

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1379



1. Name of Property

historic name Chambers Building

other names/site number N/A

2. Location

street & number 25 East 12th Street [N/A] not for publication

city or town Kansas City [N/A] vicinity

state Missouri code MO county Jackson code 095 zip code 64105

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [])
Claire F. Blackwell 31 October 2001
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register
See continuation sheet [].
[] determined eligible for the
National Register
See continuation sheet [].
[] determined not eligible for the
National Register.
[] removed from the
National Register
[] other, explain
See continuation sheet [].

Wesley H. Beall _____
Signature of the Keeper Date
12/28/01

5. Classification

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

Number of contributing resources previously listed in the National Register.

Name of related multiple property listing.

N/A

0

6. Function or Use

Historic Function

COMMERCE/TRADE: business
COMMERCE/TRADE: professional

Current Functions

COMMERCE/TRADE: business
COMMERCE/TRADE: professional

7. Description

Architectural Classification

LATE 19th AND EARLY 20th CENTURY
AMERICAN MOVEMENTS: Commercial Style

Materials

foundation concrete
walls terra cotta
brick
roof asphalt
other _____

Narrative Description

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

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Section number 7 Page 1

The Chambers Building
Jackson County, MO

Summary

The Chambers Building, located at 25 East 12th Street, Kansas City, Missouri, is a twelve-story structural steel building featuring an intact terra cotta and brick exterior. Articulated with Gothic Revival bursts at the terminating story, the corner sited commercial building was constructed in two building campaigns: in 1915, the original five-story building was erected and in 1923, the final seven stories were constructed. The prominent Kansas City architectural firm of Smith, Rea and Lovitt was responsible for the 1915 design, while Charles A. Smith, working on his own, designed the 1923 addition. Despite the alteration of the storefront level, the whole of the Chambers Building is an expression of structure and an impression of considerable lightness.

Sited on a major intersection of the central business district, the Chambers Building remains, with few exceptions, an historic landmark surrounded by modern construction. To the east of the Chambers Building is the 1201 Walnut Street building (1989-1991); to the northeast is Oppenstein Park, a vest pocket park that contains the sculpture "Rain Thicket Fountain," (1981). The historic Boley Building (1909, renovated in 1987; NR listed 1971), is located directly to the north, while the Jones Store Company Building, now vacant (1956), is sited to the south of the Chambers Building.

Elaboration

The primary façades of the north (main) and east elevations are distinguished by alternating thick and thin piers and geometric-patterned spandrels, while the secondary façades are of brick. Fenestration of the upper levels of the Chambers Building is original, with very few exceptions. The second story units of the north or main façade are tripartite, Chicago style windows at the central bays. The unit at the second bay (moving west to east) is the only unit that has been altered. Here, the central, fixed window has been further divided. The fenestration at the end bays of the main façade, as well as the remainder of the window units through the 12th story, are wooden framed, double-hung, one-over-one, sash type. The 12th story is distinguished by restrained English Gothic ornamentation of the spandrels, slender colonnettes and segmental arch surrounds of the central window units. A continuous rinceau band in high relief separates the original building from the 1923 addition at the north and east façades.

Devoid of any ornamentation, the west and south façades are of brick construction. The fenestration of the alley or west façade has been infilled with brick at the first story level. An original double-leaf freight door is placed at the far south bay. The fenestration of the upper floors is original with four-over-four industrial sash units at the second story and three-over-three industrial sash units at the remaining floors. All

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units feature stone lintels and lug sills. A two-bay-wide metal fire escape is placed at the 2nd and 3rd bays, while an aluminum-clad skywalk stretching from the far end bays of the second story connects the adjacent building. The south façade, partially obscured by the former Jones Store Company Building, features the same type of industrial sash fenestration.

Altered from the original 1915 design by Smith Rea and Lovitt, the majority of the storefront fenestration of the primary façades have been infilled with stucco coated EFIS or replaced with aluminum-framed plate glass units. The original main entrance, centered at the 12th Street façade, has been modified with an aluminum-framed double-leaf door, glass sidelights and transom. Secondary entrances at the north and east façades typically feature single-leaf doors. Recessed entrances flank the main entrance of the north façade, while a single-leaf door is located at the second bay (moving west to east). A secondary entrance is also situated at the far south bay of the east façade, while a canted entrance is located at the building's northeast corner. A skywalk connects the second story (at the far south bay) of the east façade with the 1201 Walnut Street west and then north to the Town Pavilion.

The third through twelfth stories of the Chambers building feature a single loaded corridor, while each floor measures 5,000 square feet. Additional interior features include suspended ceilings, carpeted floors and variously remodeled offices with non-original partitions. The original first floor lobby (12th Street) has been remodeled, as well.

Future Plans

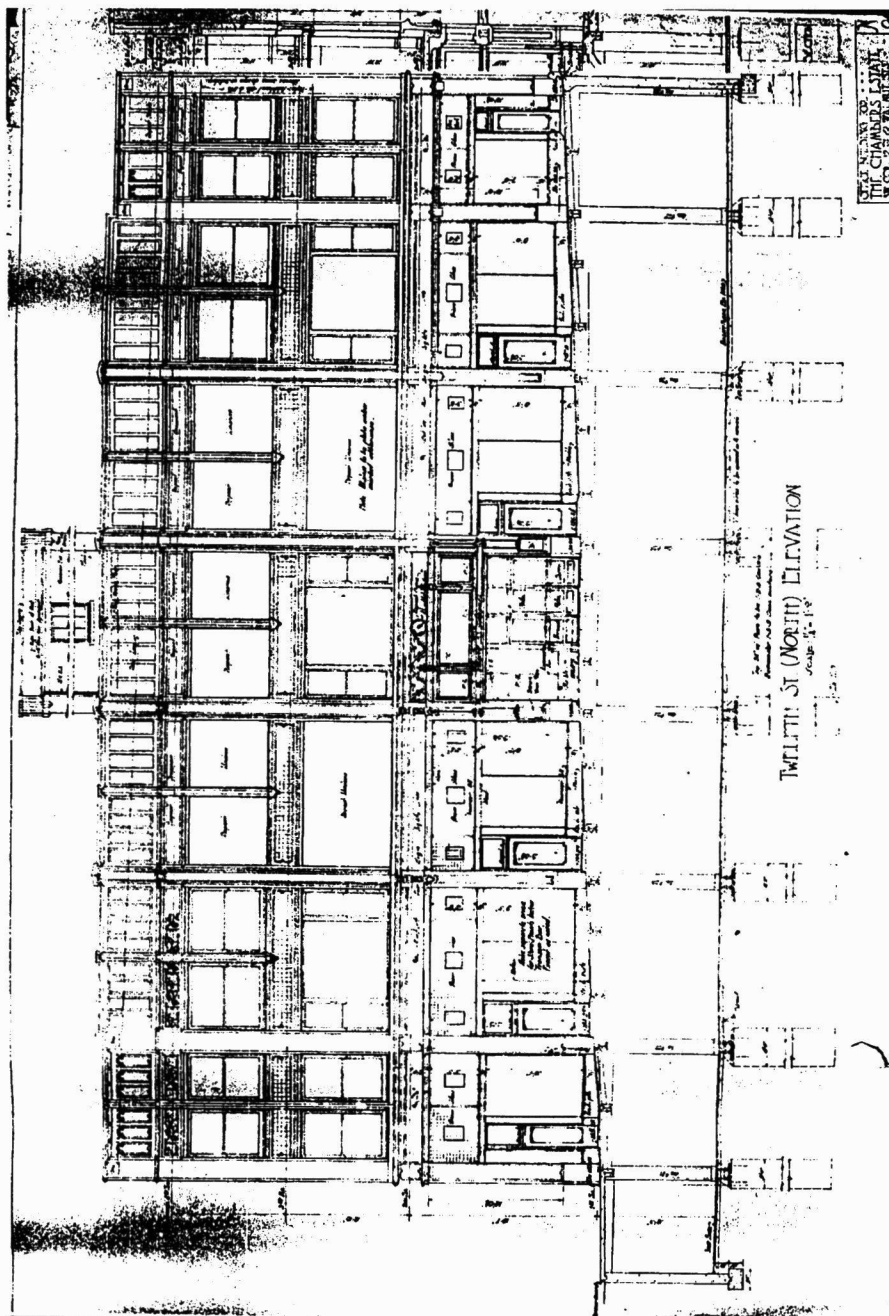
Currently there are plans for the rehabilitation and adaptive re-use of the Chambers Building. Future plans include the rehab of the exterior and interior spaces. The first story is to remain commercial, the second story will be office space and the remaining 3rd through 12th floors will be housing. Plans for the project will be prepared in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Once the proposed plans are completed, they will be submitted to the Missouri State Historic Preservation Office and the National Park Service for review and compliance.

