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United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

NATIONAL REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of the 18th and Vine Area of Kansas City, Missouri

B. Associated Historic Contexts

Black Ethnic Heritage in the 18th and Vine Area, ca. 1885-1941
The Growth and Development of Black Commerce in the 18th and Vine Area, 1886-1941

[X] See continuation sheet

C. Geographical Data

The 18th and Vine area is bounded on the north by the rear lot lines of properties located on the north side of E. 18th Street; on the east by the rear lot lines of properties located on the east side of Woodland Avenue; on the south by the rear lot lines of properties located on the south side of E. 19th Street; and on the west by the rear lot lines of properties located on the west side of The Paseo. These boundaries include all significant properties associated with the 18th and Vine area.

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official — Date: 22 July 91

for G. Tracy Mehan III, Director
Department of Natural Resources and State Historic Preservation Officer
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register — Date: 9/9/91

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

[x] See continuation sheet

Kansas City Jazz in the 18th and Vine Area, 1921-1941
Social Buildings and Organizations in the 18th and Vine Area, 1914-1941
Black Education in the 18th and Vine Area, 1905-1941

E. Statement of Historic Contexts

INTRODUCTION AND ORGANIZATION:

The multiple property submission "Historic Resources of the 18th and Vine Area of Kansas City, Missouri" is organized with reference to five contexts: Black Ethnic Heritage in the 18th and Vine Area, ca. 1885-1941; The Growth and Development of Black Commerce in the 18th and Vine Area, 1886-1941; Kansas City Jazz in the 18th and Vine Area, 1921-1941; Social Buildings and Organizations in the 18th and Vine Area, 1914-1941; and Black Education in the 18th and Vine Area, 1905-1941. These contexts are preceded by a discussion of the 18th and Vine area's geography and early growth and development.

GEOGRAPHICAL INFORMATION

The 18th and Vine area is located in the eastern section of urban Kansas City, Missouri. Kansas City (1980 pop. 438,000) is the major city of western Missouri and is sited at the confluence of the Kansas and Missouri rivers. The downtown commercial area is located on a bluff on the south side of the Missouri River and residential and commercial areas stretch to the east and south in the city. Kansas City's elevation is 800 feet above sea level with several hills in the city rising above 1,000 feet. Most of the city consists of relatively level terrain.

The 18th and Vine area is located approximately one mile southeast of City Hall in an undulating section of the city. The area encompasses all or parts of eight city blocks which are laid out in a rectangular grid pattern typical of blocks throughout the city. Each block is aligned on a north/south and east/west axis which is also the dominant overall layout of the city. The majority of blocks in the area have rear alleys which bisect each block. The area's lowest level is along The Paseo, a major thoroughfare along the western edge. The terrain gradually slopes upwards to the east to Woodland Avenue along the eastern edge of the area.

The 18th and Vine area is a distinct geographical entity with major visual and landscape boundaries in all four directions. To the north of the area is a major city part known as "The Parade" and post-1940 housing projects. To the east and west are major light industrial and manufacturing areas consisting of one- to two-story buildings, the majority of which are post-1940 construction. To the south is the below grade railroad line of the Union Pacific Railroad which forms a distinctive visual and physical boundary. Within these boundaries the 18th and Vine area is essentially an island of pre-1940 residential and commercial buildings.

BLACK ETHNIC HERITAGE IN THE 18TH AND VINE AREA, ca. 1885-1941

From the earliest days of settlement in the Kansas City area white settlers were accompanied by their black slaves. Missouri was admitted to the Union in 1821 as a slave state and by 1860, Negro slaves totaled 190 of a total city population of 4,418. The majority of blacks in these years were scattered through the residential area of the city living in close proximity to their owners. With the abolition of slavery in 1865, blacks were forced by law into segregated sections of the city. Between 1860 and 1870 the black population soared to 3,770 as former slaves left farms and plantations to seek jobs in the growing industrial and manufacturing areas of Kansas City. During these years the major center of the black population was along the riverfront in an area known as the North End and an area known as West Bottoms.

Between 1880 and 1890, Kansas City experienced an unprecedented boom with the population doubling from 55,785 to 132,716. The black population also doubled during this decade and represented 10% of city residents in 1890. Development of the riverfront areas for warehouses and manufacturing facilities led to the relocation of many blacks to the southeast and east sections of the city. Major black population centers which developed in these years were "Belvidere" at Troost and Independence Avenues and "Hick's Hollow" at Prospect and Independence Avenues.

Another major black settlement was an area in the southeast section of the city below 12th Street. This area became known as "The Bowery" and was the home to several thousand black residents by the turn of the century. The 1896 Sanborn Map of the city shows the area from 12th Street south to 19th Street to be a heavily developed residential section of the city. Dozens of commercial buildings housing grocery stores, drug stores and other businesses were interspersed throughout the area but it was overwhelmingly residential in character. This section of the black community had its center at the intersection of 18th and Vine Streets.

It was during the 1880s and 1890s that settlement of the 18th and Vine area occurred. Numerous residences were built along every street with most being duplexes or single family dwellings. The majority of these were one- to two-story frame residences built in rectangular or asymmetrical plans. The designs for these buildings were primarily vernacular forms such as Shotgun plans, Gable Front and Wing, or T-plans, and Pyramidal Roof form residences. Decoration to these structures reflected the Queen Anne and Italianate styles of the period.

Residences in the 18th and Vine area which remain from these years include both modest one-story and larger frame single and multi-family houses. All of these are located in the 1800 block of Highland Avenue and continue to be occupied for residential use. The houses at 1820 and 1822 Highland Avenue are the oldest remaining in the area and although altered retain their original form and design. Other residences such as 1824 and 1818 Highland Avenue were built in the early 1900s.

Residents of the area reflected many working and middle class occupations. The city directories from the period list occupations such as maid, laborer, porter, and janitor and many worked in the warehouses and manufacturing facilties of the city. In addition to these working class residents there were also a number of black professionals listed such as attorneys, physicians, and teachers. Several shopowners are listed as residing on the second floor of buildings over their first floor businesses.

The intense settlement of this area was illustrated not only by the residential construction but also by the erection of schools, social halls, commercial buildings, and public buildings. To educate the hundreds of new school children in the area the Attucks School was formed by the School Board in 1893 on E. 18th Street near Brooklyn Avenue. This school moved in 1894 to 2108 E. 18th Street and was at this location until the present school was constructed in 1905. Another important public facility was the construction of the Hose Reel Company # 11 fire hall at 1812 Vine Street (razed). This two-story brick fire hall was built in 1890 and manned by an all-black fire company. Located near the corner of 18th and Vine Streets, this fire company remained at this location until moving to new facilities in 1931 at 2033 Vine Street.

To meet the shopping and service needs of area residents, numerous commercial buildings were constructed before 1900. Corner locations were especially prized for their visibility and the two-story brick buildings at 1600 E. 19th Street and 1725 E. 18th Street housed grocery stores in their early years. The three-story building at 1715 E. 18th Street and the two-story building at 1514 E. 18th Street were also built in the 1880s. In addition to the commercial buildings several social clubs and fraternal organizations met in buildings in the area. The most notable of these was the three-story Masonic building which was built at the southeast corner of E. 18th Street and Woodland Avenue (razed). This building was the center for the area's large number of black Masons throughout the late 19th and early 20th centuries.

After 1900, the 1500 to 1700 blocks of E. 18th Street gradually lost their residential character as more and more commercial buildings were constructed. Notable buildings erected before World War I, included the Shannon Building at 1522 E. 18th Street (razed), the two-story building at 1600-1612 E. 18th Street, and the Gem Theater at 1615-1617 E. 18th Street. Construction of commercial buildings also occurred in the 1800 block of Vine Street and along the 1500 and 1600 blocks of E. 19th Street. The proximity of shops and professional offices made the 18th and Vine area increasingly attractive to black working and middle class residents of Kansas City and movement into the area rose steadily in these years.

Between 1900 and 1910, the black population of Kansas City increased by 54% to over 23,000 residents. Much of this growth occurred in the blocks surrounding the 18th and Vine area and led to increased demands for housing and commercial space. In 1913, the 22 blocks in the vicinity of 18th and Vine contained a population of 4,295 residents and in response to the increasing demands for housing several developers razed existing single family dwellings and constructed multi-family units within the 18th and Vine area.

The earliest of these were the three identical plan apartment buildings constructed in 1902 by Henry Delay on E. 19th Street. These buildings were constructed with two to three units each and were built close together on narrow lots. All three buildings were two-stories and of substantial brick construction. Delay built these apartment buildings as rental property with four apartments built in each unit. Entrances to the apartments are on both the main facade and side facades of the buildings. Occupants of the buildings after their construction reflected working class occupations typical of the area. The buildings were the home of porter Howard Foote, laborer Otis Steele, maid Bernice Shepard, clerk Edward Moss, and Pullman Company employee Amos Johnson. Another notable building was the two-story brick building constructed at 1823 Highland Avenue in 1904. This building was occupied as a multi-family dwelling until 1928 when it became the home of the Mutual Musicians Local # 627.

A major residential development in the area was the construction of four identical plan fourplex units in the 1700 block of E. 19th Street, of which three remain. These buildings were constructed 1910-1911 by John T. Sears, a prominent black realtor of Kansas City. Sears had these buildings constructed for both residential and commercial use and they were occupied by a variety of working class residents and several commercial establishments in the 1910s and 1920s. Occupations of the tenants were typical of the area with laundry worker, chauffer, laborer, and similar trades represented. The second floors were used

for residential space but the first floors also contained shops such as Lulu's Candy and Smoke Shop.

With few exceptions like John Sears, much of the development which occurred in the 18th and Vine area was financed by, and constructed by white investors. In 1913, of the 23,566 blacks in Kansas City, only 800 or 3.4 per cent were property owners. This lack of ownership was a concern to black businessmen such as Chester Franklin, editor of the Kansas City Call. The low rate of homeownership continued into the 1920s and in 1924 Franklin printed an editorial entitled "Keep Renting and Stay Poor." Despite attempts on the part of black leaders to stimulate homeownership most residents in the 18th and Vine area rented their residences in these years.

The majority of residents in the 18th and Vine area had little choice but to rent due to their economic status. In 1913, of the 8,100 black male workers in the city 5,006 were low paid laborers while another 600 were porters or waiters in restaurants and saloons. Only several hundred middle class professions were listed and professionals were also few in number. Only 23 black physicians and 4 dentists had offices in the city and similar professional occupations were also rare.

