

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). 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 "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Argyle Building

other name/site number N/A

2. Location

street & town 306 East 12th Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64106

3. State/Federal Agency Certification

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

Mark A. Miles
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

28 JUNE 05
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National
Register.
- ☐ other, (explain:) _____

Argyle Building
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National 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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1906-1955

Significant Dates

1906-1907

1924-1925

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Curtiss, Louis, Architect

Keene, Arthur S., Architect

☒ See continuation sheet(s) for Section No. 8

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other Name of repository:

Landmarks Commission of Kansas City, Missouri

☒ See continuation sheet(s) for Section No. 9

Argyle Building
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property Less than one half acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 363440 4329100
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

West 92 feet of north 40.13 feet of lot 135 and west 92 feet of lot 136 and south 10 feet of lot 137 of Swope's Addition to Kansas City, Missouri. Jackson County, Missouri

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

The boundary for this resource corresponds to the city lots on which it was constructed and with which it has been historically associated.

☐ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sally F. Schwenk, Partner

organization Historic Preservation Services, LLC

date March 25, 2005

street & number 323 West 8th Street, Suite 112

telephone 816-221-5133

city or town Kansas City

state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

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

Property Owner

name/title McGowan Walsh — Argyle Building Lofts LLC

street & number 1221 Locust Street, Suite 770

telephone 314-436-2200

city or town St. Louis

state MO zip code 63103

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
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Argyle Building
Jackson County, Missouri

SUMMARY DESCRIPTION STATEMENT

The Argyle Building, located at 306 East 12th Street, is in the Central Business District in Kansas City, Missouri (Figures 1 and 2). The building occupies the northeast corner of the intersection of 12th Street and McGee Street. The Argyle Building is a ten-story, Two-Part Vertical Block commercial building constructed of steel and reinforced concrete with brick veneer. The U-shaped plan includes a basement and ten stories and measures 99 feet (west and east sides) by 132 feet (north and south sides). The building has approximately 13,000 square feet per floor on the second through tenth floors; the full footprint of the basement and the first floor each has approximately 14,400 square feet.

FIGURE 1: GENERAL LOCATION MAP
Kansas City, Missouri Central Business District

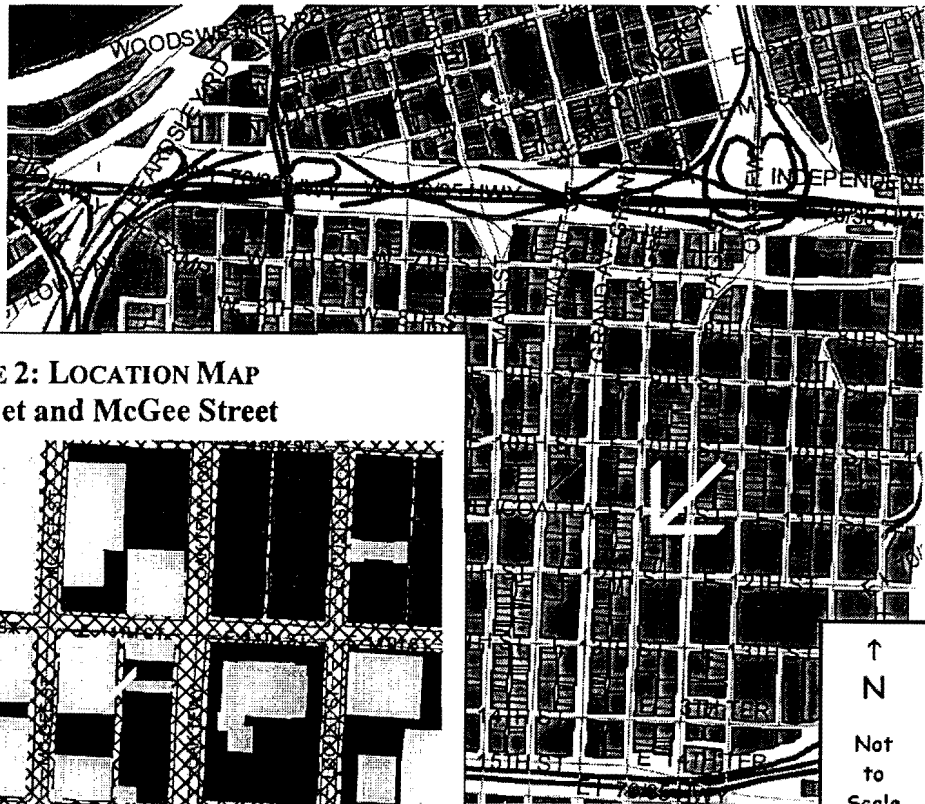
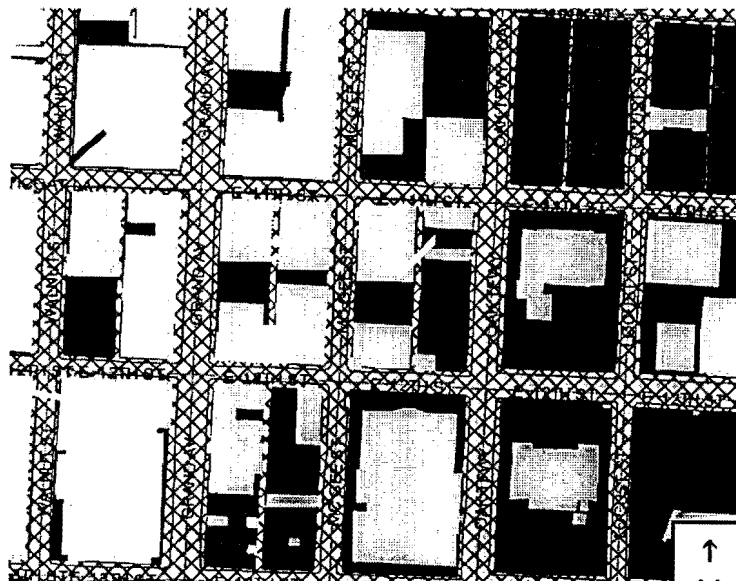


FIGURE 2: LOCATION MAP
12th Street and McGee Street



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Argyle Building
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Erected in 1906-1907, the building's four-story base has a U-shaped floor plan above the first floor. The shaft of the building is a six-story U-shaped addition constructed in 1924-1925. The roof is flat and contains a large penthouse. The primary façades face south and west. The south façade faces onto 12th Street and has seven vertical bays (Photograph No. 1 and 3). The west façade faces onto McGee Street and has five vertical bays (Photograph No. 2). A narrow passageway separates the east elevation from a recently constructed eleven-story parking facility. The north elevation faces a surface parking lot (Photograph No. 9 and 10).

The terrain of the adjacent street rises gradually from the west to the east and more steeply from the south to the north. Sidewalks installed in the 1960s are approximately eight feet wide and the streets that border the building are approximately fifty feet wide. Across the street to the south is a circa 1960 multi-story building that currently houses the offices of the Kansas City Missouri School District. One block to the east is the Jackson County Courthouse and the City Hall. To the west across McGee Street is a modern high-rise building.



Argyle Building, c. 1960
Camera View to the Northeast
*Photograph courtesy of Kansas City Landmarks Commission
Historic American Building Survey, n.d.*

The Argyle Building enjoys a high level of integrity of location and setting. The building's structural and exterior design — its form, plan, space, structure, and style — and its historic materials remain relatively unchanged. The significant loss is that of the wood window units and the alterations to the storefronts that occurred over the building's long period of use. Important changes to the façade's south entrance date to renovations in the early 1950s and may have achieved significance in their own right. The interior spaces show the greatest change in materials and design. However, enough of the public spaces and materials remain from the 1924-1925 phase of construction to communicate feelings and associations from that era. Moreover, many of the interior alterations in the early 1950s reflect new technology, and may have gained significance their own right. As a whole, due to the retention of major architectural and structure elements, the building reflects its period of historic significance and communicates information about the eras of its construction and its historic function.

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Argyle Building
Jackson County, Missouri

STRUCTURAL SYSTEM¹

Extant architectural drawings from 1906-1907 and 1924-1925² and selective demolition reveal that the Argyle Building's four-story base is composed of reinforced concrete columns. The basement walls are limestone rubble with some brick and block infill. The exterior basement walls are load bearing (four of the columns in the basement do not align with the column lines above). Near the intersection of column lines F and 6,³ there is an existing cargo elevator. There are some transfer beams and the four columns support the framing in this area.

The perimeter wall of the 1906-1907 building utilizes load bearing brick pilasters on three sides. The pilasters are approximately 6 feet wide by 24 inches thick and are multi-wythe clay brick. Adjacent to the pilasters, the brick wall is approximately 13 inches thick and is non-load bearing. Steel columns encased in concrete support the south façade. The construction of the fourth-floor roof, where the footprint of the building steps in, appears to be similar to that of the floors below. Selective demolition in that area revealed steel reinforcement approximately 3/8 of an inch in diameter spaced at 6 inches on center. The beams at the column centerlines, which support the façade above, are steel beams encased in concrete along lines 4 and 6. Along line D, the beam is reinforced concrete. At the locations exposed during selective demolition, four 7/8-inch rebar at the bottom of the beam reinforce the concrete beams. Since exposing the top of the beam would require removing a portion of the membrane, the top could not be exposed to look for reinforcement.

The first-floor slab has a number of steps. Between column lines 5 and 6, E and F the slab steps up approximately 30 inches. In addition, from line F to approximately 10 feet north of line E, from lines 6 and 8, the slab steps up approximately 24 inches. These steps are infill walls of concrete or masonry with steel beams encased in concrete below.

The floor construction of the first through fourth floors is consistent with the 1906-1907 roof. The flat concrete slab extends between steel girders in both directions. The concrete slab composed of coal cinder aggregate is approximately 12-inches thick. The bottom of the floor slab has small under-formed bars

¹ Consulting Engineers, St. Louis, Missouri, "Structural Condition Assessment, KPFF Job NO.:1041601" to Brad Fisher, AIA, Rosemann & Associates, PC, Kansas City, Missouri, 18 February 2005. For additional information, please see Figure 3: Current Ground Floor Plan and Figure 4: Typical Floor Plan — Floors Five Through Ten at the end of Section 7.

² A full set of the 1906-1907 drawings was not located. Several sheets of drawings relating to some structural elements are extant.

³ See Figures 3 and 4 on pages 13 and 14 for the location of column lines.

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**Argyle Building
Jackson County, Missouri**

that extend in both directions. The bar spacing is approximately 6 inches on center on the bottom of the slab. On the first floor, the steel girders are deeper than the floors above.

The construction of the fifth floor has two framing systems sandwiched together. The lower structure is the original roof from the 1906-1907 building and the upper structure is a concrete slab from the 1924-1925 building addition. Brick cripple walls spaced approximately 4 feet on center level the floor. The upper slab consists of 2 inches of concrete over 1 inch of corrugated metal deck. The older roof structure consists of a flat, 5-1/2-inch-thick concrete slab extending between the steel beams along the column centerlines in both directions. Small, under-formed bars at the bottom of the slab provide the only reinforcement and are spaced 6 inches on center in each direction. Steel columns encased on concrete support this floor structure.

The construction from the fifth to the tenth floors consists of concrete joists supported by steel girders and columns. Non-reinforced concrete encases the steel member, providing fire protection. Concrete also encases the structural steel tie beams at the column centerlines. Selective demolition exposed the E2 column on the eighth through tenth floors. The E2 steel column on the ninth and tenth floors is a wide flange member that is 8 inches deep by 6 inches wide. The E2 steel column on the eighth floor is a built up member with two 4-by-4-by-5/16-inch angles comprising the flanges and an 8-inch steel plate for the web. The member is riveted together.

