

United States Department of the Interior
National Park Service

RECEIVED

AUG 29 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Kansas City Power and Light Company Building
other names/site number n/a

2. Location

street & number 1330 Baltimore Avenue n/a not for publication
city, town Kansas City n/a vicinity
state Missouri code MO county Jackson code 095 zip code 64194

3. Classification

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

Name of related multiple property listing: n/a
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Frederick A. Brunner 15 August 1988
Signature of certifying official Frederick A. Brunner, Ph.D., P.E., Director Date
Department of Natural Resources, and State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Edson A Beall 1-9-03
 See continuation sheet.
 determined eligible for the National Register. Beth Boland Determined Eligible 10/6/88
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper Boy Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Commerce/Trade

Commerce/trade/business

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Modern Movement/Art Deco

foundation Concrete

walls Steel/Limestone

roof Other: Tar and Gravel

other

Describe present and historic physical appearance.

The Kansas City Power and Light Building is a 30-story, steel frame rectangular office building sheathed in Indiana limestone and executed in the Art Deco style. As a conscious rejection of historical styles, the streamlined forms of the Art Deco building attempted to embody "progress" in a new, modern era. The Kansas City Power and Light Building represents this quintessential Art Deco form by its simple, bold, stylized and sculptural motifs symbolizing light and energy, and its exaggerated verticality projected by the use of recessed window spandrels. The building has retained its original integrity of design, materials, and workmanship. A photograph taken shortly after it was constructed also reveals that almost no exterior changes have taken place over the years. The Power and Light Building is situated on the northwest corner of 14th and Baltimore. Low rise modern buildings are located to the north and south, the President Hotel to the east, and a surface parking lot to the west.

The primary facades, which have granite bases, are located on the east (Baltimore) and south (14th Street). The first two levels of these facades have five bays. The east facade has fourteen bays from levels 3-19, ten bay from levels 20-27, six bays from levels 28-30. The bays diminish because of the step backs located at the 16th, 20th, 22nd, 27th, 29th and 31st floors. The south facade has ten bays from level 3-15, eight bays from levels 16-19, eight bays from levels 20-27, and six bays from levels 28-29. The east facade has a recessed, centrally located entrance while the south facade has an entrance crowned by a canopy and located at the end (west) bay. The plate glass storefronts are flanked by slender sidelights and are crowned by black marble transoms. The three-part second level windows have arched transoms and are highlighted by volutes and a terra cotta scroll design. Between the street- and second-level windows are five-section panels executed in terra cotta. These panels depict the powers of light and energy through variations of a sunburst design. This ornamentation is also displayed on the cast-iron canopies located between the 3rd and 4th levels of the primary facades, as well as the panels located between the 3rd and 4th floors, and 4th and 5th floors, and before the step backs at the 15th, 19th, 26th, 28th and 30th floors. However, the most dramatic sunburst design is located above the centrally located entrance on the east facade. Fenestration on the primary facades includes one-over-one sash rectangular windows above the second levels. Exaggerated verticality is projected by the use of recessed windows spandrels.

See continuation sheet

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

The secondary facades are located on the west and north. Except for a service entrance and mechanical vents, the north facade is not fenestrated on the first two levels. Above the 2nd level, the pattern of bays closely follows that of the south facade. Fenestration on the north facade includes multi-sash rectangular windows except on levels 4-5 where an auditorium space is located. The west facade is almost completely without fenestration due to a bank of elevators on that elevation.

The Power and Light Building is crowned with a lighted lantern extending approximately six stories high. The entire building is dramatically lit at night by floodlights concealed behind the step backs located at the 16th, 20th, 22nd, 27th, 29th, and 31st floors. The lantern features prismatic glass panels and alternating multi-colored lights. Ornamentation displayed on the building is characteristic of the Art Deco mode of design - simple, bold, stylized and sculptural. As previously mentioned, sunburst motifs were utilized to symbolize light and energy.

The rectangular plan of the ground floor is divided by a "T-shaped" hall leading to the entrance on the east and south. (1) A bank of elevators is located on the west side of the building. A marble staircase leads to a two-level open balcony. As displayed on the exterior, Art Deco stylized and sculptural motifs adorn everything from the radiator grills to the water fountains. The theme throughout is "light and energy" represented by variations of a sunburst design executed in brass, terra cotta, marble and tile. Sunbursts crown each interior door (on the lower level) as well as elevators. Beams and pilasters are highly ornamented with bas relief sunburst designs. The tile floors also display this motif. Light even seems to radiate from the eagle on the first level mailbox.