The large number of rental units and low economic status of area residents led to poor housing conditions in many of the blocks surrounding 18th and Vine Streets. Most buildings were of frame construction and a study of housing in 1913 found many to be substandard. One property noted in the study was the Hadley Flats at 19th and Woodland (now razed) which had 48 rooms and a rear apartment of 10 rooms all of which were divided into two room suites without any sinks or baths. Such conditions led to a higher incidence of infant mortality and illness.

After World War I, single-family residential construction in the 18th and Vine was limited. The value of the land and increasing commercial character of the area inhibited single-family construction in favor of multi-family apartments and hotels. The largest building of this type remaining in the area is the Western Apartments at 1821 Highland Avenue. The Western Apartments were built 1919-1920 by the George M. Bliss Construction Company as rental apartments to meet the increasing demands for black housing in the 18th and Vine area. Upon completion the Western Apartments was one of the largest apartment buildings built in the area and contained a total of 24 units. The Western Apartments was owned by a group of Kansas City developers who used the building as rental property for several decades.

Residents of the apartments during the 1920s and 1930s were a cross section of working class professions. In 1925, occupants included maids, laborers, porters, and section hands and these professions are represented throughout city directory listings in these decades. After 1940, the building became the Rochester Hotel with rooms available on a daily, weekly, or monthly basis. The building continues to operate as a hotel and is the largest residential housing unit remaining in the 18th and Vine area. Other large apartments built in the 1920s included the eight units located on the second floor of the building at 1705-1711 E. 18th Street in 1923. At the rear of this building a 15 unit apartment house was added ca. 1930 to provide additional residential space on E. 18th Street (now razed).

In addition to the apartment buildings built in the area the demand for housing also led to the construction of several hotels. The Street Hotel at 1508-1512 E. 18th Street was the major black hotel in the area prior to 1920. Now razed, this three-story brick building dominated the northeast corner of The Paseo and E. 18th Street and provided both short term and long term lodging. The Booker T. Hotel completed in 1929 at 1821 Vine Street was also built to cater to the increasing demands for rooms and lodging in the 18th and Vine area (razed).

With this influx of residents in the 1910s and 1920s, several congregations erected new churches in the area. The oldest church in the neighborhood is Saint Paul's Baptist Church located at 1812 Highland Avenue (now the Grace Temple). This church was organized in 1894 and in 1919 the congregation completed the present one-story brick building. This building received a stone veneer in 1942 and continues to be used as by the Grace Temple congregation.

Two other major churches were completed in the 18th and Vine area during the 1920s. The Jamison Temple C.M.E. Church at 1813-1815 The Paseo was begun in 1917 and completion of its brick and stone church occurred in 1926. The church was designed with a prominent portico on the main facade and was one of the largest black churches built in the city. At 1834 Woodland Avenue the Centennial United Methodist Church was constructed in 1929. This church was formed in 1907 and services were held at several locations before this property was purchased in 1925. The church was built with a stone veneer and a large columned portico on the main facade. Both churches continue to be used and occupied by local black congregations.

During the 1920s, the increase in commerce in the 18th and Vine area resulted in the razing of over a dozen residences to make way for new commercial buildings. With only one exception all of the original residences in the 1800 block of Vine Street were torn down as were numerous residences in the 1500

block of E. 19th Street. Commercial construction came to an end in the 1930s and encroachment on the residential blocks south of E. 18th Street came to a halt. Although much of 18th, 19th, and Vine Streets were commercialized by the 1930s, Highland Avenue and Woodland Avenue were able to retain most of their residential character.

Since 1941, the residential character of the 18th and Vine area has declined considerably and just over a dozen single-family and multi-family dwellings remain to illustrate this heritage. In recent years numerous residences along Woodland Avenue, E. 19th Street, and The Paseo have been razed as a result of deterioration and neglect. Existing buildings are concentrated in the 1800 block of Highland Avenue and in the 1600 and 1700 blocks of E. 19th Street. Many are presently vacant. Several single family dwellings remain on Highland Avenue but most residences on this block have been converted to multi-family use. The Western Apartments is now known as the Rochester Hotel and continues to be used for both transient and long-term lodging.

The 18th and Vine area began as a densely populated residential section of Kansas City for black citizens. This residential character continued into the 1920s and 1930s despite the enormous growth of black commercial buildings in the blocks along 18th and Vine Streets. Single-family and multi-family dwellings were built in the area as well as large apartment buildings and hotels. In many of the commercial buildings second story apartments were also added. During these years the neighborhood contained a wide variety of working and middle class residents, many of whom lived above or adjacent to, their own businesses. This mixture of residential and commercial use was characteristic of 18th and Vine and the remaining residential architecture is an important reminder of this era in its history.

THE GROWTH AND DEVELOPMENT OF BLACK COMMERCE IN THE 18TH AND VINE AREA, 1886-1941

The 18th and Vine area evolved in the late 19th century as the center for black commerce in Kansas City and it retained this prominence until the mid-20th century. Within two blocks of the intersection of 18th and Vine were office buildings, stores, theaters, nightclubs, and other businesses which supplied most of the shopping needs of Kansas City's black neighborhoods. The area was also the home for black professionals such as doctors, dentists, and lawyers. No other concentration of businesses rivaled the 18th and Vine area as a commercial center for the black community in the late 19th and 20th centuries.

The earliest commercial buildings in the area were constructed in the 1880s and 1890s and are one- and two-story brick structures built with Italianate and Queen Anne detailing. These buildings were occupied on the first floors by businesses and often the second story was used as the residence of the storeowner reached by a separate outside entrance. Several of these buildings were constructed at prominent corners which were preferred locations for their accessibility and visibility.

These early commercial buildings were occupied by businesses providing neighborhood services such as grocery stores, drug stores, and saloons. Most of these early businesses were owned by whites who employed blacks as clerks or in sales. The oldest commercial building in the area is the two-story building at 1514 E. 18th Street which was built in 1886. When the building was completed it was used for commercial purposes on the first floor while the second floor was used as a residence. The building originally housed a variety of businesses in the late 19th century including grocery stores and clothing stores.

The building at 1725 E. 18th Street was built in 1889 and housed grocery stores during most of the 20th century. After 1910 the building was occupied by the Jacob Lipsky grocery and in the early 1920s the building was the location of the Max Hoffman grocery store. The building at 1600 E. 19th Street was built in 1890 and was occupied by several businesses in its early years. The original builder and occupant are unknown but several grocery stores were at this location in the early 1900s. Another pre-1900 building is the one-story structure at 1511-1513 E. 18th Street which was built ca. 1898. The building was constructed with two large and one small storefronts facing E. 18th Street and housed numerous businesses in the early 20th century. Its first occupants were grocery and clothing stores which served area residents in the early 1900s.

Between 1900 and World War I, the commercial activities in the 18th and Vine area increased substantially. Instead of a scattering of two-story commercial buildings in the neighborhood large three-story structures containing 5,000 to 10,000 square feet of commercial space were constructed. The 1500, 1600, and 1700 blocks of E. 18th Street began to take shape as a solid row of frame and brick commercial buildings during these years. This increase in commercial activity was also felt on adjacent blocks along Vine Street and E. 19th Street.

In the two decades from 1900 to 1920, the black population of Kansas City almost doubled from 17,567 to 30,719 and the area around 18th and Vine Street increasingly became a commercial center for black business. Several major buildings were constructed during these years on E. 18th Street such as the Shannon Building at 1522 E. 18th Street (razed), the Street Hotel at 1508-1512

E. 18th Street (razed), and the building at 1600-1610 E. 18th Street. In addition to these buildings several smaller one- and two-story buildings were also built including buildings at 1819 Vine Street and the identical plan buildings at 1514-1522 E. 19th Street.

With the construction of these buildings on E. 18th Street, the 18th and Vine area became a concentrated center for black business and offices. By 1910, the area was no longer just a collection of small neighborhood businesses but instead was the major shopping area for blacks in southeast Kansas City. During these years ownership of the buildings in the area remained primarily in white hands but black ownership increased steadily over the next several decades.

Some of the best known buildings constructed in the early 1900s were the Street Hotel and the Shannon Building. The Street Hotel had a reputation as the best hotel for blacks in the city, and the area's restaurants and taverns were also well known. The Shannon Building at 1522 E. 18th Street, and the three-story building at 1519-1523 E. 18th Street were also centers for black offices such as real estate companies, insurance companies, and other services. Although these three buildings no longer survive several notable buildings associated with important businesses of the pre-war era remain.

At 1514 E. 18th Street, John A. Jones moved four pool tables into the building in 1911 and opened a pool hall which was a center for businessmen for many years. In addition to the pool hall on the first floor, there was also a barber shop and the business served as a social center for area residents. The building at 1600-1610 E. 18th Street was built ca. 1905 and housed various businesses associated with black commerce at the corner of 18th and Vine Streets. The building was constructed with six separate storefronts facing E. 18th Street while the second story was used for offices and apartments. During the 1910s the building housed a variety of businesses such as clothing stores, drug stores, restaurants, and grocery stores. Second story rooms housed apartments and offices for professionals such as attorney Carl Johnson and physician William Hambrick.

Another important building on 18th Street was the construction of the Star Theater in 1912, at 1615-1617 E. 18th Street. This two-story building was designed as a vaudeville and motion picture theater and was one of the best known theaters serving the black community. The original appearance of the building was transformed in 1924 with the addition of a terra cotta facade and it was renamed the Gem Theater.

In addition to the construction on 18th Street, commercial construction also moved south into the 1800 block of Vine Street and along sections of 19th Street. The building at 1819 Vine Street was built in 1912 and is the oldest commercial structure remaining on the block. The building was erected for commercial use of the first floor and as a residence on the second floor. During the 1910s and 1920s the building's first floor was occupied by a series of florists such as the Mitchell Floral Company.

The building at 1516-1522 E. 19th Street was built in 1909 and housed a large number of businesses prominent in the black community during the early 20th century. The building was erected with large storefronts on both the E. 19th and Vine Street facades and with a sheet metal upper facade with decorative moldings and modillion blocks. During the 1910s the building was occupied by a variety of businesses the most prominent of which was the Palace Drug Company located at the corner storefront at 19th and Vine Streets. This drug store was later known as Wood's Drugs and supplied medicines for area physicians.

