



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 18, 2025

## Project Name

Ambassador Hotel Historic District  
Amendment II

## Docket #

## Request

CD-CPC-2025-00064  
Historic Overlay Designation

## Applicant

Gina Anderson  
Kansas City Life Insurance Co

## Owner

Kansas City Life Insurance Co

Location	435 Knickerbocker Pl
Area	About 0.30 Acres
Zoning	UR
Council District	4 <sup>th</sup>
County	Jackson
School District	Kansas City

## Surrounding Land Uses

**North:** Commercial, zoned B4-5  
**South:** Commercial, zoned UR  
**East:** Commercial, zoned UR  
**West:** Undeveloped, zoned UR

## KC Spirit Playbook Alignment

Not applicable

## Land Use Plan

The Midtown/ Plaza Area Plan  
recommends Residential High Density for  
this location.

## Major Street Plan

Knickerbocker Place is not identified on  
the City's Major Street Plan.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is requesting to remove the subject site from the Ambassador Hotel Historic District on about 0.30 acres located approximately 100 feet west of Broadway Boulevard on Knickerbocker Place.

## PROJECT TIMELINE

The application for the subject request was filed on 05/05/2025. No Scheduling deviations from 2025 Cycle 6.2 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Valentine Neighborhood Association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The subject property is currently undeveloped. The entire lot is covered in turf grass and has a slight grade increase towards the southeast corner of the property.

## CONTROLLING + RELATED CASES

Ordinance No. 53709 – designating the property located at 35<sup>th</sup> and Broadway as the “Ambassador Hotel Historic District” (approved March 12, 1982).

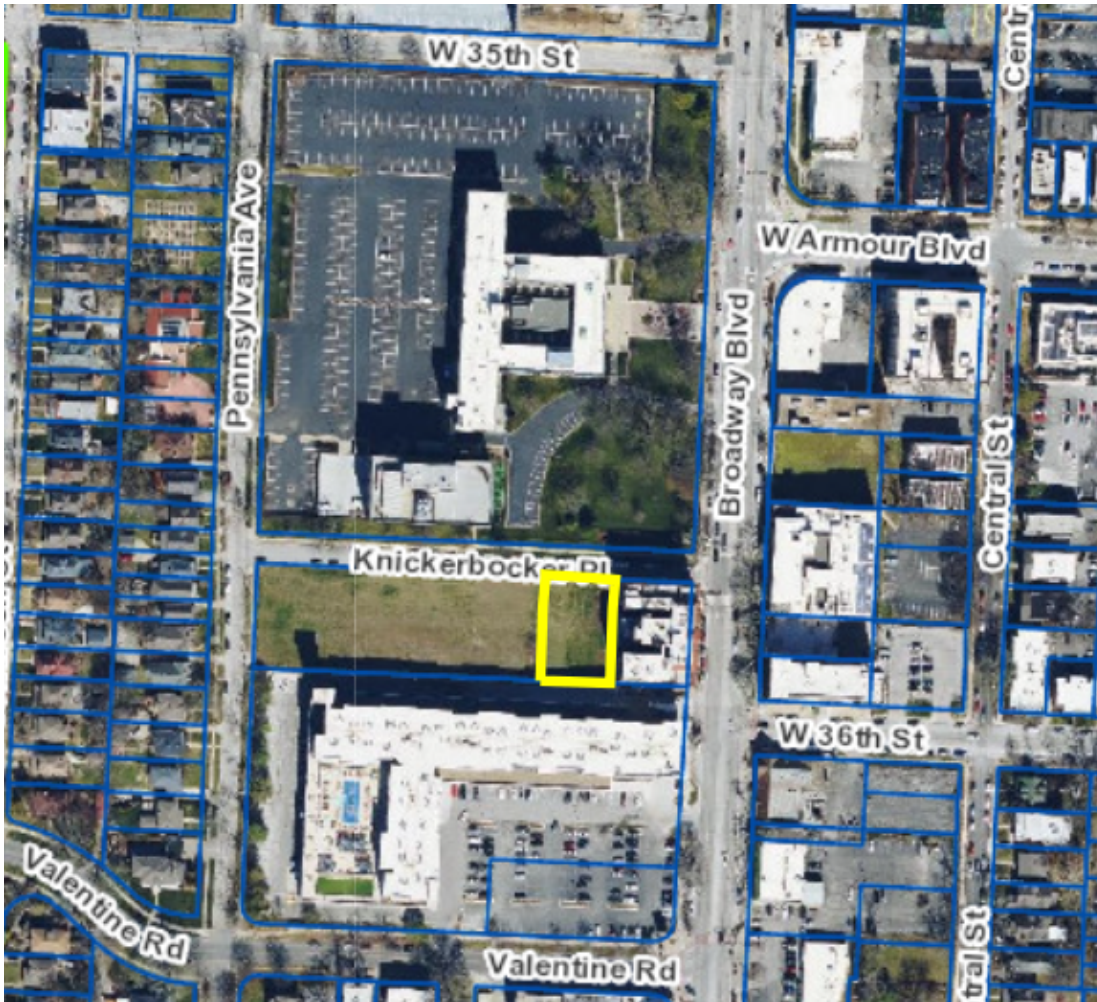
CH-PRES-2025-00001 – removing the vacant lot at 435 and 441 Knickerbocker Place from the Ambassador Hotel District (approved April 25, 2025).

## HISTORIC PRESERVATION COMMISSION RECOMMENDATION

Approve

## PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval

**VICINITY MAP****PLAN REVIEW**

Historic Overlay Districts are used to identify sites, structures, and areas within the City that are historic, stylistic or have thematic significance, or identified by historic resources survey. This designation is intended to help protect, preserve, and enhance places, districts, sites, buildings, structures, and other features having a special historical, architectural, cultural, or aesthetic value.

The original Ambassador Hotel District was designated on March 12, 1982, and included four buildings, The Ambassador Hotel (3560 Broadway), 435 and 441 Knickerbocker Place and the Congress Building (3527 Broadway). The district was expanded on January 7, 1988, to include seven additional buildings, 3621 Broadway, The Barclay Building (3619 Broadway), The Betsy Ross Building (3611 Broadway), 3601 Broadway, The Hyde Park Hotel (336 W. 36<sup>th</sup> Street) and 3537-41 Broadway.

The district has particular architectural significance in that the buildings were designed by significant local architects. Nelle E. Peters, responsible for three of the buildings, specialized in the design of apartments and hotels. Robert Gornall, who designed the Congress Building, which was unusual in its combination of a garage with retail and office space, is represented elsewhere in the city, and particularly on Broadway with the design of the Uptown Theater.

The vacant lot was the site of two apartment buildings known as the Little Ambassadors. They were demolished in 2012 after being declared dangerous. The proposed removal of the vacant lots at 435 and 441 Knickerbocker Place will not impact the significance of the Ambassador Hotel District given that the lots are located behind the Ambassador Hotel, are not adjacent to any other contributing buildings in the district and are only minimally visible from Broadway, the character defining street of the district. BW

## PLAN ANALYSIS

### SPECIFIC REVIEW CRITERIA

#### Revocation of Historic Landmark or Historic District Designation (88-580-02)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

1. **The criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district;**

The vacant lots no longer meet the criteria for listing since the buildings that were designated have been demolished. BW

2. **Whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;**

The vacant lots no longer retain their historic integrity. BW

3. **The economic impact of the revocation on the subject property and the surrounding area; and conformance with the city's adopted plans and planning policies.**

The removal of the lots from the district will not effect the economic viability of the Ambassador Hotel to the west of the lots or the historic district as a whole. BW

#### **Conformance with adopted plans and planning policies;**

*The property is located within the Midtown Plaza Area Plan. BW*

**Midtown Plaza Area Plan Guiding Principle:** Encourage the Preservation and Adaptive Reuse of Historic Buildings.

**To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more "protection".)** *The removal of the H/O Overlay from this vacant lot would not effect the character of the Ambassador Hotel Historic District. BW*

#### **Midtown Plaza Area Plan Future Land Use Recommendations:**

The recommended future land use of the plan is RESIDENTIAL HIGH, which is intended for single-family, townhome, two-unit houses, multiunit houses, multiplexes, and multi-unit buildings up to 29 units per acre. This land use classification generally corresponds with the "R-1.5" zoning category within the

zoning ordinance. *The proposed removal of the H/O Overlay would not conflict with the future land use recommendation. BW*

**Midtown Plaza Area Plan Development Form Recommendations:**

The planning recommendations matrix lists this parcel as Neighborhoods: Areas for household living featuring primarily residential land uses, but occasionally supported by related civic or institutional uses (parks, community centers, schools). There are a variety of neighborhoods that differ primarily by: the mix of building types, the design character of buildings and public spaces, the road patterns and civic space (parks, boulevards, etc.). *The proposed removal of H/O Overlay from this lot would not conflict with any future development on the site. BW*

**Midtown Plaza Area Plan Rezoning Recommendations:**

Changing the zoning is acceptable only if the new zoning district (or land use if UR or MPD zoning) is consistent with the Recommended Land Use Map. The recommended land use is high density residential which includes single-family, townhome, two-unit houses, multiunit houses, multiplexes, and multi-unit buildings. *Removal of the H/O Overlay would not conflict with any recommended future zoning. BW*

**ATTACHMENTS**

1. Applicants Submittal
  - a. Historic Preservation Staff Report – 04/25/2025
  - b. Historic Preservation Exhibits
  - c. Historic Preservation Disposition and Findings

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL**.

Respectfully Submitted,



Brad Wolf, AICP

City Historic Preservation Officer





**City Planning and Development Department  
Community Planning Division  
Historic Preservation Office**

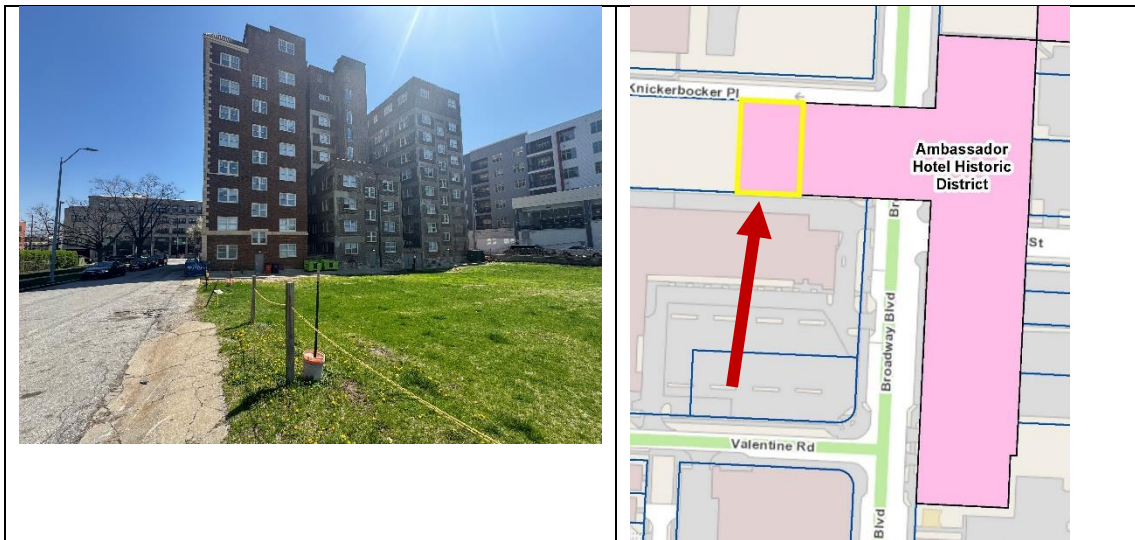
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795

(816) 513-2902  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

**Staff Review of  
Kansas City Register (H/O Overlay)**

***'Ambassador Hotel Historic District Amendment II'***

**Address:** 435-41 Knickerbocker Place  
**Applicant:** Kansas City Life Insurance Co.  
**Owner:** Same as Applicant  
**Hearing Date:** 4/25/2025  
**Quorum:** None



**Summary**

The proposed removal of the vacant lots at 435 and 441 Knickerbocker Place will not impact the significance of the Ambassador Hotel District given that the lots are located behind the Ambassador Hotel, are not adjacent to any other contributing buildings in the district and are only minimally visible from Broadway, the character defining street of the district.

**Site and Surrounding Area:**

The vacant lots are located in the Valentine Neighborhood and are at the edge of the Ambassador Hotel Historic District. Kansas City Life Insurance is

located to the north and the Valentine Shopping Center is located to the south. There are vacant lots to the west that were the site of the Knickerbocker Apartments.

### **The Ambassador Hotel District**

The original Ambassador Hotel District was designated on March 12, 1982, and included four buildings, The Ambassador Hotel (3560 Broadway), 435 and 441 Knickerbocker Place and the Congress Building (3527 Broadway). The district was expanded on January 7, 1988, to include seven additional buildings, 3621 Broadway, The Barclay Building (3619 Broadway), The Betsy Ross Building (3611 Broadway), 3601 Broadway, The Hyde Park Hotel (336 W. 36<sup>th</sup> Street) and 3537-41 Broadway.

That the district has particular architectural significance in that the buildings were designed by significant local architects. Nelle E. Peters, responsible for three of the buildings, specialized in the design of apartments and hotels. Robert Gornall, who designed the Congress Building, which was unusual in its combination of a garage with retail and office space, is represented elsewhere in the city, and particularly on Broadway with the design of the Uptown Theater.

The expansion to the existing historic district is composed of an intact, cohesive grouping of commercial and residential buildings that express the varied stylistic tastes of the 1920's. Except for the Art Deco inspired building at 3537 Broadway, all reflect allusions to historical modes of architecture. As a grouping, they present a similarity of materials and comparable scale to the original Ambassador Hotel Historic District.

### **Historic Integrity**

435 and 441 Knickerbocker were demolished as dangerous buildings in 2012. Therefore, the remaining vacant lots do not retain historic integrity to the larger historic district.

### **Community Input:**

The owner supports the removal of the vacant lots. As of the date of writing this staff report, the City Historic Preservation Office has received no letters of support or opposition.

**Staff Recommendation:** Staff recommends approval of the removal of the vacant lots at 435-441 Knickerbocker Place from the Ambassador Hotel Historic District.

**LEGAL**

Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1, West 94.3 Feet of East 198 Feet of Lot 18 & West 94.3 Feet of East 198 Feet of South 39.75 Feet of Lot 19, Vinewood, a subdivision in Kansas City, Jackson County, Missouri.

Respectfully Submitted,



Bradley Wolf  
City Historic Preservation Officer

April 18, 2025

**EXHIBITS FOR HISTORIC PRESERVATION COMMISSION  
CH-PRES-2025-00001  
435 and 441 Knickerbocker Place**

- EXHIBIT A - Historic Preservation Commission Ordinance
- EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
- EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
- EXHIBIT D - Affidavit of Publication
- EXHIBIT E - Affidavit of Mailing
- EXHIBIT F - Staff PowerPoint Presentation
- EXHIBIT G - Application
- EXHIBIT H – Designation Map
- EXHIBIT I - Designation Photographs
- EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker
- EXHIBIT K - Administrator's Report and Ordinance from 0051-D
- EXHIBIT L - Administrator's Report and Ordinance from 0119-D

## EXHIBIT G



# Kansas City Register of Historic Places Application for Revocation or Amending of Designation (H/O Overlay Zoning)

**Applicant:** Name Gina M. Anderson  
Organization Kansas City Life Insurance Co.  
Address 3520 Broadway, Room 333, Kansas City, MO 64111  
Telephone Number 816-856-8537  
CompassKC Email gina.anderson@kclife.com

**Owner(s):** Kansas City Life Insurance Co.

**Owner(s) address:** 3520 Broadway, Room 333, Kansas City, MO 64111

**1. Name of Landmark/District:** Ambassador Hotel Historic District

**2. Are you removing a property from a district?** YES

**3. Address (es) (Attach a separate sheet if needed):**

435 Knickerbocker Pl., Kansas City, Missouri 64111

**4. Legal Description (Attach a separate sheet if needed):** \_\_\_\_\_

Vinewood W 94.3 Ft of E 198 Ft of Lot 18 and W 94.3 Ft of E 198 Ft of S 39.75 Ft of Lot 19

**5. Date of Designation:** March 12, 1982. (Ordinance 53709)

**6. Zoning District:** UR



**The Historic Preservation Commission will need documentation of the loss of significance, the loss of original integrity and any other reasons cited to support rescinding historic designation.**

**Explain why the Landmark or District or part of district no longer possesses historic, cultural, aesthetic or architectural significance. Please provide documentation.** (Attach a separate sheet if needed)

The structure located at 435 Knickerbocker Pl., in Kansas City, MO was demolished ~ 13 years ago (early 2012).

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**Explain how the Landmark or District or part of area no longer possess integrity of design, location, setting, material, workmanship, feeling or association.** (Attach a separate sheet if needed)

The structure located at 435 Knickerbocker Pl., in Kansas City, MO was demolished ~ 13 years ago (early 2012).

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**Explain other reasons for revocation or amending designation.** (Attach a separate sheet if needed)

In September 2024, the Missouri Department of Natural Resources SHPO unilaterally removed the adjacent parcel (located at 501 Knickerbocker Pl.) from the National Register of Historic Places because the property located at that address was demolished in July 2020. These two parcels (435 Knickerbocker & 501 Knickerbocker) constitute one development site, and we seek to have 435 Knickerbocker Pl. removed from the Local Historic Register.

**Please provide documentation to support your request.**

  X   Photographs of the loss of integrity of the Landmark or District.

       Historical documents that would affect the determination of the significance of the Landmark or District.

       Additional materials to be considered.