The framing supporting the roof is similar to the structure on the fifth to the tenth floors. The roof structure is composed of concrete joists at approximately 2 feet on center supported by steel girders and columns encased in concrete. There are structural steel tie beams also encased in concrete at the column centerlines:

The building structure appears to be generally in good condition. There does not appear to be any water damage under the main roof of the building and only minor damage at the partial roof above the first floor. The cinder concrete does not appear to be exhibiting signs of spalling and deterioration that are commonly observed in other structures of similar construction and age and is typical of continuously occupied and maintained buildings. There is significant spalling of the concrete under the first-floor slab caused by a poorly maintained steam heating system that subjected the underside of the first-floor structure to high humidity and affects the majority of the underside of the first-floor slab.

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Argyle Building
Jackson County, Missouri

SOUTH AND WEST (PRIMARY) ELEVATIONS

The primary south and west façades define the stylistic treatment of the building and its Two-Part Vertical Block property type (Figures 5 and 6; Photograph No. 1, 2, and 3). The Argyle Building reflects elements



Argyle Building Storefronts, 1925
Camera View to the Northeast
*Photograph courtesy of Special Collections,
Kansas City (Missouri) Public Library*

of the late Renaissance Revival style. The building's four-story base features a symmetrical arrangement of wide-windowed office spaces and storefronts between vertical masonry columns. The horizontal emphasis created by the wide window openings and brick spandrels and the use of heavy brickwork sets the base apart from the more streamlined upper stories. The St. Louis gray pressed brick has a brownish-gray hue. Raised horizontal panels of brick with deeply struck joints cover the entire face of the brick columns, creating the appearance of rusticated stone. Integrated into this pattern are splayed brick lintels with keystones capping the fourth-story windows (Photograph No. 8). The brickwork is in good condition and the recessed window openings and plain brick-faced spandrels remain intact.



Argyle Building, South (12th Street) Façade, c. 1965
Camera View to the North
Photograph courtesy of the Ingram Family Collection

Originally, three wood windows containing double-hung sashes with one-over-one lights occupied each of the recessed window openings. Above each window unit was a fixed transom. At the present time, paneling covers the transom areas and three equal-sized window units with one-over-one-over-one lights occupy each of the openings below (Photograph No. 8).

The storefronts reflect considerable alteration (Photograph No. 4, 5, 6, and 7). Originally, the storefronts consisted of recessed single

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entrances in each of the vertical bays.⁴ These storefronts had low bulkheads and featured large plate glass glazing, above which were vertical polygonal, multi-light transoms. A deep terracotta belt course formed the storefront cornice, visually separating the first story from the upper stories. The only original storefront that remains is on the south elevation in the sixth bay. It retains the original bulkheads (with 1950s cladding), entrance door, and sidelight (Photograph No. 4 and 5). Concrete panels cover the transom and cornice area. Removal of a panel indicates that these features do not remain (Photograph

No. 4). The storefront windows feature a variety of materials and glazing patterns dating from the 1950s through to the present. The most noticeable storefront alteration is the curved projecting awning at the corner entrance that first appears in photographs from the 1950s (Photograph No. 1, 2, and 6). The 1924-1925 corner entrance column and door surround appear to be encapsulated by siding. The central office building entrance on the south elevation dates from the early 1950s renovation (Photograph No. 3 and 7). A thin terracotta stringcourse delineates the lower portion of the building from the upper six stories (Photograph No. 8).



Argyle Building, c. 1955
Camera View to the Northeast
Photograph courtesy of the Ingram Family Collection

The upper six floors form the shaft of the Two-Part Vertical Block form. Their identical design creates a prominent and unified upper zone, which is further defined by a flat brick curtain wall of buff brick sheathing, vertical columns, and recessed horizontal bands of windows and

⁴ As noted previously the McGee Street façade has five bays and the 12th Street façade has seven bays. All of these original divisions are intact except on the ground floor.

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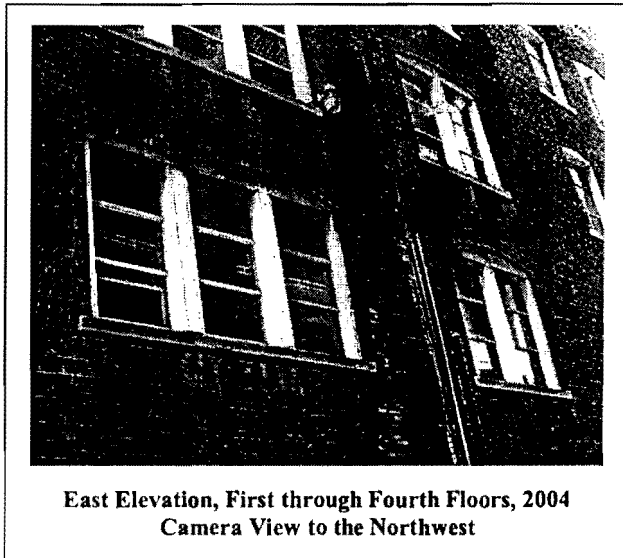
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Argyle Building
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spandrels. Contributing to the unity of the upper portion of the building are narrower pilasters and wider window bay areas than those found on the lower four floors. This treatment creates a lighter, more refined massing of the shaft and accentuates the heaviness of the four-story base. Simple terracotta bases at each pilaster and the incorporation of a very simple molded capital in the narrow terracotta stringcourse at the line of the window sills at the tenth story accentuate the height of the shaft and create a subtle visual terminus for the building by uniting the tenth-story window bands and the very simple, slightly projecting stringcourse cornice. A parapet wall rises above the narrow cornice.

Baked enamel metal window frames and sashes installed in 1975 replace the original window units on all of the building's elevations. Originally, each of the window openings in the fifth through tenth stories contained four double-hung sash units with one-over-one lights. At the present time, each window opening contains four units with one-over-one-over-one lights.



East Elevation, First through Fourth Floors, 2004
Camera View to the Northwest

EAST ELEVATION⁵

The east elevation has a flat brick curtain wall of rust colored brick. The ground floor has five bays created by the corner storefront, two single windows, a small square window, and a loading dock opening. The second through fourth stories have six bays. The south end bay is a continuation of the wall and window treatment that wraps from the south façade. Groupings of triple, paired, and single segmental-arched windows with concrete sills define the remainder of the façade of the 1907-1909 building base. Moving from the south to north, two single windows form the second bay.

Triple windows form the third bay; one window has its own segmental arch, while the other two windows share a segmental arch. A pair of windows sharing a segmental-arched opening forms the fourth bay; a single window defines the fifth bay; and another pair of windows fills the sixth bay. On the fifth through the tenth stories, the fenestration consists of five symmetrical bays. The first bay is a continuation of the wall and window treatment that wraps from the south façade and the second through fifth bays each contain two sets of paired rectangular windows.

⁵ Because of the adjacent construction of a new eleven-story parking facility to the east, it was not possible to photograph this elevation. A 2004 photograph documenting the materials and window openings is included in Section 7.

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**Argyle Building
Jackson County, Missouri**

NORTH (REAR) ELEVATION AND EAST AND WEST WINGS

The north elevation constitutes the rear of the building (Photograph No. 9 and 10). This elevation includes the projecting end walls of the wings that create the U-shape and the recessed, central, north-facing wall.

East Wing

The north end wall of the east wing has three bays created by single rectangular windows occupying the fifth through tenth stories. The first through fourth stories have painted brick and no fenestration. On the first through fifth stories, the north elevation extends toward the west approximately eight feet and incorporates a brick chimney that projects upward an additional two stories.

The interior west wall of the east wing has five bays created by single rectangular windows occupying the first through fourth stories, and six bays on the fifth through tenth stories. The curtain wall is brick.

Central North Elevation

The recessed central north elevation has an end bay near the juncture of the west wing comprised of a pair of rectangular windows on each story. The remainder of the elevation is a painted brick curtain wall with no fenestration.

West Wing

The north end wall of the west wing has six bays created by single rectangular windows occupying the fifth through tenth stories. The first through fourth stories have painted brick walls with no fenestration. Rust brick clads the fifth through tenth stories.

The interior east wall of the west wing has six bays created by single rectangular windows occupying the first through fourth stories. Two horizontal bands of four rectangular window units create two bays on the fifth through tenth stories. Rust brick clads the entire interior east wall.

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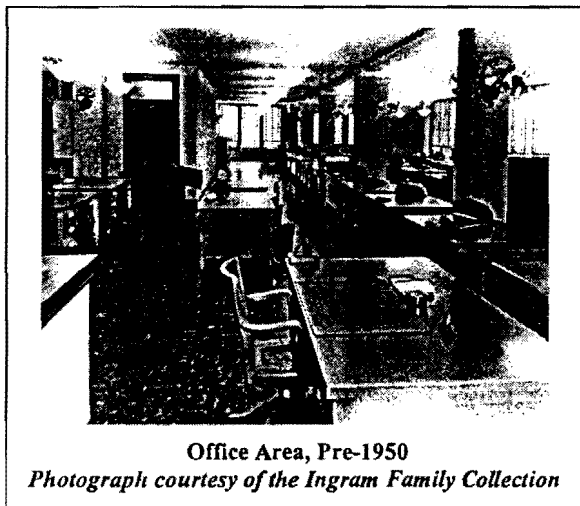
Argyle Building
Jackson County, Missouri

INTERIOR

The existing interior spaces, finishes, and fixtures provide insight into the original design and the evolution of the Argyle Building's use through the 1970s. The first floor retains its main south entrance lobby configuration, which dates to the 1924-1925 construction and includes the marble staircase that faces west and is to the north of the elevator bank. The flight of stairs that terminates at the first landing



is marble. The steps and risers that lead from the landing to the second floor are non-original, prefabricated concrete. The original marble wainscoting and marble handrail remain. The lobby finish reflects the 1970s renovation (Figure 3; Photograph No. 11, 12, 13, and 17). Removal of the 1970 wall panels, carpeting, and tile reveals the marble wainscoting, interior windows, and terrazzo floor as they appear in the circa 1955 photograph (*top left*) remain intact.



The first-floor interior space of what was once the Katz Drug Store and its corner entrance remain intact. The interior finishes, however, reflect its use as a restaurant after 1970 (Photograph No. 14). Facing onto McGee Street, a delivery entrance in the first bay of the west elevation remains intact (Photograph No. 15). The original storefront facing onto 12th Street retains its original space (Photograph No. 16). The interiors of the latter two spaces reflect 1970s decorative finishes and fixtures.

The original spatial configuration of the upper floors remains partially intact on most floors. The U-shaped corridor plan, which includes a central elevator system and lobby in the recessed U, remains (Figure 4).

Other original architectural elements that remain include the interior stairways (Photograph No. 18 and 22). The use of the office space varied according to tenant. The flexibility offered by the column system and steel framing allowed interior partitions to be tailored to tenant needs. The photograph of the pre-1950 office area (*bottom left*) shows one type of space utilization.

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The building retains a number of the fixtures and interior treatments dating from the 1924-1925 construction period, including the gray marble wainscoting; door frames, doors, and transoms; paneled walls; ceiling fixtures; and tiled floors (Photograph No. 23, 24, 25, 26, 29, and 30).

A series of renovations in the 1950s and 1970s drastically altered the appearance of interior office spaces on the upper floors. Beginning in the early 1950s, renovation work reconfigured office space and included the removal of existing partitions, erecting new interior walls, complete electrical rewiring, lowering of ceilings, installing fluorescent lighting fixtures, refurbishing suite entrances, renovating the lobby entrance, and the use of new blond mahogany paneling, doors, and woodwork.

The 1954 phase included modernization of the public corridors on each floor. This included the installation of Reynocustic ceilings (*bottom right*), a recent development in the use of the corrugated aluminum acoustical material, which was the first such use of the material in the United States (Photograph No. 26, 27, 28, and 31).

In the 1970s, another massive renovation occurred that included new finishes and fixtures in the main lobby (Photograph No. 11); lowered ceilings and new fluorescent light fixtures (Photograph No. 20); new entrances to office suites (Photograph No. 28); and automatic elevators. General renovations to accommodate tenant needs occurred as well (Photograph No. 21).