Following World War I, the 18th and Vine area experienced a building boom which lasted until 1930. During these years the area increased its reputation as the center for the city's black commerce and was also a prominent entertainment center. The black population of the city continued to increase during the decade recording a 25% gain to 38,574 by 1930. Over a dozen major brick buildings were constructed in the 18th and Vine area in the 1920s and its present appearance reflects this era of construction. With only a few exceptions all residences were razed along the 1500, 1600, and 1700 blocks of E. 18th Street and 1800 block of Vine Street to make way for new commercial buildings.

Shops and stores in the 18th and Vine area benefited from traditional segregation practices in the Kansas City business community. Although blacks were allowed to purchase items at most downtown stores they were often restricted in trying on clothes prior to purchase, getting credit, and other both subtle and obvious forms of discrimination. Although most businesses in the 18th and Vine area were owned by whites prior to 1930, the majority of managers, clerks, and sales staff were black, which welcomed and encouraged black shoppers.

Many of the businesses in the 18th and Vine area were owned and operated by Jewish merchants including prominent stores such as the Joseph Friedman Grocery Store at 1513 E. 18th Street and the Max Hoffman market at 1725 E. 18th Street. For the most part this relationship was harmonious with Jewish leaders providing assistance for black businessmen and supporting the black

community on social issues. The Kansas City Call editorialized in 1924, "We have never been in sympathy with those Negroes who speak harshly of our Jewish neighbors who live among us, whose stores we patronize, and whose money we borrow." Black leaders such as Chester Franklin urged blacks to learn good business skills from their Jewish neighbors and these efforts met with success. By 1940, 57% of the businesses in the 18th and Vine area were owned by blacks.

The building which most signified commercial development in the black community was the Lincoln Building constructed at the southeast corner of 18th and Vine. This three-story building was built in 1921 and housed shops on the first floor, offices on the second floor, and lodge and dance halls on the third floor. The building was described by the Kansas City Call as "The Hub of Our Business Wheel" soon after its opening. On the first floor of the building were businesses such as Matlaw's Men's Furnishings, the Lincoln Furniture Company, and Hiram's Cafe. On the second story were offices of attorneys and physicians who were some of the most prominent in the black community.

This concentration of black doctors, lawyers, and other professionals gave the Lincoln Building particular prominence in the 1920s and 1930s. No other building in the black community had as many well known black professionals and they occupied "some of the most modern quarters of any colored professional men in the United States." Among the tenants of the building in the early 1920s were Dr. S.S. Hill, Dr. Walter H. Maddux, Dr. McQueen Carrion, and Dr. John R. Williams. These physicians were graduates of Howard University, Meharry University, and other prominent black medical colleges and were some of the city's best known and respected black doctors and dentists.

A second major building constructed in the 1920s to house black commerce and professionals was the Roberts Building at 1824-1836 Vine Street. The Roberts Building was constructed in 1923 and was the site of the first black owned automobile dealership in America. The building was constructed by Kansas City businessman Homer Roberts and black realtor John Sears at a cost of $70,000. The architect of the building is not known but its exterior of glazed white brick and classical detailing was one of the most notable on Vine Street. Roberts had worked for several years in the automobile business and in 1923 opened his own dealership on the first floor of the building. This floor had sales offices and a forty car display area and garage. Several other businesses also leased space on other Vine Street storefronts in the building. The upper floor of the Roberts Building were for professional offices and many prominent doctors and dentists occupied these offices in the 1920s and 1930s.

Roberts was one of the leading black citizens of Kansas City during this period and his dealership was unique in the country. Roberts insisted on black masons during the construction of his building and all of his sales, clerical, and garage staff were black. In 1924, he addressed the national Negro Business League Convention and in 1929 opened a second dealership in Chicago. Roberts specialized in the sale of Hupmobiles but sold many other domestic car models.

In addition to the Roberts dealership the first floor contained numerous businesses in the other storefronts. In the 1920s the Givens Restaurant and the Henry Peace Barbershop were well known businesses and several dress shops were also located in the building. On the second floor doctors, dentists, and insurance companies were the primary tenants of the building. These included physicians Percy C. Turner and Lucien P. Richardson, and dentists V.O. Wilkinson and A.C. Wilson. The Atlanta Life Insurance Company also had offices here in the 1930s and 1940s. The Roberts Building and the Lincoln Building on E. 18th Street were considered the most prestigious locations for black professionals during these decades and the majority of black dentists and doctors in Kansas City had offices in these two buildings.

Another major black commercial business which opened in the 1920s was the Security Loan and Investment Association which built a two-story brick building at 1816 Vine Street in 1922. This building was constructed by a group of black investors as a building and loan to serve black residents of Kansas City. This business was formed in 1921 by Herman L. Kinser and the following year the firm had its building constructed on Vine Street. Black architect W.T. Thomas designed the building and upon completion the first floor of the building was occupied as offices of the Security Loan and Investment Association while the second floor was offices for architect Thomas and realtor John Cannon. In addition to office use the second floor was also built with a four-unit rear apartment.

When its building was completed, the Security Loan and Investment Company had $50,000 in capital and its list of investors included many prominent black citizens such as Kansas City Call publisher Charles A. Franklin. Its advertisements stressed that "When you invest in the Security Loan and Investment Association, you invest for the race future and for Kansas City Negro business enterprises." The Security Loan and Investment Company loaned money for home mortgages for black residents in the area and operated successfully for four years. By 1927, defaults on loans resulted in financial difficulties for the firm and in 1929 it was forced into receivership.

In addition to these well known buildings other one-and two-story brick buildings were also built in the 1920s. On 18th Street new buildings were constructed at 1619-1627 E. 18th Street and 1705-1711 E. 18th Street. The building at 1619-1627 E. 18th Street was built in 1923 and used as both a residential and commercial structure in the early 20th century. Upon completion the building had four separate storefronts for commercial use on the first story while the second story contained twelve apartments. Commercial occupants of the building in the mid-1920s included shoe repair shops, cleaners, barbers, and grocers. Harry Solomon operated a grocery store at the 1627 storefront until the 1940s and was one of the longest lasting tenants in the building. In the 1930s and early 1940s various loan shops, clothing stores, and barber shops were located in the building. The apartments on the second floor had tenants with occupations typical of the area such as laborer, saleswomen, entertainer, factory worker, and maid.

The building at 1705-1711 E. 18th Street was also built in 1923 as both a commercial and residential structure. The building was erected by builder J. Eagles and was constructed of brick veneer on the first story while the second story was of frame and stucco. The storefronts on the first story housed a variety of businesses in the 1920s and 1930s while the second floor contained eight apartments. Soon after the building's construction the first floor was occupied by a realty company, grocer, barber, and the Euthola Manufacturing Company. The second story was known as the Highland Apartments and rented rooms to working class occupants. Those listed in the apartments in 1925 had occupations typical of the area such as laborer, maid, and porter. Businesses located in the building generally lasted only a few years and a number of cleaners, billiard parlors, shoe shops, and other service establishments were located here in the 1930s and early 1940s. At the rear of the building a fifteen unit apartment building was constructed in the early 1930s but this building has since been razed.

On E. 19th Street and Vine Street, construction during the 1920s included an annex to the Roberts Building at 1510 E. 19th Street, a one-story building at 1602-1604 E. 19th Street, and a one-story brick building at 1827-1831 Vine Street. By 1926, the Roberts Company required additional space and constructed a one-story annex fronting on E. 19th Street. The building housed a garage and showroom for the company at this location for several years. In 1930, the building was occupied by the 19th Street Garage which operated at this location throughout the 1930s and 1940s.

When the building at 1602-1604 E. 19th Street was completed in 1927 it was occupied by the Euthola Beauty Shop in the 1602 storefront and the Street and

Gunn Restaurant in the 1604 storefront. For most of the 1930s and 1940s the 1602 section was occupied by the Euthola Beauty Shop or by the Lincoln Book and Music Shoppe. In 1930, the 1604 storefront became the home of black printer J.M. Sojourner who ran a successful printing business at this location throughout the 1930s and 1940s. The building at 1827-1831 Vine Street was built in 1928 with two large storefronts on the main facade and housed various restaurants and businesses during the 1930s.

Other businesses significant in the 18th and Vine black community were located in buildings which have since been razed or altered. In 1922, the building at 1814 Vine Street became the home of Dickerson Cleaners, operated by Arthur Dickerson, which was the first dry cleaning establishment owned and operated by a black businessman in Missouri. Dickerson Cleaners operated at this location throughout the 1920s and 1930s. The building remains extant but has been altered on the main facade. Another notable building on Vine Street was the two-story Booker T. Hotel completed in 1929. This hotel was located at 1821 Vine Street and was a well known black hotel for several decades. The building deteriorated in recent years and has been razed.

One of the most influential voices and promoters of the black community was the black owned newspaper, the Kansas City Call. This newspaper was founded in 1919 by Chester A. Franklin and it became the leading black newspaper in Kansas City. In 1922, the offices and presses of the paper were moved to 1715 E. 18th Street and it was at this location that the newspaper operated during the 1920s and 1930s. The Call became nationally recognized for its journalistic excellence and integrity and Chester Franklin was one of the most influential black citizens of Missouri. By the mid-1940s the newspaper had expanded to occupy three buildings on E. 18th Street. All of these buildings remain, however, the facades of the buildings were altered in the 1960s with added fronts.

At 18th and Vine were the offices of the Kansas City Monarchs, a nationally known baseball team in the Negro National League. The Monarchs were the most famous black baseball team in the country in the 1920s and 1930s and produced such athletes as Satchel Paige and Jackie Robinson. For many years the business office of the team was located at 1517 E. 18th Street (now razed) and by 1940 the office had relocated to the Lincoln Building. The Monarchs were heroes to the black community, with parades held on E. 18th Street to mark the opening of the season. Merchants and ministers supported the Monarchs and used them as role models. A Kansas City Call article in 1929 encouraged the neighborhood to "attend church with the Monarchs" at Centennial Church on

Woodland Avenue. The Monarchs brought additional attention and prestige to 18th and Vine through their many championships and athletic accomplishments.

The 18th and Vine area was also important in black commerce as a center for entertainment. During the 1920s the Gem Theater was remodeled and two new theaters, the New Rialto Theater and the Eblon Theater were built on 18th and Vine Streets. The Gem Theater's facade was remodeled in 1923 and 1924 with the addition of an ornate terra cotta facade. An article in the Kansas City Call in September of 1923 described the new front as the "beauty spot of the 1600 block, with its ivory front rising above its immediate neighbors." During the late 1920s the theater was the site of motion pictures, vaudeville performances, and various local jazz orchestras.

