



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

February 1, 2022

Project Name

Aiken, Austin, Miller & Donahue House

Docket

Request

CD-CPC-2021-00236
Overlay District

Applicant

Kiva Miller and Jewell Donahue
2628 Victor St
Kansas City, MO 64128

Owner

See above.

Location	2628 Victor St
Area	About .186 acres
Zoning	R-1.5
Council District	3rd
County	Jackson County
School District	KCMO 110

Surrounding Land Uses

North: Civic uses, zoned R-1.5
South: Residential uses, zoned R-1.5
East: Residential uses, zoned R-1.5
West: Residential uses, zoned R-1.5

Major Street Plan

Victor St is not identified on the City's Major Street Plan.

Land Use Plan

The Heart of the City Area Plan recommends Residential Urban Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/13/2021. Scheduling deviations from 2022 Cycle B have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The West Plaza Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

Two and a half story South facing Shirtwaist style house located in the Santa Fe Place Neighborhood.

SUMMARY OF REQUEST

The applicant is seeking approval to add the property to the Kansas City Register of Historic Places.

CONTROLLING + RELATED CASES

CH-PRES-2021-00001 2628 Victor Street

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

Docket # CH-PRES-2021-00001 Recommendation
Approval

PLAN REVIEW

Historic Overlay District (HO) designation is used to identify sites and areas within Kansas City that are historic and/or have stylistic or thematic significance, as identified by historic resource surveys. According to 88-235-02 of the Zoning and Development Code, "The HO district is an overlay zoning classification that establishes additional restrictions and standards on those uses permitted by the underlying district. In the event of a conflict between the overlay zoning district regulations and the regulations of the underlying zoning district, the overlay zoning regulations govern. In all other cases, both the overlay and the underlying zoning regulation apply."

PLAN ANALYSIS

88-580-01-D

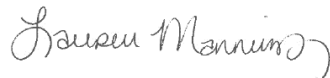
In reviewing and making decisions on proposed historic landmark and historic district designations, the City Plan Commission and City Council must consider at least the following factors:

- A. The criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district;
Staff recommends approval of the Aiken, Austin, Miller & Donahue House located at 2628 Victor Street, in that it is eligible under Criterion A in the areas of COMMUNITY PLANNING AND DEVELOPMENT and SOCIAL HISTORY and Criterion C in the area of ARCHITECTURE. This building is contributing property in the Santa Fe Place National Historic District and is a good example of the Kansas City Shirtwaist style. The house was constructed in 1912 for Charles & Rachel Aiken and even though there have been some exterior changes, it still conveys its significance as a contributing property to the district. LM
- B. Conformance with the City's adopted plans and planning policies; and
The proposed historic designation conforms to the Heart of the City Plan recommendation to promote high quality, compatible development and prevent encroachment through Historic/Conservation Overlays in Residential Low-Density areas to preserve/restore historic character. LM
- C. The economic impact of the designation on the subject property and the surrounding area.
There will be no economic impact with the designated or surrounding properties. LM

HISTORIC PLANNING COMMISSION RECOMMENDATION

The Historic Planning Commission recommends **Approval**.

Respectfully Submitted,



Brad Wolf, AICP
City Historic Preservation Officer

Lauren Manning
Preservation Planner

Ahnna Nanoski, AICP
Lead Planner



Kansas City Register of Historic Places Application and Nomination Form (H/O Overlay Zoning)

This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A." For functions, architectural classification, materials, and areas of significance, please refer to the National Register Bulletin 16A: *How to Complete the National Register Form*. The bulletin is available online at <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>. Place additional entries and narrative items on continuation sheets.

1. Name of Site or District

Historic Name(s) Aiken, Austin, Miller & Donahue House as part of Santa Fe Place Historic District

Are you amending an existing historic district? If yes, Name of District _____

2. Location

Address if Individual Designation 2628 Victor Street

Street Boundaries if a District _____

County Jackson Zip Code(s) 64128 Council District 3

3. Geographical Data

Acreage of Site or District .186

Legal Description *(If a district please attach legal description on a continuation sheet using the attached template)*

Lot 29 Block 3, Santa Fe Place

Boundary Justification *(Explain why the boundaries were selected below or on a continuation sheet using the attached template)*

The parcel that is historically associated with the house.

Zoning Classification for Site or District R-1.5a

4. Applicant Information

Applications are now submitted through CompassKC. Please contact the Historic Preservation Office for instructions on submission. (816)513-2902.

5. Property Owner(s) *(If in a district please enter 'multiple' and work with City Planning Staff for an owners list)*

Name/Title Kiva N. Miller & Jewell Donahue

Street & Number 2628 Victor Telephone 816-507-9895

City or Town Kansas City State Mo Zip Code 64128

Aiken, Austin, Miller & Donahue House
 Name of Historic Site or District

6. Classification

Ownership of Property
 (check as many boxes as apply)

- private
- public-Local
- public-State
- public-Federal
-

Category of Property
 (check only one box)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

Contributing	Noncontributing	
1	1	Buildings
0	0	District
0	0	Site
0	0	Structure
0	0	Object
1	1	Total

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

Santa Fe Place Historic District

Number of contributing resources previously listed in the National Register

1

7. Function or Use

Historic Function(s)
 (Please enter historic functions, i.e., single family dwelling)

Domestic: Single family Dwelling

Current Function(s)
 (Please enter current functions, i.e., single family dwelling)

Domestic: Single Family Dwelling

8. Description

Architectural Classification
 (Please enter the predominate architectural styles i.e. Colonial Revival, etc.)

American Four-Square: Kansas City Shirtwaist

Materials
 (Enter predominate materials of the buildings on the site or in the district)

foundation Limestone
walls Brick

roof Composite
other _____

Narrative Description

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

9. Statement of Significance

Applicable Kansas City Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(enter categories from instructions)

Community Planning _____

Architecture _____

Social History _____

Period of Significance

1912-Present _____

Significant Dates

1912 _____

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets using the attached template)

10. Major Bibliographical References

Bibliography

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

11. Additional Documentation

The following items must be included with a final application and nomination. Staff will work with the applicant to prepare these items.

1. **Maps: For an Individual Landmark:** Site map showing location of buildings and proposed boundary.
For a Historic District: Map showing building footprints, the boundary of district, and the buildings that are contributing or noncontributing to the district.
2. **Photographs:** Representative high quality photographs of the historic site or district on a CD and one set of prints 4x6 or larger.

11. Additional Documentation (continued)

- 3. Historic Resource Survey Forms:** A survey form must be prepared for every building, except non-contributing outbuildings, in the proposed designation area, whether a district or an individual landmark. Please contact the Historic Preservation office to see if there is a form already prepared.