(After this application is completed, it will be loaded into [CompassKC](#). The applicant will need to create an account in [CompassKC](#) to start the review process)

**Kansas City Register  
Fee Schedule  
(fee will be invoiced at a later date)**

(1.) Historic Landmark.....	\$ 207.00
(2.) Historic District .....	\$ 311.00
Plus, per building .....	\$ 104.00
Not to exceed a total of.....	\$2,072.00

Please mail or email form to:

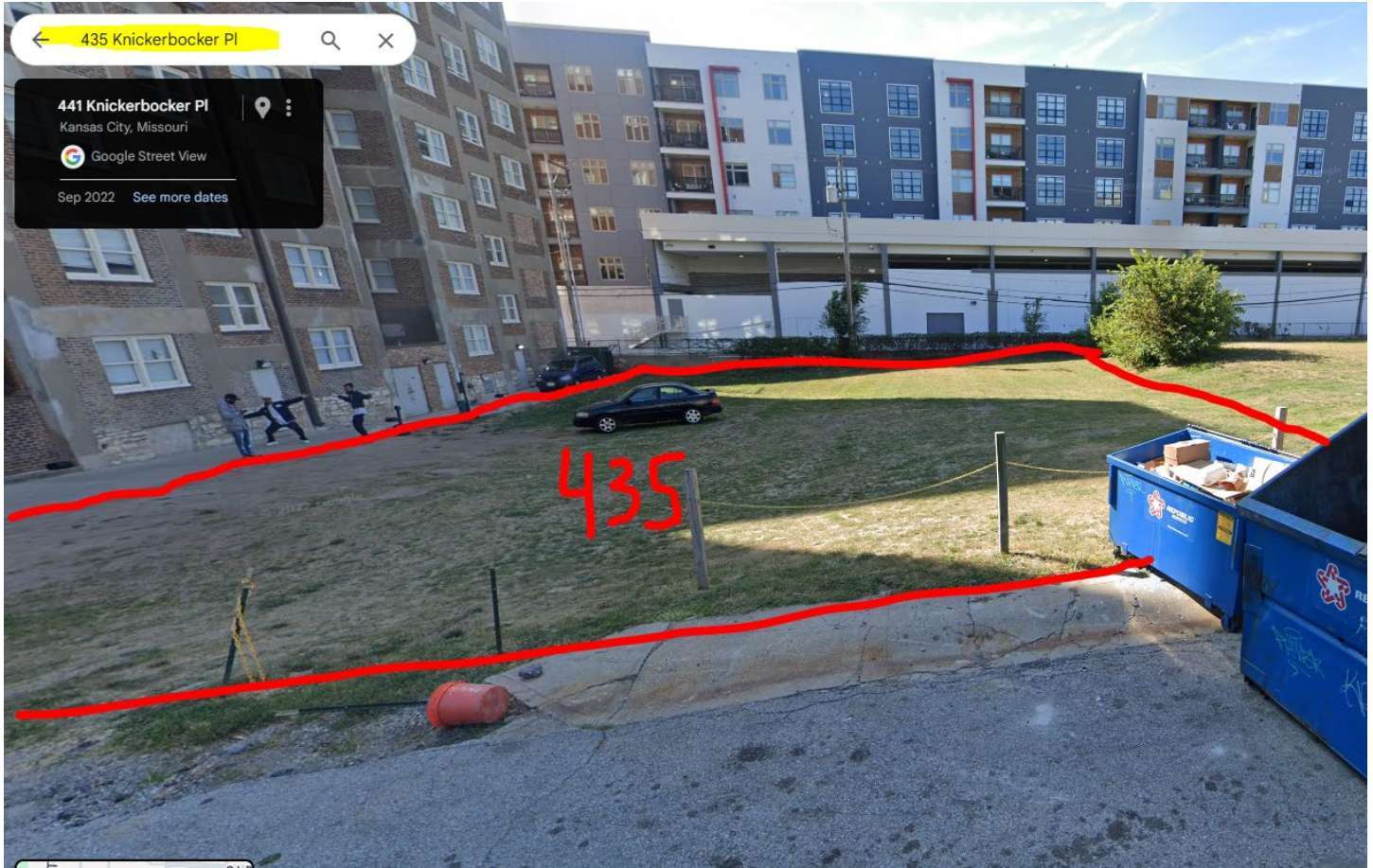
City Planning and Development  
Historic Preservation Office  
City Hall, 16th Floor, Room 1603  
414 East 12th Street  
Kansas City, Missouri 64106  
Phone: 816-513-2902  
kchp@kcmo.org

**Parcel Map Showing Existing Conditions (KCMO Parcel Viewer 2025):**

[illegible]

### Google Maps “Street View” Dated September 2022:

### Google Maps “Street View” Dated September 2022:



## Google Maps “Aerial” Dated 2025:





Existing Conditions  
Photos Taken 2025





EXHIBIT H – Designation Map (Original and Expansion)

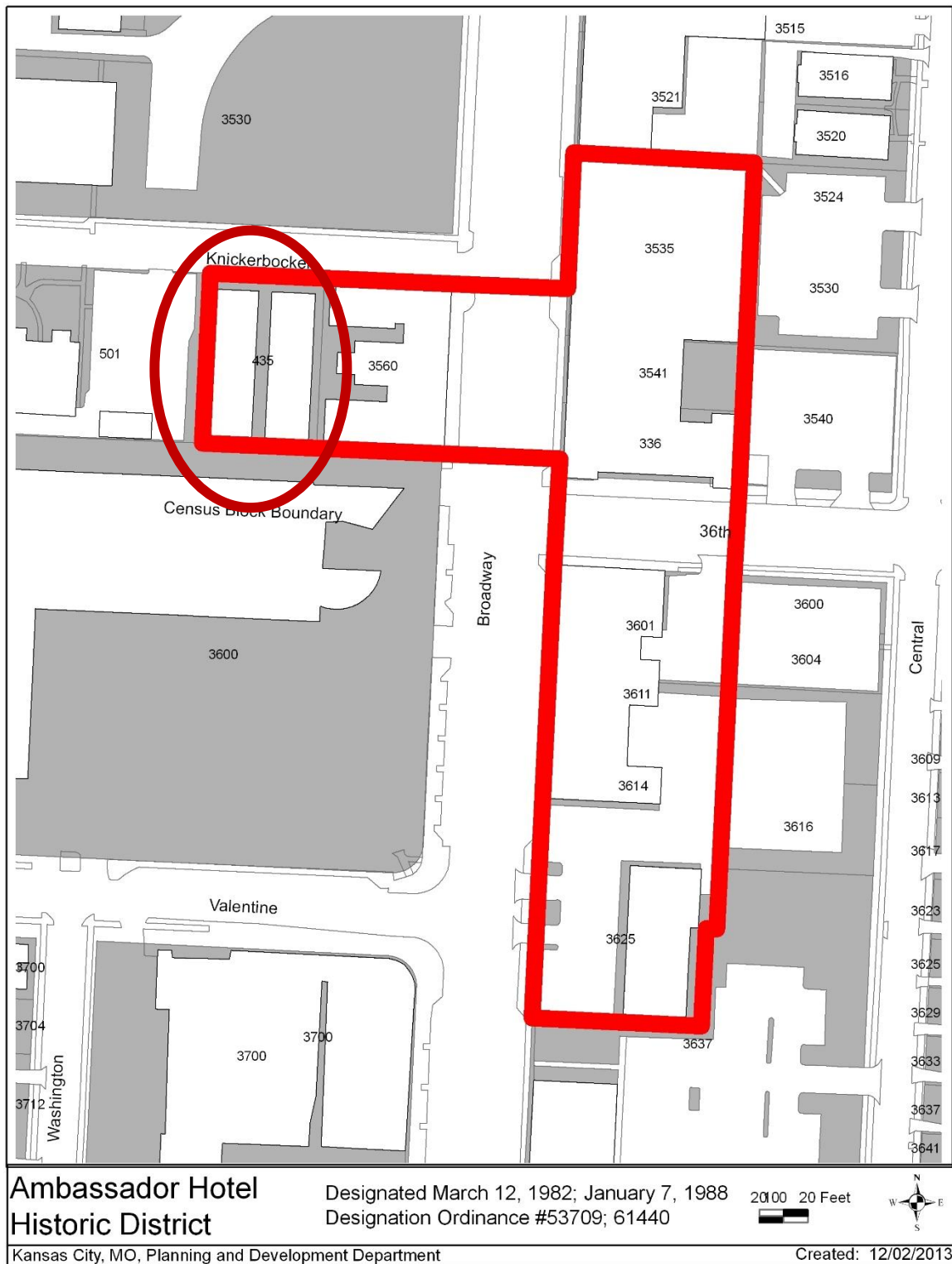


EXHIBIT I – Designation Photographs



Ambassador Hotel



EXHIBIT I – Designation Photographs



435 Knickerbocker Place



441 Knickerbocker Place

EXHIBIT I – Designation Photographs



Congress Building



EXHIBIT I – Designation Photographs



Ambassador Expansion Streetscape



3537-41 Broadway



EXHIBIT I – Designation Photographs



3601 Broadway



3601 and 3611 Broadway

EXHIBIT I – Designation Photographs



Barclay Building



EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker



Site looking West



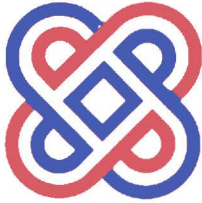
Site Looking East

EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker



Across Street to North of Site





Landmarks Commission

LANDMARKS  
COMMISSION

CASE # 0051-D  
EXHIBIT E

City of Kansas City, Missouri  
Heart of America

26th Floor East, City Hall  
Kansas City, Missouri 64106

(816) 274-2555

CASE NO. 0051-D

ADMINISTRATOR'S REPORT

AMBASSADOR HOTEL HISTORIC DISTRICT

Applicant/Owner: Interstate Commercial Investments

The following information was compiled from staff research, the application, and the accompanying National Register nomination form. (The form has been submitted, and is pending at the State office for their review.)

- The Ambassador Hotel District is comprised of four, architecturally significant structures that are linked by their vintage, ownership, and service to the Ambassador Hotel.
- The development of sites along Broadway, Main and Armour was dramatic in the 1920's and 1930's with the majority of construction activity moving away from the downtown area.
- The lush landscaping and park-like atmosphere of Knickerbocker Place, and relatively intact concentration of buildings along the Broadway corridor provide an urban streetscape of predominantly 1920 and 1930 buildings.

(BUILDING NUMBERS CORRESPOND WITH THE SITE PLAN MAP)

Ambassador Hotel (Building 3)  
3560 Broadway  
Architect: Nelle E. Peters  
Builder: Quality Builders  
Date of Construction: 1924-25  
Style: Spanish Revival

- Ambassador built on the site of the Allen B. McGee farmstead.
- The hotel was built for developer/realtor Barney Goodman who founded the Ambassador Realty Company, and Charles Phillips of the Phillips Building Company, (a major developer during the 1920's and a major interest in the construction of apartment hotels along Armour Boulevard).
- In 1925, the Ambassador (built at a cost of \$450,000) was the "largest apartment or family hotel yet built in Kansas City."



- The hotel, as originally designed, rose to a height of 4 stories, and featured a pergola on the roof. The hotel was finished with 8 stories and an enclosed roof garden.
- The hotel boasted a total of 105 apartments and 108 hotel rooms, along with a grocery, lending library, barber shop, and beauty salon, located in the storefronts along Broadway.
- The roof garden measuring 100 feet long, was serviced by its own elevator, had four banquet rooms, music room, and open gardens planted with palms and flowers, and was covered with awnings.
- The roof garden was altered into a private residence in the early 1960's and became the home of Dominican Republic Dictator Truhilio, who was attending a General Staff school at Leavenworth.
- currently undergoing renovation by the current owners for use as an apartment hotel.

Knickerbocker Manor (Building 2)  
435 Knickerbocker Place - Ambassador "A"

Knickerbocker Hall (Building 1)  
441 Knickerbocker Place - Ambassador "B"

Architect: Nelle E. Peters  
Builder: Quality Builders  
Date of Construction: 1924  
Style: Tapestry Brick

- The identical three story apartments, were built to accommodate the overflow from the Ambassador Hotel, thus providing additional income.
- The brick and stone apartments were each constructed at a cost of \$75,000.
- The owners have completed a renovation of the buildings for use as studio apartments.

Congress Building (Building 4)  
3527 Broadway  
Architects: Robert Gornall, Joseph Ridgeway, draftsman  
Date of Construction: 1925  
Style: Classically inspired Elements

- constructed for A.B. Robbins of the Congress Garage Company.
- building represented an unusual combination of usages, with 1/3 of the building's area given to shops and office space, and the remaining 2/3 of the building used as a garage.

- Originally built as 4 stories, a fifth was added in 1927.
- The building could accommodate parking for 450 cars, through the use of a system of staggered floors and ramps.
- built at a cost of \$122,000.
- The building's classically inspired design reflects the influence of the Kansas City Life Building, in close proximity, designed by Wight & Wight in 1923.
- The building is being renovated by its current owners for use as office suites and retail space.

ZONED: Ambassador Hotel, Congress Building - C3a2  
Knickerbocker Place Apartments - R4

LEGAL DESCRIPTION:

VINEWOOD PRTS 18 & 19 SD ADD BEG SE COR LOT 18 TH W 198 FT TH N 139.75 FT  
TH E 198 FT TH S 139.75 TO POB; LOTS 14, 15 & 16 BLOCK 7 HYDE PARK,  
JACKSON COUNTY, MISSOURI.

53709

THIS ORDINANCE EFFECTIVE  
10 DAYS AFTER PASSAGE

AN ORDINANCE

DESIGNATING THE PROPERTY GENERALLY LOCATED AT 35TH AND BROADWAY AS THE "AMBASSADOR HOTEL HISTORIC DISTRICT."

WHEREAS, the Landmarks Commission held an advertised hearing on the designation of the "Ambassador Hotel Historic District" on September 23, 1981; and

WHEREAS, the Landmarks Commission determined the district was of particular historical and architectural significance; and,

WHEREAS, Knickerbocker Manor, Knickerbocker Hall and the Congress Building were linked by their common service to the Ambassador Hotel; and

WHEREAS, the unique relationship of these four buildings provide a local urban streetscape, distinctive of the 1920's; and

WHEREAS, the buildings were designed by significant local architects, Nelle E. Peters and Robert Gornall; and

WHEREAS, the Landmarks Commission recommended to the City Plan Commission that the area be designated a historic district; and

WHEREAS, pursuant to that recommendation, the City Plan Commission held an advertised public hearing on February 2, 1982; and

WHEREAS, the City Plan Commission has recommended to the City Council that the area be designated as a historic district; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the property generally located at 35th and Broadway consisting of buildings historically known as Knickerbocker Manor, 435 Knickerbocker Place; Knickerbocker Hall, 441 Knickerbocker Place; the Congress Building, 3527 Broadway; and the Ambassador Hotel, 3560 Broadway; more specifically described as:

VINEWOOD PRTS 18 & 19 SD ADD BEG SE  
COR LOT 18 TH W 198 FT TH N 139.75  
FT TH E 198 FT TH S 139.75 FT TO POB;  
LOTS 14, 15 & 16 BLOCK 7 HYDE PARK,  
JACKSON COUNTY, MISSOURI,

be designated as a historic district.

53709

Section 2. That the Council finds and declares that before taking any action on the proposed designation, all public notices and hearings required by law have been given and had.

I hereby certify that as required by §A6.125, Administrative Code of the City of Kansas City, Missouri, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

William D. Geary  
Assistant City Attorney

Form 3946 - Law  
(02959)

Authenticated as Passed  
BY RICHARD L. BERKLEY, Mayor  
City Clerk  
MAY 12 1982  
Deputy City Clerk



City of Kansas City, Missouri  
Heart of America

Landmarks Commission

**LANDMARKS  
COMMISSION**  
CASE # 0119-D  
EXHIBIT E

26th Floor East, City Hall  
Kansas City, Missouri 64106

(816) 274-2555

CASE NO. 0119 - D  
Ambassador Hotel Historic District  
Amendment

### ADMINISTRATOR'S REPORT

Ambassador Hotel Historic District Amendment  
3537-41 Broadway  
3601 Broadway  
3611 Broadway  
3619 Broadway  
336 West 36th Street

**APPLICANT:** Referred by Councilmen Cofran and Palermo  
**DESIGNATED:** Ambassador Hotel Historic District, 1982

### STATEMENT OF SIGNIFICANCE

The Ambassador Hotel Historic District is composed of four (4) buildings that have been cited as being architecturally significant and as an example of associated services related to the apartment hotel. The district includes the following buildings:

Ambassador Hotel	3560 Broadway
Knickerbocker Hall	441 Knickerbocker Place
Knickerbocker Manor	435 Knickerbocker Place
Congress Building	3527 Broadway

The Ambassador Hotel was designed in 1924-25 by Nelle E. Peters, for Barney Goodman and Charles Phillips. Executed in a Spanish Revival mode, the Ambassador Hotel is a good example of Peters' period style renditions for multiple unit residences. The hotel is historically significant for its association with the Phillips Building Company, a major developer of apartment buildings in the 1920's whose extensive record is evidenced along such streets as Armour Boulevard.

Knickerbocker Manor and Hall were designed by Nelle Peters in 1924 as identical three story apartment buildings, that would serve to accommodate additional patrons when the Ambassador Hotel was fully booked.

The Congress Building was designed by Robert F. Gornall (1925) for A.B. Robbins of the Congress Garage Company. Gornall used the Kansas City Life Building as the basis for the classically inspired garage. Built to house 155 cars and have office and retail space fronting Broadway, the Congress Building was an early attempt to combine uses in an aesthetic manner.

The proposed amendment to the historic district is composed of a visually distinctive streetscape along Broadway. The five buildings are contemporary with the Ambassador Hotel and related to one another by the principal architect, Robert F. Gornall or by deed restriction. The buildings reflect the period's interest in revival styles and historicity, with the exception of 3537-41 Broadway, which exhibits Art Deco motifs rendered in terra-cotta (1930). The Hyde Park Hotel anchors the corner of Broadway and 36th Street and mirrors the scale, massing and materials of the Ambassador Hotel. The buildings are an intact, cohesive grouping that evoke the City's development patterns along streets such as Broadway, Main and Armour Boulevard. Additionally, the Hyde Park Hotel is an important period building 'type', an 'apartment hotel', which offered luxury accommodations to both long term and transient tenants.

**BUILDING NAME:**

**ADDRESS:** 3537-41 Broadway

**DATE OF CONSTRUCTION:** 1930

**ARCHITECT:** Jewell Building Company

**OWNER:** Michael Russell & William H. Worley

**ZONING:** C3a2

**DESCRIPTION**

**3537 Broadway**

The building is two (2) stories in height and three (3) bays wide. The only adorned facade is that of the west (main), all others are constructed of common brick. Although the storefronts have been altered with the installation of aluminum sash, the building still retains a high degree of its original architectural integrity. The west facade is clad in terra-cotta and marked by a polished granite base. The storefronts rise from this base and echo the three (3) bay rhythm established by the fenestration. Four piers carry the building's vertical line that is accented with curved pilasters. The pilasters terminate in caps and molded wings at the lintel level of the second

story. The lintels and sills comprise the building's chief ornamented areas: small scalloped terra cotta panels flank larger scallop panels that have floral relief along the sill; large dentils punctuate the lintel level which visually forms the base of the building's entablature. A central panel composed of terra-cotta floral relief marks the frieze. The building is crowned with a simple, molded terra-cotta cornice.

Although the building was the last to be constructed (1930) in this commercial group, it is associated with the Hyde Park Hotel (1924) by a deed restriction that limited the height to two stories. This restriction was imposed to prevent any obstructions along Broadway. The architect of the Hyde Park Hotel, Robert F. Gornall, desired to have every room in the hotel front the "outside", (Kansas City Star, July 6, 1924).

BUILDING NAME	Hyde Park Hotel
ADDRESS:	336 West 36th Street
DATE OF CONSTRUCTION:	1924-25
ARCHITECT:	Robert F. Gornall
OWNER:	Hyde Park Apartments c/o Metro
ZONING:	C3a2 Management

#### DESCRIPTION

The Hyde Park Hotel is a reinforced concrete building, clad in brick, limestone and terra-cotta. The main facade (south) fronts 36th Street and it is characterized by a central block with corner pavilions. The fenestration is rectangular, double hung sash of varied sizes. The eight story building has three horizontal divisions that are defined by the change in surface material. Coursed, ashlar limestone clads the high foundation and first story. A two story, recessed central entrance announces the Hyde Park Hotel with Doric columns supporting an inscribed entablature. On the west facade, fronting Broadway, the original tri-partite round arch openings and limestone wall treatment have been obscured with pre-cast stucco panels and rectangular openings.

The second through seventh floors are executed in brick with fluted terra-cotta pilasters marking the pavilion corners. The eighth story is sheathed in terra-cotta and articulated by a molded belt course, alternating pairs of round arch windows enframed with column-like pilasters and a heavy, projecting cornice. The primary elevations are those which face West 36th Street and Broadway.



The building reflects classical design sources evidenced by the overall massing, decorative elements such as the columns and pilasters and the interior details. Originally the hotel had entrances both on Broadway and West 36th Street, which opened on to a 45' x 45' lobby. A double staircase rose from the lobby to the upper mezzanine level where the hotel restaurant was located. A public dining room occupied the north side of the first floor which was accessible from Broadway.

The Hyde Park Hotel was built to house both long term tenants and transient customers. Originally, the building contained 150 rooms, divided into suites of two and three rooms as well as single rooms. As was the fate of many midtown hotels such as the Ambassador, the building's use was later changed into apartments. By 1946, the Hyde Park Hotel was converted into longterm residential units.

<b>BUILDING NAME:</b>	<b>The Garret</b>
<b>ADDRESS:</b>	<b>3601 Broadway</b>
<b>DATE OF CONSTRUCTION:</b>	<b>1924</b>
<b>ARCHITECT:</b>	<b>William Lodge &amp; Robert F. Gornall</b>
<b>OWNER:</b>	<b>Stein-Pack Investment</b>
<b>ZONING:</b>	<b>C3a2</b>

The Garret Building occupied a pivotal corner site at the intersection of Broadway and West 36th Street. Designed by Lodge and Gornall in a period rendition exhibiting Tudor details, the Garret retains a high degree of the original architectural integrity. The building is executed primarily in brick with half-timber effect and limestone detailing. The two and one half (2½) story commercial block is sheltered by intersecting gable rooflines. The long sweep of the slate roof is emphasized along both the north and west facades. (The east facade, rear, is common brick and unadorned).