In 1923, the Eblon Theater at 1822 Vine Street was constructed by Homer "Jap" Eblon as a vaudeville and motion picture theater. The theater was built with a seating capacity of 876 and the Eblon Orchestra broadcasted weekly over local radio stations and provided music for motion pictures. The theater was one of the best known in the black community and was later the home of the Cherry Blossom Club, an important jazz club in the 1930s. In recent years the building has deteriorated but the main facade wall of the building remains on Vine Street.

At the southeast corner of Highland Avenue and E. 18th Street, the New Rialto Theater was built in 1924 and served for many years as a motion picture and vaudeville theater. This building replaced an earlier oudoor theater which was known as the Highland Garden Theater and billed as "Kansas City's finest outdoor theater for colored people." The building was designed by architect H. Alexander Drake with a brick and stucco exterior of minimal decorative detailing. In addition to the rear theater section separate storefronts were built on the E. 18th facade's first story while several offices were located on the second story.

The theater operated for a number of years as the New Rialto Theater but its name was changed to the New State Theater in 1929 and later the Boone Theater in honor of black musician John W. "Blind" Boone. The Boone Theater remained in operation into the early 1930s and featured live orchestras, vaudeville acts, and motion pictures. During the mid-1940s the theater's name was changed once again to the Scott Theatre Restaurant and Show Bar which featured dinner and live entertainment.

The 1920s and the 1930s witnessed the 18th and Vine area at its height as a commercial and entertainment center. The Lincoln Building and the Roberts

Building were offices to the city's black professionals and dozens of shops and stores provided goods and services of all kinds. The 18th and Vine area was the home of theaters, night clubs and restaurants. Within this hum of commerce were hundreds of residents who lived in their own homes, in apartments above the businesses, or in large apartment buildings and hotels. During these years the location of "18th and Vine" became nationally recognized as the center for the black community in Kansas City. In 1930, the city's 38,500 black residents remained concentrated in the east and southeastern sections of Kansas City. The blocks surrounding 18th and Vine Streets were 97.6% black which was the largest percentage of any section in the city. While some businesses catered to blacks to the north along Independence Avenue and 15th Street, there was no other center for black commerce to rival 18th and Vine during these years.

The 18th and Vine area maintained its vitality during the 1930s despite the Depression. The city administration of Tom Pendergast pursuaded voters to pass a major bond issue in 1931 which called for a multi-million dollar construction campaign. This program benefited the city throughout the 1930s with its employment of thousands of workers, and the Depression never struck with full force as a result. The Pendergast administration also was lenient on activities such as gambling, prostitution, and liquor and Kansas City gained the reputation as a "wide open town" during the 1930s. In the Depression, black commerce in the 18th and Vine area continued unabated and business failures were rare. The strength of the black business community was illustrated in 1939 with the formation of the Kansas City Negro Chamber of Commerce to promote black economic interests.

During and after World War II, the 18th and Vine area continued to serve as the black community's commercial center, a reputation it maintained for several more decades. The area lost some of its prestige as more and more jazz musicians and entertainers abandoned the city in search of greater fame and fortune in Chicago and New York. Many prominent night clubs in the area closed and with the fall of the Pendergast administration in 1939, many of the area's illicit commercial activities also declined. However, for most black working and middle class citizens the 18th and Vine area remained the hub of activity for shopping, getting a haircut, going to the doctor, and other basic services.

The decline in commercial activity in the 18th and Vine area began soon after integration in the 1950s and 1960s. The black population of the city began to disperse further to the east and south away from 18th and Vine Streets and other areas began to compete for black business. As buildings and residences were abandoned the surrounding area was rezoned for industrial use and new

buildings and factories were built to the east and west. Several blocks of residences were also cleared in the 1800 and 1900 blocks of E. 18th Street for housing projects. Other sections were cleared for parks, and parking lots.

By the early 1980s, changing shopping patterns and the dispersal of blacks throughout the city resulted in numerous vacancies and deteriorated buildings in the 18th and Vine area. The Street Hotel, Shannon Building, and other noteworthy structures were razed in these years for parking lots. Despite these losses the core of the district represented by the Lincoln Building, Roberts Building, Gem Theater and dozens of other structures remain as reminders of the heyday of the 18th and Vine area. In 1981, the Lincoln Building was renovated for offices by the Black Economic Union and this group has also purchased several other buildings in the area for future economic development. The stimulation and revitalization of commerce in the 18th and Vine area is once again on the rise through both public and private efforts.

KANSAS CITY JAZZ IN THE 18TH AND VINE AREA, 1921-1941

The 18th and Vine area is significant for its role in the growth and development of Kansas City jazz in the 1920s and 1930s. Kansas City was one of several cities in the early 20th century in which jazz music became prominent. Nightclubs, music halls, theaters, and restaurants were all locations where jazz was played and flourished and many sites associated with jazz music remain in the 18th and Vine area. No other concentration of buildings remains in the city which are significant in the history of Kansas City jazz.

The period of significance dates from 1921 when the first jazz bands began to evolve in the city following World War I. Bennie Moten's Kansas City Orchestra formed in these years and was later followed by other bands which became influential in Kansas City jazz. The Lincoln Building, completed in 1921, was built with a large hall on its third story which was the site for some of the earliest jazz performances in the area. The city was a major center for jazz artists during the 1920s and 1930s and its prominence did not wane until 1941 with the beginning of World War II. Many musicians entered the armed forces during the war years or moved to new centers for jazz such as Chicago and New York.

Jazz had its origins in many types of music such as blues, country ragtime, and string dance bands. The exact origins of jazz continue to be debated but many scholars agree that jazz was born in New Orleans at the turn of the century and then spread north throughout the Midwest. New Orleans' artists such as

Jelly Roll Morton, Louis Armstrong, and Joe "King" Oliver, helped to popularize jazz in the 1910s and early 1920s. The advent of phonographs and recorded music also helped to spread the distinctive rhythms and arrangements of jazz musicians. Jazz was the preferred dance music during the 1920s and coincided with increased leisure time as a result of the general prosperity of the decade.

Kansas City jazz had its own distinctive style drawing upon New Orleans jazz and ragtime for its influences. In the early 1920s, jazz musicians such as Bennie Moten and Walter Page began assembling large bands of ten to fifteen pieces to produce Kansas City jazz. Bennie Moten's Kansas City Orchestra, Walter Page's Blue Devils, and T. Holder's Twelve Clouds of Joy were among the most influential bands in the city during the decade. These and dozens of other popular bands played constantly at dance halls or clubs in Kansas City and would also go on the road touring throughout the Midwest. By the late 1920s, Kansas City was nationally known as a center for jazz and many musicians heeded the call of "goin to Kansas City" to seek fame and fortune.

The importance of Kansas City as a refuge for jazz musicians increased during the early 1930s when the Depression caused massive unemployment across the country. Kansas City largely escaped the effects of the Depression due to enormous public works projects and deficit spending by the city's administration headed by Mayor Tom Pendergast. Pendergast also kept Kansas City "wide open" and bootlegging, prostitution, and gambling were all allowed to flourish during the 1930s. Between 1930 and 1941 there were 120 nightclubs and 40 dance halls in the city and jazz was the music of choice in most establishments. Work for jazz musicians remained constant in Kansas City throughout the Depression years.

Dance halls and nightclubs in which jazz was performed were concentrated primarily in three areas of the city. One area was centered at 12th and Vine Streets and well known nightclubs such as Dantes Inferno operated near this intersection. A second concentration of clubs including the famous Reno Club and Ace Night Club was located at the corner of 12th and Cherry Streets in the downtown area. The third and perhaps most famous area of nightclubs and theaters was at 18th and Vine Streets. Within two blocks of 18th and Vine were the Eblon Theater, Subway Club, El Capitan Club, Sunset Club, and several other well known jazz clubs. Other important dance halls in the vicinity included the Lincoln Theater at 1334 E. 18th Street and The Paseo Hall at the northwest corner of the Paseo and E. 15th Street.

Reminiscences of musicians who lived and performed in Kansas City often refer to the 18th and Vine area as the most prominent center for jazz. Saxaphonist

Eddie Barefield who played with Bennie Moten and Count Basie, among others, recalled that "Eighteenth and Vine was the center. They had Street's Hotel...the Lincoln Theater, then right on Eighteenth and Vine in the basement was this pool hall, Piney Brown's, the Subway." Arranger and composer Eddie Durham also remembered 18th and Vine describing the Subway Club as the "main place." The Subway Club was managed by Piney Brown who was called "a patron saint to all musicians" and his club at 18th and Vine was one of the most popular in the city. And guitarist Charles Goodwin recalled that "The corner of Eighteenth and Vine there, that's the most celebrated street in Kansas City. All over the world you can hear about Eighteenth and Vine."

Music constantly wafted through the air in the 18th and Vine area according to a number of accounts. In a visit to Kansas City around 1925, composer Count Basie recalled "... I got a chance to wander over on Eighteenth Street. At that time it was blazing. I mean, everything was happening there, it was beautiful. Wonderful trumpet players, and clarinet players, and banjo players. You could hear the blues from any window or door. And it's the most remarkable thing I ever heard." Basie was later to become a pianist with the Eblon Theater Orchestra and then to achieve fame with his own band. In addition to Count Basie other nationally known musicians to come out of the Kansas City jazz era included Andy Kirk, and Charlie Parker.

The significance of the 18th and Vine area to Kansas City jazz was reflected not only through the dance halls and nightclubs in the vicinity but also through the support of the black community and appreciation of the artists. Local businessmen opened music stores containing jazz music and recordings; several restaurants became well known hangouts for musicians; and recreation halls such as Jones Billiard Parlor on E. 18th Street were also centers for musicians to socialize. While other sections of the city contained numerous nightclubs the 18th and Vine area was distinctive for its wide range of support services which catered and embraced Kansas City musicians.

One of the most important services which formed in the 18th and Vine area to support area musicians was the Mutual Musicians Local # 627. This union was formed to help protect jazz musicians and provide consistent wages and performance standards. In 1928, the union acquired the brick duplex at 1823 Highland Avenue and converted it into a dance hall and clubhouse. This building became a center for jazz musicians to meet, socialize, rehearse, and perform with one another. An example of this comraderie was the May 1, 1932 open house and smoker held in honor of Duke Ellington at which all union musicians were invited. The building continues to be used by the local union and its significance to Kansas City jazz was recognized in 1982 with its listing as a National Historic Landmark.