Other items may be required by the Commission to assess whether the site or district meets the requirements for listing on the Kansas City Register of Historic Places. Staff will work with you to make sure the nomination is complete.

Return form to: Historic Preservation Office, Long Range Planning & Preservation Division
City Hall, 16th Floor, Room 1603
414 East 12th Street
Kansas City, MO 64106
(816) 513-2902
FAX (816) 513-2899

12. Fees

1. A fee is required to process the application and will be billed through CompassKC. Please contact the Historic Preservation Office for the current fee schedule.

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 8 Page 5 Site or District Name Aiken, Austin, Miller & Donahue House

DESCRIPTION

The Aiken, Austin, Miller & Donahue House is two-and-one-half stories tall and sits on a typical urban parcel within the Santa Fe Place neighborhood which is approximately 50 feet wide and 160 feet deep, with a deep setback matching all the other homes on the block. A full-facade, deep front porch is anchored by two heavy, limestone squared piers supporting a pedimented gable roof. The two and a half story home features cut limestone on the foundation level and first story of the house and front porch. The second story is clad in vinyl lap siding.

The entrance on the southwest bay is flanked by rectangular leaded glass side lights. The eastern façade features a rectangular bay window with hipped roof. The western façade features another rectangular bay window with a secondary entrance located below the bay. On the southern front façade, three consecutive windows are in the pedimented gable. The double hung windows have been replaced with vinyl double hung windows that match the original configuration.

All trim has been covered in vinyl to create a flush façade. Photographs indicated carved modillions exist beneath the eaves of all roofs. Wide eaves and heavy sills and lintels accentuate the symmetry of the home. The upper eaves appear to have been covered by a vinyl soffit. Wide vinyl flashing covers the connection between the eave and the wall. The roof is currently clad in asphalt/composite shingles and now includes contemporary aluminum guttering and drain pipes in white. A stone chimney is located on the southeast corner where a painted brick utility chimney is located on the northwest corner of the gabled roof.

The rear, northern façade has a modern wood deck and an additional entrance to the first floor of the house. A new three bay garage completed in 2021, (noncontributing) is situated at the northwest corner of the property. The garage is clad in metal siding with a side gabled roof.

The interior retains much of its original woodwork including six-panel doors, staircases featuring prairie-style posts and deep curtails, pocket doors, $\frac{3}{4}$ height fireplace mantel, eight-inch baseboards and floors as well as the original fireplace surrounds, doorknobs and decorative escutcheons. The main bathroom features original fixtures and marble subway tile.

INTEGRITY

The house maintains its original floor plan and the interior retains the majority of its original details. While the windows have been replaced, the new windows match the configuration of the original and no openings were altered. There is vinyl siding covering the original stucco, but the house still conveys the style of a Kansas City Shirtwaist and would still be contributing to the Santa Fe Place Historic District.

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 9 Page 6 Site or District Name Aiken, Austin, Miller & Donahue House

STATEMENT OF SIGNIFICANCE

The Aiken, Austin, Miller & Donahue is an excellent example of a traditional, Kansas City Shirtwaist style house. Located at 2628 Victor Street, the residence is a contributing property to the National Register of Historic Places in the Santa Fe Place Historic District in Kansas City, Jackson County, Missouri. The District is nominated under Criteria A and C in the areas of Architecture, Community Planning and Development for its "exceptional importance to Kansas City's African American community from 1931 to the present for making a substantial contribution to a better understanding of the broader patterns of Kansas City's historical development and to the historical development of the African American Civil Rights Movement." Over 540 of the included properties in the National Register Nomination are Shirtwaist or Bungalow style homes.

Santa Fe Place was initially part of Jones Lockridge's farm purchased in 1836. The plot of land was located along the Santa Fe Trail as it approached Westport Landing and the Town of Kansas. Eventually descendants Nannie J. (Lockridge) Bell and Victor Bell subdivided the farm to be sold as individual lots. In 1895, the Board of Park Commissioners of Kansas City issued ordinance number 6734 designating lands to be used for Boulevards. Benton Boulevard was to be located through Santa Fe Place.

Constructed in 1912, the home was built mid-way through the decade-long period (1902-1912) of construction of homes on Victor between Prospect Avenue and Benton Boulevard. (One home, 2600 Victor, at the northeast corner of Prospect and Victor, was built in 1916.) This one-block section of Victor currently consists of 26 parcels, 25 of which contain remarkably intact single family dwellings, all similar renditions of the traditional American Foursquare architectural style. (One parcel contains a home constructed in 1993.) The home fits into the block's setting by having size, mass, use and materials similar to adjacent buildings.

Santa Fe Place proves to be a lasting and important entity in that it provides an urban area with a stable physical identity. The architectural cohesiveness of the neighborhood clearly distinguishes it from surrounding neighborhoods. Platted in 1897, Santa Fe Place was one of the first planned neighborhoods in Kansas City. The design and development are reflective of Daniel Burnham's City Beautiful ideals in which design should not be separated from social issues and should encourage civic pride and engagement. The architectural styles represented in the neighborhood reflect a transformation in the lifestyles of the middle class from the late 1800s to the early 1900s. A sense of continuity, calm and orderliness is manifested in the scale, texture and use of the homes along the 2600 block of Victor as well as throughout the Santa Fe Place neighborhood.

"Santa Fe Place became the first major residential neighborhood in Kansas City where upper and middle class Blacks found a totally residential area, in which to live and which reflected their educational and economic backgrounds. Black migration into this district marked the first geographical separation of upper and middle-class Blacks from working and lower-class Blacks. Its integration is of exceptional importance to the history of the Black Civil Rights Movement in Kansas

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 9 Page 7 Site or District Name Aiken, Austin, Miller & Donahue House

City and in Missouri. Black public sentiment toward the District emanates from the success of integration struggles and from a sense of satisfaction which Blacks took into moving into homes which architecturally spoke of accomplishment. Today, Kansas City's Black political, business, and religious leaders still dominate the neighborhood." Victor and Lockridge are two streets that only exist in Santa Fe Place.

Charles Aiken was a builder in Kansas City at the turn of the century. He constructed this house to be his personal home in 1912. Charles passed away in 1920 and his widow, Rachel lived there until she passed away in 1943. From 1939 to 1949, Rachel Aiken's nephew Roy Bowsher and his wife Marie lived in the house before eventually selling. In 1952, as Santa Fe Place began to see rapid racial change in the demographics of homeowners in the neighborhood, Jesse and Ida Mae Austin purchased the home. At the time they were pressers at Louis Walter & Co., but they eventually opened Austin's Self Service Laundry, located at 3613 E 27th Street, five years later in 1957. Ida Mae Austin passed away in 1998. Shortly after in 1999, the current owners, Kiva Miller and Jewell Donahue purchased the home.