The interior finishes of the hallways of the upper levels vary from marble wainscotting to modern wood paneling. The first three floors of the building were designed for sales and commercial purposes. An auditorium large enough to seat 1000 people occupies the fourth and fifth floors. A gymnasium is located on the sixth floor. Office space, including that for the Power and Light Company is located on the upper floors.

* * * * *

- 1) The original plans for the Kansas City Power and Light Building have been microfilmed and are on file at the Western Manuscripts Division of the University of Missouri, Kansas City.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1930-31	

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Hoit, Price and Barnes, Architects

Swenson Construction Co., Builder

Long Construction Co., Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Kansas City Power and Light Building is eligible for listing in the National Register under criterion "C", as a distinctive example of Art Deco architecture in Kansas City, and as a significant work of the Kansas City architectural firm, Hoit, Price and Barnes. Exhibiting the streamlined forms of Art Deco design, the building embodied the new age of "progress" in a modern era. The powers of light and energy are symbolized in an architectural program found throughout the building. Variations of a sunburst design are executed in the bold, stylized and sculptural motifs of the exterior and interior ornamentation. The extensive use of electrical power, which represents the actual function of the building, is dramatically displayed at night by flood lights concealed behind the step backs, and by the multi-colored crowning lantern. Upon completion in 1931, the Kansas City Power and Light Building became the tallest edifice in the State of Missouri, a distinction held for over forty years. Its step backs extending over half the total building height, its capping finial, and its use of recessed window spandrels, project an image of exaggerated verticality. According to Architectural Historian, George Ehrlich, the building is "the most impressive 'High Rise' example of the modern style, and the most important achievement of Hoit, Price and Barnes. The Power and Light Building is to Kansas City what the Empire State Building, the Chrysler Building, and Rockefeller Center are to New York City." (#1)

Breaking the revivalist tradition represented by Beaux Arts design, the Art Deco or Moderne first became a widely popular style in the United States during the late 1920's. Art Deco takes its name from the 1925 Paris Exposition Internationale des Arts Decoratifs and Industriels Modernes, which was organized as a showcase for works of "new inspiration and real originality." (2) Characterized by its linear, hard edge or angular composition, Art Deco forms projected verticality. The facades of the buildings were often arranged in a series of step backs emphasizing the the geometric forms. Strips of windows with decorated spandrels emphasized the vertical composition. Ornamentation was highlighted by stylized reeds, flora, and

See continuation sheet

9. Major Bibliographical References

Building Permits, #15605 (10/01/30)

Chambers, S. Allen; Poppeliers, John, and Schwartz, Nancy B.
What Style Is It? Washington, D.C.: The Preservation Press
of the National Trust for Historic Preservation, n.d.

Ehrlich, George. Kansas City, Missouri, An Architectural History.
Kansas City, Missouri: Historic Kansas City Foundation, 1979

Historic Kansas City Foundation Gazette. "Happy Birthday". May/June
1982, pg. 11 and 14

Historic Preservation. Volume 38, Number 4, July/August 1986,
"Boss Tom's Deco Empire," Shifra Stein, pgs. 24-31

See continuation sheet

Previous documentation on file (NPS): n/a

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

- Primary location of additional data:
- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository: _____

10. Geographical Data

Acreeage of property Less than one acre

UTM References

A

1	5
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3	6	2	9	7	0
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4	3	2	8	5	9	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The boundaries of the property are contained within the legal description as recorded in the City Assessor's Office, 2nd Floor, City Hall, Kansas City, Missouri:

Lots 1, 2, 3, 4, Block F, 2nd Res. of Reids Add.

See continuation sheet

Boundary Justification

The boundaries of the property were determined by the legal description.

See continuation sheet

11. Form Prepared By

name/title Melanie A. Betz

organization Landmarks Commission date March 4, 1988

street & number 414 E. 12th Street, City Hall telephone (816) 274-2555

city or town Kansas City state MO zip code 64106

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 1

geometric motifs such as chevrons, zigzags, and fluting executed in terra cotta or stone. The streamlined forms of the Art Deco building attempted to embody modernity and progress. In Kansas City, the Art Deco style was applied to all building types including office buildings, apartment blocks, banks, hotels, department stores, and other commercial buildings.

Kansas City's 1923 zoning ordinance contributed to institutionalizing the design mode by requiring set backs on highrise buildings, thus dictating the form of urban development. This provision was modeled on New York's law of 1916, which allowed "towers of indefinite height after a predetermined set back level, and only if the area of the tower was limited in accordance with a formula keyed to the overall size of lot". (3) The first Kansas City building that fell under the regulations of the new zoning law was the 1929 addition to the Southwestern Bell Telephone building at 324 E. 11th Street. Originally executed in 1919 with Neo-Gothic ornamentation (now obscured with a 1974 false facade). The Telephone Building's fourteen floor addition exhibits a restrained use of step backs with three clusters near the top, as well as Gothic details. Hoit, Price and Barnes designed the 1929 addition, which was one of their many projects in the City.