A number of important jazz landmarks such as the Subway Club and Blue Room have been razed in the 18th and Vine area in recent years but many buildings and structures remain which are associated with the jazz era. The building at 1600-1610 E. 18th Street was the home to a number of nightclubs from the 1920s to the early 1940s. The 1604 storefront contained the Toy and Toy Cafe which featured both food and live entertainment in the evenings. At the 1608 storefront was the Mayflower Club in the late 1920s and in the 1930s it was the site of the South Side Chauffers Club and the El Capitan Club. The 1610 storefront was also occupied by the El Capitan Club in the late 1930s.

The Lincoln Building contained two large dance halls on its third floor which were regularly rented out for jazz performances and private parties. In the first floor several clubs also came and went in the 1930s including the Night Hawk Tavern in the 1805 Vine Street storefront which was open all night for food, drinks, and entertainment in 1934. The building at 1705-1711 E. 18th Street was the home of Lucille's Paradise Band Box during the late 1930s. This club occupied the 1709-11 storefronts for several years and Charles "Crook" Goodwin led a band which did radio broadcasts from the club. Bandleader Buster Smith played extensive engagements at the club along with a young Charlie Parker on saxaphone.

Theaters such as the Gem and New Rialto (Boone) also had regular jazz performances in addition to motion pictures. The popularity of jazz peformances led to the conversion of the Gem Theater into a nightclub in 1934. The theater closed as a movie house and reopened as the Pink Rose Beer Garden in May of 1934. This business operated here for several years until the building was once again used for motion pictures.

Although only the main facade remains, the Eblon Theater was a major center for jazz in the 1930s. The Eblon Theater Orchestra was composed of many jazz musicians who performed regularly with, and separate from, motion pictures. In 1930, the theater was closed and after extensive redecorating the Cherry Blossom nightclub opened in April of 1933, and it soon became one of the best known clubs in the city. At its grand opening Count Basie and his Cherry Blossom Orchestra were the headliners. The building was later again used as a theater and was also the home of the Chez Paree Club.

Other buildings in the 18th and Vine area also contained various businesses which were centers for musicians to meet and socialize. Several music stores operated in the area carrying jazz recordings, sheet music, and instruments. In the first floor of the Lincoln Building was the Holmes Music Store which occupied part of the 1603 storefront in the mid-1920s and later moved to 1832

Vine Street in the 1930s. At 1602 E. 19th Street was the Lincoln Book and Music Shoppe which was located here for several years in the early 1930s. Music teachers also did a brisk business in the area such as George Willarson who had a small studio at 1703 E. 18th Street in the early 1930s. Noted musicians Bennie Moten and Thamon Hayes also ran a music store in the late 1920s at 1616 E. 18th Street (now razed).

When not performing musicians gathered at restaurants and billiard halls in the area. The Jones Billiard Hall at 1514 E. 18th Street was in operation throughout the 1920s and 1930s and its location between the Street Hotel and Subway Club made it one of the most popular social centers on the street. The Jones family operated both a barber shop and pool hall and many jazz figures such as Count Basie and Duke Ellington played billiards and socialized at this business. Another popular business was the Ol' Kentucky Barbecue restaurant at 1516-1518 E. 19th Street which was frequented by musicians in the late 1930s and early 1940s. This restaurant was a favorite for its food and as a rendevous point for musicians looking for jam sessions and jobs.

By the late 1930s, Kansas City's importance as a jazz center began to wane. The wide open atmosphere of the city declined with the indictment and imprisonment of boss Tom Pendergast in 1939 and numerous nightclubs closed over the next several years. Successful bands such as the Count Basie Orchestra left the city for New York and were followed by other performers such as Charlie Parker. New York, with its money and recording contracts, soon became the national jazz center and attracted the most promising musicians. With the coming of World War II in 1941, many young musicians entered the armed forces and were dispersed during the war years. Wartime rationing and a new city administration also led to the closing of many nightclubs and dance halls.

One of the most illustrative examples of this decline was the closing of the Paseo Hall at 15th and The Paseo in the 1940s. Paseo Hall was one of the largest and most important dance halls in the black community in the 1920s and 1930s. The hall was the regular site of "battles" between the city's best known jazz bands such as those led by Bennie Moten, Walter Page, and George E. Lee. The hall was closed after 1942 and in 1945 the building was purchased by Saint Stephens Baptist Church and remodeled into the church's sanctuary. Only the building's facade facing E. 15th Street (now Truman Boulevard) gives any indication of its use as a dance hall.

Several clubs remained open in the 18th and Vine area into the 1950s and 1960s such as the El Capitan Club and a few others. However, Kansas City's reputation as a center for jazz was overshadowed by cities such as New

Orleans, Chicago, and New York. With integration in the 1960s, the 18th and Vine area lost much of its importance as a commercial and entertainment center. Buildings such as the Shannon Building which contained the Subway Club were razed and theaters such as the Eblon and Gem were closed.

Despite the loss of several buildings, the 18th and Vine area contains the largest and most significant collection of buildings associated with jazz in Kansas City. Urban renewal projects in the 1950s and 1960s destroyed all buildings which were related to jazz in the nightclub areas of 12th and Cherry Street and 12th and Vine Streets. The many nightclubs and theaters located in the 1200, 1300, and 1400 blocks of E. 18th Street have also been removed to make way for modern industrial buildings. No other significant collection of nightclubs, theaters, or other buildings associated with the rise of jazz in the city have been identified.

Today, the area's jazz heritage is once again in the forefront, this time in the context of redevelopment. A museum devoted to jazz music is planned for the New Rialto (Boone) Theater and several jazz clubs have opened in buildings on 18th and 19th Streets. Historic markers have been placed in front of buildings and sites to illustrate their importance in jazz history to visitors. Various private and public agencies are working to promote this heritage - a heritage summarized by the lyrics of musician Joe Turner in 1940:

> "Yes, I dreamed last night I was standing on the corner of Eighteenth and Vine,
> Yes, I dreamed last night I was standing on the corner of Eighteenth and Vine,
> I shook hands with Piney Brown and I could hardly keep from crying."

The roots of jazz go deep at 18th and Vine.

SOCIAL BUILDINGS AND ORGANIZATIONS IN THE 18TH AND VINE AREA, 1914-1941

The 18th and Vine area is significant in the black social history of Kansas City. In addition to being a center for commerce and entertainment, the 18th and Vine area was also the home of important social services and clubs. Agencies such as the Young Men's Christian Association (YMCA), the National Association for the Advancement of Colored People (NAACP) and social and fraternal organizations like the Railway Men's Club, Masons, and Elk's Club occupied buildings and offices at 18th and Vine. These agencies and organizations were important to the social welfare of black residents in the early 20th century.

The rapid increase in the city's black population after 1900, led to the construction of several major buildings to house social agencies and fraternal organizations. One of the earliest of these was the construction of the Masonic Lodge at the southeast corner of 18th Street and Woodland Avenue (razed). This three-story brick building was the home to area Masons throughout the late 19th and early 20th centuries. The lodge hall on the third story was the center for Masonic activity and served as the local hall until after the 1940s.

One of the largest and most significant buildings constructed in the 18th and Vine area was the Paseo YMCA completed in 1914. Located at 1824 The Paseo, this four-story brick building was the culmination of years of efforts to establish a branch of the YMCA in the black section of the city. The local black YMCA chapter was begun in 1900 but it took a seven year funding campaign to construct the present building. Upon completion the building held a gymnasium, swimming pool, and conference rooms. The building was open 24 hours a day and provided social services and lodging.

In addition to regular YMCA services, the building also served as a community center for the meetings of neighborhood organizations and social clubs. In 1941, the YMCA recorded community service to 162 groups, totaling 3,650 meetings with attendance of 76,650 persons. The YMCA was the only meeting place for clubs, study groups, and singing groups available to the general black population before the construction of the Carver Community Center in 1944. One of the most notable meetings which took place at the YMCA was the formation of the Negro National League in February of 1920. The Kansas City Monarchs and seven other teams from across the country were included in the league which was in operation until integration of baseball in the 1950s. The Paseo YMCA continued to provide services to the black community until consolidating and closing its doors in the 1970s.

The Lincoln Building was the home to the local chapter of the NAACP during the late 1930s. The NAACP Kansas City Chapter was formed in 1915 and worked to promote legislation and social reform to assist black citizens. The Lincoln Building was also the home of the Urban League of Kansas City during the 1930s. The Urban League was founded in 1919 to promote black issues and became affiliated with the National Urban League. Another local social organization was the Cheerio Boys Club which had offices at 1832 Vine Street in the late 1930s. Organized in 1926 by Ivan McElroy, the Cheerio Boys Club raised money for charitable and social organizations and provided services to the needy.

The second story of the building at 1600-1610 E. 18th Street was home to the local chapter of the Elk's Club in the 1920s. This lodge was formed in 1906 as the Heart of America Lodge No. 149 and was a fraternal organization "designed to help others." This lodge later moved to third floor offices across the street in the Lincoln Building during the 1930s. Another social club in the area was the Railway Men's Social Club which had a meeting hall on the second floor of the building at 1600 E. 19th Street in the late 1930s. This club was made up of railway porters and workers employed by the Missouri-Pacific and other railroad lines.

Social and fraternal organizations lent valuable support to black citizens throughout this period. Agencies such as the YMCA, Cheerio Boys Club, and Elks Club helped to alleviate want and suffering through their charitable work and assistance to the needy. Other organizations such as the NAACP and Kansas City Urban League worked to better economic and social conditions through fighting discrimination and promoting equal justice for black citizens. Fraternal groups were also prominent as social centers which maintained and encouraged bonds of kinship in the black community. These groups and agencies, centered at 18th and Vine Streets, were an important part of life for black citizens in Kansas City.

BLACK EDUCATION IN THE 18TH AND VINE AREA, 1905-1941

The Attucks School, located in the 18th and Vine area, is significant for its role in black education during the 20th century. The school is the oldest continually occupied school built for the city's black students. Constructed in 1905, the building was designed by Kansas City architect Charles A. Smith with influences of the Colonial Revival style. The original building was enlarged in 1922 with the addition of a two-story wing containing a gymnasium and auditorium. Since the completion of this addition few major changes have occurred to the school and it retains its original architectural character.