The name 'Aiken, Austin, Miller & Donahue House' reflects the names of the three longtime owners of the house throughout time.

Legal Description

Lot 29, Block 3 of the Santa Fe Place subdivision.

Boundary Justification

The Aiken, Austin, Miller & Donahue House sits on its original, .186-acre parcel associated with the house.

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 10 Page 8 Site or District Name Aiken, Austin, Miller & Donahue House

BIBLIOGRAPHY

Bennett, Edward H. and Burnham, Daniel. *1909 Plan for Chicago*. Chicago, IL: Commercial Club of Chicago, 1909

Jackson-Evans, Priscilla. *Santa Fe Place Historic District National Register Nomination*. Kansas City, MO: 1987.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York City, NY: Alfred A. Knopf, 1984.

1963 Polk's Kansas City, Missouri Directory. Kansas City, MO: R.L. Polk, 1963.

1970 Cole's Directory, Cross Reference Directory, Kansas City, MO. Kansas City, MO: Cole Publications, Inc., 1970.

1980 Cole's Directory, Cross Reference Directory, Kansas City, MO. Kansas City, MO: Cole Publications, Inc., 1980.

MAPS

Tuttle & Pike's Atlas of Kansas City and Vicinity, Edition of 1925. Kansas City, MO: Tuttle and Pike, 1907.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1951, Volume 5, Missouri Valley Special Collections, Kansas City Public Library.

Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1963, Volume 5, Missouri Valley Special Collections, Kansas City Public Library.

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 9 Site or District Name Aiken, Austin, Miller & Donahue House

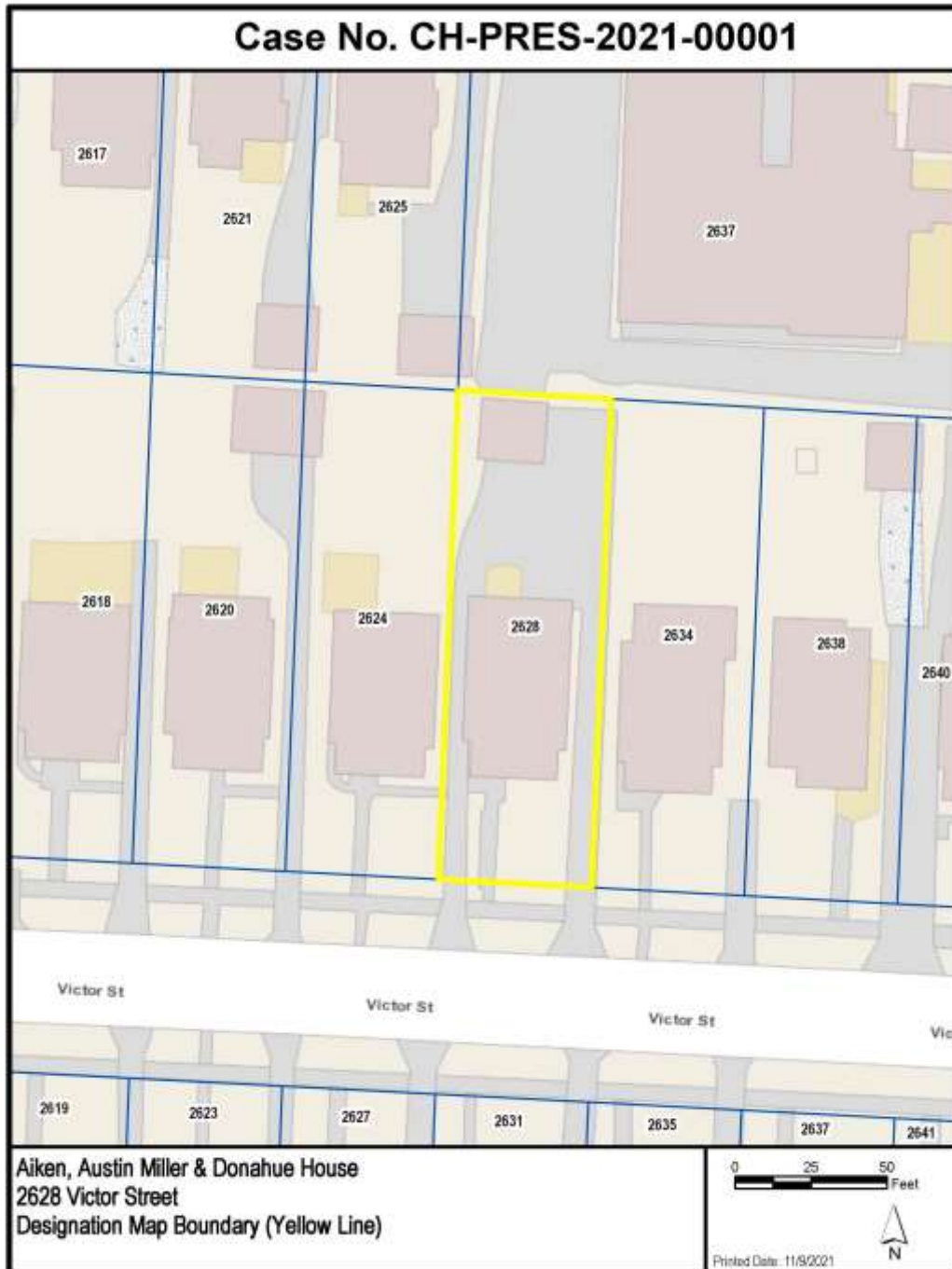
EXHIBITS

- EXHIBIT A - Historic Preservation Commission Ordinance
- EXHIBIT B - Chapter 88-580 and 88-585 of the Development Code
- EXHIBIT C - Rules and Regulations of the Historic Preservation Commission
- EXHIBIT D - Affidavit of Publication
- EXHIBIT E - Affidavit of Mailing
- EXHIBIT F - Staff PowerPoint Presentation
- EXHIBIT G - Designation Application
- EXHIBIT H - Designation Map
- EXHIBIT I - Photographs
- EXHIBIT J - Survey Form
- EXHIBIT K - Building Permits
- EXHIBIT L - 1925 Tuttle & Pike Atlas
- EXHIBIT M - 1951 Sanborn Map
- EXHIBIT N - 1963 Sanborn Map
- EXHIBIT O - Santa Fe Place Historic District Map
- EXHIBIT P - 1940 Tax Assessor Photographs

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 10 Site or District Name Aiken, Austin, Miller & Donahue House