The architectural firm of Hoit, Price and Barnes can trace its origins to 1901, when Henry Ford Hoit (1872-1951) arrived in Kansas City to join the prominent partnership of Van Brunt and Howe. After Van Brunt died in 1903, Howe made Hoit a partner along with William H. Cutler. It was Howe, Hoit and Cutler who designed the R. A. Long Building (1905-07), an early skyscraper. Cutler's death in 1907, and later Howe's death in 1909, left Hoit the principal architect. One of his talented draftsmen, Edwin M. Price (1885-1957), became his partner in 1913. Another draftsman, Alfred E. Barnes, Jr., (1892-1960), whose grandfather was noted Kansas City architect, Asa B. Cross), became a partner in 1919. The firm changed its name to Hoit, Price and Barnes in 1919, and remained active until 1941. (#4) Hoit, Price and Barnes played a significant role in the development of Kansas City architecture between the World Wars. The firm received commissions for a range of projects from skyscrapers to single family residences. Their largest commissions were for buildings located in the central business district of Kansas City. These included the Kansas City Athletic Club (1918; 1922-23); the Dierks Building (1925; 1929-30); the Southwestern Bell Telephone addition (1929); and the Fidelity Bank and Trust Company Building (1930). However, their most significant contribution to the architectural fabric of the City was the Kansas City Power and Light Building (1930-31).

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Section number 8 Page 2

The construction of the Kansas City Power and Light Building enabled consolidation of the Power and Light Company offices, previously scattered in several buildings. Company president, Joseph Franklin Porter, who came to the city in 1917, was largely responsible for this consolidation as well as for the selection of the architectural firm, Hoit, Price and Barnes to design the new building. (#5) The first nineteen floors were used by the Power and Light Company while the upper floors were leased to other businesses. In 1957, the Power and Light Company sold the building and leased back 13 floors. It is still used by the company today although the building itself has changed ownership several times.

According to Architectural Historian, George Ehrlich, the Power and Light Building was "a deliberate and clear statement of the modern style." (#6) Exhibiting the streamlined forms of Art Deco design, it was the tallest building in the State of Missouri for many years. Its simple, bold, stylized and sculptural motifs symbolize light and energy, and are represented by variations of a sunburst design. This ornamentation is displayed both on the exterior and interior. Panels executed in terra cotta are located at different levels of the exterior facade. The most dramatic sunburst design is located above the east facade entrance. On the interior, the theme of light and energy is carried out by variations of the sunburst design executed in brass, terra cotta, marble and tile. Sunbursts crown each interior door (on the lower level) as well as the elevators. Beams and pilasters are highly ornamented with bas relief sunburst designs. The tile floors also display this motif. Light even seems to radiate from the eagle on the first level mailbox. The program of light and energy also is carried out by the extensive use of electrical power that represents the actual function of this building. Flood lights concealed by the step backs, and the multi-colored lights of the crowning lantern, provide a dramatic display of lights at night. At the time it was constructed, the building consumed the equivalent electrical power as used by a community of six thousand. (#7)

Hoit, Price and Barnes received not only the commission for the Power and Light Building in 1930 but also was selected during this year to design a new building for the Fidelity Bank and Trust Company. It was a tall building with step backs like the Power and Light building, but it was executed in a more conservative fashion. Like many bank buildings, the Fidelity displays Neo-classical ornamentation with a few stylized geometric details more characteristic of contemporary architectural design.

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Other Art Deco commercial buildings are contemporary with the Power and Light Building. The Bryant Building at 1102 Grand Avenue (1929-31), Graham, Anderson, Probst, and White, architects) projects a streamlined effect with step backs, glazed brick and dark toned terra cotta. Its ornamentation is very restrained in contrast to the Power and Light Building. The Professional Building at 1103 Grand Avenue (1929-30, Charles A. Smith and George E. McIntyre, architects) reveals Art Deco details on the upper stories and above the entrance in the terra-cotta cladding. What distinguishes the Power and Light Building from its contemporaries is its height, and its symbolic use of light and ornamentation.

1

Oral Interview with George Ehrlich, PhD, Professor of Art and Architectural History, University of Missouri, Kansas City, March 9, 1988.

2

"Art Deco", What Style Is It? S. Allen Chambers, John Popelier, Nancy B. Schwartz. (Washington, D.C.: The Preservation Press of the National Trust for Historic Preservation), n.d.