The Garret's Tudor references appear in the steeply pitched intersecting gables, the varied brick bonds employed (herringbone and parquet), stucco gable ends and multi-paned leaded glass windows. Storefronts comprise the first floor level along Broadway and are noted by large display windows and fixed canopies (not original).

The north facade breaks the wall plane with the sweep of a broad gable end. Graduated native limestone sheathes the foundation line and bleeds into the higher reaches of the east and west corners of the facade. The random, coursed limestone adorns the segmental arch lintel of the central bay, the first floor's round arch openings and creates an open air entrance arch at the eave, that leads to the parking lot. (Adjacent to the open air arch formerly stood a one story greenhouse).

The varied wall treatments, the projecting and receding planes of the facades and the detailing originally marking the interior, all contributed to expressing the period's application of the Tudor mode. The Garret and the Betsy Ross Building were the recipients of an honorable mention in the 1923 Kansas City architectural competition. The two buildings were also featured in the February 1924 issue of the Western Architect.

BUILDING NAME:	The Betsy Ross
ADDRESS:	3611 Broadway
DATE OF CONSTRUCTION:	1923-24
ARCHITECT:	William Lodge & Robert F. Gornall
OWNER:	Barclay Properties
ZONING:	C3a2

The Betsy Ross Building is two and one half stories (2½) in height and two bays wide. The building is executed in brick with Italian marble columns and cornice. The storefront has projecting bay windows that flank a central door. A standing seam copper roof with flared eaves defines the perimeter of the projecting storefront. Paired, attenuated columns support a wide cornice and frieze that crowns the copper roof. Above the first floor cornice is a wrought iron balustrade with an integrated elliptical motif.

Two rectangular double hung sash windows pierce the second story (original windows were 8 over 8 lights). These windows have limestone sills and brick, flat arch lintels with a central limestone keystone. The window symmetry is continued to the roofline, with segmental arch dormers projecting from the steeply pitched standing seam copper roof. Stepped gable end walls capped with limestone complete the composition.

The building's inspiration was the original Betsy Ross resident in Philadelphia. Robert F. Gornall and William Lodge were commissioned by the Laslie Realty Company to design the building. The Betsy Ross and Garret Buildings were recognized in 1923 with honorable mention in a Kansas City architectural competition, as well as being featured in the February, 1924 issue of the Western Architect.

BUILDING NAME: Barclay Building  
ADDRESS: 3619 Broadway  
DATE OF CONSTRUCTION: 1924  
ARCHITECT: Robert F. Gornall  
OWNER: Barclay Properties, Inc.  
ZONING: C3a2

The Barclay Building is two (2) stories in height and five (5) bays wide. The main facade (west) is clad in terra-cotta and it is the only ornamented wall surface, all others are faced in common brick. The Barclay Building demonstrates classical design sources and it retains much of its original architectural integrity, with alterations confined to the storefront level. The storefronts rest on a mahogany granite base with terra-cotta piers that rise to define the vertical divisions. At the first floor level the piers terminate in massive consoles that support the copper cornice. (Aluminum sash and a projecting canopy have been installed on the first floor level.) A belt course with wave moldings separates the first story from the second. The second story exhibits the five bay rhythm established below, but enhances this pattern with receding wall planes and projecting bay windows. Ionic pilasters flank the second story windows. The central bay is marked by a tri-partite, 'palladian' windows, that has an oval medallion with swag and garland motif. The other four (4) second story windows are set within recessed wall plane arches and project as a three-sided bay. Copper roofs and window enframements characterize the fenestration. Ornate keystones and corner rosettes relieve the wall surface of all bays.

The building possesses a full entablature that is composed of a molded architrave with dentils, a wide frieze that has decorative panels along the north and south corners and a projecting cornice. The entire composition is crowned by a green clay tile roof that shelters the parapet wall.

The Barclay Building had a unique interior plan that was designed to accommodate second floor shops, rather than offices. The second floor shops were given large display windows to provide equal prominence with the ground level. The building was set back from the property line to permit the second floor windows to protrude from the building. As noted by the Kansas City Star in November 23, 1924, the result of this arrangement "is that contents of the upper windows can be seen by pedestrians walking rather near the curb, and more important on a principal motor car thoroughfare - will attract the glances of passing motorists."

The Barclay Building originally housed Barclay & Barclay a dealer in furniture and antiques. The South Broadway Realty Company, comprised of E. J. Willet, Douglas Cramer and H. W. Pinnick, commissioned Gornall to design the building.

### ARCHITECT

Robert F. Gornall's Kansas City architectural career began as a draftsman around 1909 for L.G. Middaugh. The City Directories do not record Gornall consistently over the years, until 1914 when he again appeared as a draftsman for Sanneman and Gould. In 1915, Gornall joined the firm of Samuel B. Tarbet & Company and by 1920, the firm was listed as Tarbet & Gornall. After two years, he commenced a brief partnership with William Lodge that was terminated in 1924. From 1924 to 1933, Gornall practiced alone.

Although his entire works are not completely documented, Gornall designed a number of prominent buildings in the mid-town area. The Uptown Theatre's Broadway office building and shops were designed by Gornall, while the theatre portion has been credited to John Eberson. Another major apartment hotel designed by Gornall, was commissioned by the McCanles Realty Company at 3835 Main Street. (Netherlands Hotel, 1927; listed Kansas City Register, 1983). Gornall's other designs for the McCanles Realty Company include #8 Warner Plaza, 3245 Main Street and an apartment building at 30th and Forest. An evaluation of Gornall's career cannot take place until a more definitive record has been documented. However, his Norman inspired residence for Michael Katz, of the drugstore interests, is another fine example of Gornall's adaptation of historical styles popular during the 1920's.

### HISTORY

The Hyde Park Hotel was constructed within months of the Ambassador Hotel's erection. Both buildings were part of the construction boom along Broadway and Main Street that changed the midtown skyline during the 1920's. Both buildings share a common social history in their attempt to provide luxury accommodations to short term and long term residents. During the first two decades of the twentieth century, 'apartment hotels' were touted as the most efficient and progressive modes of housing in large cities across the United States. The conceptual basis for such living was that meals could be well prepared in cafeterias, (which was the case within the basement of the Hyde Park), and residents would be afforded the centralized services.

To complement the residential uses the buildings south of the Hyde Park Hotel were designed for functions such as retail shops, furniture and antique dealers, tea rooms and ballroom facilities. These uses served the newly constructed apartment hotels, as well as the adjacent neighborhoods.



The amendment to the existing historic district is composed of an intact, cohesive grouping of commercial and residential buildings that express the varied stylistic tastes of the 1920's. Except for the Art Deco inspired building at 3537 Broadway, all reflect allusions to historical modes of architecture. As a grouping, they present a similarity of materials and comparable scale established by the Ambassador Historic District. The Hyde Park Hotel, the Garret, the Betsy Ross and the Barclay Building all share the same designer, Robert Gornall. Visually, the buildings form a exemplary streetscape and balance the existing historic district to the west.

LEGAL

3537-41 Broadway

North 6.72' of Lot 12 and all of Lot 13, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

336 West 36th Street

The South 60' of Lot 12, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

3601 Broadway

Lots 23 & 24, also west  $\frac{1}{2}$  of vacated alley lying east and adjacent, Hanover Place, a subdivision in Kansas City, Jackson County, Missouri.

3611 Broadway

North 20.75' of Lot 22, Also West  $\frac{1}{2}$  of vacated alley East of and adjacent, Hanover Place, a subdivision in Kansas City, Jackson County, Missouri.

3619 Broadway

Lots 19 to 21 and South 29.95' lot 22, Also West  $\frac{1}{2}$  of vacated alley East of and adjacent to said tract, Hanover Place, a subdivision in Kansas City, Jackson County, Missouri.

Respectfully submitted,

Andrea J. Lazarski

## AN ORDINANCE

AMENDING ORDINANCE NUMBER 53709 BY EXPANDING THE BOUNDARIES OF THE AMBASSADOR HOTEL HISTORIC DISTRICT TO INCLUDE 3621 BROADWAY, 3619 BROADWAY, 3611 BROADWAY, 3601 BROADWAY, 336 W. 36TH STREET, 3537-41 BROADWAY AND 3525-35 BROADWAY.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the boundaries of the Ambassador Hotel Historic District be and are hereby expanded to include the properties generally located at:

3621 Broadway, more specifically known as:

All of Lots 13 & 14 Block 60, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri;

3619 Broadway (Barclay Building), more specifically known as:

Lots 19 to 21 and south 29.95' Lot 22, Also west 1/2 of vacated alley east of and adjacent to said tract Hanover Place a subdivision in Kansas City, Jackson County, Missouri;

3611 Broadway (Betsy Ross Building), more specifically known as:

North 20.75' of Lot 22, Also west 1/2 of vacated alley east of and adjacent Hanover Place a subdivision in Kansas City, Jackson County, Missouri;

3601 Broadway, more specifically known as:

Lots 23 & 24, Also west 1/2 of vacated alley lying east and adjacent Hanover Place a subdivision in Kansas City, Jackson County, Missouri;

336 W. 36th Street (Hyde Park Hotel), more specifically known as:

The south 60' of Lot 12, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri;

3537-41 Broadway, more specifically known as:

The north 6.72' of Lot 12 and all of Lot 13, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri;

61440

3525-35 Broadway (Congress Building), more specifically known as:


All of Lots 14, 15 & 16, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

Section 2. That the Council finds and declares that before taking any action on the proposed designation, all public notices and hearings required by law have been given and had.

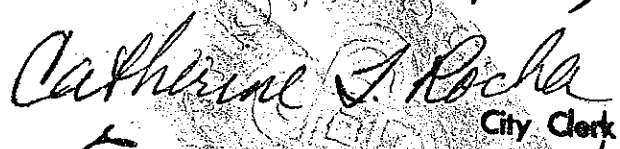
I hereby certify that as required by SA6.125, Administrative Code of the City of Kansas City, Missouri, the foregoing ordinance was duly advertised and public hearings were held.

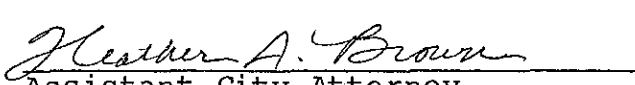
Authenticated as Passed


  
RICHARD L. BERKLEY, Mayor

  
Secretary, City Plan Commission

Approved as to form and legality:

  
Catherine J. Rocha  
City Clerk

  
Heather A. Brown  
Assistant City Attorney

  
E. S. Dyer  
Deputy City Clerk  
JAN 07 1988

**EXHIBITS FOR HISTORIC PRESERVATION COMMISSION**  
**CH-PRES-2025-00001**  
**435 and 441 Knickerbocker Place**

- EXHIBIT A - Historic Preservation Commission Ordinance
- EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
- EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
- EXHIBIT D - Affidavit of Publication
- EXHIBIT E - Affidavit of Mailing
- EXHIBIT F - Staff PowerPoint Presentation
- EXHIBIT G - Application
- EXHIBIT H - Designation Map
- EXHIBIT I - Designation Photographs
- EXHIBIT J - Current Photographs of 435 and 441 Knickerbocker
- EXHIBIT K - Administrator's Report and Ordinance from 0051-D
- EXHIBIT L - Administrator's Report and Ordinance from 0119-D
- EXHIBIT M - Letter delisting Knickerbocker Apts.
- EXHIBIT N - Letter of Opposition from Historic Kansas City
- EXHIBIT O - Letter of Opposition from Valentine Neighborhood



## **88-580 HISTORIC DESIGNATIONS**

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### **88-580-01 DESIGNATION**

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#### **88-580-01-A. APPLICATION FILING**

1. Applications for designation of historic districts, landmarks, or overlay zoning districts (collectively referenced as H/O districts) may be made by the owner(s) of record of the subject property, any other person or organization with the full consent and written approval of the owner(s) of record of a subject property, a member of the historic preservation commission, a member of the city council, the neighborhood association for the area in which that property is located, a historic preservation organization, or any other person or organization where at least 51% of the owners of the affected parcels in a proposed district do not object to the nomination (exclusive of all publicly owned property, streets, and alleys).
2. Complete applications for designation of H/O districts must be filed in the office of the historic preservation commission. Applications must contain a legal description of the property and a statement describing its historic, cultural, aesthetic, or architectural significance.
3. The city planning and development director shall notify the owner of any property within a proposed H/O district application, if such person is different than the applicant. This notification shall be done within 14 calendar days of the application date for the H/O district nomination. The notification of the property owner shall include the following:
  - a. a copy of the application that was made for the nomination;
  - b. an explanation of the nomination procedure for H/O district and the consequential property restrictions;
  - c. an explanation stating that the property owner has the right to appear at the scheduled public hearing at which the nomination will be considered and the date of the hearing; and
  - d. an explanation stating that the property owner has the right to submit documentation either for or against the nomination.
4. Interim Control

Once an application has been filed, no building permit for alteration, construction, demolition, or removal of a property being considered for designation under an application for an H/O district may be issued until the historic preservation commission has dismissed or denied the application for designation, or until the city council has denied designation in accordance with the procedures established in 88-580-01-C. and 88-580-01-E., though no stay on the issuance of a permit may be for more than six months from the filing of the application. No permit may be stayed in the following circumstances:

  - a. The building has been declared dangerous according to the procedures established in Chapter 56, Article V.
  - b. The director of city planning and development determines that the property does not meet the minimum requirements for historic designation under 88-580-01-F. and under the rules and regulations of the historic preservation commission. An applicant or owner may appeal the director's determination to the historic

preservation commission at the next regular or special meeting. If the commission determines that there is merit to the application by a majority vote of those present, then the application will proceed under the procedures set in 88-580-01.

During this period of interim control, the applicant for the permit or property owner shall have the opportunity to explain to the historic preservation commission the reasons why a building permit should be issued promptly, and the commission may grant approval for a building permit in this interim period. Additionally, the city council may authorize such alteration, construction, demolition, or removal by adopting a formal resolution declaring that the proposed work is necessary for the public health, welfare, or safety.

5. **Consideration of Application**

The historic preservation commission must hold a public hearing on the proposed nomination within 45 days of receipt of the application and must render a decision concerning the merits of the application within 90 days of the receipt of the application, which may be extended with the agreement of the owner of the property.

6. The director of city planning and development may extend any of the time limits in this section 88-580-01-A. for up to 90 additional days for good cause shown.

**88-580-01-B. NOTICE OF HEARING**

1. **REQUIRED NEWSPAPER NOTICE**

Notice of required public hearings on proposed designation of historic districts, landmarks, or overlay zoning districts (H/O districts) must be published in the newspaper at least 15 days before the date of the public hearing. See [88-505-07](#).

2. **REQUIRED MAIL NOTICE**

Notice of required public hearings must be mailed at least 13 days before the scheduled hearing to the subject property owner, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and all owners of property within 300 feet of the subject property. See [88-505-07](#). The mailed notice shall provide contact information sufficient for those interested to determine when the city council will hold its hearing on the designation.

**88-580-01-C. HEARING AND RECOMMENDATION—HISTORIC PRESERVATION COMMISSION**

1. The historic preservation commission must hold at least one public hearing on the designation of historic districts, landmarks, or overlay zoning districts (H/O districts). Following the close of the hearing, the historic preservation commission must act to recommend that the proposed designation be approved, approved with modifications, or denied. Five affirmative votes are required to recommend approval or approval with modifications.
2. The historic preservation commission may grant a rehearing if the rehearing request includes new evidence to be presented that was not available at the time of the original hearing. The request for a rehearing must be made within 30 days of the date of the historic preservation commission's original action. No more than one rehearing is permitted.
3. The recommendation of the historic preservation commission, whether for approval, approval with modifications, or denial, must be forwarded to the city plan commission and city council for review.

#### **88-580-01-D. HEARING AND RECOMMENDATION—CITY PLAN COMMISSION**

The city plan commission must hold at least one public hearing on all historic district, landmark, or overlay zoning district (H/O) designation applications forwarded by the historic preservation commission. Following the close of the hearing, the city plan commission must act by simple majority vote to recommend that the proposed designation be approved, approved with modifications, or denied. The city plan commission may also act to continue the matter for further deliberation.

#### **88-580-01-E. HEARING AND FINAL ACTION—CITY COUNCIL**

1. After receiving the recommendation of the historic preservation commission and the city plan commission, the city council may convene its own public hearing on the proposed historic district, landmark, or overlay zoning district (H/O) designation.
2. Following the close of the public hearing, the city council may act to approve the proposed designation, approve the designation with modifications, or deny the designation.
3. The city council may act by a simple majority vote, except when a valid protest petition of H/O zoning designation has been submitted in accordance with [88-515-09](#), approval or approval with modifications requires a 2/3 majority vote of the full membership of the city council.
4. Immediately upon passage of an ordinance designating a particular site as an historic landmark or historic district, notice of designation must be provided to the city planning and development director.
5. Once designated by city council, the historic district, landmark, or overlay zoning district (H/O) designation will remain in place until such designation is officially revoked. Upon designation, a certificate of appropriateness is required in accordance with 88-585 for any exterior alterations or material changes visible from any public place or right of way.

#### **88-580-01-F. REVIEW CRITERIA**

In reviewing and making decisions on proposed historic landmark and historic district designations, review and decision-making bodies must consider at least the following factors:

1. the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district;
2. the economic impact of the designation on the subject property and the surrounding area; and
3. conformance with the city's adopted plans and planning policies.

### **88-580-02 REVOCATION OF HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION**

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#### **88-580-02-A. APPLICATION FILING**

Complete applications for official revocation of historic landmark, or historic district designation must be filed with appropriate personnel in the office of the historic preservation commission. Applications must contain a legal description of the property and a statement describing why the historic designation should be revoked.

#### **88-580-02-B. NOTICE OF HEARING**

**1. REQUIRED NEWSPAPER NOTICE**

Notice of required public hearings on proposed revocation of historic landmark or historic district designations must be published in the newspaper at least 15 days before the date of the public hearing. See [88-505-07](#).

**2. REQUIRED MAILED NOTICE**

Mailed notice must be provided to the subject property owner, any registered neighborhood organization, and/or registered civic organization whose boundaries include the subject property, and to all owners of property within 300 feet of the subject property. See [88-505-07](#).

#### **88-580-02-C. HEARING AND RECOMMENDATION—HISTORIC PRESERVATION COMMISSION**

1. The historic preservation commission must hold at least one public hearing on the revocation of historic landmark or historic district designations. Following the close of the hearing, the historic preservation commission must act to recommend that the proposed designation be revoked or retained. Five affirmative votes are required to recommend revocation of an historic designation.
2. The historic preservation commission may grant a rehearing if the rehearing request includes new evidence to be presented that was not available at the time of the original hearing. The request for a rehearing must be made within 30 days of the date of the historic preservation commission's original action. No more than one rehearing is permitted.
3. The recommendation of the historic preservation commission, whether for revocation or retention, must be forwarded to the city plan commission and city council for review.

#### **88-580-02-D. HEARING AND RECOMMENDATION—CITY PLAN COMMISSION**

The city plan commission must hold at least one public hearing on all historic landmark or historic district revocation applications forwarded by the historic preservation commission. Following the close of the hearing, the city plan commission must act by simple majority vote to recommend that the proposed historic landmark or historic district designation be revoked or retained. The city plan commission may also act to continue the matter for further deliberation.

#### **88-580-02-E. HEARING AND FINAL ACTION—CITY COUNCIL**

1. After receiving the recommendation of the historic preservation commission and the city plan commission, the city council may convene its own public hearing on the proposed historic landmark or historic district revocation.
2. Following the close of the public hearing, the city council may act to approve the proposed revocation or retain the historic landmark or historic district designation.
3. The city council may act by a simple majority vote, except when a valid protest petition of H/O zoning revocation has been submitted in accordance with [88-515-09](#), approval



or approval with modifications requires a 2/3 majority vote of the full membership of the city council.