Remodeled Office, c. 1955
Photograph courtesy of the Ingram Family Collection



Elevator Lobby Featuring
Reynocustic Aluminum Ceiling c. 1955
Photograph courtesy of the Ingram Family collection

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Argyle Building
Jackson County, Missouri

INTEGRITY

The Argyle Building enjoys a high level of integrity of location and setting. The commercial character that evolved during the building's period of significance continues today. Little in the adjacent street infrastructure reflects change. A comparison and analysis of aerial photographs from the late 1950s with recent photographs shows little change in the spatial relationship of the built environment, including open spaces.

The building's design — its form, plan, space, structure, and style — remains relatively unchanged. The only loss in design and materials is that of the wood window units and the alterations to the storefronts that occurred over the building's long period of use. Important changes to the façade's south entrance date to renovations in the 1950s that included the introduction of new technology to the building and may have achieved significance in their own right. The innovative structural system dating to the two phases of construction (1906-1907 and 1924-1925), as well as the brick curtain wall and brickwork, window openings, terracotta ornamentation, and other architectural features remain in good condition and unaltered. The small percentage of loss of materials in the storefront areas includes the terracotta stringcourse cornice, transoms, and the cladding on the bulkheads.

Due to the retention of a significant amount of its original materials and design features, the Argyle Building successfully communicates the workmanship associated with the construction of Kansas City's early tall office buildings in the early twentieth century. The retention of the original structural system and the design elements of the primary façades provide evidence of the technological practices and aesthetic principles at work in Kansas City and their associations with the design of the office building in the United States at this time.

Because of the high degree of integrity of location, setting, design, materials, and workmanship, the Argyle Building reflects a distinct period of time in Kansas City's commercial history and a distinct and important era in the construction of office buildings in the city. Because of these factors, the building successfully communicates its associations with important patterns in the commercial development of Kansas City in general and, in particular, with the emergence of the medical office building property type. The integrity of the Argyle Building demonstrates the important associations of the building with the technological advances in the construction of tall office buildings in the first decade of the twentieth century and with the evolution and maturation of the Two-Part Vertical Block commercial property type.

The interior spaces show the greatest change in materials and design. However, enough of the original public spaces and materials and fixtures remain from the 1924-1925 phase of construction to

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communicate the historic function and the technological and architectural applications of that period. Moreover, many of the interior alterations in the early 1950s reflect new technology, which provides a greater understanding of the evolution of the commercial high-rise office building in the first half of the twentieth century; in particular, technological innovations such as the introduction of air conditioning, acoustical ceilings, and fluorescent lighting.

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[illegible]

↑N

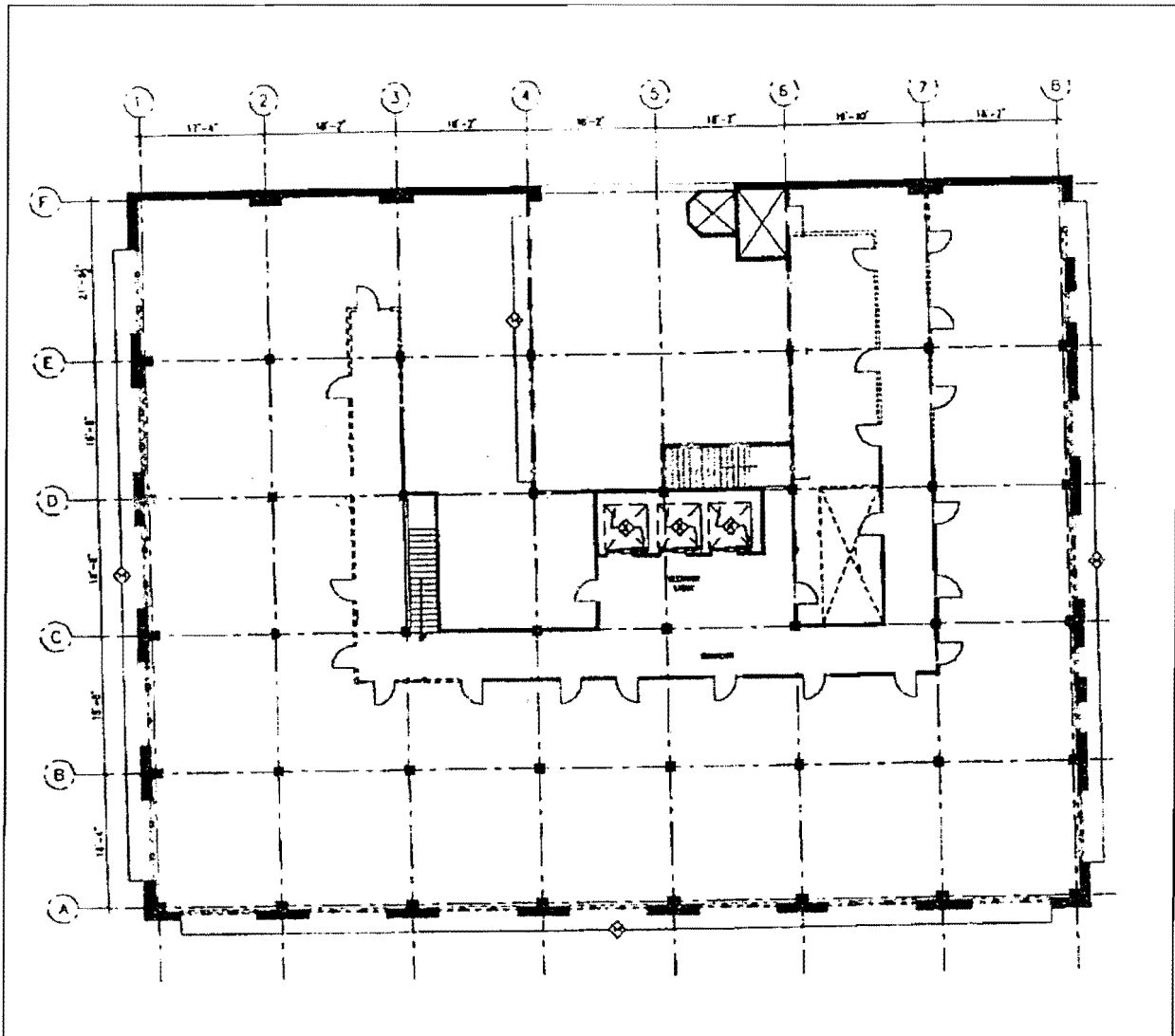
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FIGURE 4: TYPICAL FLOOR PLAN — FLOORS FIVE THROUGH TEN



↑N

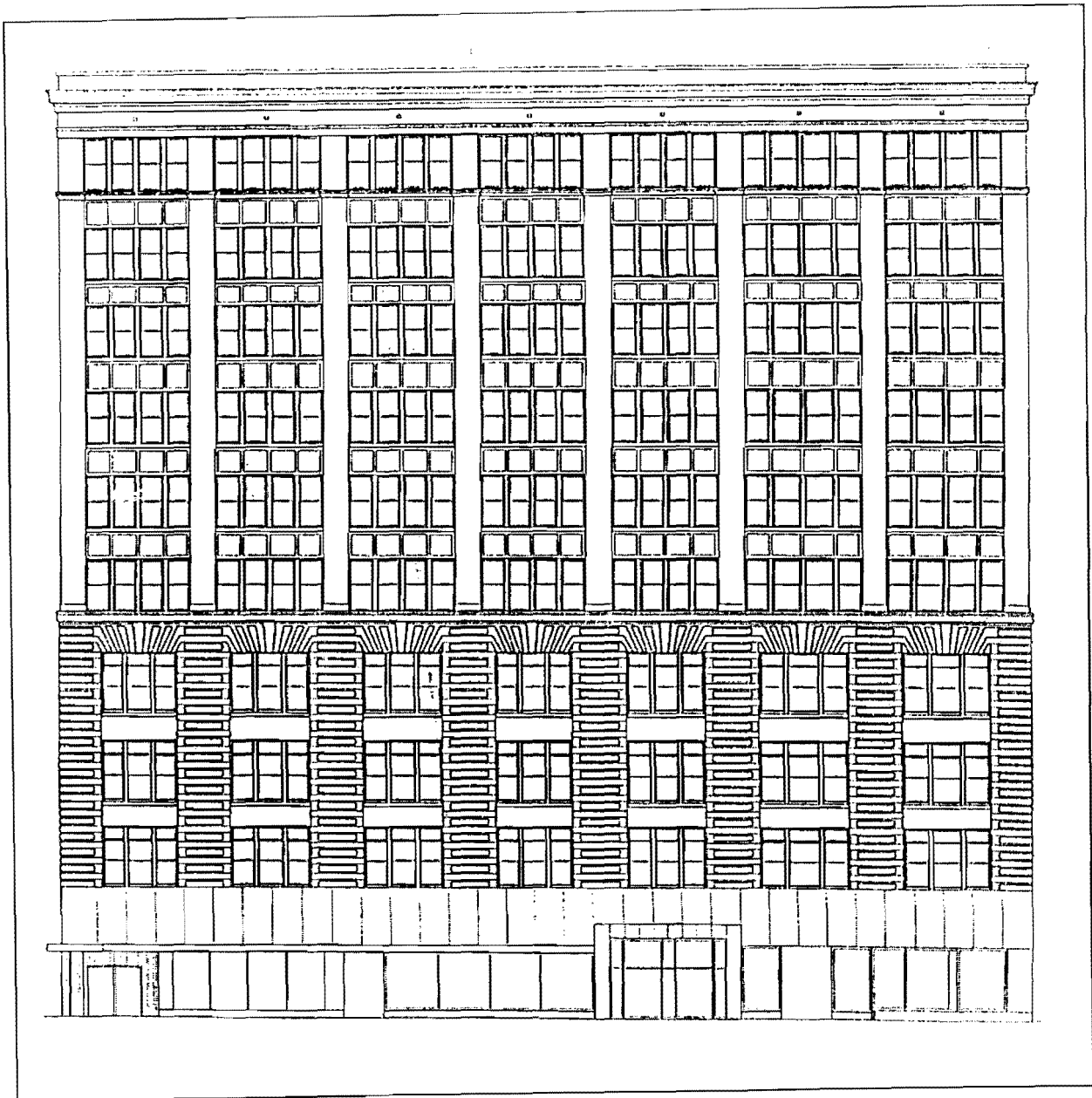
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FIGURE 5: CURRENT SOUTH (12TH STREET) ELEVATION