3

Kansas City, Missouri, An Architectural History, George Ehrlich, (Kansas City, Missouri: Historic Kansas City Foundation), 1979, pg. 94.

4

"Kansas City Power and Light Company Building", excerpt from the "Art of the Tall Building" (exhibit, Jan. 25- March 1, 1985) information poster. Prepared by George Ehrlich, PhD.

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5

There Is No Limit, Giles C. Mitchell, (Kansas City, Missouri, :
Brown-White Co. P), 1934, pg. 93-94. Also, Kansas City Star, July 12,
1931.

6.

Oral Interview with George Ehrlich, March 9, 1988.

7.

There Is No Limit, pg. 95-96.

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Section number 9 Page 1

Kansas City, A Place in Time. The Landmarks Commission of Kansas City Missouri, 1977.

Kansas City. The Kansas City Chapter of the American Institute of Architects, 1979.

Kansas City Star, December 29, 1929.

Kansas City Star, July 12, 1931.

Mitchell, Giles C. There Is No Limit. Kansas City, Missouri: Brown-White, 1934. (Chapter XVI, The Kansas City Power and Light Building, pg. 93-97).

Olson, Robert A. Kansas City Power and Light Company, The First Ninety Years. The Newcomer Society in North America, 1972

Water Permit #90804

"Kansas City Power and Light Company Building" excerpt from the "Art of the Tall Building" (exhibit January 25-March 1, 1985) information poster, prepared by George Ehrlich, Ph.D.

Oral interivew , with George Ehrlich, Ph.D Professor of Art and Architectural History, University of Missouri, Kansas City, March 9, 1988.

Millstein, Cydney E. "Kansas City's Municipal Auditorium 1928-36: An Architectural History" Master's Thesis University of Missouri, Kansas City, 1981.

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

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Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY DETERMINATION RECORD

NRIS Reference Number: 88001852 Date Deter. Elig. 10/6/88

Kansas City Power and Light Company Building MO
Property Name County State

Multiple Name _____

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland
Signature of the Keeper

10/6/88
Date of Action

=====
Amended Items in Nomination:

Section 7: Materials

"Steel" is not a visible material. Therefore, "Limestone" is the only wall material.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

DOE/OWNER OBJECTION

Kansas City Power and Light Company
Building
Jackson County
MISSOURI

AUG 29 1988

Working No. _____

Fed. Reg. Date: _____

Date Due: 10/13/88

Action: ACCEPT 10-6-88

RETURN _____

Determined Eligible REJECT _____

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria Accept Eligible - C
Reviewer Boland
Discipline Historian
Date 10/5/88
 see continuation sheet - SLP

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kansas City Power and Light Company Building

MULTIPLE
NAME:

STATE & COUNTY: MISSOURI, Jackson

DATE RECEIVED: 11/27/02 DATE OF PENDING LIST: 12/23/02
DATE OF 16TH DAY: 1/08/03 DATE OF 45TH DAY: 1/11/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88001852

NOMINATOR: STATE

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 1.9.03 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



KANSAS CITY POWER & LIGHT BUILDING #1 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: September, 1987
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Looking north.



KANSAS CITY POWER & LIGHT BUILDING #2 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: September, 1987
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Looking south.



GANNETT CO.
America's #1.



**AUDITORIUM
BAR**
DRINK OF PACKAGE
LIQUOR

**ROSY'S
PIZZERIA**



EARLY BIRD
SPECIAL
10:00-9:00 am
\$2.99
ALL-DAY

KANSAS CITY POWER & LIGHT BUILDING #3 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: November, 1987
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

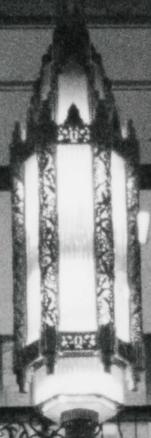
West facade.



KANSAS CITY POWER & LIGHT BUILDING #4 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: September, 1987
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

View of Cupola.



To Pay Electric
Utility Bills
INFORMATION

- PAYMENT KIOSK
- SERVICE CENTER
- ONLINE ACCOUNT
- CUSTOMER SERVICE CENTER



KANSAS CITY POWER & LIGHT BUILDING #5 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: May, 1988
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Interior view, looking east, 1st floor.



KANSAS CITY POWER & LIGHT BUILDING #6 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: May, 1988
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Interior, 2nd floor.



KANSAS CITY POWER & LIGHT BUILDING #7 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: May, 1988
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Interior hallway.