#### **88-580-02-F. REVIEW CRITERIA**

In reviewing and making decisions on proposed historic district, landmark and H/O designations, and proposed revocations of such designations, review and decision-making bodies must consider at least the following factors:

1. the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district;
2. whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;
3. the economic impact of the revocation on the subject property and the surrounding area; and conformance with the city's adopted plans and planning policies.

**RULES AND REGULATIONS  
GOVERNING THE PROCEDURE  
OF  
THE HISTORIC PRESERVATION COMMISSION  
KANSAS CITY, MISSOURI  
Adopted April 7, 2020**

## **TABLE OF CONTENTS**

		Page
Article I	Authority and Power of the Commission	3
Article II	Organization and Structure of the Commission	3
Article III	Duties and Activities of Commission	6
Article IV	Meetings	6
Article V	Administrative Procedures	7
Article VI	Certificate of Appropriateness Procedures	8
	Staff Review and Approval	8
	Commission Review and Approval	11
	Economic Hardship Certificate	14
	Request for Rehearing	14
Article VII	Designation as H/O District Procedures	16
Article VIII	Revocation of H/O District Procedures	18

CITY DEVELOPMENT DEPARTMENT  
KANSAS CITY, MISSOURI

**RULES AND REGULATIONS  
GOVERNING THE PROCEDURE  
OF  
THE HISTORIC PRESERVATION COMMISSION  
OF  
KANSAS CITY, MISSOURI**

**ARTICLE I  
Authority and Power of the Commission**

The authority and powers of the Historic Preservation Commission (“Commission”) of the City of Kansas City, Missouri (“City”) are contained in Chapter 2, Article VI, Division 8, Administrative Code and Chapter 88 of the Development Code of Kansas City, Missouri.

**ARTICLE II  
Organization and Structure of the Commission**

**A. Membership**

The Historic Preservation Commission of Kansas City, Missouri consists of nine members appointed by the Mayor and serving without compensation. All vacancies are filled by the Mayor.

**B. Officers and Duties of Officers**

1. The Chairperson is designated by the Mayor. The Commission shall elect annually, in the month of May, a vice-chairperson from the remaining members.
2. The Chairperson, or in his absence or disability, the vice-chairperson, shall serve as presiding officer at all meetings and hearings of the Commission. In the absence or disability of both the chairperson and vice-chairperson, an acting chairperson shall be selected by the members of the Commission present.
3. The presiding officer shall decide all points of order and procedure, subject to these rules, unless otherwise directed by a majority of the Commission present. Robert's Rules of Order, revised edition, shall apply unless otherwise provided.
4. The Chairperson shall report at any meeting on any official transaction taking place that has not come to the attention of the Commission as a whole.

## C. Committees

### 1. Standing Committees:

The following Standing Committees are established with members appointed by the chairperson at his or her pleasure. Each committee shall, upon request of the chairperson, report on its activities and recommendations. The Standing Committees shall be:

- a. Survey and Research Committee shall supervise the following: preparation of forms and applications to the National Register of Historic Places; preparation of inventories and reports of historic significance by the Commission and its staff; coordination of these activities with Historic Kansas City Foundation and other groups interested in preservation. It shall provide liaison with such groups and appropriate education institutions.
- b. Education and Publications Committee shall supervise various activities, including: monitoring legislation affecting historic preservation on the local, state and federal levels; dissemination of materials appropriate to greater public awareness of the responsibilities and work of the Commission and its staff; and coordination of such activities with Historic Kansas City Foundation and other groups interested in preservation.
- c. The Certificate of Review Committee shall review applications for Certificates of Appropriateness for work which is of an insubstantial character (as defined in Article VI). The Committee shall consist of three (3) Commission members, rotating alphabetically from the nine (9) members currently serving on the Commission. The City Historic Preservation Officer, or his or her designee, shall function as an exofficio member of the Committee, but without a vote. A quorum shall consist of two (2) voting members. In the event a committee member cannot attend, the next Commission member in the rotation may serve in that Committee member's place for that meeting until all remaining members have been contacted. The Committee will meet on the second and fourth Wednesday of each month, as necessary. Notice of all hearings before the Certificate Review Committee shall be in accordance with the provisions of Article VI (A) of these Rules and Regulations.
- d. The 106 Review Committee shall review Section 106 requests submitted to the Historic Preservation Office. The Committee shall consist of three (3) Commission members, rotating from the nine (9) members currently serving on the Commission. A quorum shall consist of two (2) voting members. In the event a committee member cannot attend, the next Commission member in the rotation may serve in that Committee member's place for that meeting until all remaining members have been contacted. The Committee will meet as needed to review Section 106 requests.

The 106 Committee shall make recommendations to the Commission for each request received through the form of a motion. A concurring vote of the majority



of the Committee present is required for a motion to pass and be forwarded to the Commission. In the event of a tie vote or the inability of the Committee to act on a review request, the review request shall be forwarded to the full Commission with no recommendation. The Historic Preservation Officer or his or her designee shall take minutes and present review requests and the recommendations of the Committee at the next regularly scheduled meeting of the full Commission.

- e. Notification and Enforcement Committee shall supervise various activities including: proposing actions and creating materials to increase public awareness of the responsibilities of owning historically designated properties; making recommendations to the full Commission on legislation to improve the notification requirements to property owners in historic districts and landmarks; and making recommendations to the full Commission on strategies to enforce the requirements of historic designation.

## 2. Other Committees.

The Chairperson may establish other committees for advisory purposes. Such committees shall upon the request of the Chairperson report on their activities and recommendations at least annually.

## D. Commission Staff.

The Director of City Development shall appoint a City Historic Preservation Officer who shall carry out the duties and responsibilities of the Commission along with other city staff. All reference in these rules to the City Historic Preservation Officer shall include the City Historic Preservation Officer and any person designated by the City Historic Preservation Officer. The City Historic Preservation Officer will prepare all notices, keep records of attendance, keep the minutes, compile records and maintain files and indices.

## E. Conflict of Interest.

Members of the Commission shall follow the Code of Ethics applicable to all public officials as provided in Chapter 2, Article X, Division 2, Administrative Code of Kansas City, Missouri.

**ARTICLE III**  
**Duties and Activities of the Commission**

A. Duties.

1. The Commission shall review applications for designation of Historic Districts and Historic Landmarks for listing in the Kansas City Register.
2. The Commission shall review applications for Certificates of Appropriateness.
3. The Commission shall comment on Section 106 review activities.
4. The Commission shall undertake any other activities required of it by ordinance or resolution of the City Council.

B. Other Activities.

1. The Commission may instigate, upon request of three members, either in writing or at a meeting, an investigation of a subject property or district for designation. Any such request shall be reviewed in the same manner as an application.
2. The Commission may submit National Register nomination forms to the State Office of Historic Preservation for consideration.
3. The Commission may investigate possible funding sources for preservation of Historic Landmarks and Historic District.

**ARTICLE IV**  
**Meetings**

A. Regular Meetings.

Regular meetings of the Commission shall be held monthly.

B. Special Meetings.

Special meetings may be called by the Chairman when necessary to act upon matters before the Commission, or at the request of five (5) or more members, provided notice is given to each member of the Commission and the public at least twenty-four (24) hours in advance by posting a notice in a conspicuous place within City Hall and notifying the City Manager of such meeting. In addition thereto, the Commission shall provide any notice required by the Missouri Sunshine Law.

C. Quorum.

A quorum consists of five (5) members of the Commission.

- D. Order of Business.  
The typical order of business and agenda items of a regular meeting, that may be modified by the City Historic Preservation Officer as necessary, is as follows:
1. Review of Applications
    - a. Designations
    - b. Certificate of Appropriateness
  2. Reports of Committees
  3. Approval of Minutes
  4. Other Business
  5. Adjournment
- E. Attendance: When a member has four unexcused absences from four regular meetings in a one-year period the Commission shall vote to make a recommendation to the mayor on whether to retain that member. A passing motion will require a majority of five (5) Commission members.
- F. Meeting Participation: Commissioners may participate in meetings through telephone or video conferencing or any means of communication by which all persons participating in the meeting are able to communicate with one another to discuss new business, not including certificates of appropriateness, old business, section 106 reviews or reviews of National Register of Historic Places nominations. If a state of emergency has been declared, these communication methods that use video may be used to review certificates of appropriateness or applications for the Kansas City Register of Historic Places. Any or all Commission members participating in a meeting by this manner shall be considered present at the meeting

## **Article V**

### **Administrative Procedures**

- A. Files and Records  
The proceeding of all Commission hearings shall be recorded and permanently stored in the files of the City Historic Preservation Office or the City Archives under the rules established by the City of Kansas City, Missouri for Records Retention Guidelines and the City Planning & Development Department.
- B. Collection of Fees  
Each application for designation or review of a Certificate of Appropriateness that requires a fee, must be accompanied by a satisfactory payment in a form in accordance with the City of Kansas City policies. Acceptance of a fee by the city historic preservation officer does not presume approval of the application. Amount and method of payment of the fee shall accord with schedules or ordinances established by the City Council.

## **Article VI**

### **Certificate of Appropriateness Procedures**

#### **A. Staff Review and Administrative Approval of Certificates of Appropriateness.**

1. Notice Procedures.
  - a. Notices of all applications for Certificates of Appropriateness received by the Historic Preservation Office shall be sent by United States Mail, postage prepaid, to the record owner of the subject property and all record owners within three hundred (300) feet of the perimeter boundaries of the subject property. The record owners shall be determined as those set forth in the City's mapping records.
  - b. The notices shall be mailed not later than seven (7) calendar days before the issuance of the Certificate of Appropriateness.
  - c. The notice shall contain the following the following information: date of proposal issuance of a Certificate of Appropriateness, address of property which is the subject of the application, contact information for the city historic preservation office.
  - d. The Commission shall be emailed notice at least seven (7) calendar days before the issuance of a Certificate of Appropriateness. A Commission member may object to the issuance and request a regular hearing on the application. The objection request must be in writing and state the reason for the request for a regular hearing. Any objection must be received within 48 hours of the time and date of the proposed issuance of the Certificate of Appropriateness as stated in the letter.
  - e. The Commission shall be emailed notice at least seven (7) calendar days before the issuance of a Certificate of Appropriateness to the official neighborhood organization(s) in which the subject property is located or who have registered with the City Historic Preservation Office, or its successor, a request to receive notification concerning the subject property. The official neighborhood organization(s) shall be those on the list maintained by the City Historic Preservation Office.
2. The City Historic Preservation Officer, as designee of the City Development Director, may issue a Certificate of Appropriateness administratively if the change is not a substantial change as defined below. Any scope of work not addressed in the following table shall be deemed substantial and require the Commission review and approval under Section B of this article.

	Contributing Building		Non-contributing Building	
	Insubstantial	Substantial	Insubstantial	Substantial
Additions less than 100 sq. feet and no more than one story on non-street facing facade	x		x	
Additions visible from public right of way (non-administrative review)		x		x
Accessory structures - New - (sheds, garages, etc.), visible from public right of way		x		x
Awnings, new installation		x		x
Awnings, color or material change	x		x	
Chimney removal or alteration		x	x	
Deck, visible from the public right of way		x		x
Demolition of primary building over 50 years old		x		x
Demolition of primary building less than 50 years old		x	x	
Demolition of accessory structures		x	x	
Doors, visible from the public right of way		x		x
Driveways, new materials	x		x	
Driveways, new		x		x
Equipment (antennas, satellite dishes, etc.)		x		x
Exterior siding (clapboard, stucco, brick, etc.) replacement with new materials		x		x
Fencing or walls that are not adjacent to a public sidewalk or street and set back to the rear corner of the building.	x		x	
<b>All other fencing and gates</b>		x		x
Fire escape		x		x
Ground Source Heating	x		x	
HVAC (Exterior components)	x		x	
Insulation (from exterior)		x		x
Landscaping (mature trees), visible from the public right of way	x		x	
Landscape structures (benches, gazebos, arbors, pergolas, pools, fountains, & etc. ) on secondary façade with minimal visibility	x		x	
Landscape structures (benches, gazebos, arbors, pergolas, pools, fountains, & etc. ) primary façade or high visibility		x		x
Lighting on structure	x		x	
Lighting on site, new	x			x
New construction (infill building)		x		x



	Contributing Insubstantial	Contributing Substantial	Non- contributing Insubstantial	Non- contributing Substantial
Paint, color change	x		x	
Paint, previously unpainted siding or masonry		x	x	
Pool		x		x
Porch, replacement of flooring, railings	x		x	
Porch, new construction		x		x
Porch, removal of non-historic infill	x		x	
Ramps (ADA) on primary façade		x		x
Ramps (ADA) on secondary façade with minimal visibility	x		x	
Relocation of building/structure		x		x
Re-pointing, new mortar mix, color, profile		x		x
Retaining walls		x		x
Roof replacement with same material but new style, color	x		x	
Roof replacement with new material		x		x
Roof venting (soffit, ridge, etc.)	x		x	
Screen-in existing primary porches		x		x
Screen-in existing secondary porches	x		x	
Screened-in porches - new construction		x		x
Shutters		x		x
Sidewalks, new material same location dimensions	x		x	
Sidewalks, new		x		x
Sidewalk step railings	x		x	
Siding, change in material		x		x
Signs/plaques		x		x
Skylights		x		x
Solar panels		x		x
Steps/stairs, new materials/location		x		x
Storm windows, new materials	x		x	
Trim (scrollwork, fascia, porch details, etc.) new materials/design		x		x
Windows, visible from public right of way, replacement in-kind	x		x	
Windows, visible from public right of way, new materials		x		x
Wind Turbines		x		x
Renewal of applications in which the scope of work has not been altered from the previous approved scope of work.	x		x	

In declared states of emergency, these additional scopes of work may be considered insubstantial and may be approved under the Administrative approval process.

	Contributing Building		Non-contributing Building	
	Insubstantial	Substantial	Insubstantial	Substantial
Additions less than 700 sq. feet and no more than one story on non-street facing facade	x		x	
Replacement of non-historic windows	x		x	
Installation of solar panels on secondary facades	x		x	
Alterations to noncontributing buildings that do not increase the footprint of the building	x		x	
Construction of detached garages of up to 700 square feet that located in the rear of the property and are not adjacent to a street.	x		x	
Construct of driveways	x		x	
Removal of non-historic elements or features	x		x	
Construct of porches	x		x	
Fence constructions in the rear and side yards	x		x	
Construction of retaining walls of 3-feet or less in height	x		x	

## B. Historic Preservation Commission Review and Approval

### 1. Notice Procedures.

- a. Notices of all hearings before the Commission whether for Certificates of Appropriateness or designation, shall be sent, by United States Mail, postage prepaid, to the record owner of the subject property and all record owners within three hundred (300) feet of the perimeter boundaries of the subject property. The record owners shall be determined as those set forth in the City's mapping records.
- b. The notices shall be mailed not later than seven (7) calendar days before the hearing date of the Certificate of Appropriateness.
- c. A sign may be posted, available from the Historic Preservation Office, which states name of the commission, a case number, and a phone number for information about the meeting. The sign shall be visible from a public right-

of-way or public place and shall be posted no further than ten (10) feet from the property line exclusive of public right-of-way. Such sign shall be posted no later than fifteen (15) days prior to the public hearing. This notice is a courtesy notice and the Historic Preservation Commission may waive this requirement for good cause shown.

- d. The applications for Certificates of Appropriateness from the Commission shall be published in the paper doing the City's printing business at least seven (7) calendar days before the date of the public hearing.
- e. The Commission shall email notice at least five (5) calendar days before the issuance of a Certificate of Appropriateness to the official neighborhood organization(s) in which the subject property is located or who have registered with the City Historic Preservation Office, or its successor, a request to receive notification concerning the subject property. The official neighborhood organization(s) shall be those on the list maintained by the City Historic Preservation Office.

## 2. Conduct of Hearing

- a. The order of presentation for a hearing is:
  - 1. Staff Report
  - 2. Proponents
  - 3. Opponents
- b. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.
- c. Oral evidence shall be taken only on oath or affirmation.
- d. If hearsay evidence is presented for the purpose of supplementing or explaining any direct evidence it shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.
- e. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.
- f. Irrelevant and unduly repetitious evidence shall be excluded.
- g. Each party, proponent or opponent, shall have these rights and privileges:
  - 1. to call and examine witnesses on any matter relevant to the issues of the hearing;

2. to introduce documentary and physical evidence;
  3. to question opposing witnesses on any matter relevant to the issues of the hearing;
  4. to represent himself or to be represented by a person of his choice.
- h. The Commission shall take official notice of all matters of which the courts take judicial notice. It may also take official notice of technical or scientific fact, not judicially cognizable, within its competence, if it notifies the parties, either during a hearing or in writing before the hearing, of the facts of which they propose to take such notice and give the parties reasonable opportunity to contest such facts or otherwise show that it would not be proper for the Commission to take such notice.
  - i. Evidence to which an objection is sustained shall, at the request of the party seeking to introduce the same or at instance of the Commission, nevertheless be heard and preserved in the record as if no objection had been made unless it is irrelevant, repetitious, privileged, or otherwise inappropriate.
  - j. Copies of writings, documents and records shall be admissible without proof that the original thereof cannot be produced if it appears by testimony or otherwise that the copy offered is a true copy of the original. If the Commission sustains any objection to evidence, which would be sustained were the proffered evidence offered in a civil action in the Civil Court, the party offering in such evidence shall be given reasonable opportunity to establish the facts sought to be proved by the excluded evidence.
  - k. Any writing or record made as a memorandum or record of an act, transaction, occurrence, or event, is admissible as evidence of the act, transaction, occurrence, or event if (1) it was made in the regular course of business, and (2) it was the regular course of such business to make such a memorandum or record at the time or within a reasonable time of such act, transaction, occurrence, or event. All other circumstances of the making of a writing or record, including lack of personal knowledge by the entrant or maker, may be shown to affect the weight of such evidence, but such showing shall not affect its admissibility.
  - l. The results of (1) statistical examination or studies or (2) audits, compilation of figures, or surveys, involving (a) interviews with many persons, (b) examination of many records (c) long or complicated accounts, (d) a large number of figures, or (e) ascertainment of many related facts shall be admissible as evidence if the study, audit, compilation of figures, or survey was made by or under the supervision of a qualified person who testifies before the Commission about the study, audit, compilation of figures or survey.
  - m. In any other matter or procedure, the Commission shall take notice of any appropriate provisions of Chapter 536 R.S.Mo., the Missouri Administrative Procedure and Review Act.

- n. The Commission may inspect the exterior of any building or premises during the course of the hearing provided (1) at least forty-eight (48) hours notice of an inspection is given to the parties; (2) the parties are given an opportunity to be present during the inspection; and (3) the material facts observed and the conclusions drawn by the Commission are made a part of the record.
- o. All items scheduled for hearing shall be acted upon on the day they are heard. A simple majority of those present is required to approve, deny, continue, take the matter under advisement, dismiss without prejudice, withdraw or any other action necessary to act upon an application in a fair and complete manner. A tie shall be considered a failed motion.
- q. A Letter of Disposition may be prepared as needed to summarize the decision of the Commission.

### C. Certificate of Economic Hardship

- 1. Notice procedures for a Certificate of Economic Hardship shall be the same as that of a Certificate of Appropriateness as defined in Article VI (B) (1) and can be made in conjunction with a property of the same subject.
- 2. Conduct of Hearing shall be the same as those established in Article VI (B) (2)
- 3. Application
  - a. An application for a Certificate of Economic Hardship can only be reviewed after a Certificate of Appropriateness is denied by the Commission.
  - b. The Commission may solicit expert testimony or require that the applicant for a Certificate of Economic Hardship make submissions concerning any or all of the following information before it makes a determination on the application:
    - 1. an estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the historic preservation commission for changes necessary for the issuance of a certificate of appropriateness;
    - 2. a report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
    - 3. the estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition or removal, as well as after any changes recommended by the Commission, and, in the case of a proposed demolition, after renovation of the existing property for continued use;
    - 4. in the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation



#### D. Request for Rehearing

In the event the commission recommends denial of a Certificate of Appropriateness, the applicant or other interested parties may, within thirty (30) days after the date of the Commission's decision, file a written request for a rehearing. The request shall be scheduled for the next regular meeting. The applicant or his agent may appear at that meeting. A rehearing shall be granted only if it is demonstrated that new and different evidence is available. The decision to grant a rehearing is within the sole discretion of the Commission. Any member of the Commission eligible to hear the case may make a motion to grant a rehearing and reconsideration. A simple majority of those present is sufficient to grant a rehearing. If the Commission decides to reconsider a case, the new evidence may be received on the same day or at the next regular meeting. The City Historic Preservation Officer shall send notice to all parties in attendance at the original hearing before the Commission in accordance with the Kansas City Code Section 88-580-02-C (4). No more than one rehearing is permitted.