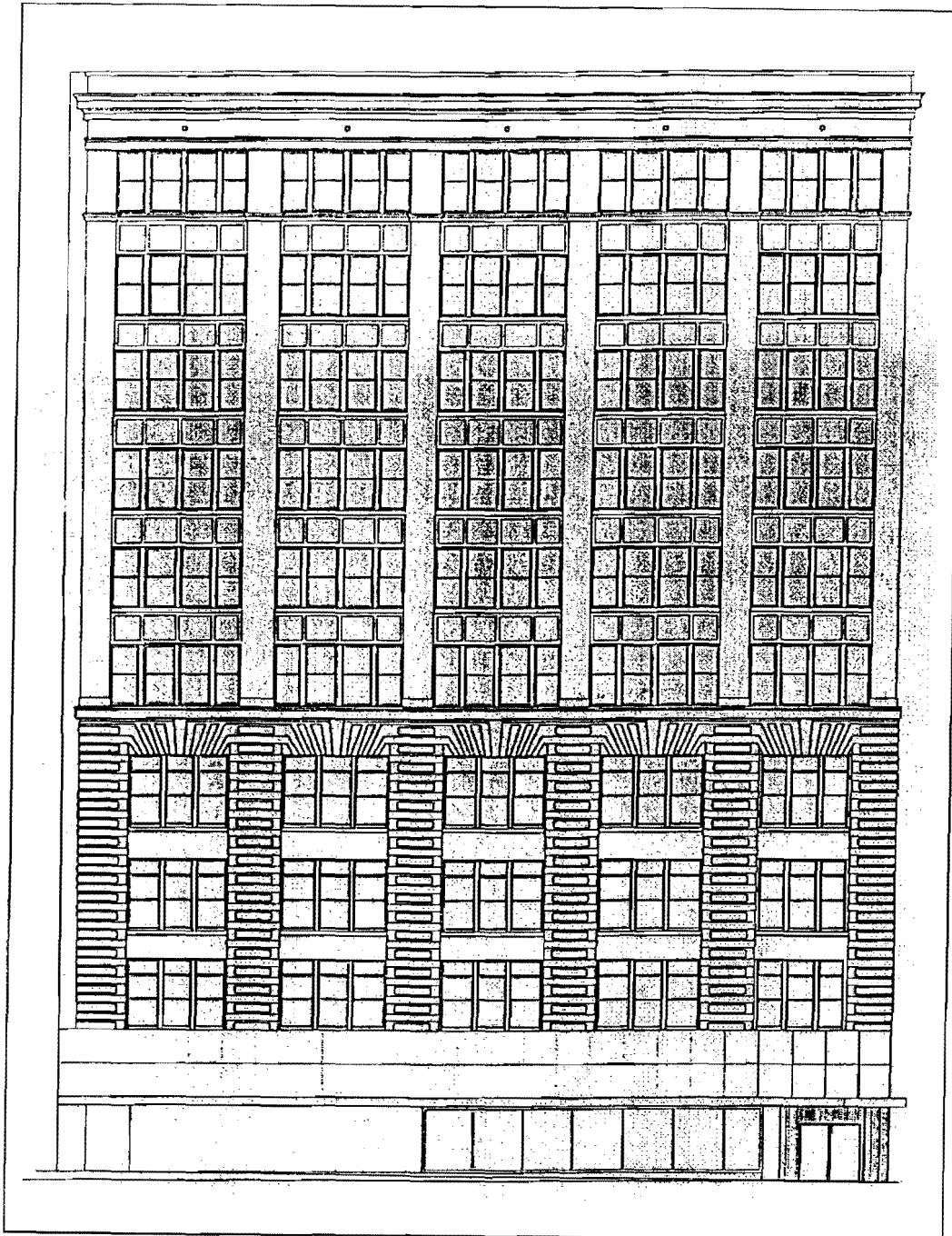
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FIGURE 6: CURRENT WEST (MCGEE STREET) ELEVATION



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Architect/Builder (Continued)

Simpson, Leslie, Architect

Elliot, Hiram, Engineer

STATEMENT OF SIGNIFICANCE

Because of its high degree of architectural integrity and important architectural and commercial associations, the Argyle Building, located in downtown Kansas City, Missouri, is locally significant under Criterion A in the area of COMMERCE and under Criterion C in the area of ARCHITECTURE. The building is significant in commerce for its associations with the commercial development of Kansas City's Central Business District. Erected on the eastern edges of Kansas City's downtown in 1906-1907 as a speculative real estate investment, the building has important associations with the early development of the high-rise office building property type. Developed for use by medical professionals, the Argyle Building is additionally important for its association with early speculative development of the tall office building as commercial leasing space. At the time it opened, it was among the five largest office buildings in Kansas City, leasing almost exclusively to medical professionals. The Argyle Building's early reputation as the office location of outstanding professionals in the medical field led to a design for the 1924-1925 addition that catered specifically to the functional and spatial needs of physicians and dentists. The Argyle Building is also significant for its associations with the beginnings of the Katz Drug Company. The company's drug store in the Argyle Building was an important initial component in a business that grew to a chain of forty-seven stores in five states known as the Katz Drug Company. The store occupied ground-floor retail space in the Argyle Building from 1914 to 1970. This space served as the initial testing ground for many of the Katz brothers' pioneering marketing strategies, which enabled their company to offer cut-rate prices. The Argyle Building is significant in architecture for its association with the initial phase of skyscraper construction in Kansas City. Louis Curtiss' design of the Argyle Building in 1906-1907 and Keene and Simpson's design for the addition to the building in 1924-1925 reflect the first phase of tall office buildings (1895-1920) in Kansas City and in the United States. Designed to support eight additional stories, the four-story building erected in 1906-1907 incorporated new construction technology based on the combined use of steel frame and reinforced concrete construction, in particular the innovative use of large structural elements composed of reinforced concrete. In 1924-1925, with the addition of six stories designed by the architectural firm of Keene and Simpson and the Bickel Company engineering firm, the Argyle Building became a representative example of the mature stage of the Two-Part Vertical Block commercial building architectural property type. The building's external stylistic treatment reflects the transition that occurred in the first decades of the twentieth century from classically inspired motifs on the first four stories to streamlined design that references the structural elements of the 1924-1925 addition. The period of significance represents the years when the Argyle Building fulfilled a significant commercial function in downtown Kansas City and during which important twentieth century

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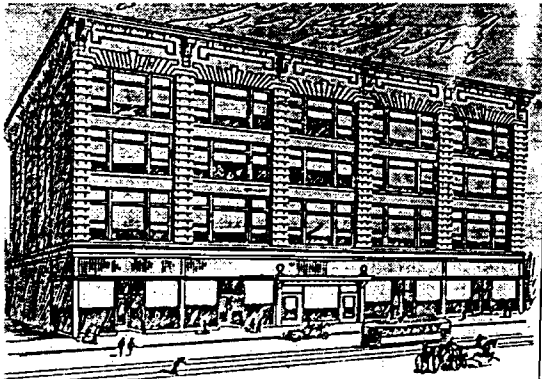
technological changes for office buildings occurred. It begins with the building's construction in 1906 and ends in 1955, the arbitrary fifty-year threshold established by the National Park Service as a reasonable date from which to evaluate the significance of resources.

ELABORATION

BUILDING HISTORY

Construction of the Argyle Building began in 1906. The \$60,000¹ building was a speculative real estate enterprise. As A. J. Dean of the Dean Brothers Company noted, "We are building for investment and have made no contracts for tenants."² A July 23, 1907 *Kansas City Star* article noted the construction of the new business block.

*It is of modern steel construction, four stories, with a fifth laid for future extensions. The foundation walls and steel construction are adapted to an extension of twelve stories. The floor slabs are of reinforced concrete with a cement finish. The exterior is of brick with terra cotta trimmings.*³



Argyle Building, West Façade Facing McGee Street
Image courtesy of *Kansas City (MO) Star* July 23, 1907
Kansas City (Missouri) Public Library

Kansas City architect Louis Curtiss, known for his expertise in construction technology and early experimentation in cast concrete and steel construction, designed the building. Curtiss' structural design was innovative for the time, incorporating the large-scale use of structural members made of reinforced concrete to allow for construction of additional floors when the growth of the city and neighborhood warranted expansion.⁴

¹ *The Architect and Builder of Kansas City, MO*. 21 (January 1906) : 18, Kansas City (Missouri) Public Library, Microfilm.

² *Kansas City (MO) Star*, 23 July 1907, p. 5, Kansas City (Missouri) Public Library, Microfilm.

³ Ibid.

⁴ "A New Argyle Building," *Kansas City (MO) Star*, 28 June 1925, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.

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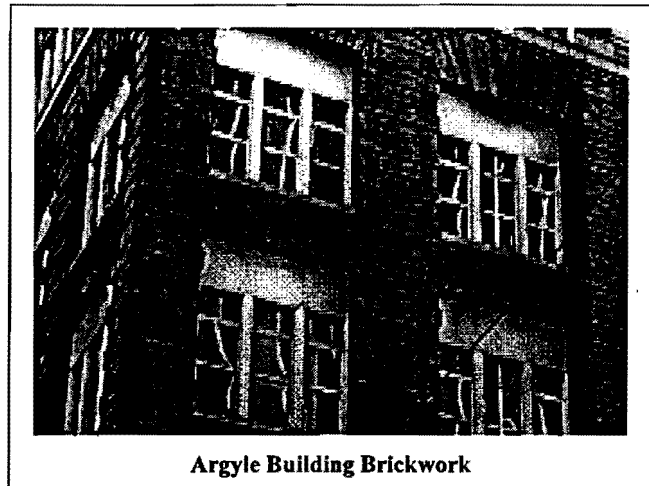
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Curtiss utilized a restrained Renaissance Revival stylistic treatment featuring a symmetrical arrangement of vertical brickwork piers and horizontal bands created by recessed tripartite windows⁵ with spandrels below. The exterior gray-brown brickwork featured a combination of rectangular horizontal sections of brick separated by deep mortar joints and the use of recessed brickwork, which created the appearance of rusticated stonework. The *Western Contractor* magazine of October 18, 1905 reported the award of the contract for the brickwork to the Flanagan Brothers of Kansas City, Missouri, with work to be completed in sixty days.

Initially, the four-story Argyle Building housed the Gate City National Bank in the ground-floor space facing McGee Street and retail sales spaces with individual store entrances facing 12th Street.⁶ Medical offices occupied the upper floors. The Dean Brothers sold the building to the Argyle Investment Company, which maintained offices on the second floor of this building. The city directory lists Samuel N. Lee as president and Alexander Fraser as vice president and treasurer.



The Gate City National Bank, founded in 1906, was the major ground-floor tenant on the McGee Street façade until 1920 when the bank moved to its own building at 1111 Grand Avenue. In 1914, L. Issac (Ike) and Mike Katz purchased the confectioner's business occupying the ground-floor space in the northwest corner of the Argyle Building. In 1917, in response to anticipated shortages due to the United States' entry into World War I, new federal laws decreed that tobacco and confectioner shops could not remain open past six in the evening unless the business was also a pharmacy. Ike Katz responded by hiring a pharmacist and adding patent medical products to his inventory. The large number of physicians with offices in the Argyle Building provided a steady source of customers. The Katz drugstore remained in the building for more than fifty years.⁷

⁵ Although the preliminary drawings, such as those that appeared in the *Kansas City (MO) Star* in 1907 show Chicago Style windows, photographic evidence and examination of the window units removed in 1970 do not indicate this treatment. The window openings contain three double-hung sash windows of equal dimensions under a fixed transom.

⁶ None of the original space occupied by the bank remains extant.

⁷ "Katz Drug — Katz Pays the Tax," [article online] available from the Kansas City (Missouri) Public Library at <http://www.kclibrary.org/localhistory/exhibits/business/katz.htm>; Internet; accessed 7 March 2005. The former tobacco shop is also listed in the city directory of 1917 as a pharmacy.

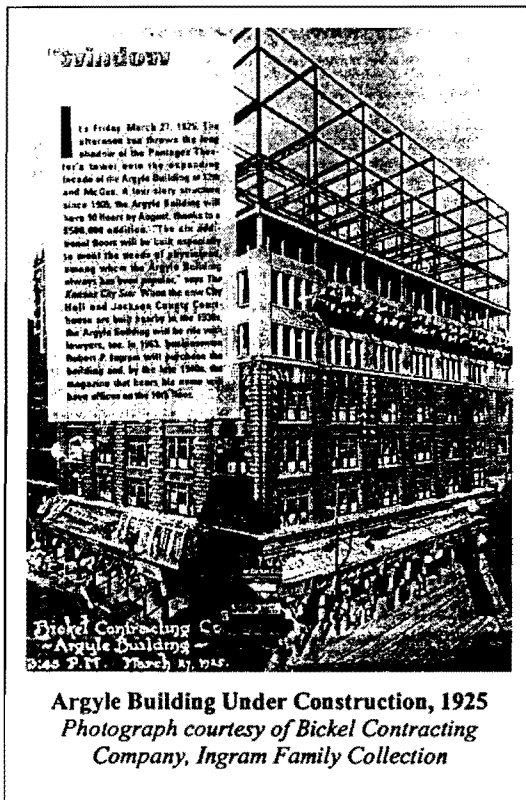
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The June 28, 1925 edition of the *Kansas City Star* announced the plans for the addition of six stories to the building at a cost of \$500,000.⁸ The article noted that the owner, Ernest Shukert, a real estate developer and owner of numerous clothing businesses, acquired the building around 1920. According to this article, Shukert intended to enlarge the building when he purchased it.