U.S. MAIL

LETTERS



KANSAS CITY POWER & LIGHT BUILDING # 8 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: May, 1988
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Interior mail box.



PRESIDENT

P. RICE

Power & Light Co. Building
W. Rice & Barnes Architects
Construction Co. General Contractors

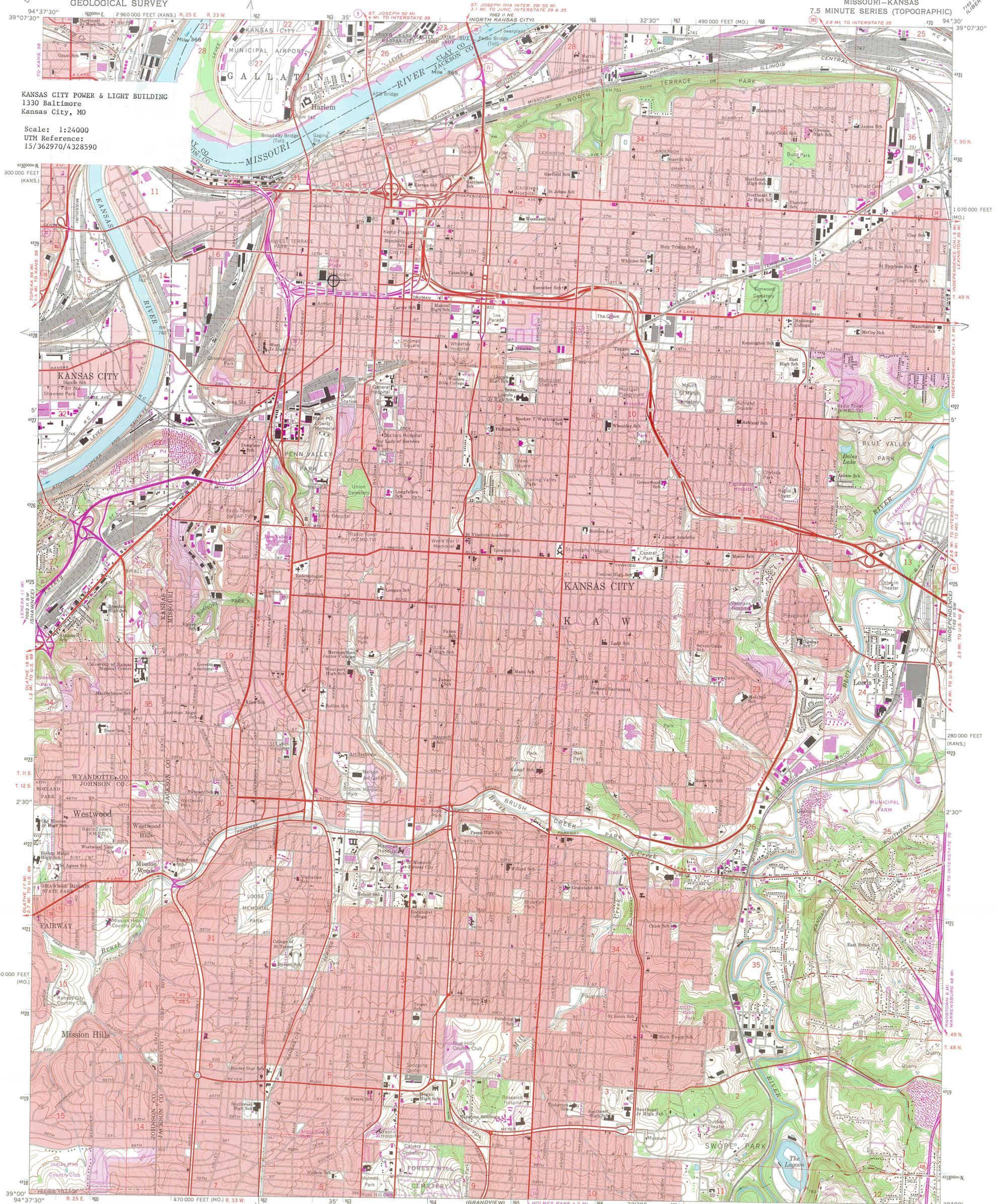
KANSAS CITY POWER & LIGHT BUILDING #9 of 9
1330 Baltimore
Kansas City, Jackson County, Missouri

Photographer: M. Betz
Date: December 11, 1931
Neg. Loc.: Landmarks Commission
City Hall, 26th Floor
414 E. 12th Street
Kansas City, Missouri 64106

Exterior view looking north.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

KANSAS CITY QUADRANGLE
MISSOURI-KANSAS
7.5 MINUTE SERIES (TOPOGRAPHIC)



KANSAS CITY POWER & LIGHT BUILDING
1330 Baltimore
Kansas City, MO

Scale: 1:24000
UTM Reference:
15/362970/4328590

300 000 FEET
(KANS.)