## **ARTICLE VII:**

### **Designation of Historic Overlay (H/O) District Procedures**

#### **A. Application Filing**

1. Applications for designation of historic districts, landmarks or overlay zoning districts (collectively referenced as H/O districts) may be made by the following:
  - a. owner(s) of record of the subject property,
  - b. any other person or organization with the full consent and written approval of the owner(s) of record of a subject property,
  - c. a member of the historic preservation commission,
  - d. a member of the city council,
  - e. the neighborhood association for the area in which that property is located,
  - f. a historic preservation organization,
  - g. or any other person or organization where at least 51% of the owners of the affected parcels in a proposed district do not object to the nomination (exclusive of all publicly owned property, streets and alleys).
2. Complete applications for designation of H/O districts must be filed in the office of the City Planning & Development Historic Preservation Office. Applications must contain a legal description of the property and a statement describing its historic, cultural, aesthetic, or architectural significance.
3. The city historic preservation officer shall notify the owner of any property within a proposed H/O district application, if such person is different than the applicant. This notification shall be done within 14 calendar days of the application date for the H/O district nomination. The notification of the property owner shall include the following:
  - a. a copy of the application that was made for the nomination;
  - b. an explanation of the nomination procedure for H/O district and the consequential property restrictions;
  - c. an explanation stating that the property owner has the right to appear at the scheduled public hearing at which the nomination will be considered and the date of the hearing; and an explanation stating that the property owner has the right to submit documentation either for or against the nomination.

#### **B. Interim Control**

1. Once an application has been filed, no building permit for alteration, construction, demolition or removal of a property being considered for designation under an application for an H/O district may be issued until:

- a. the historic preservation commission has dismissed or denied the application for designation, or
- b. until the city council has denied designation in accordance with the procedures established in the rules & regulations. No stay on the issuance of a permit may be for more than six months from the filing of the application.
- c. No permit may be stayed in the following circumstances:
  - 1. The building has been declared dangerous according to the procedures established in Chapter 56, Article V of the city code of ordinances.
  - 2. The city historic preservation officer determines that the property does not meet the minimum requirements for historic designation under Section 88-580-01-F and under the rules and regulations of the historic preservation commission. An applicant or owner may appeal the director's determination to the historic preservation commission at the next regular or special meeting. If the commission determines that there is merit to the application by a majority vote of those present, then the application will proceed under the procedures set in forth in the rules & regulations.
- 4. During the six month period of a stay of demolition, the applicant for the permit or property owner shall have the opportunity to explain to the historic preservation commission the reasons why a building permit should be issued promptly, and the commission may grant approval for a building permit in this interim period. The review and granting of a building permit by the commission shall follow the procedures for a Certificate of Appropriateness under Article VI of the rules & regulations.

C. Consideration of Application

- a. The historic preservation commission must hold a public hearing on the proposed nomination within 45 days of receipt of the application and must render a decision concerning the merits of the application within 90 days of the receipt of the application, which may be extended with the agreement of the owner of the property. The director of city planning and development may extend any of the time limits in this section for up to 90 additional days for good cause shown.

D. Notice Procedures.

- 1. Notices of all hearings before the Commission for designation of an Historic Landmark or District, shall be sent by United States Mail, postage prepaid, to the record owner of the subject property and all record owners within three hundred (300) feet of the perimeter boundaries of the subject property. The record owners shall be determined as those set forth in the City's mapping records.
- 2. The notices shall be mailed not later than fifteen (15) calendar days before the hearing.

3. The applications for H/O designation by the Commission shall be published in the paper doing the City's printing business at least fifteen (15) calendar days before the date of the public hearing.
- E. All applications for designation of Historic Landmarks or Historic Districts (H/O Overlay) shall be filed in a form authorized by the City Historic Preservation Officer and approved by the Commission. The application shall contain all relevant materials including, but shall not be limited to, legal description and address of the property, name of the property owner, name and address of applicant, photograph of the property, and a statement of the particular significance as defined in Kansas City Code Section 88-580-02.
- F. The City Historic Preservation Officer and said Officer's staff shall prepare a report which may include the contents of the application, provide maps indicating the location in the specific areas of the city, and provide appropriate photographs for consideration by the Commission.
- G. After the required public notice, the case shall be scheduled for a hearing before the Commission at the next regular meeting of the Commission.
- H. The applicant shall appear at the hearing or be represented by an agent. If the applicant or his agent fails to appear at the hearing, the case may be continued until the next regular meeting or may be heard and acted upon at the scheduled time.
- I. When reviewing applications for designation, the Commission shall consider whether the building(s), structure, site, object or district has historic, cultural, aesthetic or architectural significance. The Commission shall adopt the criteria used in determining eligibility for listing on the National Register of Historic Places. The Commission shall also examine the economic impact of designation; however, neither the City Historic Preservation Officer nor his or her staff has any obligation to present evidence of such impact to the Commission. Five (5) affirmative votes shall be required to constitute a finding that a building, structure, site, object or district has historic, cultural, aesthetic or architectural significance. This finding shall be the Commission's recommendation for designation.
- J. If the Commission makes a recommendation of approval for the designation for any Historic Landmark or District, the distinctive features of the Historic Landmark or District upon which the recommendation is made shall be the basis of a review guide. The written review guide and the U.S. Secretary of the Department of the Interior's Standards for Rehabilitation shall be the standard for consideration of all Certificates of Appropriateness and H/O designations.
- K. For administrative purposes, Historic Landmarks and Historic Districts as designated by the City Council shall be known collectively as the "Kansas City Register of Historic Places."
- L. Request for Rehearing  
In the event the commission recommends denial of a designation, the applicant or other

interested parties may, within thirty (30) days after the date of the Commission's decision, file a written request for a rehearing. The request shall be scheduled for the next regular meeting. The applicant or his agent may appear at that meeting. A rehearing shall be granted only if it is demonstrated that new and different evidence is available. The decision to grant a rehearing is within the sole discretion of the Commission. Any member of the Commission eligible to hear the case may make a motion to grant a rehearing and reconsideration. A simple majority of those present is sufficient to grant a rehearing. If the Commission decides to reconsider a case, the new evidence may be received on the same day or at the next regular meeting. The City Historic Preservation Officer shall send notice to all parties in attendance at the original hearing before the Commission in accordance with the Kansas City Code Section 88-580-02-C (4).

- M. A Letter of Disposition may be prepared as needed to summarize the decision of the Commission.



**ARTICLE VII:**  
**Revocation of Historic Overlay (H/O) District Procedures**

- A. Notice Procedures shall be the same as Article VII (A)
- B. Review Criteria: The commission shall use the following criteria when determining if a revocation of Historic Overlay should be recommended.
1. criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district;
  2. whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;
  3. the economic impact of the designation on the subject property and the surrounding area; and
  4. conformance with the city's adopted plans and planning policies.
- C. Five (5) affirmative votes shall be required for a recommendation of revocation of a designation. This finding shall be the Commission's recommendation for revocation of designation.
- D. Request for Rehearing
- In the event the commission recommends denial of revocation of a designation, the applicant or other interested parties may, within thirty (30) days after the date of the Commission's decision, file a written request for a rehearing. The request shall be scheduled for the next regular meeting. The applicant or his agent may appear at that meeting. A rehearing shall be granted only if it is demonstrated that new and different evidence is available. The decision to grant a rehearing is within the sole discretion of the Commission. Any member of the Commission eligible to hear the case may make a motion to grant a rehearing and reconsideration. A simple majority of those present is sufficient to grant a rehearing. If the Commission decides to reconsider a case, the new evidence may be received on the same day or at the next regular meeting. The City Historic Preservation Officer shall send notice to all parties in attendance at the original hearing before the Commission in accordance with the Kansas City Code Section 88-580-02-C (4).

The Daily Record Kansas City  
920 Main St  
Kansas City, MO, 64105  
Phone: 8163841801 Fax: 0

# The Daily Record

KANSAS CITY

## Affidavit of Publication

To: Historic Preservation Commission - Bradley Wolf  
414 E 12Th St, Rm 1603  
Kansas City, MO, 64106

Re: Legal Notice 4046132, HISTORIC PRESERVATION  
COMMISSION

State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared Mitt Patel on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 04/09/2025 edition and ending with the 04/09/2025 edition for a total of 1 publications, and that the date of publications were as follows: 04/09/2025.

Publishers fee: \$6.60

By:

Mitt Patel

Mitt Patel

Sworn to me on this 10<sup>th</sup> day  
of April 2025

By:

Brandon M. Crail

Brandon M. Crail

Notary Public, State of MO  
No. 20297982

Qualified in St. Louis County  
My commission expires on  
March 5, 2028

HISTORIC PRESERVATION COMMISSION  
OF  
KANSAS CITY, MISSOURI  
Friday, April 25, 2025  
9:00 a.m.

The Historic Preservation Commission will hold a public hearing on the following matters, in City Hall at 414 E 12th St, or via teleconference or other electronic means.

To consider issuance of a Certificate of Appropriateness for projects at the following addresses:

3538 Wyandotte Street

5405 Wornall Road

3715 Belleview Avenue

536 Wabash Avenue

To review the Kansas Register of Historic Places (H/O Overlay) application for:

Ambassador Hotel Historic District  
Amendment II: 435 & 441 Knickerbocker Place

as required by Chapter 88-585-05-A & 88-580-01-B, Development Code of Kansas City, Missouri.

If you have any questions about the applications, please contact the Historic Preservation Office at 816-513-2902.

HISTORIC PRESERVATION  
COMMISSION

Dr. Walter Guth

Acting Chair

Bradley Wolf

City Historic Preservation Officer

4046132 Jackson Apr. 9, 2025



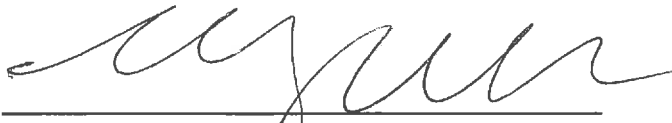
**AFFIDAVIT  
(Section 88-580-01-B)**

State of Missouri   )  
                                  )  
County of Jackson)  
County of Clay     )  
County of Platte   )

I, Bradley Wolf of lawful age, being duly sworn on her oath, state that I have been authorized as designee for the Director of City Development and that I have caused notice to be mailed, by United States Mail, First Class, to the property owners identified in Section 88-580-01-B, Codes of General Ordinances, according to the records of the City Assessor for Case No's. listed below on or before, **April 7, 2025**, said date being not less than fifteen (13) days prior to the date said case is set for public hearing before the Historic Preservation Commission and that a copy of said notice and property owners is attached hereto.

**Case No. CH-PRES-2025-00001**

435-441 Knickerbocker Place



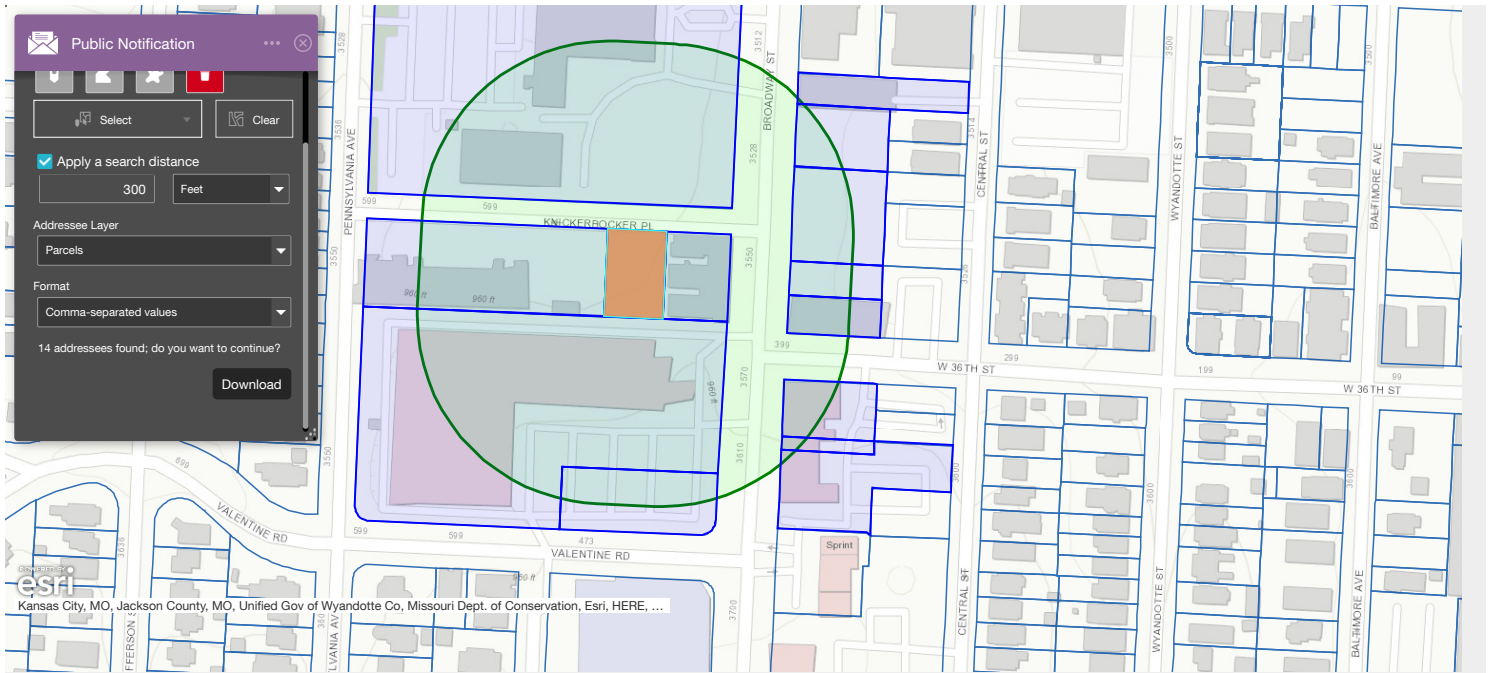
Bradley Wolf, City Historic Preservation Officer  
Designee for Director of City Development

Subscribed and sworn to before me, a notary public, on this 29<sup>th</sup> day of April, 2025.



Tessa Ramirez  
Notary Public

My commission expires:



City Planning and Development Department  
Community Planning Division  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795 [kchp@kcmo.org](mailto:kchp@kcmo.org)

**CH-PRES-2025-00001**

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

A meeting will be held **at 9:00 a.m., Friday, April 25, 2025**, at **City Hall**, 414 East 12<sup>th</sup> Street, Kansas City, MO or via video conferencing. Please contact staff for the link to the meeting. [kchp@kcmo.org](mailto:kchp@kcmo.org) or 816-513-2902.

The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**3560 Broadway LLC**  
**32 N Dean St 2nd Flr**  
**Englewood, NJ 7631**

City Planning and Development Department  
Long Range Planning & Preservation Division  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

**CH-PRES-2025-00001**

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

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The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**3600 Broadway LLC**  
**300 Wyandotte St Ste 400**  
**Kansas City, MO 64105**

City Planning and Development Department  
Community Planning Division  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795 [kchp@kcmo.org](mailto:kchp@kcmo.org)

**CH-PRES-2025-00001**

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

A meeting will be held **at 9:00 a.m., Friday, April 25, 2025**, at **City Hall**, 414 East 12<sup>th</sup> Street, Kansas City, MO or via video conferencing. Please contact staff for the link to the meeting. [kchp@kcmo.org](mailto:kchp@kcmo.org) or 816-513-2902.

The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**Congress Lofts LLC**  
**3535 Broadway R201**  
**Kansas City, MO 64111**

City Planning and Development Department  
Long Range Planning & Preservation Division  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

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**Hyde Park Edf Housing**  
**Investors L P**  
**2804 SW 12th Ter**  
**Lee's Summit, MO 64081**



**City Planning and Development Department**  
**Community Planning Division**  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795 [kchp@kcmo.org](mailto:kchp@kcmo.org)

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The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**Jackson County Investments  
LLC  
PO Box 902001  
Kansas City, MO 64190**

**City Planning and Development Department**  
**Long Range Planning & Preservation Division**  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

***CH-PRES-2025-00001***

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

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The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**Kansas City Free Health Clinic  
3525 Broadway Blvd  
Kansas City, MO 64111**

**City Planning and Development Department**  
**Community Planning Division**  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795 [kchp@kcmo.org](mailto:kchp@kcmo.org)

***CH-PRES-2025-00001***

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

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The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**Kansas City Life Insurance Co**  
**3520 Broadway**  
**Kansas City, MO 64111**

**City Planning and Development Department**  
**Long Range Planning & Preservation Division**  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

***CH-PRES-2025-00001***

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

A meeting will be held **at 9:00 a.m., Friday, April 25, 2025**, at **City Hall**, 414 East 12<sup>th</sup> Street, Kansas City, MO or via video conferencing. Please contact staff for the link to the meeting. [kchp@kcmo.org](mailto:kchp@kcmo.org) or 816-513-2902.

The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**KC Uptown Lofts LP**  
**1125 Grand Blvd Ste 202**  
**Kansas City, MO 64106**

**City Planning and Development Department**  
**Community Planning Division**  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795 [kchp@kcmo.org](mailto:kchp@kcmo.org)

***CH-PRES-2025-00001***

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

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The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**Kirkland LLC**  
**1 E Armour Blvd**  
**Kansas City, MO 64111**

**City Planning and Development Department**  
**Long Range Planning & Preservation Division**  
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

***CH-PRES-2025-00001***

***'Ambassador Hotel Historic District Amendment II'***  
***435-441 Knickerbocker Place***

A meeting will be held **at 9:00 a.m., Friday, April 25, 2025**, at **City Hall**, 414 East 12<sup>th</sup> Street, Kansas City, MO or via video conferencing. Please contact staff for the link to the meeting. [kchp@kcmo.org](mailto:kchp@kcmo.org) or 816-513-2902.

The purpose of the hearing will be to consider the removal of the vacant lot at 435-441 Knickerbocker Place from the *Ambassador Hotel Historic District (H/O Overlay)*.