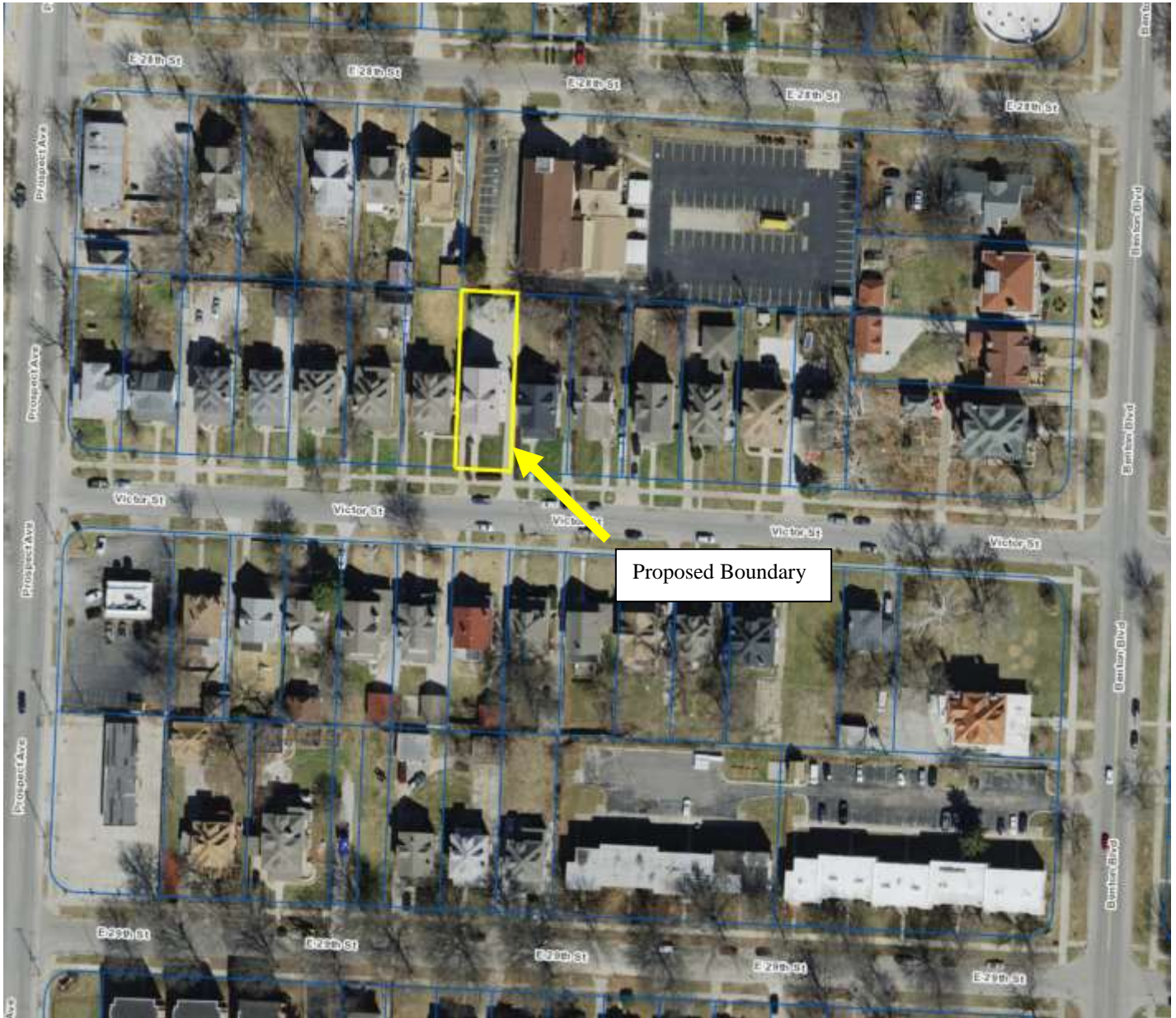
EXHIBIT H – Designation Map



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 11 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT H – Designation Map



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 12 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Front (South) Façade

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 13 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Front and East Facades



Rear (North) and East Façade

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 14 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Rear and East Facades



Rear and West Facades

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 15 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



West Façade

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 16 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



West and Front Facades

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 17 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Interior Foyer

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 18 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Living Room

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 19 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Leaded Glass Window



Dining Room

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 20 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Dining Room

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 21 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Dining Room

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 22 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Main Bathroom Second Floor

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 23 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 24 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Second Floor Sun Room



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 25 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Basement



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 26 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Basement

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 27 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Basement

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 28 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



3rd Floor



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 29 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



3rd Floor



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 30 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Front Porch



Garage (Noncontributing)

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 31 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT I – Photographs



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 32 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT J – Survey Form

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101		HISTORIC INVENTORY	
1 No. <u>2628</u>		4 Present Name(s) <u>Victor</u>	
2 County <u>Jackson</u>		5 Other Name(s)	
3 Location of Negatives <u>Historic Kansas City Foundation</u>			
6 Specific Location		16 Thematic Category <u>Architecture</u>	28 No. of Stories <u>2 1/2</u>
7 City or Town, II Rural, Township & Vicinity <u>Kansas City, Missouri</u>		17 Date(s) or Period <u>1912</u>	29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8 Site Plan with North Arrow		18 Style or Design <u>Shirtwaist</u>	30 Foundation Material <u>broken course rock-faced stone</u>
9 UTM Coordinates		19 Architect or Engineer <u>Unknown</u>	31 Wall Construction <u>stone & frame</u>
A.15/366230/4326500		20 Contractor or Builder <u>Charles Aiken</u>	32 Roof Type & Material <u>gable/asph shingle</u>
B.15/366630/4325470		21 Original Use, if apparent <u>Residence</u>	33 No. of Bays Front <u>2</u> Side <u>3</u>
C.15/365680/4326640		22 Present Use <u>Residence</u>	34 Wall Treatment <u>stone/stucco</u>
D.15/365700/4326285		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35 Plan Shape <u>rectangular</u>
10 Site Structure <input checked="" type="checkbox"/> Object <input type="checkbox"/>		24 Owner's Name & Address, if known	36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37 Condition Interior <u>Unknown</u> Exterior <u>Good</u>
12 Is II Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		26 Local Contact Person or Organization <u>Historic Kansas City Foundation</u>	38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13 Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27 Other Surveys in Which Included	39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
14 District Potent? Yes <input type="checkbox"/> No <input type="checkbox"/>		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	41 Distance from and Frontage on Road
15 Name of Established District		42 Further Description of Important Features	5 Other Name(s)
		Pedimented gable with return over front porch. Entrance SW bay flanked by rectangular leaded glass side lights. To W, entresol oriel with flat roof and broad entablature. To E, first floor rectangular projecting bay window with hip roof. Three consecutive windows in S pedimented gable and with entablature surround. Carved modillions beneath eaves of all roofs.	Photo
		43 History and Significance	
		In homogeneous development of pattern design Bungalow & Shirtwaist style houses.	
		44 Description of Environment and Outbuildings	
		Concrete driveway to W leads to single story frame one car garage with hip roof.	
45 Sources of Information		46 Prepared by <u>Patricia Brown Glenn</u>	
Water Permit #16576 11/29/1899 A. R. Meyers Ext. 8/26/12 Chas. Aiken		47 Organization <u>Historic Kansas City Foundation</u>	
Building Permit #29386 9/17/12 Chas. Aiken (owner; blder.) \$4000.00		48 Date <u>10/1/79</u>	
Kansas City Directory 1900 August R. Meyer (pres. Southwest Chemical Co.)		49 Revision Date(s)	
Kansas City Directory 1911 Charles G. Aiken (carpenter)			