Shukert hired the Kansas City architectural firm of Keene and Simpson to design the new addition. Hiram Elliot of the Bickel Company served as the consulting structural and construction engineer. The design for the upper stories featured a structural steel frame and reinforced concrete floor slabs. The exterior finish was gray terracotta and brick, referencing the color of the gray-brown brick veneer on the lower four stories. The plan for the tower addition included the installation of three elevators.

The renovation doubled the ground-floor space of the Katz Drug Company. The space of the Argyle State Bank opened onto the McGee Street frontage. Shukert built upon the traditional use of the building by

⁸ "A New Argyle Building."

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medical professionals and had the offices on the upper six floors designed specifically for physicians and dentists. Each floor contained approximately 9,500 square feet of floor space.⁹

Throughout the 1950s, the Argyle Building underwent substantial interior renovations. The 1953 renovation phase addressed the ground floor and included the expansion of the Katz Drug Company's retail operation to 10,000 square feet. Renovations throughout the building included the complete conversion from direct electric current to alternating electric current and the installation of a 225-ton double-flow aqua tower on the roof for the zoned air conditioning units in the building. The 1954 renovation phase included the modernization of the public corridors on each floor. This included the first installation of Reynocoustic ceilings in the United States. The ceiling units were a recent development in the use of the corrugated aluminum acoustical material. Work also included reconfiguring office space into suites on selected floors.

In 1961, the Argyle Investment Company sold the building to an unnamed group of Kansas City investors for "a figure more than \$1,000,000." The chief tenants continued to be Katz Drugs on the ground floor and medical, dental, and legal offices on the upper floors. The new owners immediately executed contracts for the installation of new automatic elevators.¹⁰

In 1975, the building's owner, Robert P. Ingram, initiated the removal of all of the 396 original window units and replaced them with baked enamel metal window frames and sashes. Other renovation work completed that year included the installation of a new wall covering in the lobby and the addition of wall-to-wall carpeting and fluorescent ceiling fixtures.¹¹

Architects and Engineers

Evaluation of the Argyle Building's evolution and the significance of its design processes and technology requires an understanding of the training and design approach of those involved with the building's design and construction. The design of the early skyscraper required well-trained architects and engineers who had expertise in the utilitarian aspects of commercial and industrial architecture. Architects with this level of training and experience at this time, also had academic training in classicism, exposure to the innovative influences of the Chicago School architects in the late nineteenth and early twentieth centuries, and an understanding of the technology of the period.

⁹ Ibid.

¹⁰ *Kansas City (MO) Times*, 10 June 1961, Envelope Clippings File, Special Collections, Kansas City (Missouri) Public Library.

¹¹ *Kansas City (MO) Star*, 17 December 1975, Envelope Clippings File, Special Collections, Kansas City (Missouri) Public Library.

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Louis Curtiss (1865-1924)

Louis Curtiss who designed the 1906-1907 four-story section of the Argyle Building, was a pioneer in building technology and many of Curtiss' buildings are precursors of some of today's structural and architectural concepts. He and fellow Kansas City architect John W. McKecknie initiated the development of reinforced concrete construction in Kansas City. Curtiss was also an early proponent of simplicity of design. Although he produced some conventional designs (perhaps because of the influence of his clients), he belonged to the architectural *avant-garde* of the period, designing the city's first metal and glass curtain-wall building — the Boley Building — in 1909. Eschewing popular revival styles, his more innovative designs were clear expressions of structure.¹²

Little is known about the early years of Louis Curtiss. A native of Canada, Curtiss studied at the University of Toronto. It is not clear whether he received a degree. He went to Paris sometime after 1884, reportedly on a scholarship to study at the *Ecole des Beaux-Arts*.¹³ Curtiss also traveled abroad for a time before returning to the United States.

Louis Curtiss arrived in Kansas City sometime around 1887. By the following year, he worked as a draftsman in the architectural office of Adriance Van Brunt. From 1890 to 1899, he was a partner with Frederick C. Gunn in the firm of Gunn and Curtiss. During his ten years with Gunn, the two produced more than a dozen buildings. In 1890 and 1891, Curtiss also served as Assistant Superintendent of City Buildings. In this capacity, he worked on the design of the City Hall at 4th and Main Streets and specified that the building have a caisson foundation, which is thought to be one of the earliest uses of the construction technique in the region.¹⁴ One of Gunn and Curtiss' earliest commissions of note was the Missouri State Building at the World's Columbian Exposition in Chicago in 1893. The firm also designed the Church at the Soldiers Home in Leavenworth, Kansas, as well as a number of large residences in the area. After 1899, Curtiss practiced alone until his death in 1924. While working as a sole practitioner, Curtiss maintained a small professional office staff consisting of an assistant architect and a draftsman. Curtiss did his own structural design work.

¹² Fred T. Comee, "Louis Curtiss of Kansas City," *Progressive Architecture* (August 1963): 1.

¹³ According to various references, the director of the Archives of France has been unable to find records of Curtiss' enrollment at the *Ecole des Beaux-Arts* between 1884 and 1890. A photograph of Curtiss that is an Exposition Card for the French Salon of 1896 exists and his obituary notes that the official jury for exhibition in the Salon of 1896 accepted his design, *Palais de Justice*.

¹⁴ Caissons (also called piers) were created by drilling a deep hole into bedrock and filling it with concrete to form the basis of a foundation system that is very similar to a post and pier foundation constructed of spot footings of concrete under wood posts or concrete piers that support beams. The building is no longer extant.

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In 1898, Curtiss received the commission for his first large project — the Baltimore Hotel.¹⁵ In preparation for the project, Curtiss returned to Europe for three months of research and study. The initial phase of the project was a building of wall-bearing masonry construction with interior framing of iron, which was the accepted approach to construction of multi-story buildings at the time. However, both the concrete floor slabs and the plaster portions were of “expanded-metal construction,” an innovation at the time. The Baltimore Hotel was one of the first buildings in the city to be considered fireproof. The second phase consisted of adding two stories in 1901 and work in 1904 added eight stories. In 1907, Curtiss supervised the completion of a ten-story, U-shaped steel-framed addition. Curtiss’ work on the Baltimore Hotel clearly illustrates his use of new construction techniques; in particular, the use in 1907 of reinforced concrete support members in conjunction with steel framing for projects designed to be phased from their inception. This involved the same construction techniques he used at the same time in the design and construction of the Argyle Building. The Baltimore Hotel project led to lucrative contracts with the Santa Fe Railroad and other rail lines, which in turn led to work designing hotels, depots, and Harvey House restaurants in the Midwest and Southwest.

Properties designed by Curtiss in Kansas City, Missouri listed in the National Register of Historic Places include the Boley Building (1909); the Louis Curtiss studio building (1909); and the Standard Theater (1900; now the Folly Theater). Courthouses designed by Curtiss include the 1895 Tarrant County Courthouse in Fort Worth, Texas, and the Cabell County Courthouse in Huntington, West Virginia, both of which are listed in the National Register. Curtiss’ work with the railroads includes the Wichita, Kansas Union Depot (1912); the Emporia, Kansas Harvey House and Hotel (1907); the Joplin, Missouri Union Depot (1910), which is listed in the National Register; the Kingsville, Texas depot and Harvey House (early twentieth century); and the Sweetwater, Texas Santa Fe Depot and Harvey Eating House (1911).

Keene and Simpson Architects

The architectural firm of Keene and Simpson designed the 1924-1925 six-story addition to the Argyle Building. The firm was a leading architectural partnership in Kansas City, Missouri from 1909 to 1955 and continued as Keene, Simpson, and Murphy into the 1960s. Known for their simple, functional architectural treatments, the firm designed some of the larger buildings in the city and the region. Among their major commercial commissions contemporaneous with the Argyle Building addition were the Philtower Building in Tulsa Oklahoma (1927-1928) and the renovation of the Jackson County Courthouse in Independence, Missouri (1931-1932), both of which are listed in the National Register of Historic Places. Their Kansas City, Missouri commissions of this period that are listed in the National Register of Historic Places include the Corrigan Building (1920-1921); the Gate City National Bank Building (1920); and the Land Bank Building (1923). The firm’s early commissions included the St. Luke’s hospital building and Business Men’s Assurance Building on Pershing Boulevard. Some of the firm’s American Institute of Architects Medal Award designs in Kansas City were the Scottish Rite Temple (1932); the

¹⁵ The building is no longer extant.

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Jackson County Courthouse building (1935); the R. J. Delano School (1939); and the City National Bank and Trust Company Building (1947).

Arthur Samuel Keene (1875-1966) received his early education in Brighton, Massachusetts. In 1898, he received a Bachelor of Science Degree in Architecture from the Massachusetts Institute of Technology (MIT) in Boston. After graduation, he traveled to England, France, and Italy. Upon his return to Boston, he worked as a draftsman before joining the architectural firm of Shepley, Rutan and Coolidge. Two of the principal architects in the firm were also graduates of MIT. The firm inherited H. H. Richardson's practice in 1886. Keene later joined the Guy Lowell's firm in Boston, which received prestigious commissions because of its associations with the Lowell family of Boston. After receiving an offer from a schoolmate, Keene came to Kansas City in 1907 and worked for the firm of Howe, Hoit & Cutler. Two years later, Keene established an architectural partnership with Leslie B. Simpson.

Keene was a member of the Kansas City Chapter of the American Institute of Architects and served as its chapter president. He became a member of the Institute's College of Fellows in 1938. Keene also served as a member of the City Plan Commission and chaired of the committee that revised the Kansas City building code.¹⁶

Leslie Butler Simpson (1885-1961) enjoyed a career that spanned more than half a century. Simpson was a native of Calhoun, Missouri where, as a high school student, he was among the earliest enrollees in the International Correspondence School's course in architecture. Following his graduation from high school, he came to Kansas City and secured a job as an office boy in the firm of Selby Kurfiss. He continued his architectural studies at night classes at Atelier Cutler, where he completed three years of Bachelor of Arts in Industrial Design (B.A.I.D.) projects. During this time, he gained employment as a draftsman with the firm of Howe, Hoit and Cutler. Here, he met Arthur S. Keene, with whom he later formed a partnership.¹⁷

Leslie Simpson was a long-standing and active member of the Kansas City Chapter of the American Institute of Architects and served as the chapter president in 1939-1940. He was also a member of the Missouri Association of Registered Architects. Simpson was an active leader in developing the legislation that stipulated registration requirements for architects and engineers in Missouri. He was a long-time supporter of the Kansas City Art Institute and a member of the Beaux Arts Institute of Design. In this capacity, he wrote programs that addressed problems specific to the Beaux Arts design.

¹⁶ "Arthur Keene Dies," *Kansas City (MO) Star*, 15 May 1966, sec. A, p. 33, Kansas City (Missouri) Public Library, Microfilm; and "Keene, Arthur S. Turning Point in My Career," *Kansas City (MO) Star*, 14 August 1932, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.

¹⁷ "Necrology: Leslie B. Simpson," *Skylines 2* (1962): 18-29, Special Collections, Kansas City (Missouri) Public Library.