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The Chambers Building
Jackson County, MO



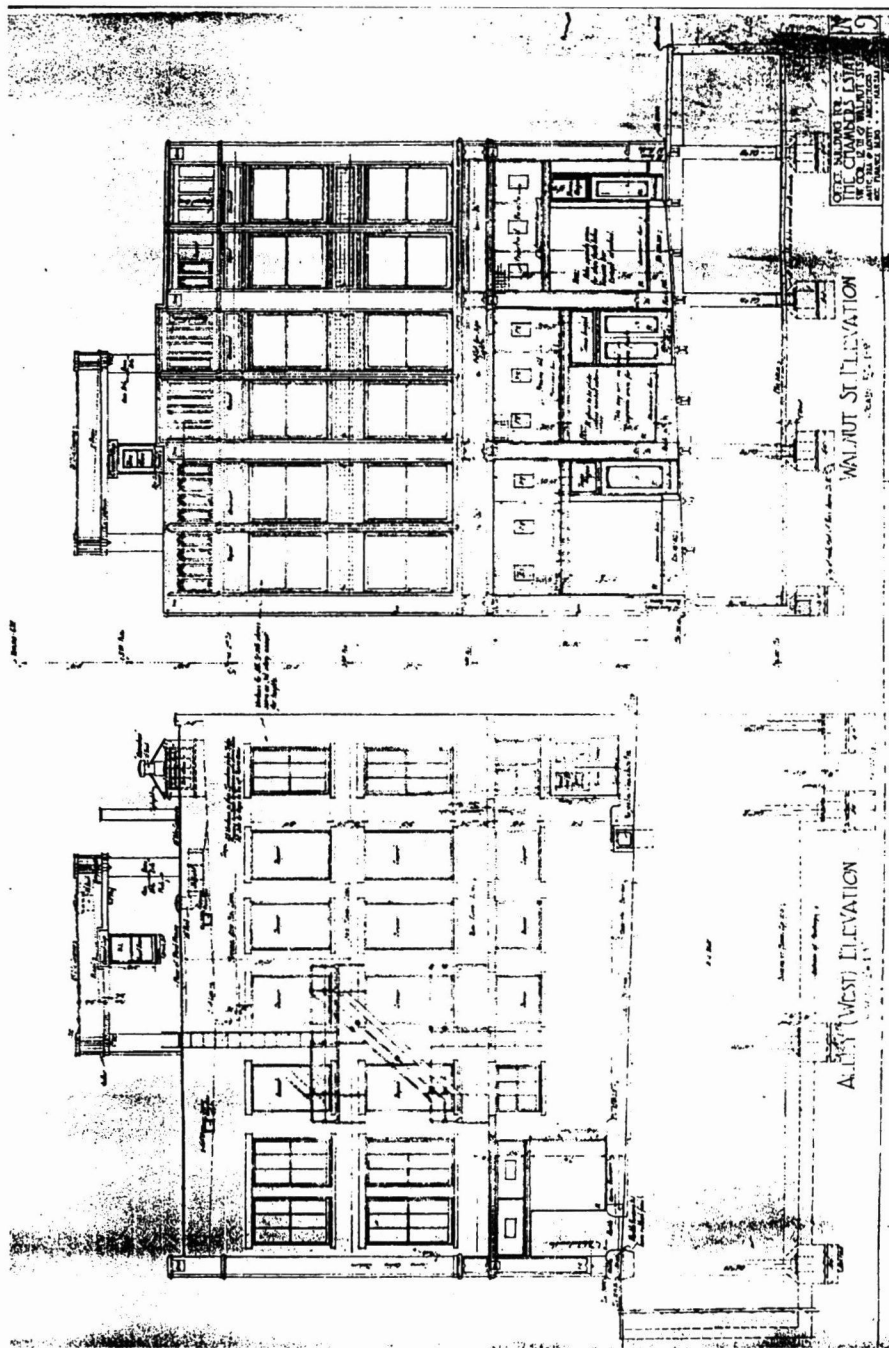
Office Building for the Chambers Estate. Plans by Smith, Rae and Lovitt, 1915
The Original Twelfth Street (North) Elevation

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The Chambers Building
Jackson County, MO



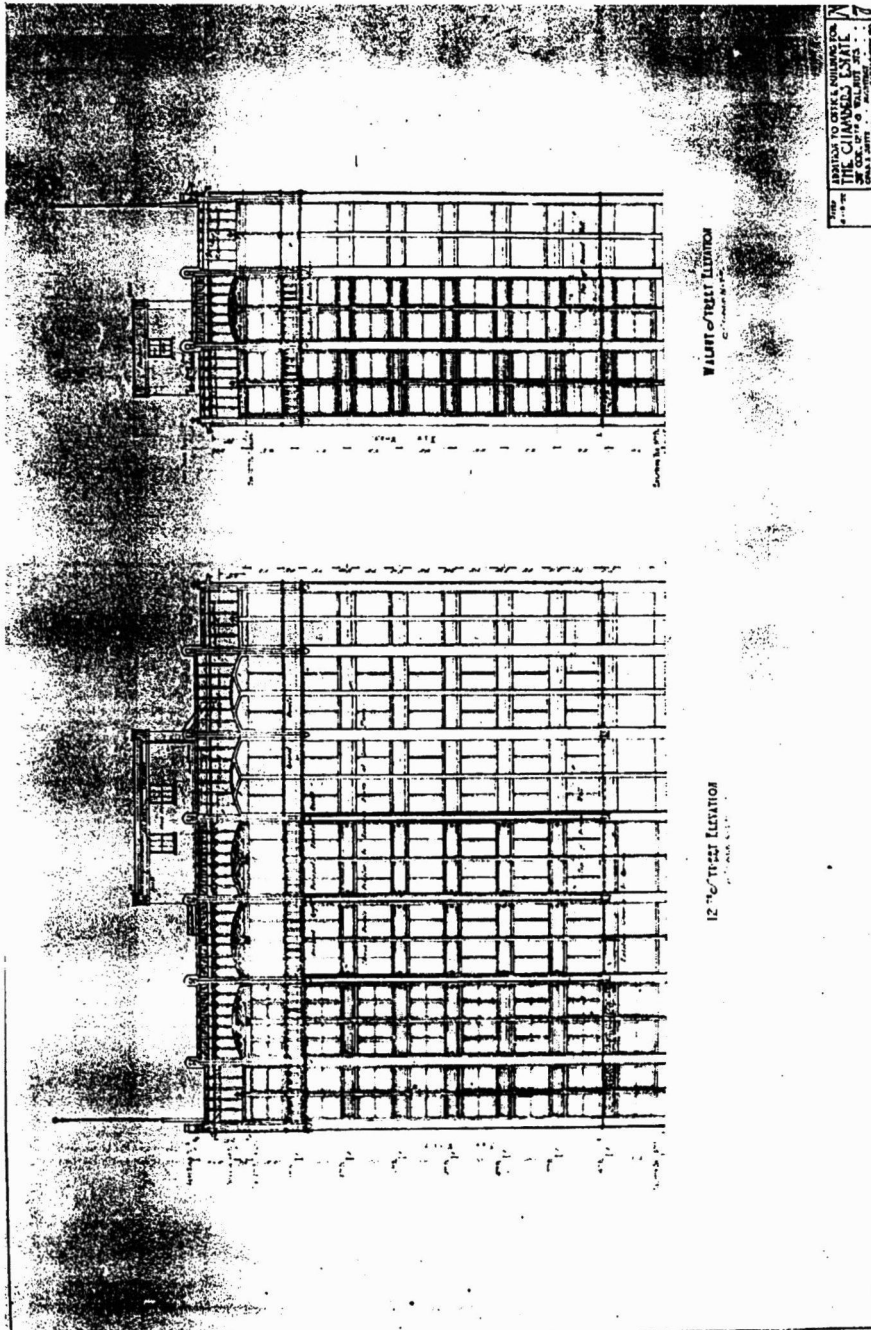
Office Building for the Chambers Estate. Plans by Smith, Rae and Lovitt, 1915
The Original Alley (West) and Walnut Street Elevations

