historic District (Amendment)  
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1930 Woodland, respectively.<sup>6</sup> The relocation of 1930 Woodland in 1913 appears related to the expansion of the Kansas City Terminal Railway rail yard near 20<sup>th</sup> Street and Woodland Avenue. The impetus for moving 1705 Euclid Avenue in 1911 remains unclear. Like 1826 Highland Avenue, these buildings were relocated to new lots within two blocks of their original site.



Given its similarity in design and materials to the other buildings on the 1800 block of Highland Avenue, its original location within the 18<sup>th</sup> & Vine neighborhood, and the presence of other moved buildings on the block, the moved building at 1826 Highland Avenue merits listing in the National Register as a contributing resource to the 18<sup>th</sup> & Vine Historic District.

<sup>6</sup> City of Kansas City, Missouri, Building Permit, 1818 Highland Avenue building permit number 54800, 1913, City of Kansas City, Missouri Landmarks Commission; and City of Kansas City, Missouri, Building Permit, 1824 Highland Avenue building permit number 50078, 1911, City of Kansas City, Missouri Landmarks Commission.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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18<sup>th</sup> & Vine Historic District (Amendment)  
Jackson County, Missouri

Historic Resources of the 18<sup>th</sup> & Vine Area of Kansas City, Missouri

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**MAJOR BIBLIOGRAPHICAL REFERENCES**

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City of Kansas City, Missouri Landmarks Commission

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City of Kansas City, Missouri Landmarks Commission.

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18<sup>th</sup> & Vine Historic District (Amendment)  
Jackson County, Missouri  
Historic Resources of the 18<sup>th</sup> & Vine Area of Kansas City, Missouri

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**PHOTOGRAPHIC INFORMATION**

**Photographer:** Brad Finch  
F-Stop Photography  
Kansas City, Missouri

**Date of Photographs:** March 2007

**Location of Original Photographs:** Jazz District Redevelopment Corporation  
PO Box 270364  
Kansas City, MO 64127

<b>Photograph Number</b>	<b>Description</b>	<b>Camera View</b>
1.	East (front) and north elevations and neighboring buildings.	Northwest
2.	East (front) elevation and neighboring buildings.	Southwest
3.	Rear (west) elevation and neighboring buildings.	East
4.	Rear (west) and south elevations.	Northeast

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**REVISED DISTRICT MAP**