Most students of the school came from the Paseo District which included the heavily black section around 18th and Vine Streets. In 1911, the Attucks School property was valued at $81,000 and had 13 teachers and 560 students. Only three other black schools, Garrison, Lincoln, and Lincoln High School were comparable in size and in the number of teachers. Over the next decade the black population of Kansas City continued to increase especially within the blocks surrounding the Attucks School. By 1922, the school was so overcrowded that the school board authorized the construction of a two-story wing containing a gymnasium and auditorium which was connected to the east facade of the original building.

Over the next several decades the Attucks School was one of the main grade schools for black students in Kansas City. In 1950, the Attucks School had almost 1,000 students, a number exceeded by only four other black schools in the city. The Attucks School continued to be used as a grade school for all races following integration of public schools in the 1960s. The building remains utilized for students in the area and it is the oldest continually occupied school built for black students in Kansas City. The building is the only educational structure located within the 18th and Vine area.

F. Associated Property Types

I. Name of Property Type _____

II. Description

III. Significance

IV. Registration Requirements

[x] See continuation sheet

[ ] See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

[x] See continuation sheet

H. Major Bibliographical References

[x] See continuation sheet

Primary location of additional documentation:

- [x] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Specify repository: _____

I. Form Prepared By

name/title Philip Thomason

organization Thomason and Associates date 21 December, 1989

street & number P. O. Box 121225 telephone (615) 383-0227

city or town Nashville state TN zip code 37212

F. NAME OF PROPERTY TYPE: DWELLING

Description:

Less than a dozen single- and multi-family dwellings remain in the 18th and Vine area. The majority of these are located in the 1800 block of Highland Avenue or in the 1600 and 1700 blocks of E. 19th Street. Although few in number, the remaining dwellings are an important reminder of the original residential character of the 18th and Vine area and are illustrative of residential architecture of the late 19th and early 20th century.

By the 1880s, black settlement had moved into the southeast section of the city below 12th Street. This area became known as "The Bowery" and was the home to several thousand black residents by the turn of the century. The 1896 Sanborn Map of the 18th and Vine area reveals a heavily developed residential section of the city. While some commercial buildings existed in the area it was overwhelmingly residential in character. This section of the black community had its center at the intersection of 18th and Vine Streets.

Initial settlement of the 18th and Vine area occurred during the 1880s and 1890s. Numerous residences were built along every street with most being duplexes or single family dwellings. The majority of these were one- to two-story frame residences built in rectangular or asymmetrical plans. The designs for these buildings were primarily vernacular forms such as Gable Front plans, and asymmetrical form residences. Decoration reflected the Queen Anne and Italianate styles of the period and common details included one-over-one sash windows, gable roofs, weatherboard siding, and one- to two-story porches on the main facade.

Residences in the 18th and Vine area which remain from these years include both modest one-story and larger frame single and multi-family houses. All of these are located in the 1800 block of Highland Avenue and continue to be occupied for residential use. The houses at 1820 and 1822 Highland Avenue are the oldest remaining in the area and although altered retain their original form and design. 1820 Highland Avenue is a one-story residence built in a gable front plan. This residence was altered in the 20th century but retains its original form and plan. The two-story residence at 1822 Highland Avenue was built in 1887 and was also built in a gable front plan. Although altered in the 1920s, the residence retains its original Italianate eave brackets.

Construction on Highland Avenue continued into the early 1900s and the residences at 1818 and 1824 Highland Avenue date from this period. 1818 Highland Avenue is a one-story gable front residence built ca. 1910 and has a Bungalow porch added in the 1920s. The residence at 1824 Highland Avenue was built in an asymmetrical plan ca. 1910 and has a gambrel roof and a two-story porch on the main facade with square porch posts and balusters. The most original residence on the street is the two-story house at 1826 Highland Avenue which was built ca. 1907. This residence retains its one-story porch with milled columns, wood shingles in the gable field, and original doors and windows. Built in a gable front plan, this residence originally stood at 1820 Vine Street and was moved to its present location in 1983.

In 1913, the 22 blocks in the vicinity of 18th and Vine contained a population of 4,295 residents and in response to the increasing demands for housing several developers razed existing single family dwellings and constructed multi-family units within the 18th and Vine area. The earliest of these were the three identical plan apartment buildings constructed at 1606/1608/1610 E. 19th Street in 1902. These buildings were constructed with two to three units each and were built close together on narrow lots. All three buildings are two-stories, of brick construction, and have Italianate influences in the arched windows and corbelled brick cornices. Another residential development in the area was the construction of four identical plan fourplex units in the 1700 block of E. 19th Street. These two-story buildings are of brick construction and were built in 1910 and 1911. The buildings have rectangular windows with prominent concrete lintels and sills and at the rooflines are corbelled brick cornices.

After World War I, single-family residential construction in the 18th and Vine was limited. The value of the land and increasing commercial character of the area inhibited single-family construction in favor of multi-family apartments and hotels. The largest building of this type remaining in the area is the Western Apartments at 1821 Highland Avenue. The Western Apartments was built 1919-1920 and is a three-story brick building constructed with minimal detailing. The building was completed in an ell plan with a two-story porch built within the ell. The building has one-over-one sash windows and and an undecorated brick exterior. Other apartment buildings constructed in the 18th and Vine area in these years have not survived.

During the 1920s, the increase in commerce resulted in the razing of over a dozen residences in the 18th and Vine area to make way for new commercial buildings. With only one exception all of the original residences in the 1800 block of Vine Street were torn down as were numerous residences in the 1500 block of E. 19th Street. Commercial construction came to an end in the 1930s

and encroachment on the residential blocks south of E. 18th Street came to a halt. Although much of 18th, 19th, and Vine Streets were commercialized by the 1930s, Highland Avenue and Woodland Avenue were able to retain most of their residential character.

Since 1941, the residential character of the 18th and Vine area has declined considerably and just over a dozen single-family and multi-family dwellings remain to illustrate this heritage. In recent years numerous residences along Woodland Avenue, E. 19th Street, and The Paseo have been razed as a result of deterioration and neglect. Existing buildings are concentrated in the 1800 block of Highland Avenue and in the 1600 and 1700 blocks of E. 19th Street. Several single family dwellings remain on Highland Avenue but most residences on this block have been converted to multi-family use. The Western Apartments is now known as the Rochester Hotel and continues to be used for both transient and long-term lodging.

Significance:

The 18th and Vine area began as a densely populated residential section of Kansas City for black citizens. This residential character continued into the 1920s and 1930s despite the enormous growth of black commercial buildings in the blocks along 18th and Vine Streets. Single-family and multi-family dwellings were built in the area as well as large apartment buildings and hotels. In many of the commercial buildings second story apartments were also added. During these years the neighborhood contained a wide variety of working and middle class residents, many of whom lived above or adjacent to, their own businesses. This mixture of residential and commercial use was characteristic of 18th and Vine and the remaining residential architecture is an important reminder of this era in its history.

Settlement of the 18th and Vine area began in the 1880s and 1890s and numerous residences were built along every street with most being modest duplexes or single family dwellings. Residents of the area reflected many working class occupations such as maid, laborer, porter, and janitor who worked in the warehouses and manufacturing facilties of the city. In addition to these working class residents there were also a number of black professionals listed such as attorneys, physicians, and teachers.

Between 1900 and 1910, the black population of Kansas City increased by 54% to over 23,000 residents. Much of this growth occurred in the blocks surrounding the 18th and Vine area and led to increased demands for housing. In 1913, the 22 blocks in the vicinity of 18th and Vine contained a population of

4,295 residents and in response to the increasing demands for housing several developers razed exiting single family dwellings and constructed multi-family units in the 18th and Vine area. The identical plan residences in the 1600 block and the combination commercial and residential buildings in the 1700 block of E. 19th Street are representative of this era of speculative housing.

Most of the development which occurred in the 18th and Vine area was financed by, and constructed by white investors. Less than 4% of blacks in the area owned their own homes in the early 1900s and this was a source for concern by black leaders for many years. The majority of residents in the 18th and Vine area had little choice but to rent due to their economic status. In 1913, of the 8,100 black male workers in the city 5,006 were low paid laborers while another 600 were porters or waiters in restaurants and saloons. Only several hundred middle class professions were listed and professionals were also few in number.

The large number of rental units and low economic status of area residents led to poor housing conditions in many of the blocks surrounding 18th and Vine Streets. Most buildings were of frame construction and a study of housing in 1913 found many to be substandard. The poor construction of these properties resulted in many to be condemned and razed in later years. Due to this high attrition rate few original residences survive in the 18th and Vine area.

After World War I, single-family residential construction in the 18th and Vine was limited. The value of the land and increasing commercial character of the area inhibited single-family construction in favor of multi-family apartments and hotels. The largest building of this type remaining in the area is the Western Apartments at 1821 Highland Avenue. The Western Apartments was built 1919-1920 as rental apartments to meet the increasing demands for black housing in the 18th and Vine area. Upon completion the Western Apartments was one of the largest apartment buildings built in the area and contained a total of 24 units. Residents of the apartments during the 1920s and 1930s were a cross section of working class professions. Other large apartments built in the 1920s included the eight units located on the second floor of the building at 1705-1711 E. 18th Street in 1923 and its rear 15 unit annex.

In addition to the apartment buildings built in the area the demand for housing also led to the construction of several hotels. The Street Hotel at 1508-1512 E. 18th Street was the major black hotel in the area prior to 1920. Now razed, this three-story brick building dominated the northeast corner of The Paseo and E. 18th Street and provided both short term and long term lodging. The Booker T. Hotel completed in 1929 at 1821 Vine Street was also built to cater to the

increasing demands for rooms and lodging in the 18th and Vine area (razed).

During the 1920s, the increase in commerce resulted in the razing of over a dozen residences in the 18th and Vine area to make way for new commercial buildings. With only one exception all of the original residences in the 1800 block of Vine Street were torn down as were numerous residences in the 1500 block of E. 19th Street. Commercial construction came to an end in the 1930s and encroachment on the residential blocks south of E. 18th Street came to a halt. Although much of 18th, 19th, and Vine Streets were commercialized by the 1930s, Highland Avenue and Woodland Avenue were able to retain most of their residential character.

Since 1941, the residential character of the 18th and Vine area has declined considerably and just over a dozen single-family and multi-family dwellings remain to illustrate this heritage. In recent years numerous residences along Woodland Avenue, E. 19th Street, and The Paseo have been razed as a result of deterioration and neglect. Existing buildings are concentrated in the 1800 block of Highland Avenue and in the 1600 and 1700 blocks of E. 19th Street and many are presently vacant.