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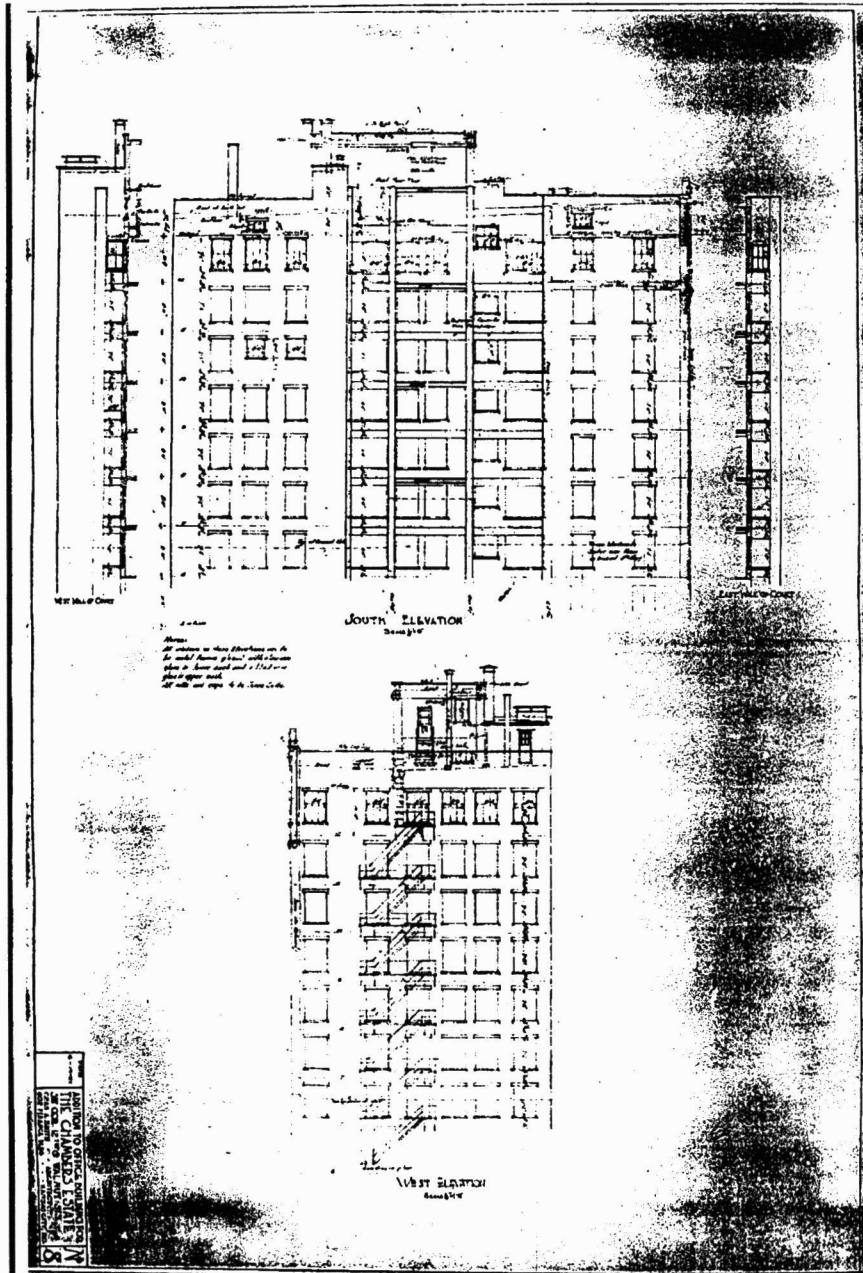
Additions to Office Building for the Chambers Estate
Plans by Charles A. Smith, 1922
12th Street and Walnut Street Elevations

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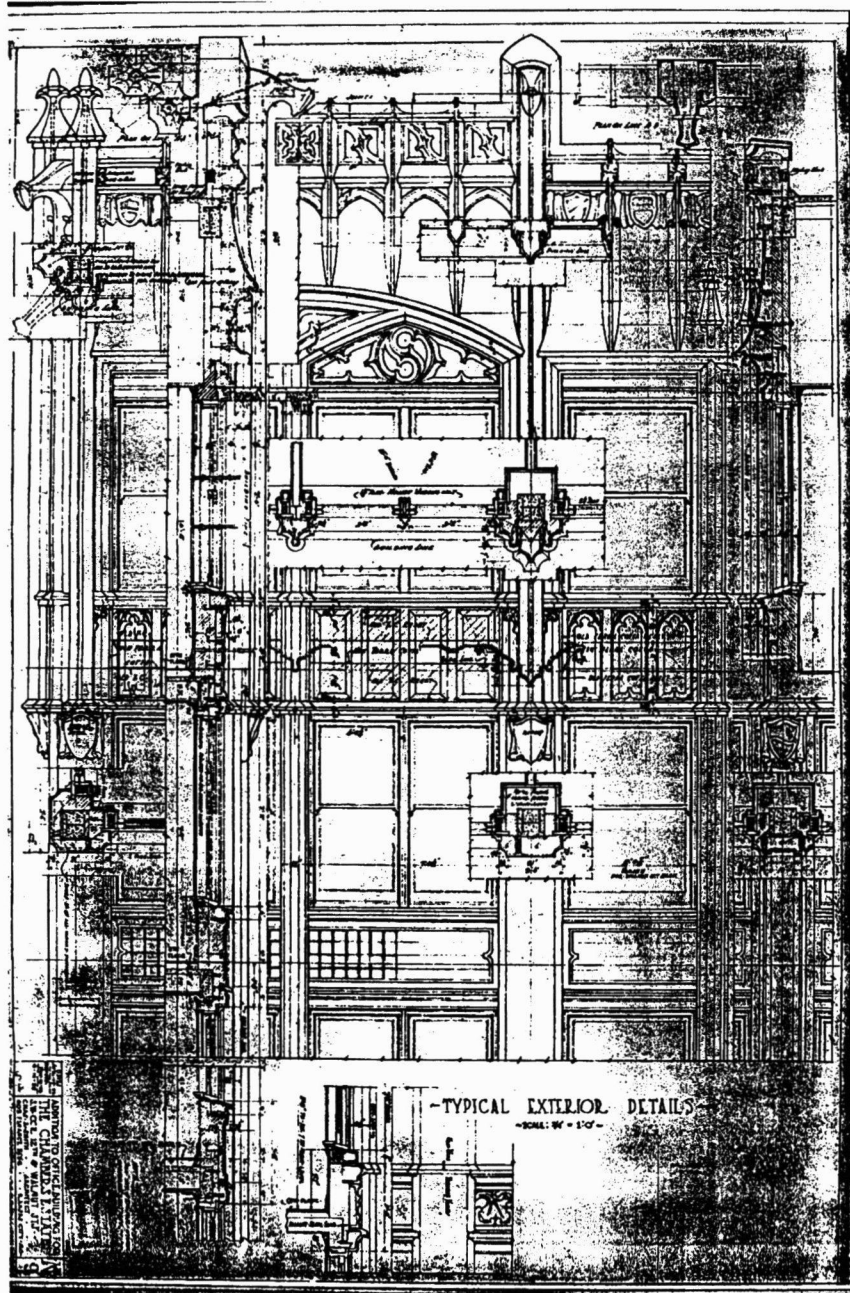
Additions to Office Building for the Chambers Estate
Plans by Charles A. Smith, 1922
South and West Elevations