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Known as a technician, Simpson had a practical, optimistic manner and gained respect as a conservative designer. Trained in the classical tradition, he attained great proficiency in the idiom, as evidenced in the Scottish Rite Temple design. Some of his later work indicates advancement "to more abstract forms and his ability to mold these forms into pleasing and dignified compositions."¹⁸

Hiram Elliot, Engineer

Hiram Elliot attended the Bradley Polytechnic Institute in Peoria, Illinois in 1903 and graduated from the University of Illinois with a Bachelor of Science in civil engineering in 1907. He worked as superintendent of construction for the George A. Fuller Company of Chicago, Illinois from 1907 until October 1921. George Fuller is credited with developing the design for steel frame construction for the first skyscraper in the United States. The firm pioneered skyscraper construction and their work includes the Monadnock Building and the Rookery in Chicago and the Flatiron building in New York City.

Elliot moved to Kansas City, Missouri in 1921 and was one of the founders of the Bickel Company, serving as the firm's vice-president. It was during this period that he became involved in engineering design and oversaw the construction of the 1924-1925 six-story addition to the Argyle Building. In 1930, he founded the Hiram Elliot Construction Company of Kansas City, Missouri. He served as the engineer and construction supervisor for a number of large buildings in the city, including the Kroger Grocery and Baking Company warehouse in North Kansas City and the Land Bank Building, Pioneer Trust Building, and Palace Clothing Company Building in Kansas City.¹⁹

ARCHITECTURAL ANALYSIS AND SIGNIFICANCE

The architectural significance of the Argyle Building is due to its embodiment of distinctive characteristics of a specific type, period, and method of construction. Erected in two phases — 1906-1907 and 1924-1925 — the reinforced concrete and steel frame high-rise office building reflects early phases in construction technology of multi-story office buildings in the early twentieth century in Kansas City. Moreover, the building's design is an excellent representative example of the mature phase of the Two-Part Vertical Block commercial building property type in Kansas City, Missouri.

During the first decades of the twentieth century, two forces shaped commercial design — one was technological, the other "architectonic."²⁰ A number of technological factors contributed to the form of commercial buildings at this time, affecting their size, height, and building materials. The availability of

¹⁸ Ibid., 21, 25.

¹⁹ "Hiram Elliot," *Citizens Historical Association: Biographical Data of Kansas Citizens Index* (Indianapolis: Citizens Historical Association, 1939), 129, Vertical File, Special Collections, Kansas City (Missouri) Public Library.

²⁰ Leland Roth, *A Concise History of American Architecture* (New York: Harper and Row, 1979), 173.

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steel at low enough prices to allow entire buildings to be framed by steel members was one factor and the use of reinforced concrete for floor slabs was another. The common use of electricity, the telephone, typewriter, mimeograph machine, elevators, and incandescent lighting by the turn-of-the twentieth century determined the plan of the tall office building. The presence of these technologies at a time when a rapid rise in population in urban centers created an intensive use of land led to bigger and taller buildings.²¹

As the pace of technological and cultural change intensified in the last decades of the nineteenth century, a broad cultural preference for clarity and unity in architectural design emerged. The desire for the "security" provided by historical associations and simple, harmonious design treatments quickened.²² As a result, the first skyscraper designs hid structural and functional elements behind masonry walls designed in classical treatments; and from about 1890 to 1916, the revival style fashions of the time dominated the design of skyscrapers.²³ Brickwork, stone sheathing, and ornamentation all reflected late nineteenth century historically based design idioms. Thus, it was common during the first decade of the twentieth century for Classical Revival, Renaissance Revival, and even Arts and Crafts treatments to disguise modern steel frame construction and reinforced concrete floors and columns. Later, particularly after World War I, the appearance of more functional designs that reflected the structural grid of the steel skeleton began to occur. This streamlined design approach acknowledged that in referencing the steel frame construction, the only matter of style was how to use spandrels and windows in the curtain wall and the superficial application of ornamentation.²⁴ The aesthetic principle that became established in what became referred to as the Chicago School style was an exterior design that expressed the internal organization of space, structure, circulation, and use in a unified composition of ordered windows, piers, and spandrels.²⁵

Turn-of-the-Century Construction Technology

Louis Curtiss' reinforced concrete and steel frame structural plan for the Argyle Building reflects innovative design in Kansas City for office building construction in the first decade of the twentieth century. Curtiss was among the first local architects to design a structural plan that not only utilized the late nineteenth century construction technology of reinforced concrete floor slabs and steel framing, but also used reinforced concrete columns as the base supporting members for a future ten-story building. The structural plan provided for future upper floors of steel frame construction with reinforced concrete slab floors.

²¹ Ibid.

²² Ibid., 174.

²³ Ibid.; and Edward Relph, *The Modern Urban Landscape* (Baltimore: Johns Hopkins University Press, 1987), 39.

²⁴ John Burchard and Albert Bush Brown, *The Architecture of America: A Social and Cultural History* (Boston: Little Brown and Company in Association with the American Institute of Architects, 1961), 154.

²⁵ Ibid.

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The design had its roots in the work of Chicago architects in the late 1880s and 1890s. Architectural historians credit two individuals with the "invention" of the skyscraper. Chicago architect George A. Fuller's (1851-1900) early work in load bearing capacity resulted in the 1889 Tacoma Building in Chicago, the first American structure where the outside walls did not carry the weight of the building. Fuller's company went on to erect one of New York's first skyscrapers in 1902. William Le Baron Jenny's earlier Home Insurance Building in Chicago, erected in 1883-1884, utilized a steel frame for the upper floors that supported a curtain wall of external brick and terracotta sheathings. The lower six stories were of wrought iron, a construction material used in various ways for several decades. Although only ten stories high, this metal-framed building established the potential for height in commercial buildings. Jenny trained a group of young architects that became known as the Chicago School who revolutionized the design of office buildings.

In the 1880s and 1890s designers of the early Chicago skyscrapers initially depended on thick walls at ground level and an immense iron and reinforced concrete raft foundation to support the skeleton of iron and steel on the upper floors. It was not unusual for these buildings to be built in phases. In addition to the issues of fire safety and stability, the combined use of reinforced concrete foundations, piers, and floors to support steel frame construction on the upper floors provided more open space and larger window areas on the lower floors. Moreover, as each floor hardened, it became the formwork of the floor above, decreasing the cost of scaffolding and proving an invaluable space saver on sites bordered by busy streets.

Until 1902, the world's tallest reinforced concrete structure was only six stories high. The 210-foot-tall Ingalls Building erected that year in Cincinnati, Ohio became the world's first high-rise reinforced-concrete frame skyscraper and established construction formulas practiced today. By 1905, textbooks on the principles of reinforced concrete construction appeared and the use of large reinforced concrete structural members began.

The New York Life Insurance Building was Kansas City's first skyscraper. The ten-story Italian Renaissance style building, first occupied in 1890, was a fireproof masonry building with cast iron column supports. The building featured cast iron skylights and windows on all sides, allowing a maximum of natural light, and two hundred gas lamps to provide artificial illumination. Its four passenger elevators and single freight elevator were the first electrically powered elevators in Kansas City.

Kansas City's first reinforced concrete buildings, which date to 1904, were also among the earliest in the nation. This work stimulated the use of large reinforced concrete support members in taller buildings. Within the first decade of the twentieth century, several Kansas City architects initiated the use of reinforced concrete structural elements and steel framing in the construction of large buildings. As a result, the skyline of the city changed dramatically. Using modern structural techniques that became

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established in the late 1890s, Kansas City architects designed and supervised the construction of several large high-rise office buildings of more than ten stories. In 1906, three buildings over ten stories high appeared between 8th and 11th Streets and Main Street and Grand Avenue — the R. A. Long Building, the Scarritt Building, and the Commerce Bank building²⁶ — each designed by a different architect in a different popular stylistic idiom utilizing steel frame construction and reinforced concrete floor slabs.

Two smaller high-rise buildings built in the same area during this period and also noted for striking structural innovations were the 1903-1904 Gumbel Building designed by John McKecknie and the 1908-1909 Boley Building designed by Louis Curtiss.²⁷ Both buildings involved the large-scale use of structural members made of reinforced concrete. At this time, Curtiss also incorporated the use of reinforced concrete structural members in his phased design of the Baltimore Hotel and in the design of the Argyle Building. The structural designs of the Baltimore Hotel and the Argyle Building anticipated later vertical additions. It is interesting to note that at the same time Curtiss directed the construction of the Argyle Building, across McGee Street to the west, a five-story building under construction utilized the traditional nineteenth century practice of masonry load-bearing walls with heavy framing typical of mill framing.

Curtiss' 1906-1907 design of the Argyle Building and Keene and Simpson's 1924-1925 design for the addition to the building reflect the earliest phase of tall office buildings (1895-1920) in Kansas City and in the United States.²⁸ It is clear that the design of the upper floors followed the tradition of office building design established earlier in the twentieth century and the original intent of Curtiss when he designed the base of the building in 1905. The addition clearly reflects the execution of the established Two-Part Vertical Block design.²⁹ The completed building's visual components consist of a "base" and a "shaft," reflecting a design trend that emerged in the late nineteenth century toward order and unity. The design reflects the mature phase of the Two-Part Vertical Block and features a horizontal division into two major zones that are "different yet carefully related to one another."³⁰ The lower zone serves as a visual base for the dominant "shaft" or upper zone. The Argyle Building's heavy four-story base was typical of the Two-Part Vertical Block, featuring wide-windowed office spaces and storefronts between vertical masonry columns. This horizontal emphasis and the heavy brickwork set the base apart from the more streamlined upper stories. The shaft establishes a clearly prominent and unified upper zone and consists of identical stories defined by vertical columns framing recessed horizontal bands of windows and spandrels. The

²⁶ George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990* (Columbia: University of Missouri Press, 1992), 61. Each of these buildings is listed in the National Register of Historic Places.

²⁷ Ibid. Both of these buildings are listed in the National Register of Historic Places.

²⁸ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, updated ed. (New York: AltaMira Press, Rowman & Littlefield Publishers, Inc., 2000), 82.

²⁹ In this case, market demand for office space at the edge of Kansas City's Central Business District and World War I delayed the addition's construction.

³⁰ Longstreth, 85.

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shaft terminates at a simple cornice. The overall box-like appearance reflects a building height exempt from the set-back zoning restrictions enacted in 1923 with the advent of taller buildings in Kansas City.³¹

The Argyle Building has associations with the Two-Part Vertical Block, which began to appear in its mature form in the late nineteenth century. It is an outgrowth of the effort, which began in the 1850s, to simplify the exterior composition of tall buildings. The design of taller and larger buildings in the early twentieth century continued to utilize the Two-Part Vertical Block design. In this, the mature phase, engaged columns, piers, pilasters, or uninterrupted wall surfaces rising between the windows (as in the case of the Argyle Building) give the upper zone its vertical emphasis. A stringcourse between the base and shaft and the shaft and cornice create transition zones. This division, however, remains subservient to the two-part composition. In the Argyle Building, this occurs in a very restrained manner. The slight overhang of the cornice further defines the terminus of the shaft. Typically, the lower zone featured a variety of treatments, including use of large window areas and/or massive wall surfaces. The Argyle Building incorporated both features by using triple windows and heavy brickwork to create the appearance of hewn stone. The Renaissance Revival stylistic treatment was typical of the classical references commonly found in the Two-Part Vertical Block architectural design in the first decade of the twentieth century.³²

As the Argyle Building appeared in 1907, prior to the construction of the “shaft,” it looked like a traditional masonry load-bearing structure, belying the innovative modern structural system behind the brick curtain wall. Reinforcing the traditional appearance was the heavy brickwork and the traditional three-part storefronts, each comprised of a bulkhead, display and transom windows, and a sign frieze.

Keene and Simpson’s “shaft” addition maintained Curtiss’ pattern of bays on the upper floors, but by widening the bay areas while making the pilasters narrower, their design accentuating the verticality of the upper floors. The use of terracotta bases at each pilaster and the incorporation of a narrow molded capital in the terracotta stringcourse at the line of the window sills at the tenth story accentuated the height of the shaft and created a visual terminus for the building by uniting the tenth-story window bands and the very simple, slightly projecting cornice.