**Valentine Neighborhood**  
**Association**  
**632 W 39th Ter**  
**Kansas City, MO 64111**

# Kansas City Register of Historic Places H/O Overlay

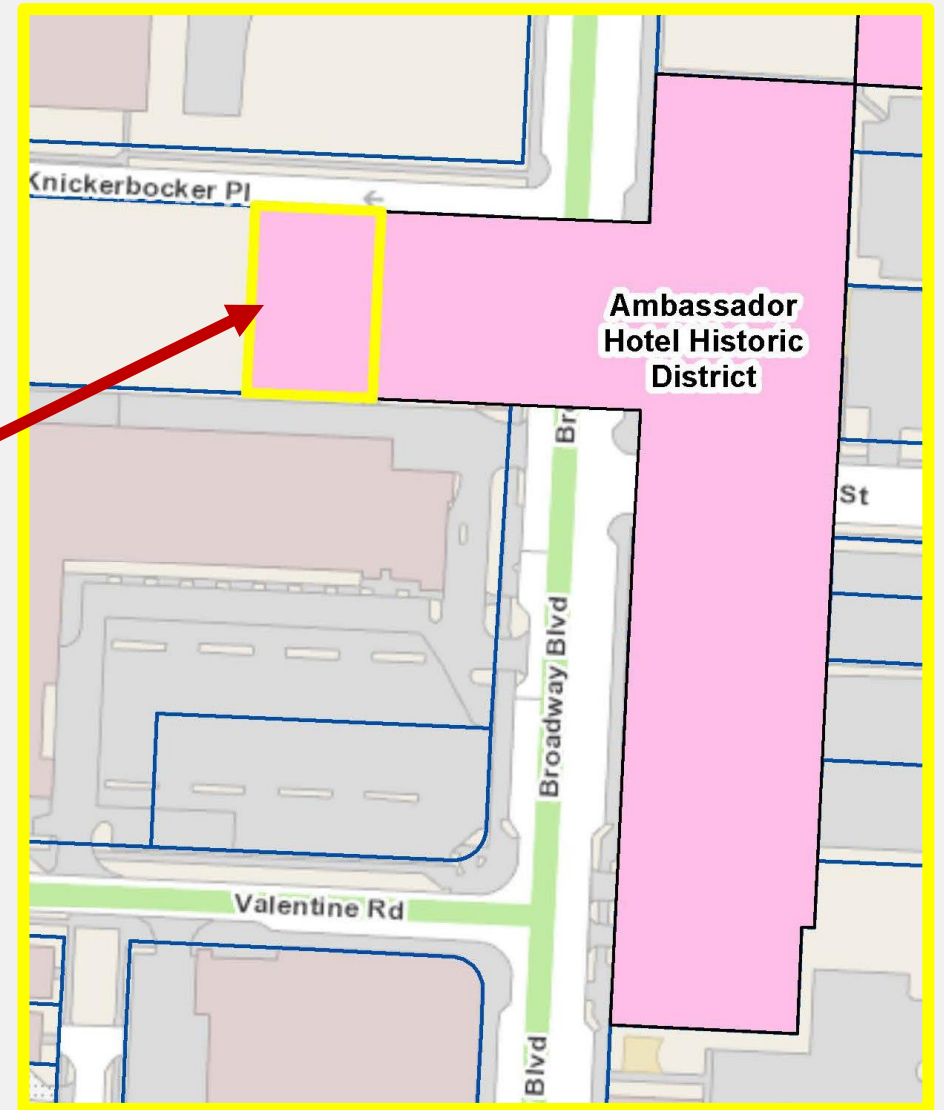
CH-PRES-2025-00001

Ambassador Hotel Historic District Amendment II

435-441 Knickerbocker Place

Applicant: KC Life Insurance, Gina Andersen

Property Owner: KC Life Insurance











Ambassador Hotel  
Designated 1982





Little Ambassadors  
435 and 441 Knickerbocker Place  
Designated 1982  
Demolished in 2012





**Congress Building  
Designated 1982**



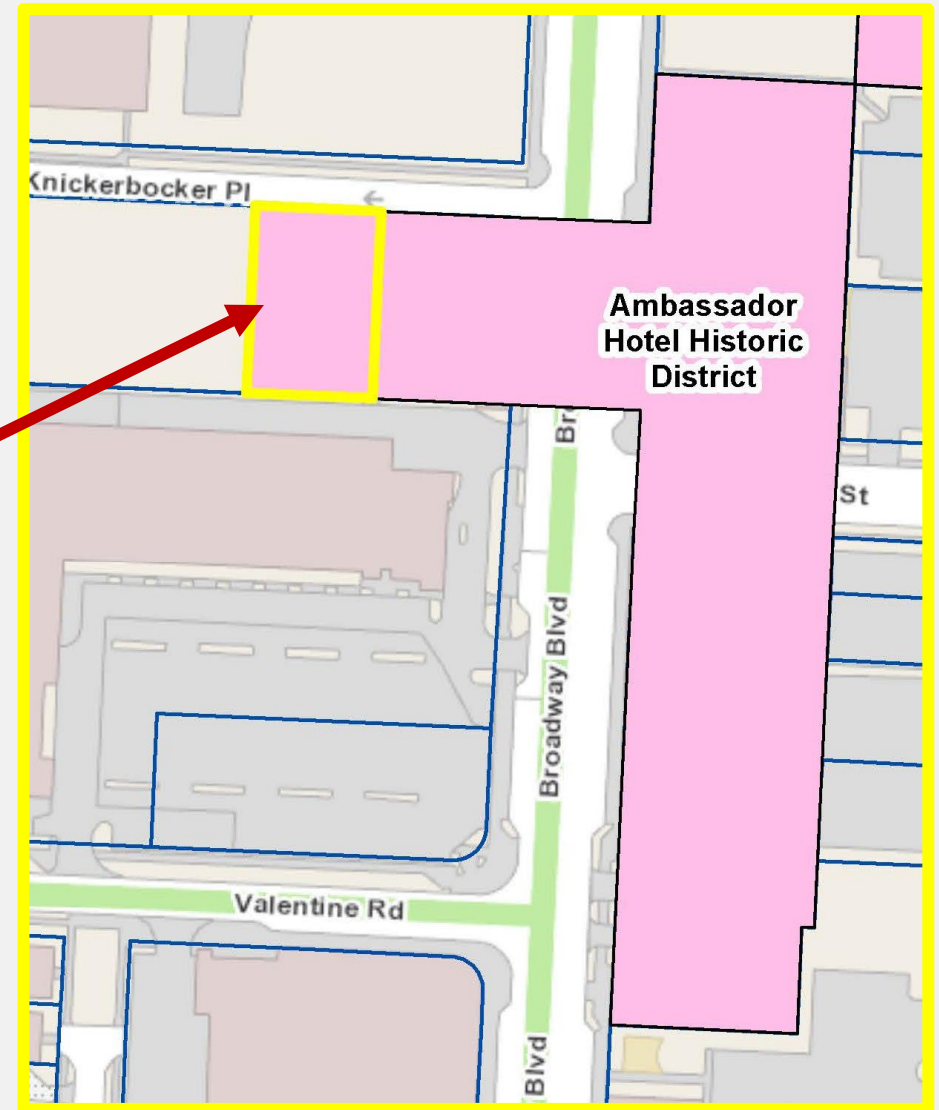
Ambassador Expansion 1988





Little Ambassadors  
435 and 441 Knickerbocker Place  
Designated 1982  
Demolished in 2012







**City Planning and Development Department  
Community Planning Division  
Historic Preservation Office**

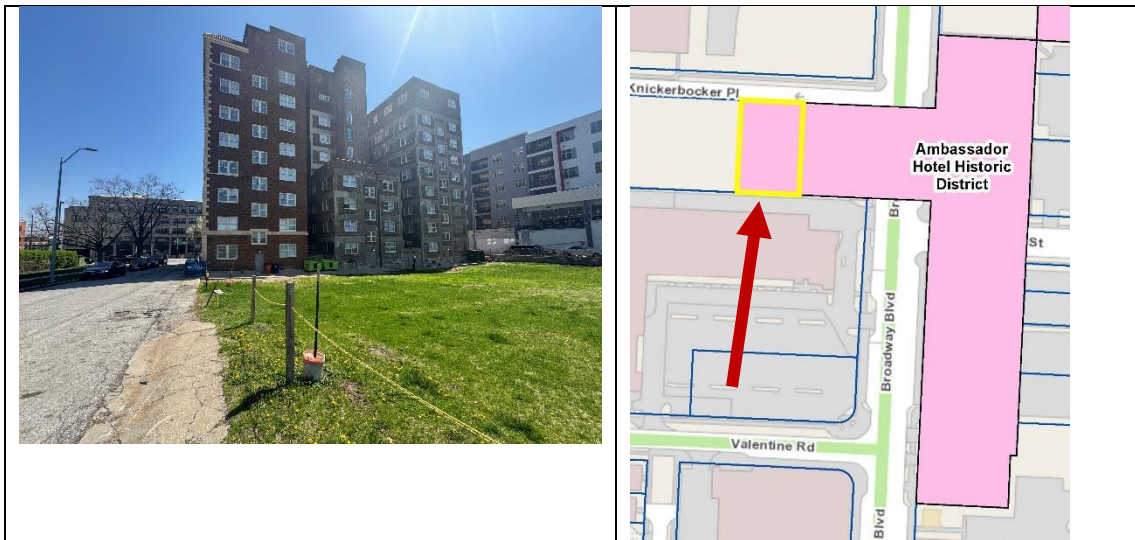
16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795

(816) 513-2902  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

**Staff Review of  
Kansas City Register (H/O Overlay)**

***'Ambassador Hotel Historic District Amendment II'***

**Address:** 435-41 Knickerbocker Place  
**Applicant:** Kansas City Life Insurance Co.  
**Owner:** Same as Applicant  
**Hearing Date:** 4/25/2025  
**Quorum:** None



**Summary**

The proposed removal of the vacant lots at 435 and 441 Knickerbocker Place will not impact the significance of the Ambassador Hotel District given that the lots are located behind the Ambassador Hotel, are not adjacent to any other contributing buildings in the district and are only minimally visible from Broadway, the character defining street of the district.

**Site and Surrounding Area:**

The vacant lots are located in the Valentine Neighborhood and are at the edge of the Ambassador Hotel Historic District. Kansas City Life Insurance is



located to the north and the Valentine Shopping Center is located to the south. There are vacant lots to the west that were the site of the Knickerbocker Apartments.

### **The Ambassador Hotel District**

The original Ambassador Hotel District was designated on March 12, 1982, and included four buildings, The Ambassador Hotel (3560 Broadway), 435 and 441 Knickerbocker Place and the Congress Building (3527 Broadway). The district was expanded on January 7, 1988, to include seven additional buildings, 3621 Broadway, The Barclay Building (3619 Broadway), The Betsy Ross Building (3611 Broadway), 3601 Broadway, The Hyde Park Hotel (336 W. 36<sup>th</sup> Street) and 3537-41 Broadway.

That the district has particular architectural significance in that the buildings were designed by significant local architects. Nelle E. Peters, responsible for three of the buildings, specialized in the design of apartments and hotels. Robert Gornall, who designed the Congress Building, which was unusual in its combination of a garage with retail and office space, is represented elsewhere in the city, and particularly on Broadway with the design of the Uptown Theater.

The expansion to the existing historic district is composed of an intact, cohesive grouping of commercial and residential buildings that express the varied stylistic tastes of the 1920's. Except for the Art Deco inspired building at 3537 Broadway, all reflect allusions to historical modes of architecture. As a grouping, they present a similarity of materials and comparable scale to the original Ambassador Hotel Historic District.

### **Historic Integrity**

435 and 441 Knickerbocker were demolished as dangerous buildings in 2012. Therefore, the remaining vacant lots do not retain historic integrity to the larger historic district.

### **Community Input:**

The owner supports the removal of the vacant lots. As of the date of writing this staff report, the City Historic Preservation Office has received no letters of support or opposition.

**Staff Recommendation:** Staff recommends approval of the removal of the vacant lots at 435-441 Knickerbocker Place from the Ambassador Hotel Historic District.

**LEGAL**

Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1, West 94.3 Feet of East 198 Feet of Lot 18 & West 94.3 Feet of East 198 Feet of South 39.75 Feet of Lot 19, Vinewood, a subdivision in Kansas City, Jackson County, Missouri.

Respectfully Submitted,



Bradley Wolf  
City Historic Preservation Officer

April 18, 2025

**EXHIBITS FOR HISTORIC PRESERVATION COMMISSION  
CH-PRES-2025-00001  
435 and 441 Knickerbocker Place**

- EXHIBIT A - Historic Preservation Commission Ordinance
- EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
- EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
- EXHIBIT D - Affidavit of Publication
- EXHIBIT E - Affidavit of Mailing
- EXHIBIT F - Staff PowerPoint Presentation
- EXHIBIT G - Application
- EXHIBIT H – Designation Map
- EXHIBIT I - Designation Photographs
- EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker
- EXHIBIT K - Administrator's Report and Ordinance from 0051-D
- EXHIBIT L - Administrator's Report and Ordinance from 0119-D

## EXHIBIT G



# Kansas City Register of Historic Places Application for Revocation or Amending of Designation (H/O Overlay Zoning)

**Applicant:** Name Gina M. Anderson  
Organization Kansas City Life Insurance Co.  
Address 3520 Broadway, Room 333, Kansas City, MO 64111  
Telephone Number 816-856-8537  
CompassKC Email gina.anderson@kclife.com

**Owner(s):** Kansas City Life Insurance Co.

**Owner(s) address:** 3520 Broadway, Room 333, Kansas City, MO 64111

**1. Name of Landmark/District:** Ambassador Hotel Historic District

**2. Are you removing a property from a district?** YES

**3. Address (es)** (Attach a separate sheet if needed):

435 Knickerbocker Pl., Kansas City, Missouri 64111

**4. Legal Description** (Attach a separate sheet if needed): \_\_\_\_\_

Vinewood W 94.3 Ft of E 198 Ft of Lot 18 and W 94.3 Ft of E 198 Ft of S 39.75 Ft of Lot 19

**5. Date of Designation:** March 12, 1982. (Ordinance 53709)

**6. Zoning District:** UR

**The Historic Preservation Commission will need documentation of the loss of significance, the loss of original integrity and any other reasons cited to support rescinding historic designation.**

**Explain why the Landmark or District or part of district no longer possesses historic, cultural, aesthetic or architectural significance. Please provide documentation.** (Attach a separate sheet if needed)

The structure located at 435 Knickerbocker Pl., in Kansas City, MO was demolished ~ 13 years ago (early 2012).

---

---

**Explain how the Landmark or District or part of area no longer possess integrity of design, location, setting, material, workmanship, feeling or association.** (Attach a separate sheet if needed)

The structure located at 435 Knickerbocker Pl., in Kansas City, MO was demolished ~ 13 years ago (early 2012).

---

---

**Explain other reasons for revocation or amending designation.** (Attach a separate sheet if needed)

In September 2024, the Missouri Department of Natural Resources SHPO unilaterally removed the adjacent parcel (located at 501 Knickerbocker Pl.) from the National Register of Historic Places because the property located at that address was demolished in July 2020. These two parcels (435 Knickerbocker & 501 Knickerbocker) constitute one development site, and we seek to have 435 Knickerbocker Pl. removed from the Local Historic Register.

**Please provide documentation to support your request.**

  X   Photographs of the loss of integrity of the Landmark or District.

       Historical documents that would affect the determination of the significance of the Landmark or District.

       Additional materials to be considered.

(After this application is completed, it will be loaded into [CompassKC](#). The applicant will need to create an account in [CompassKC](#) to start the review process)

**Kansas City Register  
Fee Schedule  
(fee will be invoiced at a later date)**

(1.) Historic Landmark.....	\$ 207.00
(2.) Historic District .....	\$ 311.00
Plus, per building .....	\$ 104.00
Not to exceed a total of.....	\$2,072.00

Please mail or email form to:

City Planning and Development  
Historic Preservation Office  
City Hall, 16th Floor, Room 1603  
414 East 12th Street  
Kansas City, Missouri 64106  
Phone: 816-513-2902  
kchp@kcmo.org

**Parcel Map Showing Existing Conditions (KCMO Parcel Viewer 2025):**

**KANSAS CITY**

Parcel Viewer - City of Kansas City | [https://maps.kcmo.org/apps/parcelviewer/](#)

Google Maps | YouTube | Gmail | LifeNet - Log In | Johnson County App... | Country Club Bank | Parcel Viewer - City... | JaCoMo - Ascend W... | Travis Central Appra...

Home - Workday | All Bookmarks

Help/Feedback X 2762821 Y 10544

Projects Plating Layers Basemap Map Tip

**435 Knickerbocker PI**

**Parcel Data**

City PIN:	125713	Code Cases:	(6)
Permits:	(19)	Plans:	(1)
Holds:	(6)		
County APN:	143031001050200000		
at:	30-3105-01-05-02-00-000		
act:			
wner:	Kansas City Life Insurance Co		
Address:	435 Knickerbocker PI		
p code:	64111		
unicipal District:	4th		
ash Day:	Monday (Central)		
Neighborhood & Homes Associations			
Atrol Division:	Central		
Sensus	Valentine		
School District:	KANSAS CITY MISSOURI 110		
ark District:	Central		

< Back to search tools

Parcel Notification

chTools Results Print Map Download



### Google Maps “Street View” Dated September 2022:

### Google Maps “Street View” Dated September 2022:

\_\_\_\_\_



Existing Conditions

Photos Taken 2025



EXHIBIT H – Designation Map (Original and Expansion)

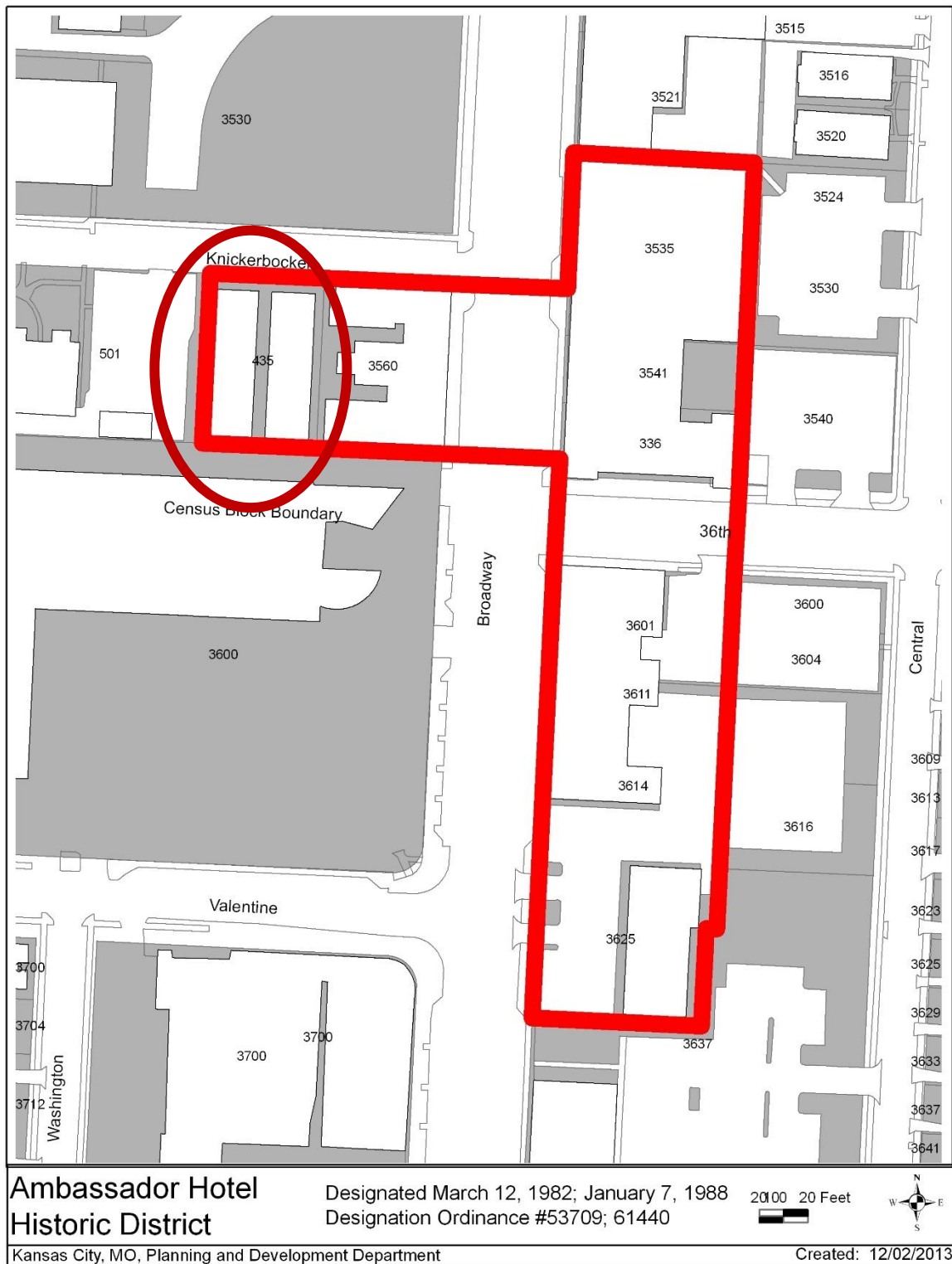


EXHIBIT I – Designation Photographs



Ambassador Hotel



EXHIBIT I – Designation Photographs



435 Knickerbocker Place



441 Knickerbocker Place

EXHIBIT I – Designation Photographs



Congress Building



EXHIBIT I – Designation Photographs



Ambassador Expansion Streetscape



3537-41 Broadway



EXHIBIT I – Designation Photographs



3601 Broadway



3601 and 3611 Broadway

EXHIBIT I – Designation Photographs



Barclay Building



EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker



Site looking West



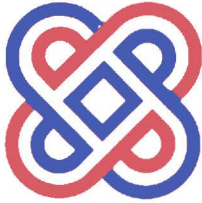
Site Looking East

EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker



Across Street to North of Site





Landmarks Commission

LANDMARKS  
COMMISSION

CASE # 0051-D  
EXHIBIT E

City of Kansas City, Missouri  
Heart of America

26th Floor East, City Hall  
Kansas City, Missouri 64106

(816) 274-2555

CASE NO. 0051-D

ADMINISTRATOR'S REPORT

AMBASSADOR HOTEL HISTORIC DISTRICT

Applicant/Owner: Interstate Commercial Investments

The following information was compiled from staff research, the application, and the accompanying National Register nomination form. (The form has been submitted, and is pending at the State office for their review.)