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The Chambers Building
Jackson County, MO



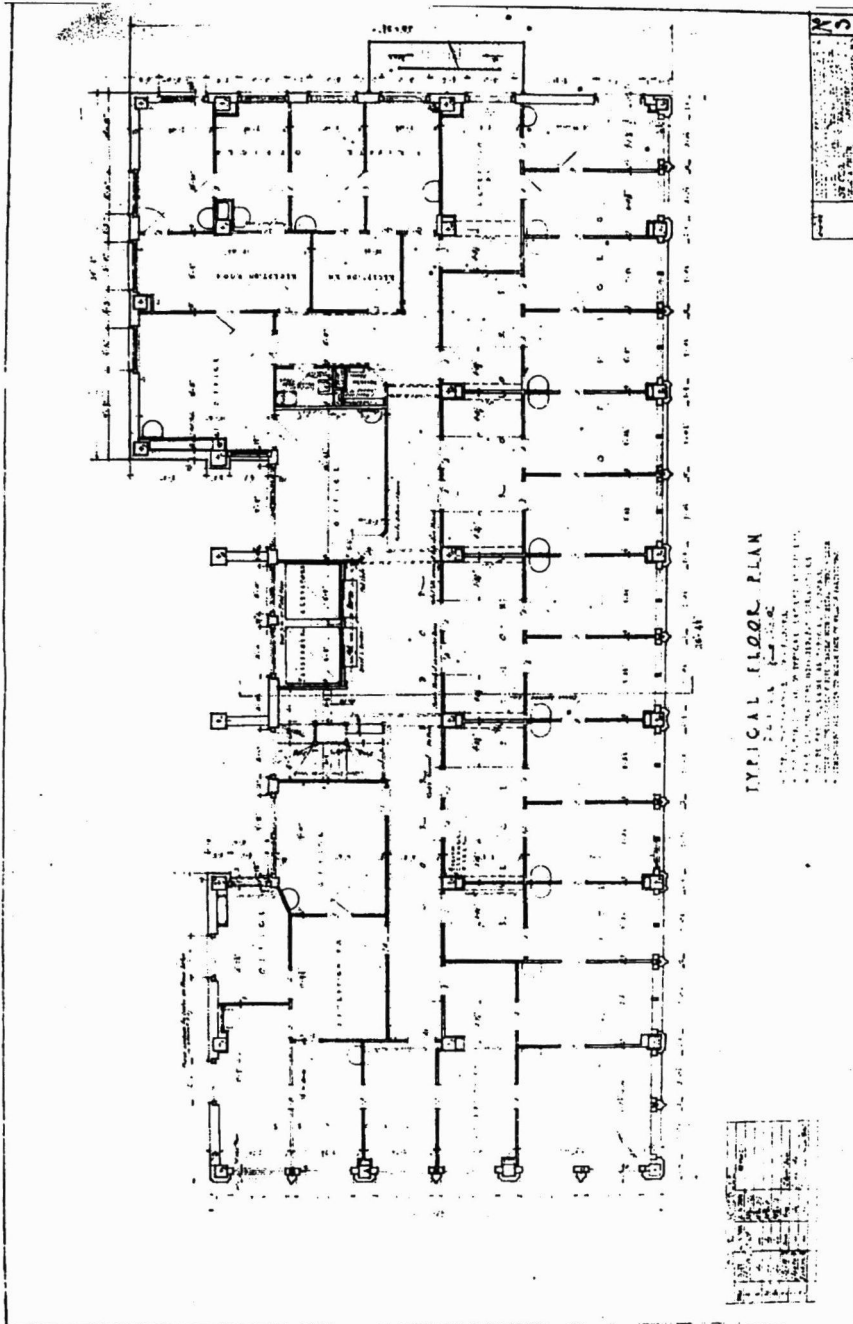
Additions to Office Building for the Chambers Estate
Plans by Charles A. Smith, 1922
Typical Exterior Details

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The Chambers Building
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Additions to Office Building for the Chambers Estate
Plans by Charles A. Smith, 1922
Typical Floor Plan

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

ARCHITECTURE

Periods of Significance

1915

1922

Significant Dates

1915

1922

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Rae and Lovitt, architects (1915)

Smith, Charles A., architect (1923)

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government City Hall

University Western Historic Manuscripts Collection

Other:

Name of repository: Kansas City Public Library

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**The Chambers Building
Jackson County, MO**

SUMMARY

The Chambers Building, located at 25 East 12th Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion C and is significant in the following area: ARCHITECTURE: Designed by Smith, Rea and Lovitt in 1915, with an addition planned in 1922, the Chambers building, in its final form, is representative of the most successful commercial designs by that prominent Kansas City architectural firm. Originally planned as a five-story building with provisions for additional floors, the Chambers Building is not only distinguished for its structural steel design, but also exemplifies the firm's prudent anticipation of the demand for more office space in the central business district of Kansas City, Missouri. Ultimately, the Chambers Building is an expression of conservative, yet expressive modern architecture and sensitive, yet economic, modification by one of Kansas City's leading architectural firms of the time.

The period of significance is 1915 and 1922, the dates of the building's two construction campaigns. Additionally, the Chambers Building is significant on a local level.

ELABORATION

The Development of the Chambers Building

The 12-story steel and terra cotta building located at the southwest corner of 12th and Walnut was developed by the Chambers Estate of California. The holdings of the estate originated from Senator R. C. Chambers, who had spent his childhood in Kansas City. After he left for California in 1850 at the age of 18, Chambers made his fortune in placer and quartz mining ventures in Utah twenty years later. Although his home remained in Park City, Utah, for the majority of his life, Chambers still owned a number of properties in Kansas City including the residences of his brothers and sisters. Chambers' personal estate multiplied as he acquired interests in the Ontario mines, immense ranches and invested in the Salt Lake City Railroad Company. Outside of his moneymaking endeavors, Chambers was elected to one term in the Utah State Senate from 1895-1899.

When he died suddenly in April 1901 in San Francisco, it was reported that Chambers' two brothers and three sisters were his only living heirs. At the time of his

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death, his fortune was estimated between \$2,000,000 and \$5,000,000 which was to be distributed by the Chambers Estate.¹

George R. Chambers, one of the brothers of the deceased millionaire who resided in Lee's Summit, Missouri, headed the estate responsible for the construction of the Chambers Building. As a representative of the estate, George contracted the Kansas City architectural firm of Smith, Rea and Lovitt to design a building on property the estate had purchased in 1912 at 12th and Walnut. The firm's design was for a five-story, steel frame and white glazed terra cotta tile building at a cost of \$200,000. It is interesting to note that the Chambers Estate paid \$10,000 a front foot for the lot, the highest amount paid for real estate in Kansas City at the time.

Smith, Rae and Lovitt's original design had planned for a total of 12 stories. Since the base of the building had been constructed to support a twelve-story structure, the Chambers Estate decided to follow through with an addition of seven stories in 1922. George R. Chambers, who was still managing the Chambers Estate at the time, indicated that the cost of the major addition would be around \$400,000 or \$17,000 more for each floor. A demand in 1922 for office space in Kansas City's central business district, coupled with a recession in construction costs, prompted the estate to go ahead with the addition.