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 33 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT J – Survey Form



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 34 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT K – Building Permits

Permit No. 29386
 Date 9-17-1912
 Location 2628 Victor.
 Appl. No. _____
 REMARKS:
Dwelling 2sty.
28' x 45'
Fr. St. + Stucco Vc. St. Fnd.
Wd. Shingles.
 Expires Mar. 1 - 1913
 Amount \$400.00
 Owner Chas. Aiken.
 Builder " "
 Archt. _____

Permit No. 53334
 Date 9-21-1912
 Location 2628 VICTOR
 Appl. No. _____
 REMARKS:
BLD private garage
18x20x1sty
Fr + STUCCO const. FND
Shng R.F
 Expires 12-15-1912
 Amount \$500.00
 Owner CHAS AIKEN
 Builder " "
 Archt. _____

Address 2628 Victor		Permit Number 9875
Date May 26, 1964	Expires May 26, 1965	Application Number
Misc. soffit and gutter		Amount 400
Inspector Myers		Date Started Unknown
Date Lost Inspection 6/17/40		
Building Code Safety Requirements Satisfied D A T E		
PERMITS: Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Cancelled <input type="checkbox"/>		
Owner May Const. Co. by Jane		RS
Builder		
Architect		
PUBLIC WORKS DEPARTMENT 4611-001 (Rev. 3/64)		
BUILDING PERMIT RECORD CARD		
BUILDINGS AND INSPECTIONS DIVISION		

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 35 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT L - 1925 Tuttle Pike Atlas

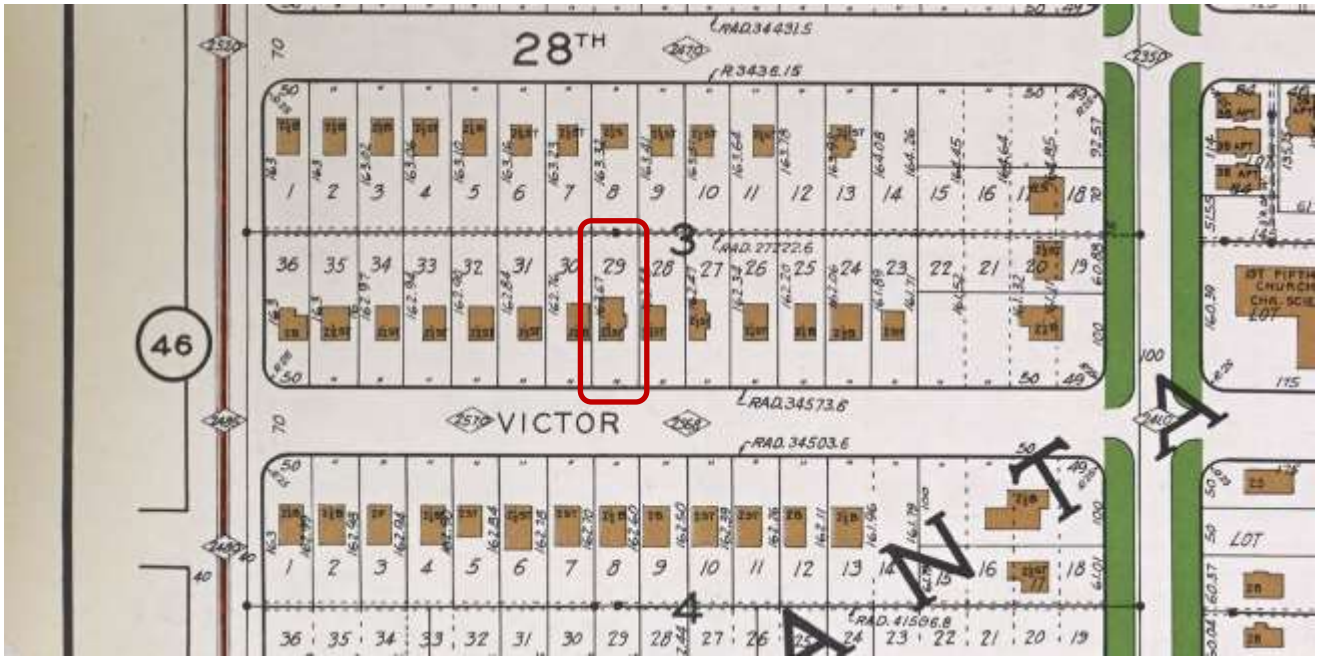
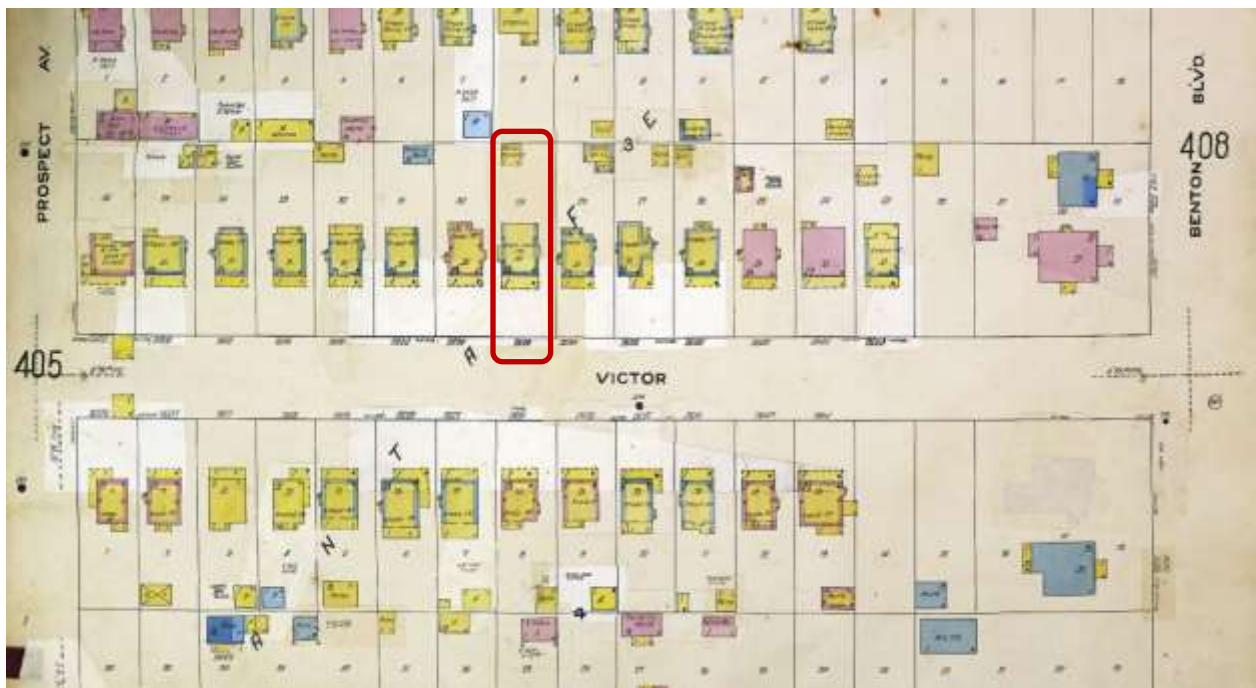