- The Ambassador Hotel District is comprised of four, architecturally significant structures that are linked by their vintage, ownership, and service to the Ambassador Hotel.
- The development of sites along Broadway, Main and Armour was dramatic in the 1920's and 1930's with the majority of construction activity moving away from the downtown area.
- The lush landscaping and park-like atmosphere of Knickerbocker Place, and relatively intact concentration of buildings along the Broadway corridor provide an urban streetscape of predominantly 1920 and 1930 buildings.

(BUILDING NUMBERS CORRESPOND WITH THE SITE PLAN MAP)

Ambassador Hotel (Building 3)  
3560 Broadway  
Architect: Nelle E. Peters  
Builder: Quality Builders  
Date of Construction: 1924-25  
Style: Spanish Revival

- Ambassador built on the site of the Allen B. McGee farmstead.
- The hotel was built for developer/realtor Barney Goodman who founded the Ambassador Realty Company, and Charles Phillips of the Phillips Building Company, (a major developer during the 1920's and a major interest in the construction of apartment hotels along Armour Boulevard).
- In 1925, the Ambassador (built at a cost of \$450,000) was the "largest apartment or family hotel yet built in Kansas City."



- The hotel, as originally designed, rose to a height of 4 stories, and featured a pergola on the roof. The hotel was finished with 8 stories and an enclosed roof garden.
- The hotel boasted a total of 105 apartments and 108 hotel rooms, along with a grocery, lending library, barber shop, and beauty salon, located in the storefronts along Broadway.
- The roof garden measuring 100 feet long, was serviced by its own elevator, had four banquet rooms, music room, and open gardens planted with palms and flowers, and was covered with awnings.
- The roof garden was altered into a private residence in the early 1960's and became the home of Dominican Republic Dictator Truhilio, who was attending a General Staff school at Leavenworth.
- currently undergoing renovation by the current owners for use as an apartment hotel.

Knickerbocker Manor (Building 2)  
435 Knickerbocker Place - Ambassador "A"

Knickerbocker Hall (Building 1)  
441 Knickerbocker Place - Ambassador "B"

Architect: Nelle E. Peters  
Builder: Quality Builders  
Date of Construction: 1924  
Style: Tapestry Brick

- The identical three story apartments, were built to accommodate the overflow from the Ambassador Hotel, thus providing additional income.
- The brick and stone apartments were each constructed at a cost of \$75,000.
- The owners have completed a renovation of the buildings for use as studio apartments.

Congress Building (Building 4)  
3527 Broadway  
Architects: Robert Gornall, Joseph Ridgeway, draftsman  
Date of Construction: 1925  
Style: Classically inspired Elements

- constructed for A.B. Robbins of the Congress Garage Company.
- building represented an unusual combination of usages, with 1/3 of the building's area given to shops and office space, and the remaining 2/3 of the building used as a garage.

- Originally built as 4 stories, a fifth was added in 1927.
- The building could accommodate parking for 450 cars, through the use of a system of staggered floors and ramps.
- built at a cost of \$122,000.
- The building's classically inspired design reflects the influence of the Kansas City Life Building, in close proximity, designed by Wight & Wight in 1923.
- The building is being renovated by its current owners for use as office suites and retail space.

ZONED: Ambassador Hotel, Congress Building - C3a2  
Knickerbocker Place Apartments - R4

LEGAL DESCRIPTION:

VINEWOOD PRTS 18 & 19 SD ADD BEG SE COR LOT 18 TH W 198 FT TH N 139.75 FT  
TH E 198 FT TH S 139.75 TO POB; LOTS 14, 15 & 16 BLOCK 7 HYDE PARK,  
JACKSON COUNTY, MISSOURI.

53709

THIS ORDINANCE EFFECTIVE  
10 DAYS AFTER PASSAGE

AN ORDINANCE

DESIGNATING THE PROPERTY GENERALLY LOCATED AT 35TH AND BROADWAY AS THE "AMBASSADOR HOTEL HISTORIC DISTRICT."

WHEREAS, the Landmarks Commission held an advertised hearing on the designation of the "Ambassador Hotel Historic District" on September 23, 1981; and

WHEREAS, the Landmarks Commission determined the district was of particular historical and architectural significance; and,

WHEREAS, Knickerbocker Manor, Knickerbocker Hall and the Congress Building were linked by their common service to the Ambassador Hotel; and

WHEREAS, the unique relationship of these four buildings provide a local urban streetscape, distinctive of the 1920's; and

WHEREAS, the buildings were designed by significant local architects, Nelle E. Peters and Robert Gornall; and

WHEREAS, the Landmarks Commission recommended to the City Plan Commission that the area be designated a historic district; and

WHEREAS, pursuant to that recommendation, the City Plan Commission held an advertised public hearing on February 2, 1982; and

WHEREAS, the City Plan Commission has recommended to the City Council that the area be designated as a historic district; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the property generally located at 35th and Broadway consisting of buildings historically known as Knickerbocker Manor, 435 Knickerbocker Place; Knickerbocker Hall, 441 Knickerbocker Place; the Congress Building, 3527 Broadway; and the Ambassador Hotel, 3560 Broadway; more specifically described as:

VINEWOOD PRTS 18 & 19 SD ADD BEG SE  
COR LOT 18 TH W 198 FT TH N 139.75  
FT TH E 198 FT TH S 139.75 FT TO POB;  
LOTS 14, 15 & 16 BLOCK 7 HYDE PARK,  
JACKSON COUNTY, MISSOURI,

be designated as a historic district.

53709

Section 2. That the Council finds and declares that before taking any action on the proposed designation, all public notices and hearings required by law have been given and had.

I hereby certify that as required by §A6.125, Administrative Code of the City of Kansas City, Missouri, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

William D. Geary  
Assistant City Attorney

Form 3946 - Law  
(02959)

Authenticated as Passed  
BY RICHARD L. BERKLEY, Mayor  
City Clerk  
MAY 12 1982  
Deputy City Clerk



City of Kansas City, Missouri  
Heart of America

Landmarks Commission

**LANDMARKS  
COMMISSION**  
CASE # 0119-D  
EXHIBIT E

26th Floor East, City Hall  
Kansas City, Missouri 64106

(816) 274-2555

CASE NO. 0119 - D  
Ambassador Hotel Historic District  
Amendment

### ADMINISTRATOR'S REPORT

Ambassador Hotel Historic District Amendment  
3537-41 Broadway  
3601 Broadway  
3611 Broadway  
3619 Broadway  
336 West 36th Street

**APPLICANT:** Referred by Councilmen Cofran and Palermo  
**DESIGNATED:** Ambassador Hotel Historic District, 1982

### STATEMENT OF SIGNIFICANCE

The Ambassador Hotel Historic District is composed of four (4) buildings that have been cited as being architecturally significant and as an example of associated services related to the apartment hotel. The district includes the following buildings:

Ambassador Hotel	3560 Broadway
Knickerbocker Hall	441 Knickerbocker Place
Knickerbocker Manor	435 Knickerbocker Place
Congress Building	3527 Broadway

The Ambassador Hotel was designed in 1924-25 by Nelle E. Peters, for Barney Goodman and Charles Phillips. Executed in a Spanish Revival mode, the Ambassador Hotel is a good example of Peters' period style renditions for multiple unit residences. The hotel is historically significant for its association with the Phillips Building Company, a major developer of apartment buildings in the 1920's whose extensive record is evidenced along such streets as Armour Boulevard.

Knickerbocker Manor and Hall were designed by Nelle Peters in 1924 as identical three story apartment buildings, that would serve to accommodate additional patrons when the Ambassador Hotel was fully booked.



The Congress Building was designed by Robert F. Gornall (1925) for A.B. Robbins of the Congress Garage Company. Gornall used the Kansas City Life Building as the basis for the classically inspired garage. Built to house 155 cars and have office and retail space fronting Broadway, the Congress Building was an early attempt to combine uses in an aesthetic manner.

The proposed amendment to the historic district is composed of a visually distinctive streetscape along Broadway. The five buildings are contemporary with the Ambassador Hotel and related to one another by the principal architect, Robert F. Gornall or by deed restriction. The buildings reflect the period's interest in revival styles and historicity, with the exception of 3537-41 Broadway, which exhibits Art Deco motifs rendered in terra-cotta (1930). The Hyde Park Hotel anchors the corner of Broadway and 36th Street and mirrors the scale, massing and materials of the Ambassador Hotel. The buildings are an intact, cohesive grouping that evoke the City's development patterns along streets such as Broadway, Main and Armour Boulevard. Additionally, the Hyde Park Hotel is an important period building 'type', an 'apartment hotel', which offered luxury accommodations to both long term and transient tenants.

**BUILDING NAME:**

**ADDRESS:** 3537-41 Broadway

**DATE OF CONSTRUCTION:** 1930

**ARCHITECT:** Jewell Building Company

**OWNER:** Michael Russell & William H. Worley

**ZONING:** C3a2

**DESCRIPTION**

**3537 Broadway**

The building is two (2) stories in height and three (3) bays wide. The only adorned facade is that of the west (main), all others are constructed of common brick. Although the storefronts have been altered with the installation of aluminum sash, the building still retains a high degree of its original architectural integrity. The west facade is clad in terra-cotta and marked by a polished granite base. The storefronts rise from this base and echo the three (3) bay rhythm established by the fenestration. Four piers carry the building's vertical line that is accented with curved pilasters. The pilasters terminate in caps and molded wings at the lintel level of the second

story. The lintels and sills comprise the building's chief ornamented areas: small scalloped terra cotta panels flank larger scallop panels that have floral relief along the sill; large dentils punctuate the lintel level which visually forms the base of the building's entablature. A central panel composed of terra-cotta floral relief marks the frieze. The building is crowned with a simple, molded terra-cotta cornice.

Although the building was the last to be constructed (1930) in this commercial group, it is associated with the Hyde Park Hotel (1924) by a deed restriction that limited the height to two stories. This restriction was imposed to prevent any obstructions along Broadway. The architect of the Hyde Park Hotel, Robert F. Gornall, desired to have every room in the hotel front the "outside", (Kansas City Star, July 6, 1924).

BUILDING NAME	Hyde Park Hotel
ADDRESS:	336 West 36th Street
DATE OF CONSTRUCTION:	1924-25
ARCHITECT:	Robert F. Gornall
OWNER:	Hyde Park Apartments c/o Metro
ZONING:	C3a2 Management

#### DESCRIPTION

The Hyde Park Hotel is a reinforced concrete building, clad in brick, limestone and terra-cotta. The main facade (south) fronts 36th Street and it is characterized by a central block with corner pavilions. The fenestration is rectangular, double hung sash of varied sizes. The eight story building has three horizontal divisions that are defined by the change in surface material. Coursed, ashlar limestone clads the high foundation and first story. A two story, recessed central entrance announces the Hyde Park Hotel with Doric columns supporting an inscribed entablature. On the west facade, fronting Broadway, the original tri-partite round arch openings and limestone wall treatment have been obscured with pre-cast stucco panels and rectangular openings.

The second through seventh floors are executed in brick with fluted terra-cotta pilasters marking the pavilion corners. The eighth story is sheathed in terra-cotta and articulated by a molded belt course, alternating pairs of round arch windows enframed with column-like pilasters and a heavy, projecting cornice. The primary elevations are those which face West 36th Street and Broadway.

The building reflects classical design sources evidenced by the overall massing, decorative elements such as the columns and pilasters and the interior details. Originally the hotel had entrances both on Broadway and West 36th Street, which opened on to a 45' x 45' lobby. A double staircase rose from the lobby to the upper mezzanine level where the hotel restaurant was located. A public dining room occupied the north side of the first floor which was accessible from Broadway.

The Hyde Park Hotel was built to house both long term tenants and transient customers. Originally, the building contained 150 rooms, divided into suites of two and three rooms as well as single rooms. As was the fate of many midtown hotels such as the Ambassador, the building's use was later changed into apartments. By 1946, the Hyde Park Hotel was converted into longterm residential units.

<b>BUILDING NAME:</b>	<b>The Garret</b>
<b>ADDRESS:</b>	<b>3601 Broadway</b>
<b>DATE OF CONSTRUCTION:</b>	<b>1924</b>
<b>ARCHITECT:</b>	<b>William Lodge &amp; Robert F. Gornall</b>
<b>OWNER:</b>	<b>Stein-Pack Investment</b>
<b>ZONING:</b>	<b>C3a2</b>

The Garret Building occupied a pivotal corner site at the intersection of Broadway and West 36th Street. Designed by Lodge and Gornall in a period rendition exhibiting Tudor details, the Garret retains a high degree of the original architectural integrity. The building is executed primarily in brick with half-timber effect and limestone detailing. The two and one half (2½) story commercial block is sheltered by intersecting gable rooflines. The long sweep of the slate roof is emphasized along both the north and west facades. (The east facade, rear, is common brick and unadorned).

The Garret's Tudor references appear in the steeply pitched intersecting gables, the varied brick bonds employed (herringbone and parquet), stucco gable ends and multi-paned leaded glass windows. Storefronts comprise the first floor level along Broadway and are noted by large display windows and fixed canopies (not original).

The north facade breaks the wall plane with the sweep of a broad gable end. Graduated native limestone sheathes the foundation line and bleeds into the higher reaches of the east and west corners of the facade. The random, coursed limestone adorns the segmental arch lintel of the central bay, the first floor's round arch openings and creates an open air entrance arch at the eave, that leads to the parking lot. (Adjacent to the open air arch formerly stood a one story greenhouse).

The varied wall treatments, the projecting and receding planes of the facades and the detailing originally marking the interior, all contributed to expressing the period's application of the Tudor mode. The Garret and the Betsy Ross Building were the recipients of an honorable mention in the 1923 Kansas City architectural competition. The two buildings were also featured in the February 1924 issue of the Western Architect.

BUILDING NAME:	The Betsy Ross
ADDRESS:	3611 Broadway
DATE OF CONSTRUCTION:	1923-24
ARCHITECT:	William Lodge & Robert F. Gornall
OWNER:	Barclay Properties
ZONING:	C3a2

The Betsy Ross Building is two and one half stories (2½) in height and two bays wide. The building is executed in brick with Italian marble columns and cornice. The storefront has projecting bay windows that flank a central door. A standing seam copper roof with flared eaves defines the perimeter of the projecting storefront. Paired, attenuated columns support a wide cornice and frieze that crowns the copper roof. Above the first floor cornice is a wrought iron balustrade with an integrated elliptical motif.

Two rectangular double hung sash windows pierce the second story (original windows were 8 over 8 lights). These windows have limestone sills and brick, flat arch lintels with a central limestone keystone. The window symmetry is continued to the roofline, with segmental arch dormers projecting from the steeply pitched standing seam copper roof. Stepped gable end walls capped with limestone complete the composition.

The building's inspiration was the original Betsy Ross resident in Philadelphia. Robert F. Gornall and William Lodge were commissioned by the Laslie Realty Company to design the building. The Betsy Ross and Garret Buildings were recognized in 1923 with honorable mention in a Kansas City architectural competition, as well as being featured in the February, 1924 issue of the Western Architect.

BUILDING NAME: Barclay Building  
ADDRESS: 3619 Broadway  
DATE OF CONSTRUCTION: 1924  
ARCHITECT: Robert F. Gornall  
OWNER: Barclay Properties, Inc.  
ZONING: C3a2

The Barclay Building is two (2) stories in height and five (5) bays wide. The main facade (west) is clad in terra-cotta and it is the only ornamented wall surface, all others are faced in common brick. The Barclay Building demonstrates classical design sources and it retains much of its original architectural integrity, with alterations confined to the storefront level. The storefronts rest on a mahogany granite base with terra-cotta piers that rise to define the vertical divisions. At the first floor level the piers terminate in massive consoles that support the copper cornice. (Aluminum sash and a projecting canopy have been installed on the first floor level.) A belt course with wave moldings separates the first story from the second. The second story exhibits the five bay rhythm established below, but enhances this pattern with receding wall planes and projecting bay windows. Ionic pilasters flank the second story windows. The central bay is marked by a tri-partite, 'palladian' windows, that has an oval medallion with swag and garland motif. The other four (4) second story windows are set within recessed wall plane arches and project as a three-sided bay. Copper roofs and window enframements characterize the fenestration. Ornate keystones and corner rosettes relieve the wall surface of all bays.

The building possesses a full entablature that is composed of a molded architrave with dentils, a wide frieze that has decorative panels along the north and south corners and a projecting cornice. The entire composition is crowned by a green clay tile roof that shelters the parapet wall.

The Barclay Building had a unique interior plan that was designed to accommodate second floor shops, rather than offices. The second floor shops were given large display windows to provide equal prominence with the ground level. The building was set back from the property line to permit the second floor windows to protrude from the building. As noted by the Kansas City Star in November 23, 1924, the result of this arrangement "is that contents of the upper windows can be seen by pedestrians walking rather near the curb, and more important on a principal motor car thoroughfare - will attract the glances of passing motorists."

The Barclay Building originally housed Barclay & Barclay a dealer in furniture and antiques. The South Broadway Realty Company, comprised of E. J. Willet, Douglas Cramer and H. W. Pinnick, commissioned Gornall to design the building.



### ARCHITECT

Robert F. Gornall's Kansas City architectural career began as a draftsman around 1909 for L.G. Middaugh. The City Directories do not record Gornall consistently over the years, until 1914 when he again appeared as a draftsman for Sanneman and Gould. In 1915, Gornall joined the firm of Samuel B. Tarbet & Company and by 1920, the firm was listed as Tarbet & Gornall. After two years, he commenced a brief partnership with William Lodge that was terminated in 1924. From 1924 to 1933, Gornall practiced alone.

Although his entire works are not completely documented, Gornall designed a number of prominent buildings in the mid-town area. The Uptown Theatre's Broadway office building and shops were designed by Gornall, while the theatre portion has been credited to John Eberson. Another major apartment hotel designed by Gornall, was commissioned by the McCanles Realty Company at 3835 Main Street. (Netherlands Hotel, 1927; listed Kansas City Register, 1983). Gornall's other designs for the McCanles Realty Company include #8 Warner Plaza, 3245 Main Street and an apartment building at 30th and Forest. An evaluation of Gornall's career cannot take place until a more definitive record has been documented. However, his Norman inspired residence for Michael Katz, of the drugstore interests, is another fine example of Gornall's adaptation of historical styles popular during the 1920's.

### HISTORY

The Hyde Park Hotel was constructed within months of the Ambassador Hotel's erection. Both buildings were part of the construction boom along Broadway and Main Street that changed the midtown skyline during the 1920's. Both buildings share a common social history in their attempt to provide luxury accommodations to short term and long term residents. During the first two decades of the twentieth century, 'apartment hotels' were touted as the most efficient and progressive modes of housing in large cities across the United States. The conceptual basis for such living was that meals could be well prepared in cafeterias, (which was the case within the basement of the Hyde Park), and residents would be afforded the centralized services.