The 18th and Vine area began as a densely populated residential section of Kansas City for black citizens. This residential character continued into the 1920s and 1930s despite the enormous growth of black commercial buildings in the blocks along 18th and Vine Streets. Single-family and multi-family dwellings were built in the area as well as large apartment buildings and hotels. During these years the neighborhood contained a wide variety of working and middle class residents, many of whom lived above or adjacent to, their own businesses. This mixture of residential and commercial use was characteristic of 18th and Vine and the remaining residential architecture is an important reminder of this era in its history.

Registration Requirements

Dwellings were considered eligible under Criterion A in the area of ETHNIC HERITAGE--BLACK if they reflected the growth and development of the 18th and Vine area as an important Kansas City black residential area from ca. 1885 to 1941. In order to reflect the period of development, eligible properties should also retain their original exterior form and plan and their original integrity of design, materials, workmanship, feeling, and association, as well as their integrity of site and location. Under these registration requirements, none of the existing residences were determined to meet individual eligibility for their architectural or historical significance.

A grouping of dwellings may also be considered contributing elements to a district under Criterion A in the area of Ethnic Heritage--Black. As contributing elements, they must have been constructed prior to 1941 and must retain their original site and setting, orientation, and exterior form and design so that their original use as residential properties is discernible. Their overall integrity of materials, design, workmanship, feeling, and association must also be preserved. A grouping of dwellings may also be considered significant if, collectively, it reflects the growth and development of the 18th and Vine area as an important Kansas City black residential community from the ca. 1885 to 1941. Under these registration requirements, the grouping of dwellings located in the 1800 block of Highland Avenue and the 1600 and 1700 block of East 19th Street are contributing elements in the 18th and Vine Historic District.

Dwellings within this area may be considered noncontributing if they are altered and no longer retain integrity or if they have been moved to their present site less than fifty years ago.

NAME OF PROPERTY TYPE -- COMMERCIAL BUILDING

Description:

The existing historic commercial buildings in the 18th and Vine area are one- to three-story masonry and frame buildings built between 1886 and 1930. These buildings are concentrated along both sides of East 18th Street in the 1500, 1600, and 1700 blocks, in the 1800 block of Vine Street, and in the 1500 and 1600 blocks of East 19th Street. These buildings were constructed to serve the area's black community in the late nineteenth and early twentieth centuries and remain in commercial use or are vacant.

By the early 1880s, the black population of Kansas City moved increasingly into neighborhoods around the intersection of 18th and Vine Streets. To serve this growing residential area, several two-story brick commercial buildings were constructed to provide neighborhood services such as grocery stores and drug stores. During the 1880s and 1890s, the buildings at 1514 East 18th Street, 1725 East 18th Street, and 1600 East 19th Street were built in traditional two-part commercial forms of the period. These buildings are of brick construction and retain original storefronts composed of frame or brick bulkheads, plate glass windows, transoms, recessed entrances, and have supporting cast iron columns or brick piers.

Upper facade decoration includes corbelled brick decoration, rounded arch windows with brick hood molding, and wood, metal, or corbelled brick cornices. The interiors of most buildings were originally composed of open space with decoration confined to pressed metal ceilings, ornate staircases, and door surrounds. In addition to these types of details, the building at 1725 East 18th Street was also embellished with a small bay window at its second story corner. These buildings reflected the influences of the popular Commercial Italianate style of the period and retain much of their original character.

After 1900, construction of commercial buildings increased in the area along East 18th Street and Vine Street. The buildings at 1511-1513 East 18th Street, 1600-1610 East 18th Street, and 1819 Vine Street were built in designs typical of the period. All three buildings were originally built with large storefronts supported by brick piers and with upper facade detailing of corbelled brick. These buildings reflect the shift away from detailing such as arched windows associated with the Italianate style and instead have rectangular windows with stone or concrete lintels.

Other notable commercial buildings of the period include the one-story brick buildings at 1514 East 19th Street and 1516-1522 East 19th Street. Both buildings were constructed with identical detailing and originally displayed storefronts with large display windows, recessed entrances, and multi-light transoms. The exterior brick was given a white glaze and above the storefronts a large sheet metal upper facade was added. This sheet metal was stamped with various decorative moldings and displays a projecting cornice at the roofline. In 1910-1911, three identical buildings were constructed at 1705-1707, 1711-1713, and 1715-1717 E. 19th Street which featured commercial storefronts on the first floor and apartment space on the second floor.

The decade of the 1920s was a period of extensive commercial development in the 18th and Vine area. The majority of commercial buildings completed after 1920 were rectangular brick structures built with large storefronts and restrained upper facade decoration. In recent years buildings of this type have been identified as "Tapestry Brick," which denotes a relatively simple exterior brick facade. The Lincoln Building at 1601 East 18th Street, the Security Loan and Investment Association Building at 1816 Vine Street, and the building at 1619-1627 East 18th Street are all examples of this type of construction. Each building has storefronts of plate glass, transoms, and recessed entrances, while the upper facades have rectangular one-over-one sash windows and restrained brick decoration. This brick decoration is usually displayed in arrangements of header or stretcher courses in rectangular or diamond designs or in distinctive bands which extend the width of the facade. Concrete panels are also often interspersed to vary the upper facade masonry.

Exceptions to these restrained designs include the Roberts Building on Vine Street and the Eblon and Gem Theaters. The Roberts Building was completed in 1923 with an exterior of white glazed brick, a stepped parapet, and large sheet metal cornice on the upper facade. The Eblon Theater at 1822 Vine Street was completed in 1923 and had a two-story brick facade with Spanish Revival detailing. The building was designed with a curvilinear parapet, arched entrances, decorative brick coursing, and a red tile roof shed canopy at the second story. This building fell into disrepair in recent years and was largely razed; however, its main facade on Vine Street remains standing.

The Gem Theater at 1615-1617 East 18th Street was built in 1912 and remodeled into its present appearance in 1924. Its glazed terra cotta facade is the most decorative of any commercial building in the district and reflects influences of Baroque forms of the seventeenth century. The theater has a curvilinear parapet and extensive detailing of terra cotta such as egg and dart molding, cartouches with floral designs, and acanthus leaf molding. A more restrained theater facade is that of the New Rialto Theater at 1701-1703 East 18th Street. This theater no longer retains its original first floor design, but the upper facade has decorative detailing of brick and stucco.

After 1930, no major commercial buildings were built in the 18th and Vine area and there are no examples of buildings with Art Moderne or Art Deco detailing. In recent years, alterations to storefronts have occurred, but the majority of upper facade detailing remains intact. Many buildings are presently vacant, and window and door openings have been covered with plywood to protect the buildings from vandalism and the elements.

Significance:

The commercial buildings in the 18th and Vine area are reflective of that area's most important period of growth and development in the late nineteenth and early twentieth centuries and may be eligible under Criterion A in one or more of the following areas of significance: Ethnic Heritage--Black, Commerce, and Performing Arts. The 18th and Vine area was the primary commercial center for black residents of Kansas City and achieved its greatest prominence in the 1920s and 1930s when the area also served as one of the centers of the development of the so-called Kansas City style of jazz. The area retains a significant collection of commercial buildings which contained many of the city's most notable black businesses, clubs, and theaters.

The 18th and Vine commercial area evolved in the late nineteenth century as the southeastern section of the city became the home to many black residents.

The earliest commercial buildings provided neighborhood services such as groceries, drugs, clothing, and other goods. Vine, East 18th, and East 19th streets in this area were primarily residential in character and commercial buildings were scattered throughout the neighborhood.

Between 1900 and World War I, the commercial activities in the 18th and Vine area increased substantially. In addition to the existing buildings, large two- and three-story structures were constructed along the 1500, 1600, and 1700 blocks of East 18th Street. Commercial activity also spread to adjacent blocks along Vine Street and East 19th Street. In the two decades from 1900 to 1920, the black population of Kansas City almost doubled from 17,567 to 30,719 and the area around 18th and Vine streets increasingly became a commercial center for black business.

Following World War I, the black population of the city continued to increase, recording a 25 percent gain to 38,574 by 1930. During this period, the 18th and Vine area experienced a building boom which lasted until 1930. Over a dozen major brick buildings were constructed in the 18th and Vine area in the 1920s, and its present appearance reflects this era of construction. With only a few exceptions, all residences were razed along the 1500, 1600, and 1700 blocks of East 18th Street and the 1800 block of Vine Street to make way for new commercial buildings. During these years the area also increased its reputation as the center for the city's black commerce and became a prominent entertainment center with the development of Kansas City jazz. Many of the commercial buildings in the 18th and Vine area also served as the locations of the clubs, dance halls, and speakeasies where jazz was played and the Kansas City style of jazz was developed and refined.

Prominent buildings constructed in the 1920s included the Lincoln Building, Roberts Buildings, and the building for the Security Loan and Investment Association. The Lincoln Building was built in 1921 and housed shops on the first floor, offices on the second floor, and lodge and dance halls on the third floor. The building was described by the Kansas City Call as "The Hub of Our Business Wheel" soon after its opening and it contained the offices of many of the city's most prominent black professionals. The Roberts Building at 1824-1836 Vine Street was constructed in 1923 and was the site of the first black owned automobile dealership in America. The upper floor of the Roberts Building contained professional offices and many prominent doctors and dentists occupied these offices in the 1920s and 1930s. At 1816 Vine Street, the Security Loan and Investment Association built a two-story brick building in 1922. This business was begun by a group of black investors as a building and loan to serve black residents of Kansas City.

In addition to these well known buildings, other one- and two-story brick buildings were also built in the 1920s throughout the 18th and Vine area. Of particular importance were the three theaters which were built or remodeled during this decade. During the 1920s, the Gem Theater was remodeled and two new theaters, the New Rialto Theater and the Eblon Theater were built on 19th and Vine streets. The Gem and New Rialto theaters offered vaudeville performances, motion pictures, and jazz concerts. The Eblon Theater offered similar entertainment and also featured its own orchestra which performed daily.

Other buildings in the 18th and Vine area contained businesses of particular importance in the community, such as the offices of the Kansas City Call at 1715 East 18th Street and the business offices of the Kansas City Monarchs baseball team at 1517 East 18th Street. During these years the location of "18th and Vine" was nationally recognized as the center for the black population in Kansas City.

The 18th and Vine area maintained its vitality during the 1930s despite the Depression, and after World War II it continued to serve as the black community's commercial center, a reputation it maintained for several more decades. With integration and the movement of many black citizens to other areas of the city, the 18th and Vine area lost much of its business and several notable buildings were razed. The commercial buildings which remain are important reminders of the heritage of 18th and Vine and its prominent role in the history of the Kansas City black community.