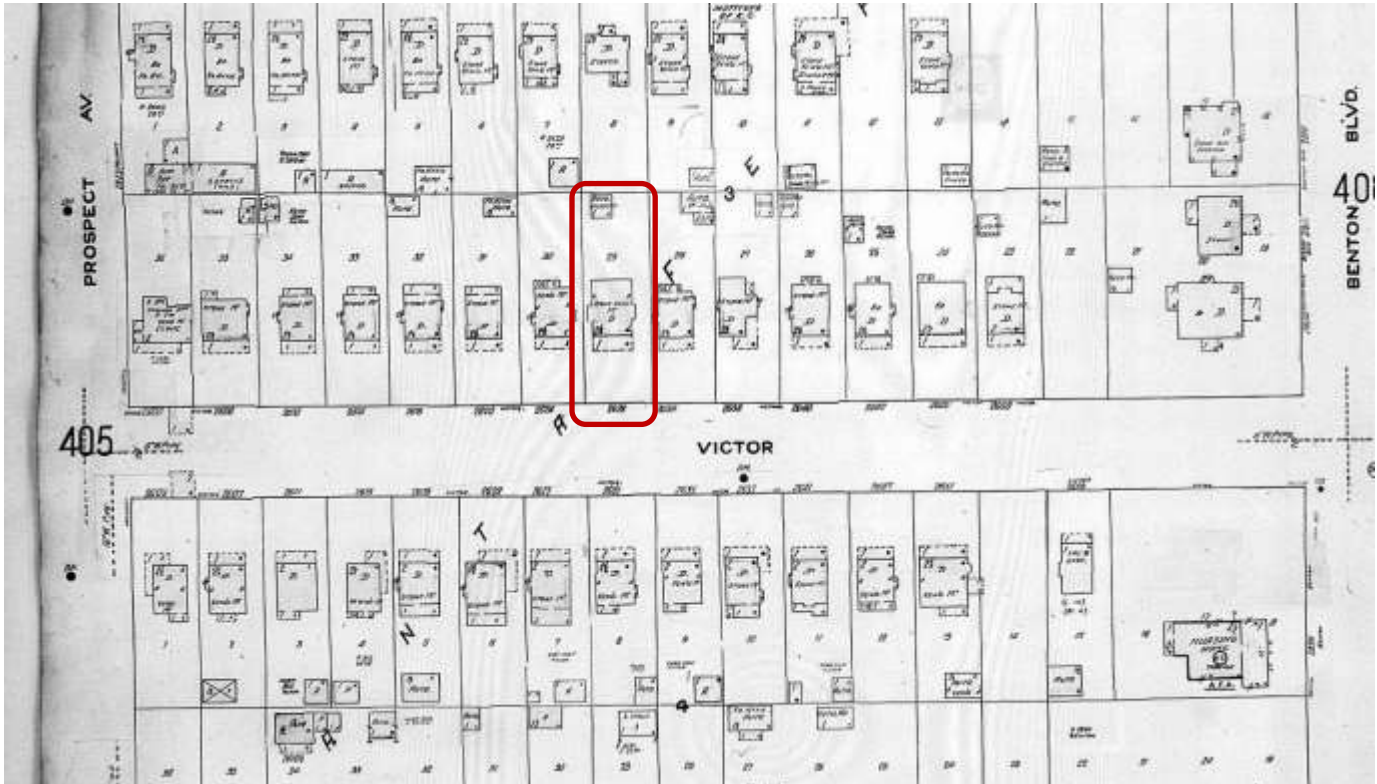
EXHIBIT M - 1951 Sanborn Map



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 36 Site or District Name Aiken, Austin, Miller & Donahue House