To complement the residential uses the buildings south of the Hyde Park Hotel were designed for functions such as retail shops, furniture and antique dealers, tea rooms and ballroom facilities. These uses served the newly constructed apartment hotels, as well as the adjacent neighborhoods.

page -8-

The amendment to the existing historic district is composed of an intact, cohesive grouping of commercial and residential buildings that express the varied stylistic tastes of the 1920's. Except for the Art Deco inspired building at 3537 Broadway, all reflect allusions to historical modes of architecture. As a grouping, they present a similarity of materials and comparable scale established by the Ambassador Historic District. The Hyde Park Hotel, the Garret, the Betsy Ross and the Barclay Building all share the same designer, Robert Gornall. Visually, the buildings form a exemplary streetscape and balance the existing historic district to the west.

LEGAL

3537-41 Broadway

North 6.72' of Lot 12 and all of Lot 13, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

336 West 36th Street

The South 60' of Lot 12, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

3601 Broadway

Lots 23 & 24, also west  $\frac{1}{2}$  of vacated alley lying east and adjacent, Hanover Place, a subdivision in Kansas City, Jackson County, Missouri.

3611 Broadway

North 20.75' of Lot 22, Also West  $\frac{1}{2}$  of vacated alley East of and adjacent, Hanover Place, a subdivision in Kansas City, Jackson County, Missouri.

3619 Broadway

Lots 19 to 21 and South 29.95' lot 22, Also West  $\frac{1}{2}$  of vacated alley East of and adjacent to said tract, Hanover Place, a subdivision in Kansas City, Jackson County, Missouri.

Respectfully submitted,

Andrea J. Lazarski

## AN ORDINANCE

AMENDING ORDINANCE NUMBER 53709 BY EXPANDING THE BOUNDARIES OF THE AMBASSADOR HOTEL HISTORIC DISTRICT TO INCLUDE 3621 BROADWAY, 3619 BROADWAY, 3611 BROADWAY, 3601 BROADWAY, 336 W. 36TH STREET, 3537-41 BROADWAY AND 3525-35 BROADWAY.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the boundaries of the Ambassador Hotel Historic District be and are hereby expanded to include the properties generally located at:

3621 Broadway, more specifically known as:

All of Lots 13 & 14 Block 60, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri;

3619 Broadway (Barclay Building), more specifically known as:

Lots 19 to 21 and south 29.95' Lot 22, Also west 1/2 of vacated alley east of and adjacent to said tract Hanover Place a subdivision in Kansas City, Jackson County, Missouri;

3611 Broadway (Betsy Ross Building), more specifically known as:

North 20.75' of Lot 22, Also west 1/2 of vacated alley east of and adjacent Hanover Place a subdivision in Kansas City, Jackson County, Missouri;

3601 Broadway, more specifically known as:

Lots 23 & 24, Also west 1/2 of vacated alley lying east and adjacent Hanover Place a subdivision in Kansas City, Jackson County, Missouri;

336 W. 36th Street (Hyde Park Hotel), more specifically known as:

The south 60' of Lot 12, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri;

3537-41 Broadway, more specifically known as:

The north 6.72' of Lot 12 and all of Lot 13, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri;

61440

3525-35 Broadway (Congress Building), more specifically known as:


All of Lots 14, 15 & 16, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

Section 2. That the Council finds and declares that before taking any action on the proposed designation, all public notices and hearings required by law have been given and had.

I hereby certify that as required by SA6.125, Administrative Code of the City of Kansas City, Missouri, the foregoing ordinance was duly advertised and public hearings were held.

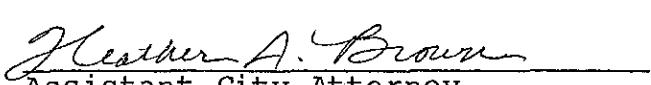
Authenticated as Passed


  
RICHARD L. BERKLEY, Mayor

  
Secretary, City Plan Commission

Approved as to form and legality:

  
Catherine J. Rocha  
City Clerk

  
Heather A. Brown  
Assistant City Attorney

  
E. S. Doyle  
Deputy City Clerk  
JAN 07 1988

**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

September 13, 2024

**Michael L. Parson**  
Governor**Dru Buntin**  
Director

Kansas City Life Ins. Co.  
3520 Broadway  
Kansas City, MO 64111

Re: Knickerbocker Apartments, 501-535 Knickerbocker Place, Kansas City, Jackson County

Dear Ladies and Gentlemen:

I am writing on behalf of the State Historic Preservation Office (SHPO). Our office has been recently notified that the property, listed in the National Register of Historic Places, was demolished. A petition to remove the property from the National Register of Historic Places has been submitted.

Per National Register of Historic Places regulation 36 CFR 60.15, the SHPO must provide the owner and elected officials (mayor and presiding county commissioner) an opportunity to comment on the de-listing. If you would like to submit any comments about the removal of the property from the National Register of Historic Places, please respond in writing to our office by October 18, 2024, at State Historic Preservation Office, P.O. Box 176, Jefferson City, MO 65102.

Additional information about the National Register of Historic Places program can be found at <https://mostateparks.com/page/85341/national-register-historic-places>, by phone at 573-751-7858 or by email at [moshpo@dnr.mo.gov](mailto:moshpo@dnr.mo.gov). Please do not hesitate to contact our office if you have any questions.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Dawn Scott  
Program Director

c: Honorable Quinton Lucas, Mayor  
Frank White, Jr., County Executive  
Bradley Wolf, Historic Preservation Commission







April 21, 2025

VIA ELECTRONIC MAIL

**Re: Case CH-PRES-2025-00001  
Ambassador Hotel Historic District – Revocation of 435 Knickerbocker Pl**

To Members of the Historic Preservation Commission:

Historic Kansas City (HKC) has a mission-based commitment to the preservation of our city's historic resources. HKC feels strongly that the revocation of 435 Knickerbocker Pl from the Ambassador Hotel Historic District will negatively impact the pending historic district to the west and threaten the integrity of the Ambassador Hotel. We object to its removal.

In reviewing and making decisions on proposed revocations of historic designations, review and decision-making bodies must consider at least the following factors:

- a) the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic or architectural significance of the building, structure, site, object or district;**

*The original Ambassador Hotel District was designated on March 12, 1982, and included four buildings, The Ambassador Hotel (3560 Broadway), 435 and 441 Knickerbocker Place and the Congress Building (3527 Broadway). The district was expanded on January 7, 1988, to include seven additional buildings, 3621 Broadway, The Barclay Building (3619 Broadway), The Betsy Ross Building (3611 Broadway), 3601 Broadway, The Hyde Park Hotel (336 W. 36th Street) and 3537-41 Broadway.*

*The Ambassador Hotel Historic District is significant under National Register Criterion C for Architecture as a group of buildings with a common past; as a group of buildings with architectural value, both individually and collectively; and as a group of buildings that, because of their age, their proximity to each other, and their location on Broadway recreate an atmosphere of thriving economic development present in the era of the- 1920s. The structures are also significant works of architects Robert G. Gornall and Nelle E. Peters, one of Kansas City's foremost women architects.*

*Midtown Kansas City experienced impressive development during the 1920s and 1930s. Dozens of large construction projects took place along the major thoroughfares of Broadway Boulevard, Main Street, and Armour Boulevard during this time. Much of the construction included dozens of new large residential hotels. These buildings provided top quality accommodations for residents that no longer wished to live downtown. Apartment hotels were advertised at the time as the most efficient and progressive types of housing in nearly every city across the country. A key attraction of the buildings was the availability of centralized services, such as a restaurant, beauty parlor and other shops offered in the hotel lobby. These services were affordable to the hotel's residents and were often used by those living in the nearby neighborhoods.*

- b) whether the historic landmark or historic district has lost the historic, cultural, aesthetic or architectural significance that led to its initial designation as a historic landmark or historic district;**

*The original Ambassador Hotel District was designated on March 12, 1982, and included four buildings, The Ambassador Hotel (3560 Broadway), 435 and 441 Knickerbocker Place and the Congress Building (3527 Broadway). The district was expanded on January 7, 1988, to include seven additional buildings, 3621 Broadway, The Barclay Building (3619 Broadway), The Betsy Ross Building (3611 Broadway), 3601 Broadway, The Hyde Park Hotel (336 W.*

36th Street) and 3537-41 Broadway.

*The **Ambassador Apartments A (435 Knickerbocker Place)** and B (441 Knickerbocker Place), the subject of this revocation, were located adjacent to the Ambassador Hotel. 435 and 441 Knickerbocker were demolished as dangerous buildings in 2012.*

*The **National Register Bulletin No. 15: How to Apply the National Register Criteria** defines integrity as the ability of the property to convey its significance. Integrity is evidenced by the survival of physical and historic characteristics that existed during the property's period of significance. If a property--a building, site, object, structure, or district--retains the physical and historic characteristics it possessed in the past, then it has the capacity to convey association with historical patterns, or persons, architectural or engineering design and technology, or information about a culture or people. The characteristics that need to survive to establish integrity include location, design, setting, materials and workmanship; and the feeling and association evoked by the cumulative presence of such physical and historic characteristics.*

*District integrity matters for the same reasons as for individual structures or sites. While the value of a building depends on its own historic integrity and condition, its value also depends on its surrounding buildings and sites. This historic ambience adds value to the entire district and to each structure in it.*

*Historic districts change over time and seldom retain perfect historic integrity. In fact, most have experienced changes that may represent a new or continued use. The Ambassador Hotel Historic District comprises a significant concentration of resources and retains its integrity. The Ambassador Hotel is the “heart” of this historic district. The subject of this revocation, 441 Knickerbocker Place, sits adjacent to the hotel. All future activity on this site could jeopardize the integrity of the Ambassador Hotel and the future integrity of the historic district.*

**c) the economic impact of the revocation on the subject property and the surrounding area; and conformance with the city's adopted plans and planning policies.**

*Revoking a historic property designation within a historic district can have mixed economic impacts. While historic preservation generally boosts property values, especially in well-regarded districts, the revocation of one property might lead to a slight decrease in that specific property's value and potentially ripple effects on nearby properties. The revocation of one property's historic status could potentially have a negative impact on the Ambassador Hotel, as the perceived “integrity” of the district might be diminished*

*The property lies within the North Central Sub Area of the **Midtown Plaza Area Plan**. The proposed historic designation is in conformance with the plan as follows:*

**GUIDING PRINCIPLES WITH AREA-WIDE RECOMMENDATIONS (page 25)**

**ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS**

*Historic districts and structures exist throughout the Midtown / Plaza area and many significant historic buildings exist that are not formally designated. Retaining historic structures is important to the character of the Midtown / Plaza area and steps should be taken to ensure the buildings are preserved for future generations.*

- *To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more “protection.”)*
- *This Plan encourages the preservation and adaptive re-use of historic buildings. Historic buildings (whether designated or not) contribute to the area identity and should be preserved and integrated into new development. Even if the original intent of the structures is obsolete, reusing the buildings in new ways may be the best solution to retain the structure.*
- *When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map’s recommendations should be flexible, in order to retain historic resources, while*

achieving the goals of this Plan. Any impacts should be minimized and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood.

- In order to maintain the historic fabric of the area, tools such as tax incentives, overlay districts or other appropriate measures should be utilized when a historic property is redeveloped.

**SUBJECT PROPERTY IS LOCATED IN A HIGH DENSITY RESIDENTIAL AREA.**

Intended for single-family, townhome, two-unit houses, multiunit houses, multiplexes, and multi-unit buildings up to 29 units per acre. This land use classification generally corresponds with the “R-1.5” zoning category within the zoning ordinance.

**DEVELOPMENT FORM GUIDELINES**

The Development Form Guidelines should be used in conjunction with the Recommended Land Use Map (RLU) and Development Form Map to provide a framework to shape future development. Both the RLU and the Development Form recommendations should be used together to evaluate and guide future development proposals and zoning changes.

**SUBJECT PROPERTY IS LOCATED IN A NEIGHBORHOOD AREA - Yellow Designation –**

Areas for household living featuring primarily residential land uses, but occasionally supported by related civic or institutional uses (parks, community centers, schools). There are a variety of neighborhoods that differ primarily by: the mix of building types, the design character of buildings and public spaces; the road patterns and civic space (parks, boulevards, etc.)

HKC recommends that the Commission vote to DENY the application for Revocation, Case CH-PRES-2025-00001, as the revocation of 435 Knickerbocker Pl will negatively impact the pending historic district to the west and threaten the integrity of the Ambassador Hotel.

Best regards,

*Kathryn J. Shields*

Katheryn Shields,  
President

*Lisa Lassman Briscoe*

Lisa Lassman Briscoe,  
Executive Director

cc (via email): HKC Board of Directors  
Valentine Neighborhood Association

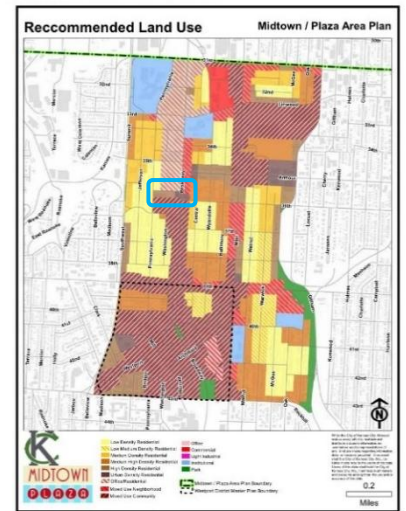


FIG. 4.30 - NORTH CENTRAL RECOMMENDED LAND USE MAP  
MIDTOWN / PLAZA AREA PLAN

LAND USE AND DEVELOPMENT 99

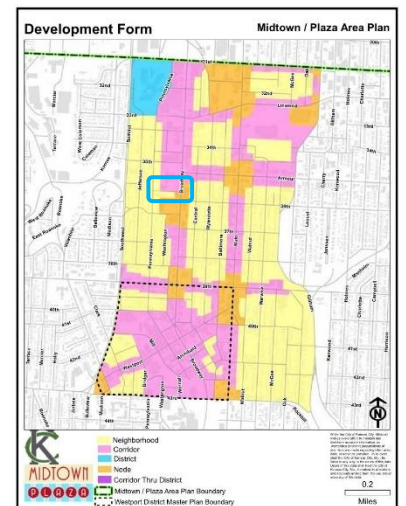


FIG. 4.31 - NORTH CENTRAL DEVELOPMENT FORM MAP  
MIDTOWN / PLAZA AREA PLAN

100 LAND USE AND DEVELOPMENT

MIDTOWN / PLAZA AREA PLAN

*Valentine Neighborhood Association* \_\_\_\_\_  
reach us at [valentineneighborhood@gmail.com](mailto:valentineneighborhood@gmail.com)

April 23, 2025

Dear Historic Preservation Commission,

We are writing to you today about the application to amend the Ambassador Hotel Historic District, case number CH-PRES-2025-00001 that will be heard on April 25th, 2025.

The amendment application by Kansas City Life Insurance asks to remove the property at 435-441 Knickerbocker Place from the existing historic district. Although this is a vacant lot, we hope it can remain in the district so that the preservation commission can have input into what may someday be built there.

When the district was formed, historic apartments lined the street, including 435-441 Knickerbocker. Even though the apartment buildings may be demolished, they still abut the Ambassador Hotel building, a significant architectural asset to Kansas City. Whatever may be built in the future should be compatible and enhance this property, not detract from it, and that requires remaining in the historic district. We believe that more oversight is needed, not less, to achieve this goal. We support the the points made by Historic Kansas City made on this.

As you may know, the Valentine Neighborhood has submitted a nomination for a local historic district, the Norman School Historic District, to include the area from 35<sup>th</sup> to Valentine Road between Pennsylvania and Southwest Trafficway. This adjacent historic district would work together with the Ambassador District to preserve the important history of our neighborhood, including the commercial and apartment buildings on Broadway and Knickerbocker Street as well as the residential properties in the proposed local district.

We therefore request that you deny the application to amend the district and remove this property at 435-441 Knickerbocker.

Thank you for your concern,

Travis Gaddis, President, on behalf of the board of  
Valentine Neighborhood Association



**City Planning and Development Department  
Community Planning Division  
Historic Preservation Office**

16<sup>th</sup> Floor, City Hall, Room 1603  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106-2795

(816) 513-2902  
[kchp@kcmo.org](mailto:kchp@kcmo.org)

***Before the  
Historic Preservation Commission  
of  
Kansas City, Missouri  
  
April 25, 2025***

***In the Matter of:  
Case No. CH-PRES-2025-00001  
435-441 Knickerbocker Place  
'Ambassador Hotel Historic District Amendment II'***

***DISPOSITION AND FINDINGS OF FACT***

1. That the application was filed by the property owner, Kansas City Life Insurance, to remove the lots at 435-441 Knickerbocker Place from the Ambassador Hotel Historic District (H/O Overlay).
2. That the following exhibits were admitted as evidence:
  - EXHIBIT A - Historic Preservation Commission Ordinance
  - EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
  - EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
  - EXHIBIT D - Affidavit of Publication
  - EXHIBIT E - Affidavit of Mailing
  - EXHIBIT F - Staff PowerPoint Presentation
  - EXHIBIT G - Application



EXHIBIT H – Designation Map

EXHIBIT I - Designation Photographs

EXHIBIT J – Current Photographs of 435 and 441 Knickerbocker

EXHIBIT K - Administrator's Report and Ordinance from 0051-D

EXHIBIT L - Administrator's Report and Ordinance from 0119-D

EXHIBIT M – Letter delisting Knickerbocker Apts.

EXHIBIT N – Letter of Opposition from Historic Kansas City

EXHIBIT O – Letter of Opposition from Valentine Neighborhood

3. That the applicant, Gina Andersen with Kansas City Life Insurance, present and duly sworn and state the these lots were located on the edge of the district talked to the character of the neighborhood and how the demolition of the building with no plan would create another vacant lot and would not preserve the original building.
4. That the Commission discussed the location and visibility of the lots, the character of the Ambassador District and what could be developed on the lot along with lots to the east outside the Ambassador District.
5. That Lisa Lassman Briscoe, Executive Director of Historic Kansas City, spoke in opposition to removing the lots from the historic district.
6. That the property is legally described as:  
  
Lots 1 Thru 6 and the North 1/2 of Lot 7 and Lots 28 to 31, Inclusive, Block 1, West 94.3 Feet of East 198 Feet of Lot 18 & West 94.3 Feet of East 198 Feet of South 39.75 Feet of Lot 19, Vinewood, a subdivision in Kansas City, Jackson County, Missouri.
7. That the Historic Preservation Commission is a duly authorized Commission pursuant to Section 2.911-923, Administrative Code, Kansas City, Missouri.

### ***CONCLUSIONS***

**Sean Owens** made a motion that the commission recommend approval of Case No. CH-PRES-2025-00001 to remove the lots at 435-441 Knickerbocker Place from the Ambassador Hotel Historic District given that the lots are located behind the Ambassador Hotel, that they are minimally visible from Broadway and that the lots are not adjacent to any other contributing buildings in the district.

**Sarah Legg** seconded the motion and the Historic Preservation Commission **approved** the motion by a vote of 4/1.

**Quorum:** Boley, Guth, Legg, Loughlin, Owens

In Favor of Decision

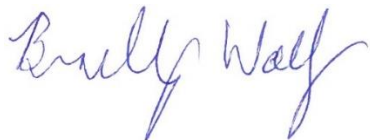
Walter Guth, Sarah Legg, Amanda Loughlin, Sean Owens

Against Decision

Dona Boley

ATTESTED TO:

Date: June 2, 2023

A handwritten signature in blue ink, appearing to read "Bradley Wolf". The signature is fluid and cursive, with the first name "Bradley" and last name "Wolf" clearly distinguishable.

Bradley Wolf  
City Historic Preservation Officer