1 070 000 FEET
(MO.)

280 000 FEET
(KANS.)

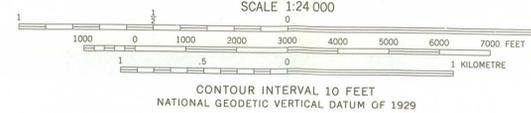
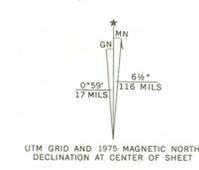
1 040 000 FEET
(MO.)

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE

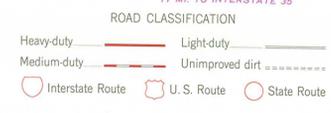
Planimetry by photogrammetric methods from aerial photographs
taken 1955. Topography by planimetric surveys 1934-35
Revised 1964

Polygonic projection. 1927 North American datum
10,000-foot grids based on Missouri coordinate system, west zone
and Kansas coordinate system, north zone
1000-metre Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092,
AND THE DIVISION OF RESEARCH AND TECHNICAL INFORMATION
MISSOURI DEPARTMENT OF NATURAL RESOURCES ROLLA, MISSOURI 65401
AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



KANSAS CITY, MO.—KANS.
N3900—W9430/7.5

1964
PHOTOREVISED 1970 AND 1975
AMS 7062 II SE—SERIES V879

JOHN ASHCROFT
Governor

FREDERICK A. BRUNNER
Director



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Division of Energy
Division of Environmental Quality
Division of Geology and Land Survey
Division of Management Services
Division of Parks, Recreation,
and Historic Preservation

OFFICE OF THE DIRECTOR
P.O. Box 176
Jefferson City, Missouri 65102
Telephone 314-751-4422

August 16, 1988

RECEIVED

AUG 29 1988

NATIONAL
REGISTER

Ms. Carol Shull
National Register Branch
Interagency Resources Division
National Park Service
1100 L Street, Room 6209
Washington, D.C. 20240

Dear Ms. *Carol* Shull:

Enclosed please find a National Register nomination prepared for the KANSAS CITY POWER AND LIGHT COMPANY BUILDING, 1330 Baltimore, Kansas City, Missouri. As the owners of this property have submitted a notarized statement of objection to said nomination, we hereby request that the property be reviewed only for a Determination of Eligibility for listing in the National Register of Historic Places pursuant to 36 CFR 60.6(s).

Originally submitted by the City of Kansas City, a Certified Local Government, this nomination was approved by our state review board, the Missouri Advisory Council on Historic Preservation, on July 22, 1988. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the proposed nomination in accordance with 36 CFR 60.6(c), interim regulations, using the exact notification format recommended by the National Register. In addition, the City of Kansas City, as part of its responsibilities as a Certified Local Government, reviewed the proposed nomination prior to its presentation to the state review board. Enclosed you will find letters of support from both the Mayor of Kansas City, chief elected official, and the Kansas City Landmarks Commission. Also enclosed is a notarized statement of objection from Gailoyd Enterprises, Inc., the owners of the property.

Ms. Carol Shull
August 16, 1988
Page 2

If you have any questions concerning this request, please contact Hugh Davidson
of my staff at 314-751-5377.

Sincerely,

HISTORIC PRESERVATION PROGRAM



Claire F. Blackwell
Director and Deputy State
Historic Preservation Officer

Enclosures: As stated

cc: Gailoyd Enterprises, Inc.
Ms. Andrea Lazarski
Ms. Melanie Betz



Landmarks Commission

RECEIVED
Office of Director

MAY 19 1988

City of Kansas City, Missouri
Heart of America

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

(816) 274-2555

May 6, 1988

Dr. Frederick A. Brunner
Missouri State Historic Preservation Officer
Missouri Department of Natural Resources
Jefferson City, Missouri 65102

Dear Dr. Brunner:

The Kansas City Landmarks Commission held a public hearing on March 23, 1988 to consider the Western Auto Building, 2101-11 Grand and the Kansas City Power and Light Building, 1330 Baltimore for nomination to the National Register of Historic Places. The Landmarks Commission determined that the Western Auto Building was eligible for listing under Criterion "C", as a fine example of the Chicago School applied to a functional commercial building. The Commission also noted that the dramatic curved framed a unique visual landmark in Kansas City. The Commission voted unanimously (6-0) to recommend the building to the State Historic Preservation Office.