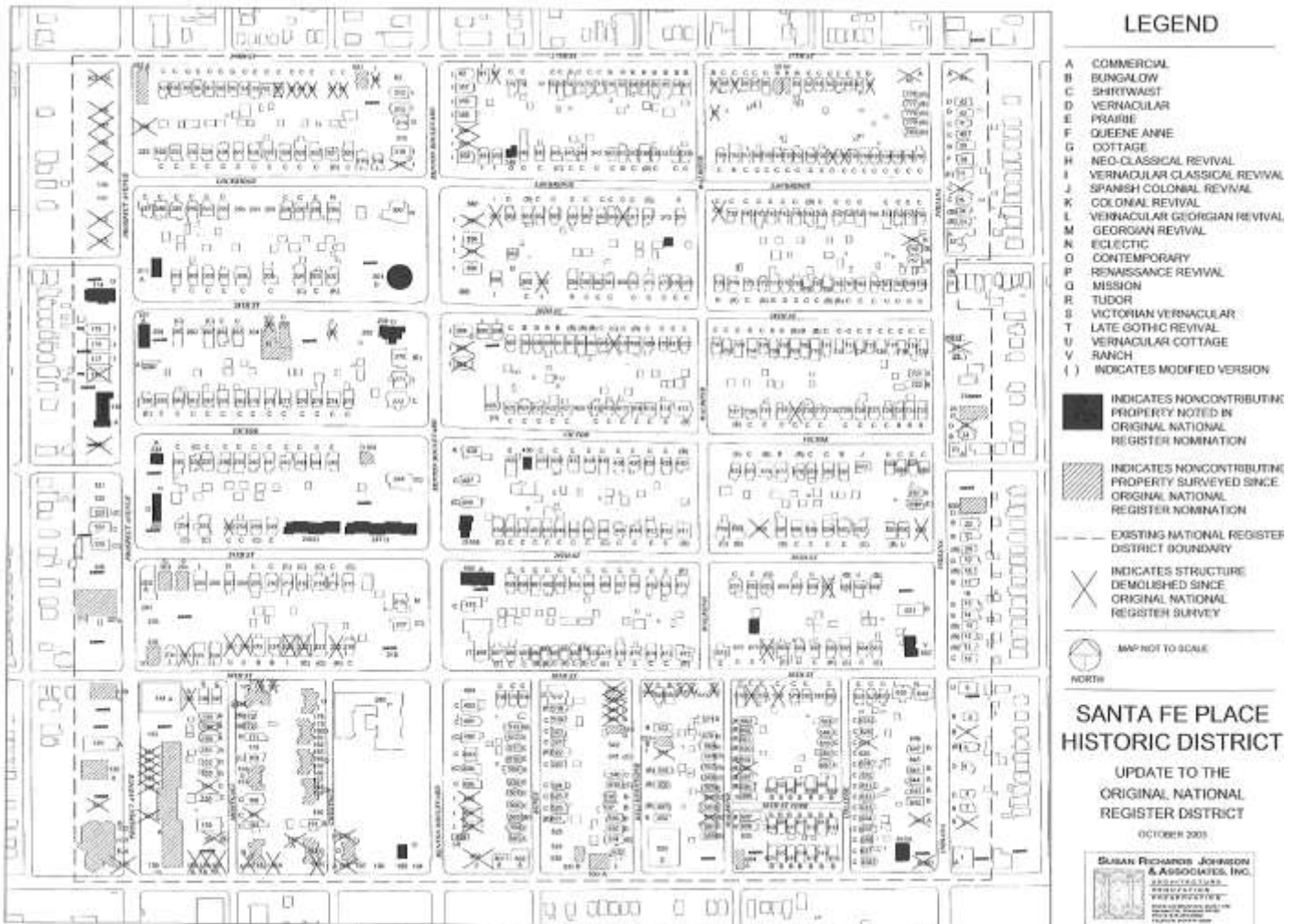
EXHIBIT N - 1963 Sanborn Map



Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 37 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT O – Santa Fe Place Historic National Register District Map



Santa Fe Place Historic District Map, 2003

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 38 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT O – Santa Fe Place National Register Nomination

NPS Form 10-900a
0-82

OWB No. 1024-0028
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

THE SANTA FE PLACE
Continuation sheet HISTORIC DISTRICT

Item number 4 Page 11

For NPS use only
received
date entered

277. Owens, Ethel C. & Owens, Perry C. 2638 Victor Kansas City, Mo. 64128	289. Lemons, James M. 2611 Lockridge Kansas City, Mo. 64128
278. Buckner, Dudley & WF 2634 Victor Kansas City, Mo. 64128	290. Abdelmalik, Sekou & Adjua 2615 Lockridge Kansas City, Mo. 64128
279. Austin, Jesse & WF 2628 Victor Kansas City, Mo. 64128	291. Davis, Earner M. & James, Latonia 2619 Lockridge Kansas City, Mo. 64128
280. Byrd, David M. & Vickie L. 2624 Victor Kansas City, Mo. 64128	292. C.G.R. & Co. c/o Carr, Bertha 2623 Lockridge Kansas City, Mo. 64128
281. Wilson, Jimmie & Mary 2620 Victor Kansas City, Mo. 64128	296. Sweeney, Arthur L. & Thelma 2639 Lockridge Kansas City, Mo. 64128
282. Gregory, Isac & Gayle K. 2618 Victor Kansas City, Mo. 64128	297. Pride, Ida Mae 2643 Lockridge Kansas City, Mo. 64128
283. Urban Homestead Authority 306 E. 12th St. Suite 535 (2614 Victor) Kansas City, Mo. 64106	298. Cooper, Emmanuel & Carol R. c/o Martin, Edward 2807 E. 24th (2645 Lockridge) Kansas City, Mo. 64128
284. Harrison, Ruth 2610 Victor Kansas City, Mo. 64128	299. Little Red Schoolhouse, Inc. 2649 Lockridge Kansas City, Mo. 64128
285. Smith, Rufus C. & Smith, James R. 2606 Victor Kansas City, Mo. 64128	300. St. Augustines Episcopal Church 2732 Benton Blvd. Kansas City, Mo. 64128
286. Murray, Lindsay & Vera 3028 Montgall (2600 Victor & 2829 Prospect) Kansas City, Mo. 64128	301. St. Augustines Episcopal Church 2732 Benton Blvd. (2748 Benton) Kansas City, Mo. 64128 Intrusion
287. Brown, Ebenezer & Mary c/o Hatcher, Lavonne C. 4221 Hardesty (2603 Lockridge) Kansas City, Mo. 64130	302. Gross, Isadore & WF 2648 E. 28th St. Kansas City, Mo. 64128
288. Hill, Thomas Virgil & Lillian	303. Dukes, Samuel L. & WF 2644 E. 28th St. Kansas City, Mo. 64128

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 39 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT O – Santa Fe Place National Register Nomination

NPS Form 10-900-a
D-82

OMB No. 1024-0018
Expires 10-31-97

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

THE SANTA FE PLACE
Continuation sheet HISTORIC DISTRICT Item number 7 Page 17

For NPS use only
received
date entered

278. 2634 Victor, 1907, Shirtwaist, 2 1/2 story frame and stone residence with bellcast hip roof.

279. 2628 Victor, 1912, Shirtwaist, 2 1/2 story stuccoed frame and stone residence with gable roof. Carved modillions line eaves of principal and porch gable.

280. 2624 Victor, c. 1906, Shirtwaist, 2 1/2 story frame and brick residence with bellcast hip roof.

281. 2620 Victor, c. 1904, Shirtwaist, 2 1/2 story frame and stone residence with bellcast hip roof.

282. 2618 Victor, William C. Rose Residence, c. 1904, Shirtwaist, 2 1/2 story frame and stone residence with bellcast hip roof.

283. 2614 Victor, c. 1904, Shirtwaist, 2 1/2 story brick and stone residence with bellcast hip roof.

284. 2610 Victor, c. 1904, Shirtwaist, 2 1/2 story frame and stone residence with bellcast hip roof.

285. 2606 Victor, 1909, Shirtwaist, 2 1/2 story frame and stone residence with gable roof. Classical and Stick style detailing embellish facade.

286. 2600 Victor-2829 Prospect, 1916, Modified Prairie Style, 2 story stuccoed frame and brick residence with shallow hip roof.

287. 2603 Lockridge, c. 1909, Shirtwaist, 2 1/2 story stone and frame structure with gable roof and weatherboard siding.

288. 2607 Lockridge, c. 1910, Shirtwaist, 2 1/2 story stone and frame structure with gable roof and clapboard siding. Front porch enclosed by screens.