Registration Requirements:

Commercial buildings in the 18th and Vine area are significant under Criteria A in the area of Commerce if they were the location of a business or other commercial enterprise in the 18th and Vine area from 1886 to 1941. The buildings must also retain integrity of setting and location, design, workmanship, and materials. The Lincoln Building, Roberts Building, and Security Loan and Investment Building [and Gem Theater] all meet these registration requirements for their prominence in black commercial history. In addition, the Lincoln Building and the Gem Theater are significant in the area of Performing Arts for their association with the development of Kansas City jazz in the 18th and Vine area. Because of the location of these buildings they are included as contributing buildings in the 18th and Vine Historic District.

Commercial buildings may also meet registration requirements if they form a significant grouping which retains integrity of setting and location and

collectively have particular historical significance in the area's commercial growth and development. To be contributing these buildings must be contiguous at their original locations and over 75 percent must retain integrity of design, workmanship, materials, feeling, and association. Buildings which retain integrity are those which have original upper facade detailing and materials. The retention of original storefront elements is not necessary if the majority of upper facade detailing remains intact. Buildings may also be significant if they retain sufficient detailing and form to evoke feeling and association with a particular era. Under these registration requirements the majority of the commercial buildings along East 18th, East 19th, and Vine streets would be considered contributing to the 18th and Vine Historic District. In addition, the buildings at 1600-1610 and 1705-1711 E. 18th Street and the New Rialto Theater also hosted clubs which were associated with the growth and development of Kansas City jazz and are considered contributing in the area of Performing Arts.

NAME OF PROPERTY TYPE: SOCIAL, EDUCATIONAL, AND RELIGIOUS BUILDINGS

Description:

The 18th and Vine area contains a variety of buildings constructed in the early 20th century to serve the social, educational, and religious needs of the black community. These buildings were important assets to the neighborhood and are illustrative of the area's growth and development. Social buildings are represented by the Paseo YMCA and the building occupied by the Mutual Musician's Local # 627. Educational buildings are represented by the Attucks School on Woodland Avenue and notable churches in the area include the Centennial United Methodist Church, St. Paul Missionary Baptist Church, and Jamison Temple C.M.E. Church.

The Paseo YMCA is a four-story brick building with Colonial Revival influences and is the largest remaining structure in the 18th and Vine area. Completed in 1914, the building was designed with a decorative entrance surround and sheet metal cornice at the roofline. The building was constructed with a rear two-story wing which housed the facility's gymnasium and swimming pool. The

building has not been extensively altered and retains its original exterior appearance.

The Mutual Musician's Local #627 moved to the building at 1823 Highland Avenue in 1923. This two-story brick building was constructed in 1904 as a multi-family residence. Despite a number of alterations, including changes to the fenestration and the application of stucco, the building was listed in the National Register in 1979 and as a National Historic Landmark in 1981 for its significance in the area of Music [Performing Arts].

To serve the growing black community at 18th and Vine, the Attucks School was constructed in 1905. This two-story brick building was constructed with Colonial Revival influences and contained class rooms on each floor. A two-story brick wing containing an auditorium and gymnasium was added in 1922 with detailing to complement the original building. Since 1922, the school has not been altered and retains its original design and character.

With residential growth in the 1910s and 1920s, several churches were built in the 18th and Vine area. The oldest remaining church in the neighborhood is the St. Paul Missionary Baptist Church (Grace Temple) completed in 1919 on Highland Avenue. This gable front church originally had its main facade of brick but a stone veneer was added in 1942. The building has minimal decorative detailing.

The Jamison Temple C.M.E. Church was completed in a rectangular, gable front plan in 1926. The building is of brick construction and is distinguished by its two-story columned portico on the main facade. Columns reflect the Egyptian Revival style which is a rare architectural form built in the city in these years. Since its construction the building has not been significantly altered. The Centennial United Methodist Church on Woodland Avenue was completed in 1928 and is of stone veneer construction. On the main facade is a two-story portico with large Doric columns. With the exception of a small entrance lobby added on the south facade the building has not been extensively altered.

Significance:

The Social, Educational, and Religious Buildings which remain in the 18th and Vine area are reflective of the neighborhood's prominence in the early 20th century. By the 1910s, the area surrounding 18th and Vine was the center for black commerce in Kansas City and was the city's most heavily populated black district. To serve the needs of the black community a number of social buildings and schools were constructed and various congregations erected churches during

these years. Those which remain are important reminders of the prominence of 18th and Vine and may be significant in the areas of Ethnic Heritage--Black, Education, or Social History.

The Paseo YMCA was built in 1914 and was the primary social and community center for black residents of the city before World War II. The YMCA sponsored youth organizations, provided meeting space for community groups, and was the only indoor athletic facility available to blacks. It was the only major social service managed by the black community in the city in the early 20th century. The building is also significant as the site of the formation of the Negro National League baseball organization in 1921.

As the 18th and Vine area became a center for jazz in the 1920s it attracted a large number of musicians from across the country. To improve working conditions musicians formed a union known as the Mutual Musician's Local # 627. This union purchased the building at 1823 Highland Avenue in 1928 to serve as headquarters and provide assistance to jazz musicians and artists. The building contained union offices, meeting rooms, and a rehearsal studio on the second floor. The building was a center for jazz artists and music throughout the 1920s and 1930s. This significance in entertainment was recognized with its listing on the National Register in 1979 and as an Historic Landmark in 1981. It is included as a contributing building in the 18th and Vine Historic District.

The Attucks School is significant for its role in the educational history of the black community of Kansas City. The school is the oldest continually occupied school built for the city's black students. Constructed in 1905, the building has served students of the 18th and Vine area for over eighty years. Since the building was enlarged in 1922, few major changes have occurred to the school and it retains its original architectural character. The school was one of the largest to serve black students in Kansas City and it was primary educational facility for residential district at 18th and Vine. The school is the only educational facility remaining in the area.

The existing churches in the neighborhood reflect the era when 18th and Vine was a major residential area of the city. Hundreds of residents lived within a few blocks of 18th and Vine and organized church congregations throughout the early 20th century. The St. Paul Missionary Baptist Church, Jamison Temple C.M.E. Church, and Centennial United Methodist Church, were built between 1919 and 1929 and all were major churches with hundreds in each congregation. They provided spiritual support and social activities for residents of the 18th and Vine area during its heyday of the 1920s and 1930s.

Registration Requirements:

Social buildings which meet registration requirements must represent major centers for community or social activities. These properties must also retain integrity of design, materials, craftsmanship, feeling, association, and integrity of site and setting. Under these criteria, the Paseo YMCA meets individual eligibility requirements in the areas of Social History and Ethnic Heritage--Black. The Mutual Musicians' Foundation Building also meets registration requirements for its historical significance. Although the building has been extensively altered, the property's historical importance was believed to outweigh the loss of architectural integrity when it was listed in the National Register and as a National Historic Landmark. In accordance with its listing the building is included as contributing to the 18th and Vine Historic District.

Educational buildings which meet registration requirements must be of particular importance in the educational history of the 18th and Vine area. Buildings must also retain integrity of design, materials, workmanship, feeling, and association and retain integrity of site and setting. Under these criteria, the Attucks School was determined to meet individual eligibility requirements in the areas of Education and Ethnic Heritage--Black.

In order to be eligible in the area of Ethnic Heritage--Black, religious buildings in the 18th and Vine area which meet registration requirements must be of particular historical importance to the community and reflect the area's period of significance. Religious buildings must also retain integrity of design, materials, workmanship, feeling, association, and retain integrity of site and setting. Under these criteria, no religious buildings in the 18th and Vine area were determined to meet individual eligibility requirements. However,the three churches included in this property type retain sufficient integrity to be included as contributing buildings in the 18th and Vine Historic District.

G. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The "Eighteenth and Vine Streets Historic District" was the subject of an Environmental Impact Study required by Section 106 of the National Historic Preservation Act and the regulations of the Advisory Council on Historic Preservation, as Federal funds (Economic Development Administration) were to be used in a development project for the area. As a part of that process, the National Register office was consulted to determine eligibility for the properties. In a letter dated September 3, 1981, and signed by Carol Schull, Acting Keeper of the Register, the office concluded that a district was eligible and recommended specific district boundaries based upon existing research and data.

A Memorandum of Agreement was reached on 21 January 1983, which stipulated that the Landmarks Commission of Kansas City, Missouri nominate the district to the National Register of Historic Places within one year after the consummation of the agreement. A district nomination was prepared and submitted by the Landmarks Commission office to the Department of Natural Resources in 1984. This nomination was then forwarded to the National Register of Historic Places office in Washington D.C. Recognition of the area's significance also occurred locally with the designation of the "18th and Vine Streets Historic District" by the City Council of Kansas City through ordinance #55406 on August 11, 1983.

After review by the National Register office the nomination was returned to the Department of Natural Resources with concerns about documentation of significance and selection of boundaries. The National Register requested additional information and research to document the significance of the area in black history and Kansas City jazz, and to more fully develop justification of boundaries.

The Black Economic Union, a local economic development organization, contracted in 1989 to prepare revisions to the original 18th and Vine nomination for re-submittal to the National Register. Selected to prepare the revised nomination was Thomason and Associates, Historic Preservation Consultants of Nashville, Tennessee. Project Director was Philip Thomason who has an M.A. in Historic Preservation from Middle Tennessee State University. Project Assistant was Teresa Brum, who has a B.A. in Historic Preservation from Middle Tennessee State University.

After consultation with the Department of Natural Resources it was determined that the nomination should be placed in the Multiple Property Documentation

Form to include the 18th and Vine Historic District and two individually eligible properties, the Attucks School and Paseo YMCA. All buildings were re-surveyed by the consultant, additional research was conducted, and a revised nomination was prepared. Research included an examination of materials on file at the Black Archives of Mid-America in Kansas City, a review of publications and documents at the Missouri Room of the Kansas City Library, and examination of information on file at the Kansas City Museum.

In addition to research on the 18th and Vine area, newspaper accounts, city directories, and other resources were examined to document black commerce and jazz in Kansas City during the 1920s and 1930s. From this data it was determined that no other area of the city existed or retained integrity as a significant grouping of resources within these historic contexts.

Because the archaeological resources of the 18th and Vine area have not been comprehensively surveyed, none are included in the nomination.

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