Summary of Architectural Significance

The Argyle Building bears the mark of progressive technologies and reflects the maturation of the Two-Part Vertical Block commercial building architectural property type. The influence of Chicago architects

³¹ Kansas City’s first zoning ordinance, which was approved in June 1923, mirrored the New York zoning codes of 1916 and permitted towers of indefinite height after a predetermined set-back level and in accordance with a formula keyed to the overall size of the lot.

³² Longstreth, 85.

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during the last quarter of the nineteenth century is evident in the work of Louis Curtiss, Keene and Simpson, and Hiram Elliot. The technological innovations and Renaissance Revival stylistic treatment used by Curtiss reflect a transitional period in the design and construction of tall office buildings that occurred in the United States in the 1890s and the first decades of the twentieth century. As a result, the building's engineering and structural design is part of a small, select number of "skyscraper" buildings erected in the first decades of the twentieth century that set new technological precedents in Kansas City.

Keene and Simpson's design of the Argyle Building's shaft reflects the stylistic evolution from traditional to modernist in the exposure of the building's structural system and was a transitional precursor to the modernist, angular, undecorated style that eventually came to dominate office buildings in the 1960s and 1970s. In addition to its significance as a representative example of the Late Nineteenth and Early Twentieth Century American Movements Commercial Style office building, the Argyle Building also reflects the evolution of the Two-Part Commercial Block form in the early twentieth century in Kansas City. As such, the building is part of two important phases in commercial architectural development in Kansas City, reflecting common features of a particular class of the commercial building property type.

ANALYSIS OF COMMERCIAL SIGNIFICANCE

The Argyle Building has a number of significant commercial associations with the evolution of Kansas City's Central Business District during the early twentieth century. It is additionally significant as a medical office building erected as part of a speculative commercial venture designed for a particular tenant group. Finally, it is significant for its associations with the launching of a commercial business of importance in Kansas City and the region, the Katz Drug Company.

Significant Local Associations: Late Nineteenth and Early Twentieth Century Office Buildings

Between 1870 and 1900, commercial, manufacturing, and residential developments grew in density in newly defined areas as well as in previously existing commercial enclaves. The advent of the railroad in Kansas City in the 1860s quickly reoriented the city's development and growth away from its river landing. Proximity to railroad lines and freight stations became the central factor in the location of commercial and industrial structures and buildings. The industrial manufacturing and distributing center for the agribusiness of the region located near rail lines in the city's West Bottoms, at the confluence of the Kansas and Missouri Rivers. Business houses moved a half-mile inland from the banks of the Missouri River to an area at 5th and Main Streets. Here, a mixture of frame and brick buildings, seldom more than three stories high, clustered around the city market. Successful businessmen located their homes a short distance to the west of the business center and east of the West Bottoms in a residential area known as Quality Hill. Development moved south and east from the Missouri River on the north and the West Bottoms on the west. Main Street,

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running north and south, displaced the river levee as the principal arena of business activity and became a central axis for commercial development.

In the post-Civil War period, a tremendous increase in population accompanied the emergence of Kansas City as a major manufacturing and railroad distributing center for the products of the plains. The boom economy of the 1880s and the influx of native-born and foreign immigrants affected Kansas City as it did other urban centers in the final decades of the nineteenth century. Kansas City's population expanded ten-fold between 1870 and 1910, reaching nearly 200,000.³³

This growth mirrored that of other urban centers in the country and was part of an era when cities of all sizes in all sections of the country experienced rapid growth. This period traditionally marks the rise of the great American city when large Midwestern cities, including Kansas City, recorded important gains.³⁴ During this period, advances in technology, a rapid rise in population due to immigration, and significant economic growth drastically altered the American urban environment. New patterns of urban life based on specialization and concentrations of economic activity occurred. The expanding scope and complexity of economic activities in the centers of cities in the late nineteenth and early twentieth centuries showed little variety on a city-by-city basis. By the turn of the twentieth century, downtown commercial districts were variants on the same theme, a series of internal neighborhoods devoted to the specialized functions of finance, government, wholesale distribution, retail sales and services, and entertainment.

During this period, the buildings in the nation's central business districts became increasingly specialized in their plan and design. One of the specialized commercial property types that emerged was the office building designed to house corporate, administrative, and service functions. The large office building reflected the shift from a farm production economy to an industrial manufacturing and commercial service economy. It also reflected the tremendous growth of cities. In addition to the legions of blue-collar industrial employees found in growing cities at this time, the growth in the number of white-collar workers reflects a significant shift in population between urban and rural areas, and a change in the function of commercial buildings to house professionals and employees engaged in managerial and administrative positions. Population statistics demonstrate the tremendous growth in these activities. In 1860, the census indicated that about 750,000 people engaged in middle management and office work. Thirty years later, the 1890 census reported this number as 2,160,000, and in 1910 it more than doubled to 4,420,000.³⁵

The tall office building of up to twelve stories emerged as a distinct commercial property type in Kansas City and other cities in the first decade of the twentieth century. While historians credit the 1890 New

³³ Ehrlich, 43.

³⁴ Charles N. Glaab and A. Theodore Brown, *A History of Urban America* (Toronto: Macmillan Company, 1967), 111.

³⁵ Donald Albrect and Chrysanthé B. Broikos, "On the Job: Design and the American Office," [essay online] available at <http://www.nbm.org/blueprints/00s/winter01/page2/page2.htm>; Internet: accessed 22 March 2005.

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York Life Insurance Company's regional headquarters building as Kansas City's first tall office building, it was not until a decade later that what came to be called the skyscraper office building truly began to establish itself. This was due to the recession of 1893 and a slow, but steady recovery. Several statistical indices provide insight into the recovery.

The city's population grew by 54 percent in the first decade of the twentieth century, from 163,752 in 1900 to 248,381 in 1910. The rise in the number of architects listed in the city directories reflects the boom in construction resulting from population increases. The profession grew from 35 architects in 1894 to 103 in 1910.³⁶ As architectural historian George Ehrlich noted, "By 1910 the city provided stark contrasts. The recently completed twelve-story skyscrapers towered over a downtown area that now centered along 10th and 11th Street." The old business center around 5th and Main Streets became more and more isolated from the retail businesses and professional offices developing a half mile to the south.³⁷ From this point in time forward, 11th and Main Streets became the heart of Kansas City's Central Business District — Kansas City's downtown.

The concentration of these early skyscraper office buildings reflected the overall commercial growth in the last decades of the nineteenth century in general, and particularly the growth of corporate assets and the scale of operations.³⁸ Many corporations, such as the New York Life Insurance Company, erected buildings to house their own corporate or regional headquarters. Others, such as lumber baron R. A. Long, erected office buildings to house their corporate offices and leased the remaining space to other synergistic businesses. Banks such as the Commerce Bank Company erected office buildings that featured public retail banking lobbies on the ground floor, corporate offices on the upper floors, and, sometimes, tenant space as well. Some corporations severed their administrative offices from their factories and moved them to leased space in the central business district where they were close to banks, stock exchanges, and related financial services. Retail and entertainment services such as restaurants and large department stores expanded in proportion to the growing number of downtown workers. Large residential apartment hotels competed with the office buildings in height. First-class and second-tier hotels serviced out-of-town businessmen. Soon, office buildings not only housed business services, they also leased space to specialized services such as medical professionals, providing convenient access for downtown workers and shoppers.

Office building construction was also the result of speculative real estate investment. Although quite different in their evolution, the 1906 Scarritt Building and the 1906-1907 Argyle Building were among the earliest ventures to erect such office buildings in Kansas City. As in other cities, the incentive to speculative developers in Kansas City to erect tall office buildings was (and is) based upon the fact that

³⁶ Ehrlich, 58.

³⁷ Ibid., 66.

³⁸ Relph, 43.

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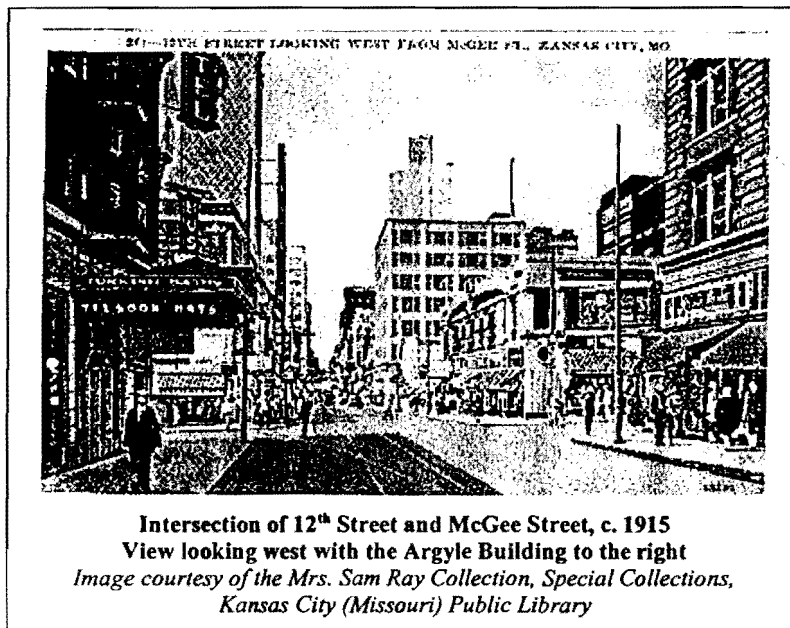
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taller buildings use less land per square foot of office space. Except where constrained by technology, zoning, or building codes, owners of new office buildings chose building heights that produced the greatest profits.

During the late nineteenth century, land prices increased in central business districts as urban employment grew and businesses competed for central locations for their offices. As a result of the development of the electric powered passenger elevators in the 1890s, businesses paid more for space in the upper stories than was previously the case. Rental policies changed and the economic viability of taller buildings increased as demand shifted to the upper floors that were removed from the noise and dust of the street. Retail and customer service businesses that relied on high pedestrian traffic became the prime tenants for the lower floors.



The Argyle Building's location on the southeast fringes of Kansas City's Central Business District in 1906-1907 reflects the speculative nature of its development. Erected as a four-story commercial building with retail space on the ground floor and office space on the upper floors, the building's design anticipated the addition of up to eight more stories. To the west and north were active centers of business activity. The intersection of 12th and McGee Streets was at a streetcar crossing. However, until after World War I, the area to the east and south was largely

residential, with single-family and multi-family dwellings, several churches, and small, two- to three-story commercial and mixed-use buildings interspersed along the residential streetscapes.³⁹

Businesses in the immediate area included the White Sewing Machine Company, a "Japanese" store, the Newport Billiard Hall, and the Lee Hotel (furnished rooms).⁴⁰ The change in the immediate neighborhood

³⁹ Tuttle & Pike's *Atlas of Kansas City and Vicinity Edition of 1907* (Kansas City, MO: Tuttle & Pike Civil Engineers, 1908), Plat #11.