289. 2611 Lockridge, R. T. Herrick Residence, Edgar P. Madorie, 1908, Shirtwaist, 2 1/2 story stone and frame residence with gable roof. Coupled Stick Style brackets located under eaves; jalousie windows enclose porch.

290. 2615 Lockridge, c. 1905, Shirtwaist, 2 1/2 story stone and frame residence with hipped gable roof. Carved modillions accent eaves.

291. 2619 Lockridge, c. 1905, Shirtwaist, 2 1/2 story stone and frame residence with bellcast hip roof. Brackets under eaves.

292. 2623 Lockridge, c. 1906, Shirtwaist, 2 1/2 story stone and frame residence with bellcast hip roof.

296. 2639 Lockridge, 1909, Shirtwaist, 2 1/2 story stone and frame residence with bellcast gable roof. Shallow hip roof over porch with central gablet.

297. 2643 Lockridge, The Elegante, c. 1907, Shirtwaist, 2 1/2 story stone and frame residence with bellcast hip roof. Classical embellishments; traceried and leaded glass.

298. 2645 Lockridge, c. 1907, Shirtwaist, 2 1/2 story stone and frame residence with bellcast hip roof. Embellished roof dormers and leaded glass.

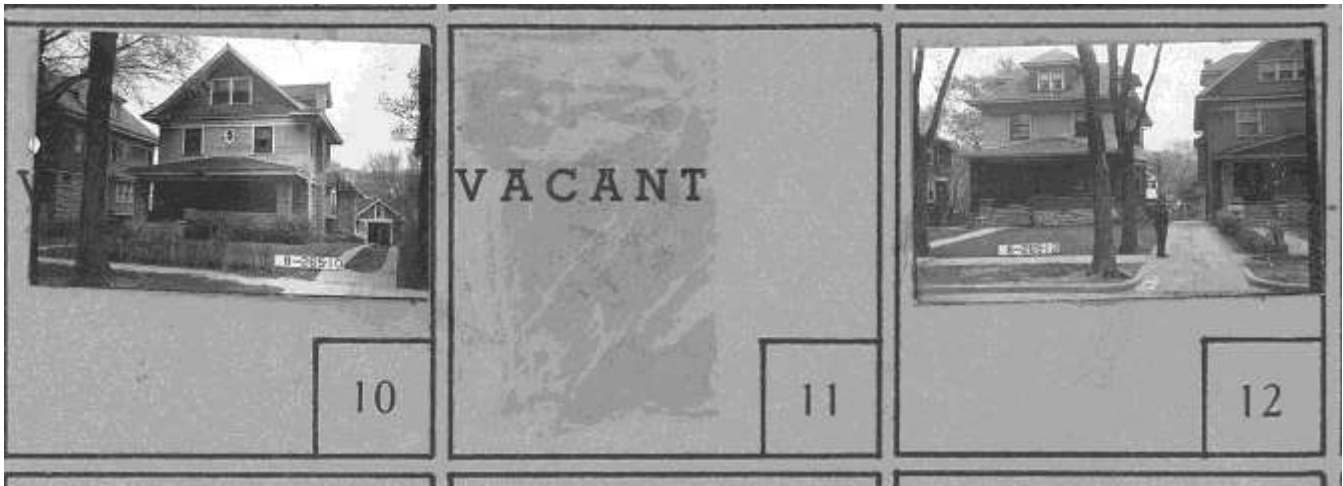
299. 2649 Lockridge, The Little Red School House, Senneman & Van Trump, architects, 1910, Eclectic, 2 1/2 story brick residence with half timbering and decorative stone detailing. Cross gable roof. 2 story carriage house to west.

300. 2732 Benton Boulevard, J.H. Foresman Residence, 1910, Sanneman, Apt & Van Trump (arch.), Eclectic, 2 1/2 story brick, frame and stucco residence. Green English tile gable roof. Pergola supported by Doric columns leads from west facade to 1 1/2 story brick carriage house.

Kansas City Register of Historic Places (H/O Overlay) Continuation Sheet

Section Number 11 Page 40 Site or District Name Aiken, Austin, Miller & Donahue House

EXHIBIT P – 1940 Tax Assessor Photographs



1940 Tax Photos

8-265-11 Photo Unavailable



Obstructed Views from Image 10 & 12



**City Planning and Development Department
Long Range Planning & Preservation Division
Historic Preservation Office**

16th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

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

Case No.: CH-PRES-2021-00001
Address: 2628 Victor Street
Date Filed: 10/28/2021
Date(s) Heard: 11/19/2021
Date Decision: 11/19/2021

**DISPOSITION
OF THE
HISTORIC PRESERVATION COMMISSION
OF
KANSAS CITY, MISSOURI**

CERTIFICATE OF APPROPRIATENESS

Applicant: Kiva N. Miller & Jewell Donahue
2628 Victor Street
Kansas City, MO 64128

DESCRIPTION OF PROPOSAL

This application requested designation of the ‘**Aiken, Austin, Miller & Donahue House**’ *part of Santa Fe Place Historic District* at 2628 Victor Street to the Kansas City Register of Historic Places.

The Staff Report shall serve as the official record of description unless otherwise noted here within.

FINDINGS AND CONCLUSIONS OF THE COMMISSION

1. That the applicants, Kiva N. Miller & Jewell Donahue were in attendance to answer questions and were duly sworn and talked to the work on restoring the original features of the house and its history.
2. That the Commission discussed the alterations of the house, the vinyl siding, and the number of original features on the interior.

3. That staff stated that they would incorporate the edits from the commission and that if a future owner requested a change in siding, that the design guidelines would apply, and that vinyl siding would not be automatically approved.
4. That no person spoke in opposition to the proposal.

DECISION

Upon a motion made by **Sarah Legg**, and seconded by **Walter Guth**, the Historic Preservation Commission recommended approval of the nomination ‘**Aiken, Austin, Miller & Donahue House**’ at 2628 Victor Street to the Kansas City Register of Historic Places.

Record of Vote:

Quorum: Hardin, Boley, Guth, Legg, Loughlin

In Favor of Decision

Michael Hardin, Dona Boley Walter Guth, Sarah Legg, Amanda Loughlin

Against Decision

none

This decision becomes final 30 days after the date of decision unless a rehearing is granted or review is sought in the Circuit Court pursuant to Missouri law. The Historic Preservation Commission may grant a rehearing if an application for such rehearing, which includes new evidence to be introduced for consideration of the Commission, is made to the Commission within 30 days of the date of notification of the Commission’s original action. Only one application for a rehearing may be made in any one case.

Sincerely,



Bradley Wolf
City Historic Preservation Officer

Date: December 2, 2021