Charles A. Smith was chosen to complete the design of the addition and the Swenson Construction Company was named contractor. Smith insisted that no tenant would be disturbed during construction, so all concrete flooring was poured at night. The addition was completed by May 15, 1923.²

The Chambers Building and Its Place in the Design Legacy of the Architectural Firm of Smith, Rae and Lovitt

Charles Ashley Smith was born in Steubenville, Ohio, on March 22, 1866, the son of Augustine L. and Cynthia Loraine (Parker) Smith. The family moved to Iowa in 1874, where the elder Smith worked as a contractor and builder, while serving on both the Des Moines city council and the board of education. Perhaps inspired by his father's work, Charles A. Smith was interested in architecture from an early age. Following a public

¹ "Chambers, R. C. (Craig), Death," *Kansas City Times*, 15 April 1901. Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri.

² *Journal-Post*, 22 April 1923, n.p. Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri.

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school education, at the age of 16, he was able to secure a position with the architectural firm of Bell & Hackney, designers of both the Iowa and Illinois State capitol buildings.

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

Following Hackney's death in 1898, Smith assumed his position as official architect for the Kansas City Board of Education. He retained this position for thirty-eight years, until 1936, establishing a solid reputation for the quality of his school designs, most of which are extant. During his lengthy tenure, Smith was responsible for designing schools in the Gothic, Neoclassic, Jacobethan, Greek and Romanesque Revivals, English Renaissance and Art Deco styles, with thought for expansion. Furthermore, Smith was keenly aware of adapting the latest in classroom planning. Smith's educational schemes "were to be practical rather than extravagant, ornate or luxurious."³

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

In 1910 Smith joined with Charles Rea and Walter Lovitt to form the firm of Smith, Rea and Lovitt. The firm lasted for ten years (with Lovitt dying in 1920 and Rea one year later), and was responsible for a number of large commercial designs in and around Kansas City's central business district. With this partnership came a drastic

³ Linda F. Becker and Cydney E. Millstein. "Kansas City Public Schools Survey Final Report," Kansas City: Landmarks Commission, October 1989, 22. The report also points out that Smith, in a 1915 newspaper article, declared that "as far as the school buildings and playgrounds are concerned Kansas City has gone farther in the last five years than any American City." As a result of the building renaissance at this time, the year 1916 found Kansas City ranking very high among the large cities of the county in "housing facilities" for its children.

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The Chambers Building
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change in the design and construction of their commissions. Among those were the now demolished Hewson Building, 1016 Walnut (1912), with its elegantly articulated enframed window wall of terra cotta; the Firestone Building, 2001 Grand Boulevard (1915), listed in the National Register of Historic Places and the prestigious Kansas City Club, 1228 Baltimore Avenue (1918), both designed with restrained Gothic detailing. Another National Register-listed building, the Ivanhoe Temple, 2301 E. Linwood Boulevard (1920-1925), was recently razed for future parking space. All of these properties were constructed of structural steel, a departure from their previous work. The firm was now fully embracing the principles of modern framing.

During this period in the career of the firm, the Chambers Building was also constructed. Although simple in its overall conception, the exterior of the 12-story property clearly illustrates the building's structural system. Encased in concrete to add fire proofing and strength, the structural steel system composed of column-and-beam bents supports the entire dead load, live load, and wind loads of the building. The curtain wall is conveyed, bay by bay, on shelf angles fixed to the spandrel beams.⁴ Contrasting the conventional secondary west and south façades of brick, the terra cotta clad north and east façades, through the alternating veneer of thick and thin piers, distinguish the bearing columns from the non-bearing columns. Thus, the exterior veneer of the Chambers Building illustrates how the internal skeleton functions.

What truly sets this building apart from other buildings by Smith Rea and Lovitt during their ten-year relationship is the unique way in which the addition to the Chambers Building was designed and constructed. Additions to buildings in the central business district of Kansas City by other firms were typically quite discernible from the original scheme. For example, the New England Bank Building, 21 W. 10th Street, originally built as a one story stone Neo-Classical facility, was topped with a rather bland, contrasting brick addition, extending the height of the commercial building to 14 floors. Similarly, the Dwight Building, 1004 Baltimore, was originally constructed of 7 floors and profusely embellished with Neo-classical ornamentation. The subsequent modestly ornamented three stories appear as a dissimilar appendage to the original design. Even one of Smith's additions mixed a Gothic-trimmed building with a topping of trappings from the Art Deco (see comments on the Jenkins Music Company Building below).

⁴ Structural steel construction as explained in Carl W. Condit, *American Building Art: The Twentieth Century* (New York: Oxford University Press, 1961), 9-10. See also Paul Goldberger, *The Skyscraper* (New York: Alfred A. Knopf, 1982), 33. Condit states that the "modern system of steel-framed construction was largely the creation of the engineers and architects of the Chicago School in the decade of the 1880s, but the most thorough exploitation of the technique has been by New York builders." A prototype of the Chambers Building is the Bayard Building (1898) by the famed architect Louis Sullivan.

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On the other hand, Smith, Rae and Lovitt's 1922 plan for the Chambers Building fused the initial five-story office space into one, cohesive composition — a three-part vertical block, strewn with traces of Gothic adornment at its crown. The result is that the entire 12-story building appears as one aesthetic aim constructed in a single building campaign.

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

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

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

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Fortunately for Smith, he did not live to see the demise of a significant part of his work in Kansas City. He died in 1948 at the age of 82.⁵

It can be said that Charles A. Smith, and his related firms, was one of the most successful architects working in the metropolitan Kansas City area during the first half of the 20th century. Although he was not particularly ingenious, Smith's architecture, nonetheless, clearly added to the legacy of design that characterizes Kansas City. The Chambers Building, one of the few intact historic properties to remain in a highly visible section and major thoroughfare of the central business district of Kansas City, is one of Smith's most accomplished, extant commercial designs, representative of his comprehensive understanding of architecture, engineering, and his discerning expectation of future needs for downtown Kansas City.

⁵ Biographical information on Charles A. Smith was taken from Cydney E. Millstein, "Charles A. Smith" as included in "Westheight Manor Historic Inventory Phase 3 Survey, Kansas City, Kansas." 1990.

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The Chambers Building
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Bibliography

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Kansas City: Landmarks Commission, October 1989.

Condit, Carl. *American Building Art: The Twentieth Century*. New York: Oxford
University Press, 1961.

Goldberger, Paul. *The Skyscraper*. New York: Alfred A. Knopf, 1982.

Hool, George A and W. S. Kinne. *Steel and Timber Structures*. New York and London:
McGraw-Hill Book Company, Inc., 1924.

Millstein, Cydney E. "Charles A. Smith," as included in "Westheight Manor Historic
Inventory Phase 3 Survey, Kansas City, Kansas." 1990.

Smith, Charles A. "The Chambers Building." Plans. Western Historic Manuscript
Collection, University of Missouri-Kansas City.

Smith, Rae and Lovitt. "The Chambers Building." Plans. Western Historic Manuscript
Collection, University of Missouri-Kansas City.

The Journal-Post, 22 April 1923.

The Kansas City Star, 6 April 1947.

The Kansas City Star, 16 April 1922.

The Kansas City Times, 15 April 1901.

"Walter U. Lovitt Dead," *The Kansas City Star*, 9 March 1920, 3.