The Kansas City Power and Light Building, 1330 Baltimore, was determined eligible for listing in the National Register under Criterion "C", as a distinctive example of Art Deco architecture in Kansas City. The building exhibits the streamlined form, restrained, yet abstracted ornamentation and dramatic set backs common to that mode of architecture. The building is further significant as an exemplary work of the firm of Hoyt, Price and Barnes (Kansas City, Missouri). The nomination was unanimously recommended for listing in the National Register of Historic Places. (vote 6-0).

The attached affidavit of publication demonstrates the public notice posted on March 8, 1988. The Landmarks Commission has received no communication from the property owners as of this date.

Sincerely,

Andrea J. Lazarski
Andrea J. Lazarski
Administrator

NOTICE OF HEARING
LANDMARKS COMMISSION
OF
KANSAS CITY, MISSOURI

Wednesday, March 23, 1988
9:00 A.M.

In the Council Chamber, 26th
Floor, City Hall, 12th & Oak Streets,
Kansas City, Missouri, the Land-
marks Commission will hold a pub-
lic hearing on the following mat-
ters.

CASE NO. 0122-D

WESTERN BAPTIST
BIBLE COLLEGE
2119 Tracy
2125 Tracy

To consider the building for
local historic landmark desig-
nation, as required by Section
A6.120-129, Administrative Code
of Kansas City, Missouri.

In accordance with the Certified
Local Government Regulations, the
following National Register Nom-
ination will be reviewed for sub-
mission to the Missouri SHPO:

WESTERN AUTO BUILDING
2101-11 Grand

KANSAS CITY POWER & LIGHT
COMPANY BUILDING
1330 Baltimore

The Commission will enter its
recommendation in writing within
60 days of the meeting.

LANDMARKS COMMISSION

ANDREA J. LAZARSKI
Administrator

WALTER L. FISHER
Chairman

Published March 8, 1988
180

(B17358)

Form 135F

Affidavit of Publication

STATE OF MISSOURI
County of Jackson ss.

Clifford B. Smith, of lawful age, being duly sworn, says that he is one of the
publishers of THE DAILY RECORD, a daily newspaper of general circulation
published in Kansas City, Jackson County, Missouri, and that the notice of

.....
Notice of Hearing
.....

a true copy of which is hereto attached was duly published in the Daily Edition of said
newspaper.

.....
One (1) Issue
.....

beginning..... March 8, 1988 and in each of the

following issues.....

being numbers..... 180.....

of volume 172 of said newspaper.

Affiant further declares that said newspaper is qualified under, and has complied with all
of the provisions of Chapter 493, including Section 493.050 and Sections 493.070 to 493.090.
Revised Statutes of Missouri, 1969, as amended.

Clifford B. Smith
.....
CLIFFORD B. SMITH

Subscribed and sworn to before me this 8th day of
March, 1988 and I certify that I am duly qualified as a
Notary Public and my commission expires September 13, 1990.

(NOTARY SEAL)

Mary Ellen Fennelly
.....
MARY ELLEN FENNELLY
Notary Public in and for Jackson County, Missouri



H.P.

May 16, 1988

RECEIVED

MAY 19 1988

DIRECTOR'S OFFICE

RECEIVED
Office of Director

MAY 19 1988

Dr. Frederick Brunner
Missouri State Historic Preservation Office
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65102

Dear Dr. Brunner,

As the Mayor and Chief Elected Official of Kansas City, Missouri, a Certified Local Government, I have reviewed the recommendation of the Kansas City Landmarks Commission on listing the following buildings in the National Register of Historic Places:

The Western Auto Building
2101-11 Grand Avenue

The Kansas City Power and Light Building
1330 Baltimore Avenue

I concur, that these buildings possess architectural significance and, therefore, recommend nomination to the National Register.

A public hearing was held by the Kansas City Landmark Commission on March 23, 1988 and public notice was printed on March 8, 1988 in conjunction with the regular commission meeting. The Kansas City Landmarks Commission voted unanimously (6-0) to recommend both these buildings to the Missouri State Historic Preservation Office.

The nomination was prepared by the staff of the Landmarks Commission which meets federal 36CFR Part 61 qualifications.

We are pleased to recommend the Western Auto Building and the Kansas City Power and Light Building for nomination to the National Register of Historic Places.

Very Sincerely,


Richard L. Berkley

RLB:lae

GAILOYD ENTERPRISES, CORP.

H.P.