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	363190	4329090			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Cydney E. Millstein
 organization Architectural and Historical Research, LLC date May 25, 2001
 street & number P.O. Box 22551 telephone 816.363.0567
 city or town Kansas City state Missouri zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

name The Chambers Building Partners, L.L.C.; c/o Copaken, White & Blitt
 street & number 8900 State Line Road, Suite 333 telephone 913-381-3840
 city or town Leawood state KS zip code 66206

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The Chambers Building
Jackson County, MO

Verbal Boundary Description

Lot 46 (except that part now in 12th Street), the North 11.75 feet of the East 77 feet of Lot 47, and the North 20 feet of the West 38 1/2 feet of said Lot 47, all in Block 4, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, said premises being described by metes and bounds as follows: Beginning at the intersection of the West line of Walnut Street with the South line of 12th Street, and then running West along the South line of 12th Street, 116.37 feet, more or less, to the East line of an alley; thence South along said East line of alley 58.28 feet, more or less, to a point 20 feet South of the Northwest corner of Lot 47, thence East parallel with the South line of 12th Street 39.33 feet, to a point 77 feet West of the West line of Walnut Street; thence North parallel with the West line of Walnut Street 8.25 feet; thence East parallel with the south line of 12th Street 77 feet to a point in the West line of Walnut Street which is 11.75 feet south of the Northeast corner of Lot 47; thence North along said West line of Walnut Street 49.07 feet to the place of beginning.

Boundary Justification

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

Key to Photographs

(Cydney E. Millstein, Kansas City, Missouri, photographer. All 35 mm. negatives are the property of Architectural and Historical Research, LLC, Kansas City, Missouri.)

1. The north (main) and west façades; view facing southwest.
2. The north (main) and west façades; view facing southwest.
3. The north and west façades; view facing southeast.
4. Detail of the north fenestration; view facing south.
5. The west and north façades; view facing east.
6. The east and south façades; view facing northwest.
7. Detail of the east fenestration; view facing west.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Chambers Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MISSOURI, Jackson

DATE RECEIVED: 11/13/01 DATE OF PENDING LIST: 12/07/01
DATE OF 16TH DAY: 12/23/01 DATE OF 45TH DAY: 12/29/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01001379

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/28/01 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



GOLDEN GOOSE JEWELRY

S

DIAMONDS

The Chambers Building
25 East 12th Street
Kansas City
Jackson County
Missouri

#1



GOLDEN GOOSE JEWELRY

HANKINS JEWELRY

GORDON PIERCE

WALNUT

242 B

The Chambers Building
25 East 12th Street
Kansas City
Jackson County
Missouri

#2



JEWELRY

HANKIN'S JEWELRY

GOODIES TO GO

S

The Chambers Building
25 East 12th Street
Kansas City
Jackson County
Missouri

#3



The Chambers Building
25 East 12th Street
Kansas City
Jackson County
Missouri

#4



the Chambers Building

#5

25 East 12th Street

Kansas City

Jackson County

Missouri



The Chambers Building

25 East 12th Street

Kansas City

Jackson County

Missouri

#6



Joe Chambers Building

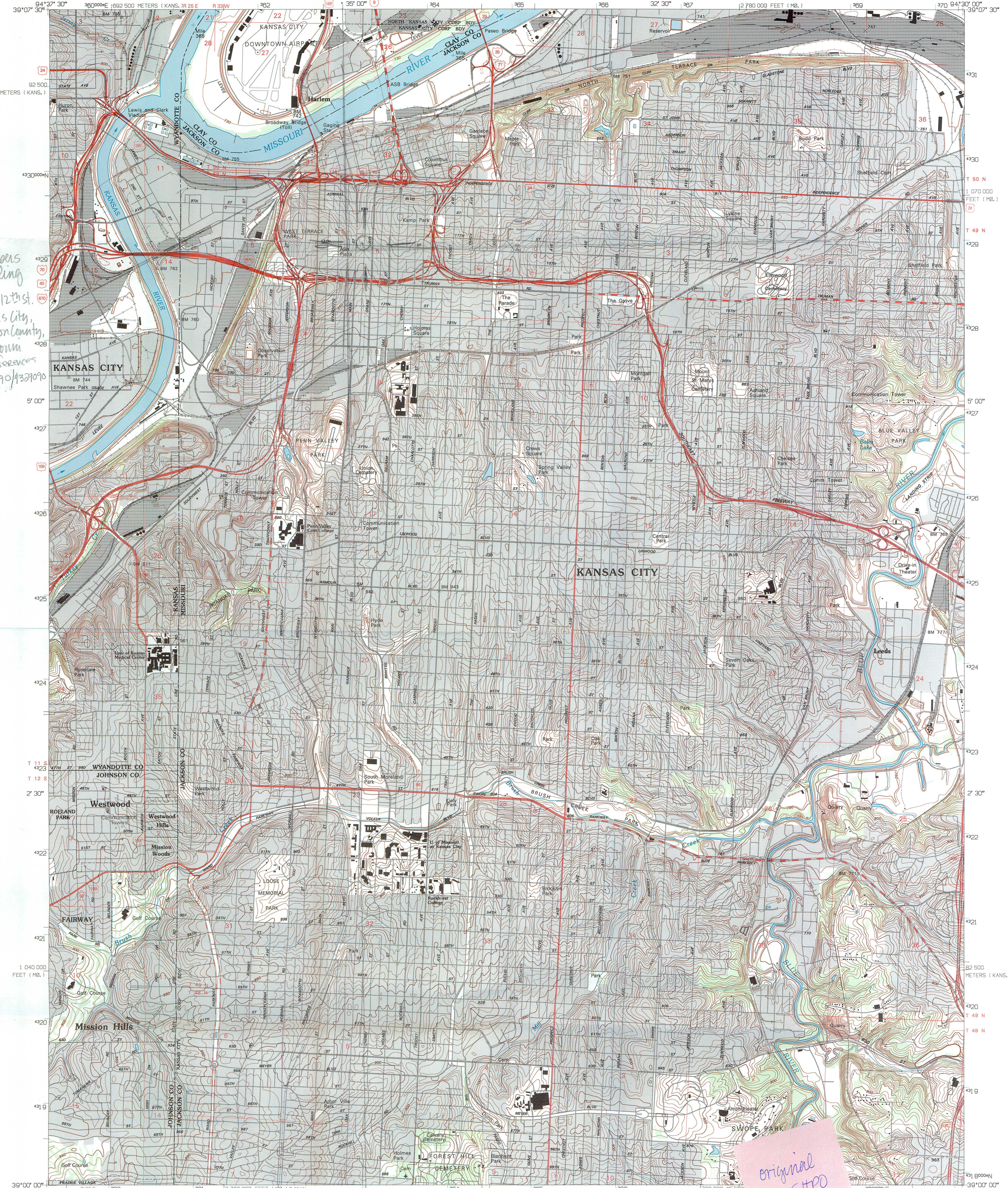
25 East 12th Street

Kansas City

Jackson County

Missouri

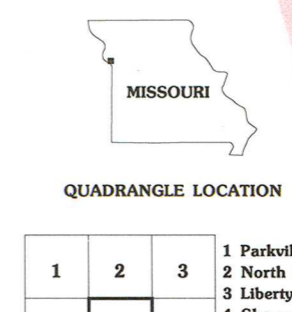
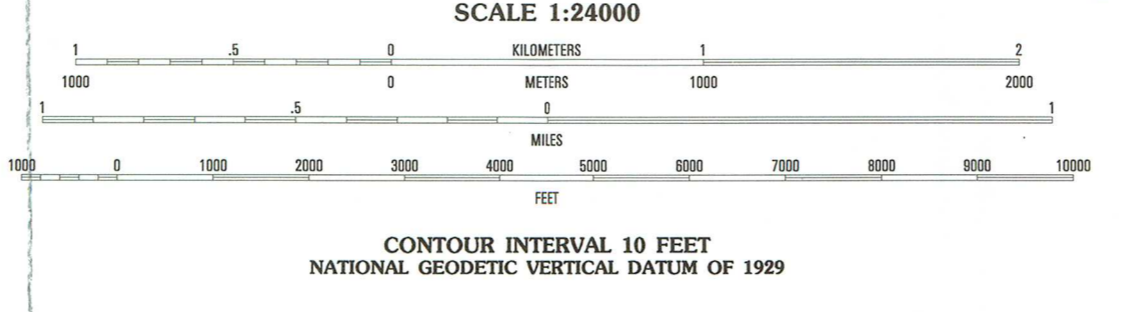
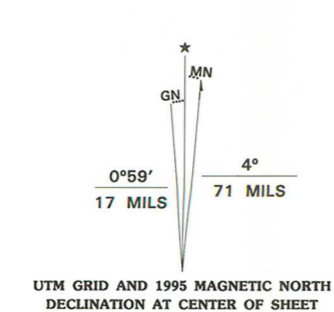
#7



*Chambers Building
25 E. 12th St.
Kansas City,
Jackson County,
Missouri
UTM References
15/363190/432990*

*original
STPO
8/22/01*

Produced by the United States Geological Survey
Planimetry by photogrammetric methods from imagery dated 1955
Topography by planimetric surveys 1954-55, Revised 1964
Revised from imagery dated 1990-91, PLSS and survey control
current as of 1985. Map edited 1995. Contours not revised.
Contours that conflict with revised planimetry are dashed.
North American Datum of 1983 (NAD 83). Projection and
blue 1000-meter ticks: Universal Transverse Mercator, zone 15
10 000-foot ticks: Missouri Coordinate System of 1983 (west zone)
2 500-meter ticks: Kansas Coordinate System of 1983 (north zone)
North American Datum of 1927 (NAD 27) is shown by dashed
corner ticks. The values of the shift between NAD 83 and NAD 27
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software



ADJOINING 7.5' QUADRANGLE NAMES

1	2	3	1 Parkville
2	3	4	2 North Kansas
3	4	5	3 Liberty
4	5	6	4 Shawnee
5	6	7	5 Independence
6	7	8	6 Lenexa
			7 Grandview
			8 Lees Summit

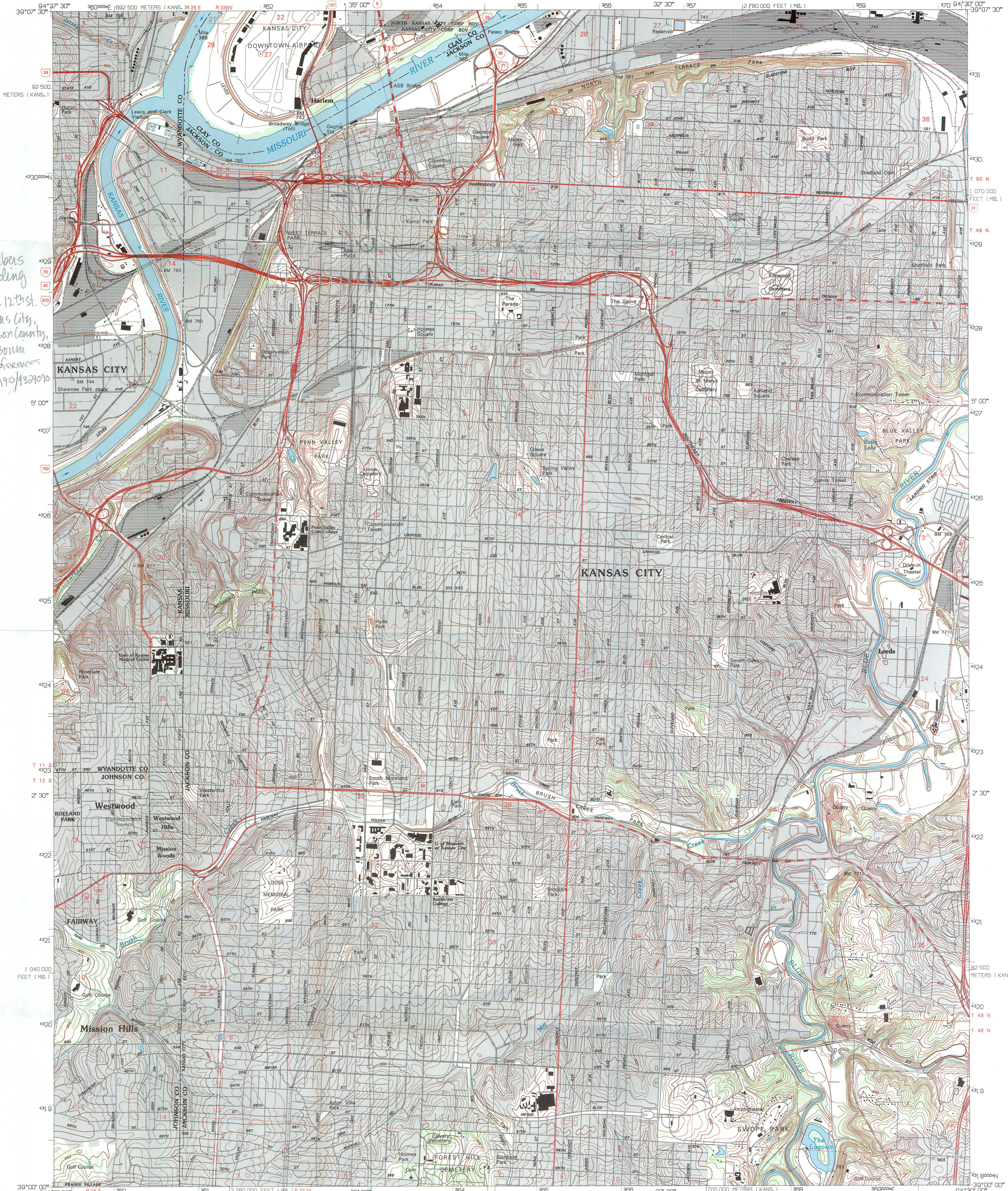
COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND DIVISION OF GEOLOGY AND LAND SURVEY
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
AND KANSAS GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA • 1995
AD CLASSIFICATION
Light-duty road, hard or
Improved surface
Unimproved road

U.S. Route State Route

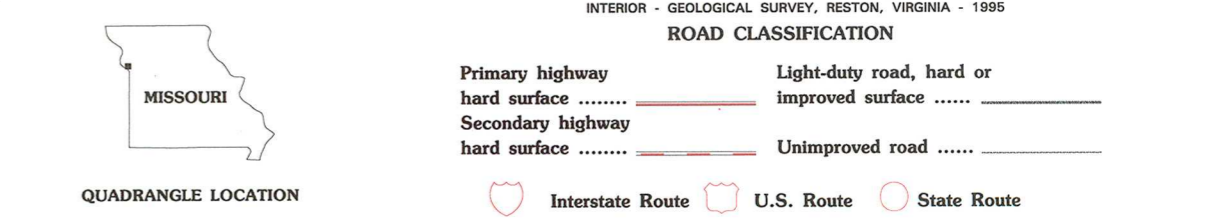
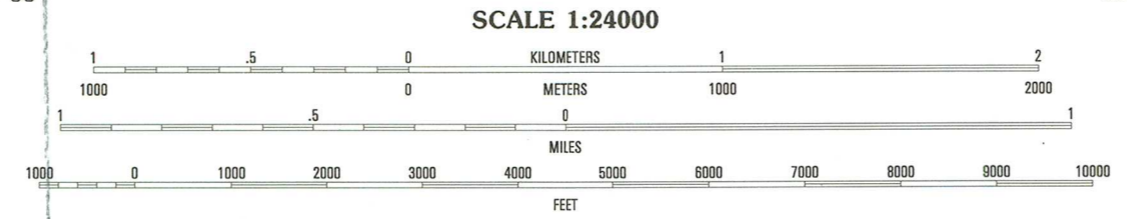
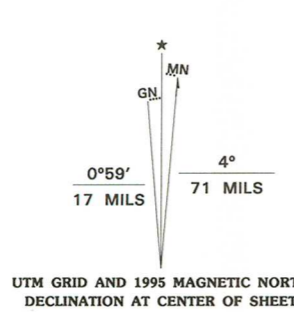
KANSAS CITY, MO-KS
39094-A5-TF-024
1991
DMA 7062 II SE-SERIES V879