RECEIVED
JUL 07 1988

HISTORIC PRESERVATION
PROGRAM

ROCKRIDGE FARM - ROUTE 52
CARMEL, NY 10512
(914) 225-7647

RECEIVED
Office of Director

JUL 5 1988

July 1, 1988

Dr. Frederick A. Brunner, Director
Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65102

Re: Kansas City Power & Light Building
1330 Baltimore Avenue
Kansas City, Jackson County, Missouri

Dear Dr. Brunner:

We have received letters from Claire F. Blackwell of your office dated June 21, 1988 and June 22, 1988 concerning the proposed nomination of our building to the National Register of Historic Places. After careful review of all the information you have provided us, we at this time still object to the nomination and request that you remove it from the listing until further notice.

Very Truly Yours,



Salvatore Cappuzzo
Treasurer

SC/pdc

On the ^{1st} day of July, 1988, before me personally came Salvatore Cappuzzo, to me known, being by me duly sworn, did depose and say that he resides at 73 Southwood Terrace, Southbury, Connecticut, and that he is the Treasurer of Gailoyd Enterprises, Corp., the corporation described herein; that he knows the seal of said corporation; that the seal affixed herein is such corporate seal, and that he signed his name thereto.



Pamela D. Coleman, Notary Public

PAMELA D. COLEMAN
Notary Public, State of New York
No. 4856941
Qualified in Putnam County
Commission Expires April 28, 1990

Yellow

DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER

STATE Missouri

DATE DETERMINED 10/6/88

Name

Location

Kansas City Power and Light Company Building

Jackson County, MO

Also Notified

NPS Regional Office: Rocky Mountain

Dr. Frederick A. Brunner
Director, State Department of
Natural Resources
P.O. Box 176
Jefferson City, MO 65102

Advisory Council on Historic Preservation
1100 Pennsylvania Ave., NW
Washington, DC 20004

For further information, please call the National Register at (202)343-9536.

October 22, 2002

Claire Blackwell
Deputy State Historic Preservation Officer
State Historic Preservation Office
Missouri Department of Natural Resources
PO Box 176
Jefferson City, MO 65102-0176

Dear Ms. Blackwell,

In 1988 the Kansas City Landmarks Commission prepared a nomination to the National Register of Historic Places for the Kansas City Power & Light Company Building (P&L Building), 1330 Baltimore Avenue/106 West 14th Street, Kansas City, Missouri. The Missouri Advisory Council on Historic Preservation recommended approval of the nomination to the National Park Service, and the NPS determined the building eligible for listing on October 6, 1988. However, because Gailoyd Enterprises, the building owner, objected to the nomination the building was not listed on the National Register at that time.

Over time opinions and perspectives are wont to change, and Gailoyd Enterprises is now interested in listing the P&L Building on the National Register of Historic Places. We understand from communications with your staff that because the building was formally determined eligible for listing in 1988 all that is required to complete the nomination process at this time is a letter to you expressing our desire for this recognition.

Please do not hesitate to contact me or my consultant, Elizabeth Rosin, if you need any additional information or documentation of the P&L Building. On behalf of Gailoyd Enterprises, we look forward to receiving word that the Kansas City Power & Light Company Building has been listed on the National Register of Historic Places.

Sincerely,


Steven M. Brettell
Senior Vice President

RECEIVED
OCT 24 2002
STATE HISTORIC
PRESERVATION OFFICE



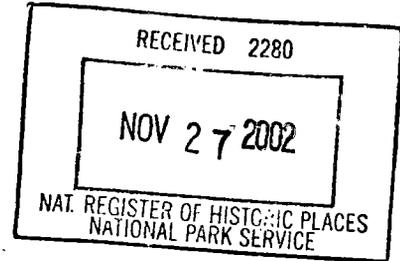
Bob Holden, Governor • Stephen M. Mahfood, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.state.mo.us

November 26, 2002

Ms. Carol Shull
United States Dept. of the Interior
National Register of Historic Places
1201 Eye Street NW, 6th Floor
Washington, DC 20005



Dear Ms. Shull:

Pursuant to 36 CFR 60.6(s), the Missouri State Historic Preservation Office and the current property owner request that the Kansas City Power and Light Company Building in Kansas City, Jackson County, Missouri be listed on the National Register of Historic Places. The nomination was forwarded to the National Register in August of 1988 and determined eligible for listing on October 6, 1988. At the time, the property owner objected to the nomination of the property. However, the property owners since changed their minds and wish to move forward with the listing. The letter from the property owner requesting listing is enclosed.

If you have any questions concerning this submission, please contact Tiffany Patterson of my staff at 573/751-7800 or at the State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

LaVerne Brondel, Interim Director and
Deputy State Historic Preservation Officer

SP:tp

Enclosure: as stated

Integrity and excellence in all we do