Chambers Building
25 E. 12th St.
Kansas City,
Jackson County,
Missouri
UTM References
15/362190/432109

Produced by the United States Geological Survey
Planimetry by photogrammetric methods from imagery dated 1955
Topography by planimetric surveys 1934-35. Revised 1964
Revised from imagery dated 1990-91. PLS and survey control
current as of 1995. Map edited 1995. Contours not revised
Contours that conflict with revised planimetry are dashed
North American Datum of 1983 (NAD 83). Projection and
blue 1000-meter ticks: Universal Transverse Mercator, zone 15
10 000-foot ticks: Missouri Coordinate System of 1983 (west zone)
2 500-meter ticks: Kansas Coordinate System of 1983 (north zone)
North American Datum of 1927 (NAD 27) is shown by dashed
corner ticks. The values of the shift between NAD 83 and NAD 27
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software



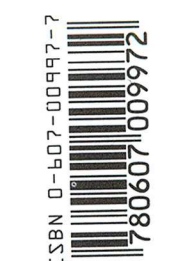
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CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND DIVISION OF GEOLOGY AND LAND SURVEY
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
AND KANSAS GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

1	2	3	1 Parkville
4	5	2 North Kansas City	3 Liberty
6	7	4 Shawnee	5 Independence
		6 Lenexa	7 Grandview
		8 Lees Summit	

ADJOINING 7.5' QUADRANGLE NAMES

KANSAS CITY, MO-KS
39094-A5-TF-024
1991
DMA 7662 II SE-SERIES V879



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Bob Holden, Governor • Stephen M. Mahfood, Director

October 29, 2001

Ms. Carol Shull
United States Dept. of the Interior
National Register of Historic Places
Mail Stop 2280, Suite 400
1849 C St., NW
Washington, DC 20240

Dear Ms. Shull:

Please find enclosed the following submission from Missouri for nomination to the National Register of Historic Places:

Chambers Building
Jackson County, Missouri

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on September 28, 2001. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. No objections, notarized or otherwise, were received for the above referenced nomination.

The City of Kansas City, as part of its responsibilities as a Certified Local Government, was provided an opportunity to review the proposed nomination prior to its presentation to the state review board. Letters from the Mayor and the Kansas City Landmarks Commission supporting the nomination are enclosed.

If you have any questions concerning this submission, please contact Tiffany Patterson of my staff at 573/751-7800.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:tp

Enclosure: as stated



City Administration P.O. Box 979, Rolla, MO 65402

(573) 364-1384 FAX (573) 368-4238 email city@rollanet.org

August 31, 2001

RECEIVED
SEP 03 2001

HISTORIC PRESERVATION
PROGRAM

Ms. Tiffany Patterson
National Register Coordinator
Dept. of Natural Resources
P.O. Box 176
Jefferson City, MO 65102-0176

Dear Ms. Patterson:

I am writing on behalf of the City Council of the City of Rolla to encourage your support and approval of the pending application by Phelps County Bank (National Bank of Rolla) to the National Register of Historic Places. I understand the nomination will be considered by the Missouri Advisory Council on Friday, September 28, 2001.

Rolla is a proud community and one that deeply appreciates the historical significance of people, places and events. The four story building at 718 Pine Street was built in 1930-31 to house the National Bank of Rolla, the Hotel Edwin Long, and the Edwin Long Coffee Shop. The building's first floor has been in almost continuous use since 1931 as a bank and as such has been an anchor for the downtown business community for 70 years. The building's exterior facing Pine and 8th Streets still retain much of the original detailing missing in many of our other downtown store fronts.

Phelps County Bank, the current owner, moved into the property in 1963 and purchased the building in 1977. Employee-owned since 1993, Phelps County Bank once again demonstrated its commitment to historical Downtown Rolla when a new face lift and preservation effort was completed in 2001. The renovation effort has energized the Community's commitment to the "central business corridor" and has aided in the production of a Downtown Master Plan and numerous planned public and private improvements.

It is for these many reasons that I urge your support for this nomination. If I can be of assistance do not hesitate to call.

Sincerely,

Joseph E. Morgan,
Mayor

JEM/mas

Cc: PCB Emma Lou Brent

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

City Planning and Development Department

Planning, Preservation and Urban Design
Landmarks Commission

26th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106-2795

(816) 513-2902
Fax: (816) 513-2899

September 28, 2001

Stephen M. Mahfood
Missouri State Historic Preservation Officer and
Director, Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102-0176

Re: **National Register Nomination** for the *Chamber's Building*

Dear Mr. Mahfood:

As Chair of the Landmarks Commission of the City of Kansas City, Missouri, a Certified Local Government, I am pleased to inform you that the Commission has reviewed the nomination to the **National Register of Historic Places** for the *Chambers Building*, located at **12 East 25th Street** in Kansas City, Missouri. In the opinion of the Landmarks Commission, this landmark is of historical significance, and we recommend its nomination to the National Register.

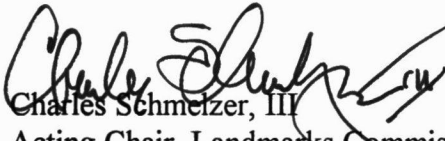
The nomination was reviewed by the Landmarks Commission at a regularly scheduled hearing on September 28, 2001. Notification of intent was mailed to the property owners on September 19, 2001, and a public notice was printed in *the Pulse* on September 13, 2001. The Landmarks Commission office received no letters or calls in opposition to the nomination.

At the September 28th hearing of the nomination, the Landmarks Commission made a motion to **recommend** to the State Advisory Council on Preservation the following:

Stephen M. Mahfood
September 28, 2001
Re: Chambers Building
Page Two

Given its significance under *Criterion C*, the *Chambers Building*, located at 12th and Walnut, is an exemplary example of early modern structural steel designed by Smith, Rea and Lovitt, and embodies a distinctive character of a type, period, and method of construction, the *Chambers Building*, **MERITS INCLUSION** in the **National Register of Historic Places** and the Commission recommends approval of the nomination.

Sincerely,


Charles Schmeizer, III
Acting Chair, Landmarks Commission

cc: The Honorable Kay Barnes, Mayor
Robert L. Collins, City Manager
Vicki L. Noteis, AIA, Director of the City Planning & Development Department
Lisa Lassman Briscoe, AIA, Div. Manager, Planning, Preservation, & Urban Design
Bradley Wolf, Assistant Administrator, Landmarks Commission
Cydney E. Millstein of Architectural & Historical Research, LLC, Nomination Preparer

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

Office of the Mayor

Mayor Kay Barnes

29th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2778

(816) 513-3500
Fax: (816) 513-3518

September 28, 2001

Stephen M. Mahfood
Missouri State Historic Preservation Officer and
Director, Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102-0176

Dear Mr. Mahfood:

As Mayor of the City of Kansas City, Missouri, a Certified Local Government, I have reviewed the nomination to the **National Register of Historic Places** for the ***Chambers Building*** located at 25 East 12th Street in Kansas City, Jackson County, Missouri. It is the opinion of the Landmarks Commission that this landmark is of historical significance and we recommend its nomination to the National Register.

Notification of intent was mailed to the property owners on September 19, 2001, and a public notice was printed in *the Pulse* on September 13, 2001. The Landmarks Commission office received no letters or calls in opposition to the nomination.

The Landmarks Commission of Kansas City, Missouri, reviewed the nomination for the ***Chambers Building*** to the **National Register of Historic Places**. They also recommended approval of the nomination.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kay Barnes'. The signature is written in black ink and is positioned above the printed name.

Kay Barnes

cc: Robert L. Collins, City Manager
Vicki L. Noteis, AIA, Director of the City Planning & Development Department
Lisa Lassman Briscoe, Div. Manager, Planning, Preservation, & Urban Design
Bradley Wolf, Assistant Administrator, Landmarks Commission
Cydney E. Millstein of Architectural & Historical Research, LLC, Nomination
Preparer