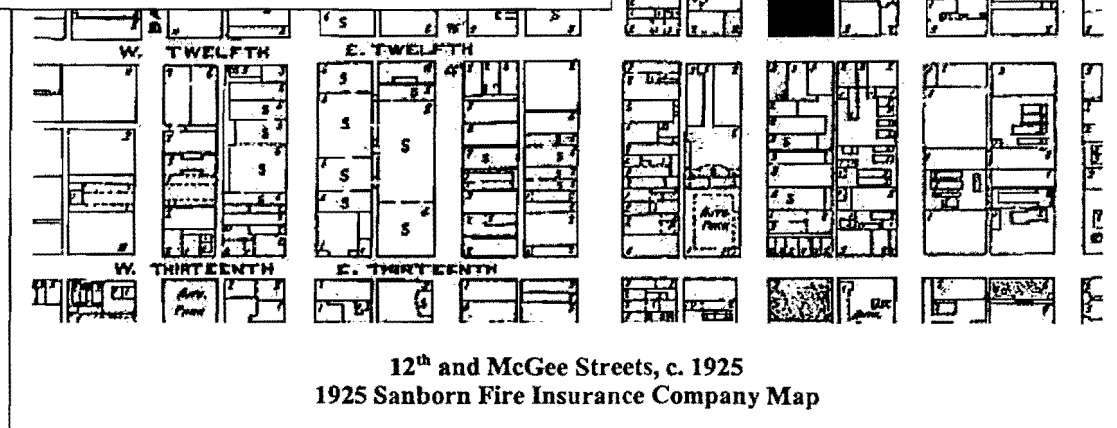
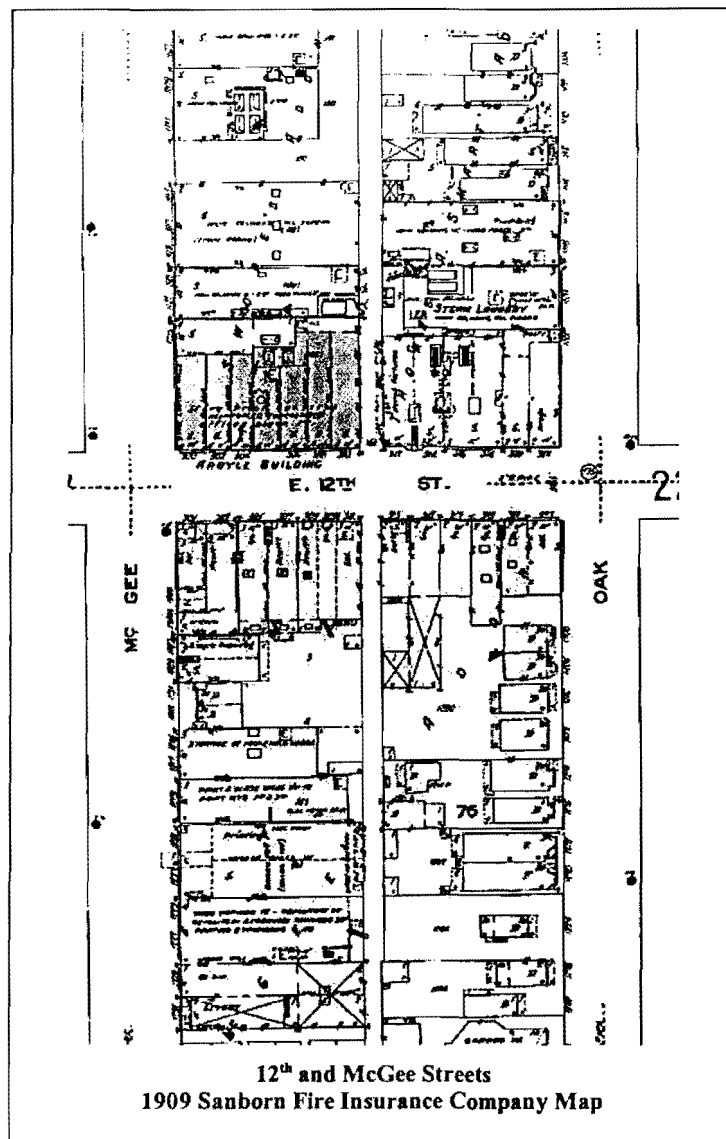
⁴⁰ Mildred Kittell Ray, "12th Street, 200 Block, East," *Kansas City (MO) Times*, 8 September 1973, Mrs. Sam Ray Postcard Collection, Special Collections, Kansas City (Missouri) Public Library.

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can be seen in the post card scene (*above*), which shows the eight-story Hotel Mercer (erected in 1912) on the left and across the street from the Argyle Building with its Katz Drug store sign.⁴¹ The concrete, steel, and marble Empress Theatre at the northwest corner of Twelfth and McGee Streets opened in 1910.

The location of the Argyle Building and its two phases of construction (1906-1907 and 1924-1925) reflect the building boom in the early twentieth century in Kansas City. As noted previously, the city experienced a rapid population growth during these two periods.⁴² The expanding population stimulated new construction and speculative development surged significantly, peaking in 1926-1927.⁴³ One result was the expansion of Kansas City's Central Business District to the south and east. Prior to the 1920s, Kansas City's downtown did not extend south of 12th Street and never continued south past 15th Street. By 1925, the immediate area around the Argyle Building featured a dense assembly of commercial buildings filling entire lots.

Significant Commercial Associations: Tenant Uses

"Touted for many years a landmark to Kansas City residents as the offices of outstanding persons in the medical field,"⁴⁴ the Argyle Building attracted medical professionals as its first tenants. This was part of an emerging trend in the city center. During the first decades of the twentieth century, speculative development of office buildings in central business districts that specialized in spaces adapted for medical personnel and related services appeared.⁴⁵ This followed the tradition that emerged in the nineteenth century of physicians moving their offices from their residences to offices located on the second floor of commercial buildings. The city directory listing for dentists and physicians in 1907 indicates five buildings in Kansas City's Central Business District that had a high number of medical tenants: the Rialto Building (90); the Argyle Building (65); the Altman Building (53); the Deardorff Building (37); and the Shukert Building (37). Of these buildings, only the Argyle Building remains.

City directories from 1908 through 1923 show the ground-floor spaces of the Argyle Building occupied by retail shops on 12th Street and bank space on McGee Street. The second-floor mezzanine had a mixture of tenants, including the owners, the Argyle Investment Company, medical offices, and miscellaneous businesses and organizations. The offices on the upper two floors were leased exclusively to medical

⁴¹ Mildred Kittell Ray, "12th Street, West from McGee," *Kansas City (MO) Times*, 12 March 1982, Mrs. Sam Ray Postcard Collection, Special Collections, Kansas City (Missouri) Public Library.

⁴² A. Theodore Brown and Lyle W. Dorsett, *KC: A History of Kansas City, Missouri* (Boulder, Colorado: Pruett Publishing Company, 1978), 99.

⁴³ Ehrlich, 66-67.

⁴⁴ *Kansas City (MO) Star*, 20 May 1954, sec. D, p. 9, Kansas City (Missouri) Public Library, Microfilm.

⁴⁵ Sally Tuttle, Spokane Register of Historic Places Nomination Form "Paulsen Center," 6 November 1996, Spokane, Washington [document online] available at <http://www.historyspokane.org/images/Paulsen%20center%20sr.pdf>; Internet: accessed 15 March 2005.

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professionals, including physicians, surgeons, dentists, and oculists. Newspaper articles about the construction of the tower in 1924-1925 note that the architects designed the space for medical professionals. The owner, real estate developer, and furrier Ernest Shukert continued his previous approach to speculative office building development. Earlier in 1903, he financed the construction of the Shukert Building,⁴⁶ which had offices on the upper floors for physicians. With a few exceptions, the leasing of the upper floors of the building to medical practitioners continued until the late 1950s, when legal and accounting firms took over several floors.

The Argyle Building was the location of Isaac (Ike) and Michael Katz's first pharmacy, a business that grew into a chain of fifty-seven drug stores in five states. In 1914, the Katz brothers operated a small hotel and several fruit, tobacco, and newspaper stands near Kansas City's Union Depot in the West Bottoms. With the scheduled opening of the new Union Station on Pershing Boulevard, and the abandonment of the old Union Depot, the brothers looked for other business opportunities. One night, Ike Katz attended a performance at a theater near 12th and McGee Streets and stopped by the confectionery shop in the Argyle Building. Soon thereafter he purchased the business. Several months later, the brothers purchased a tobacco business at 8th Street and Grand Avenue.⁴⁷ In 1917, federal regulation of food production and service related to the United States' entry into World War I prohibited tobacco or confectionery shops from remaining open past six in the evening unless the business was also a pharmacy. Ike Katz quickly responded by hiring pharmacists and adding patent medicines to his inventory. The 1917 city directory's classified listings for pharmacies lists Charles F. and Harry C. Dickey as the pharmacists at the Argyle Pharmacy in the Argyle Building space at 304 12th Street and the Katz confectionery and news company in the space at 300 East 12th Street. The next year, the Katz Brothers are listed as "druggists" at both the Argyle building and the tobacco shop at 8th Street and Grand Avenue. The city directory listings variously refer to the businesses as Katz Brothers or Katz Drug Co.

The brothers developed a number of pioneering marketing programs that allowed them to provide cut-rate prices. They expanded their stock to include a wide assortment of sundry items including a pet section that sold fish, parakeets, parrots, hamsters, rabbits, and monkeys. A 1951 *Time* magazine article described the Katz brothers as "the Cut-Rate Kings of Kansas City."⁴⁸ By 1959, the Katz logo adorned stores in St. Louis and St. Joseph, Missouri; Oklahoma City, Oklahoma; Des Moines and Sioux City, Iowa; and Memphis, Tennessee. That year, the company opened a two-story store in Overland Park, Kansas. The Skaggs drug chain purchased the Katz Drug Company in 1970. That year, Connie's restaurant replaced the Katz drugstore in the Argyle Building.

⁴⁶ The Shukert Building at 1113-1119 Grand Avenue was demolished in 1967.

⁴⁷ The brothers, apparently not following the chronological date of establishment, designated the store at 8th and Grand as "No. 1" and the store at the Argyle Building as "No. 2."

⁴⁸ "Katz Drug — Katz Pays the Tax."

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Summary Commercial Significance

The Argyle Building is locally significant for its associations with the commercial development of Kansas City's Central Business District. It is an early representative example of the downtown medical office building erected by speculative real estate developers that emerged as a distinct commercial building property type in the first decade of the twentieth century. Its associations with the early development of the Katz Drug Company adds to its significance. Its physical presence today reflects the role of the tall office building as an architectural backdrop for the collective social experience that enhanced the main commercial streets of America in the early twentieth century and provides important information about the commercial development of Kansas City.

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PHOTOGRAPHIC DOCUMENTATION

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

Date of Photographs: March 2005

Location of Original Negatives: Historic Preservation Services, LLC
323 W 8th Street, Suite 112
Kansas City, Missouri 64105

Photograph Number	Description	Camera View
1.	Exterior	Northeast
2.	Exterior	Northeast
3.	Exterior	Northwest
4.	Exterior: Original Storefront	North
5.	Exterior: Storefronts	West
6.	Exterior: Corner Entrance	Northeast
7.	Exterior: South Entrance	North
8.	Exterior: Wall Detail	North
9.	Exterior	Southwest
10.	Exterior	Southeast
11.	Interior: Ground-Floor South Lobby Entrance	South
12.	Interior: Ground-Floor Elevators	North
13.	Interior: Ground-Floor Elevators	Northwest
14.	Interior: Ground-Floor Corner Entrance	West
15.	Interior: Ground-Floor McGee Street Service Entrance	West
16.	Interior: Ground-Floor Original Retail Space	South
17.	Interior: Ground-Floor Stairway	East
18.	Interior: Ground-Floor Stairway	Northeast
19.	Interior: Second-Floor Doorway	North
20.	Interior: Second-Floor Office	Northeast
21.	Interior: Third-Floor Office Space	East

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Photograph Number	Description	Camera View
22.	Interior: Third-Floor Stairway	Northeast
23.	Interior: Fourth-Floor Light Fixtures	Northwest
24.	Interior: Fourth Floor	Southeast
25.	Interior: Fourth-Floor Wall Sconce	South
26.	Interior: Fourth-Floor	North
27.	Interior: Fourth-Floor Acoustical Aluminum Ceiling	South
28.	Interior: Tenth Floor	South
29.	Interior: Tenth Floor	Southeast
30.	Interior: Fourth Floor	Southwest
31.	Interior: Second Floor	West

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Argyle Building
Jackson County, Missouri

Argyle Building
First Floor
not to scale

North

Rooms labeled: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18.

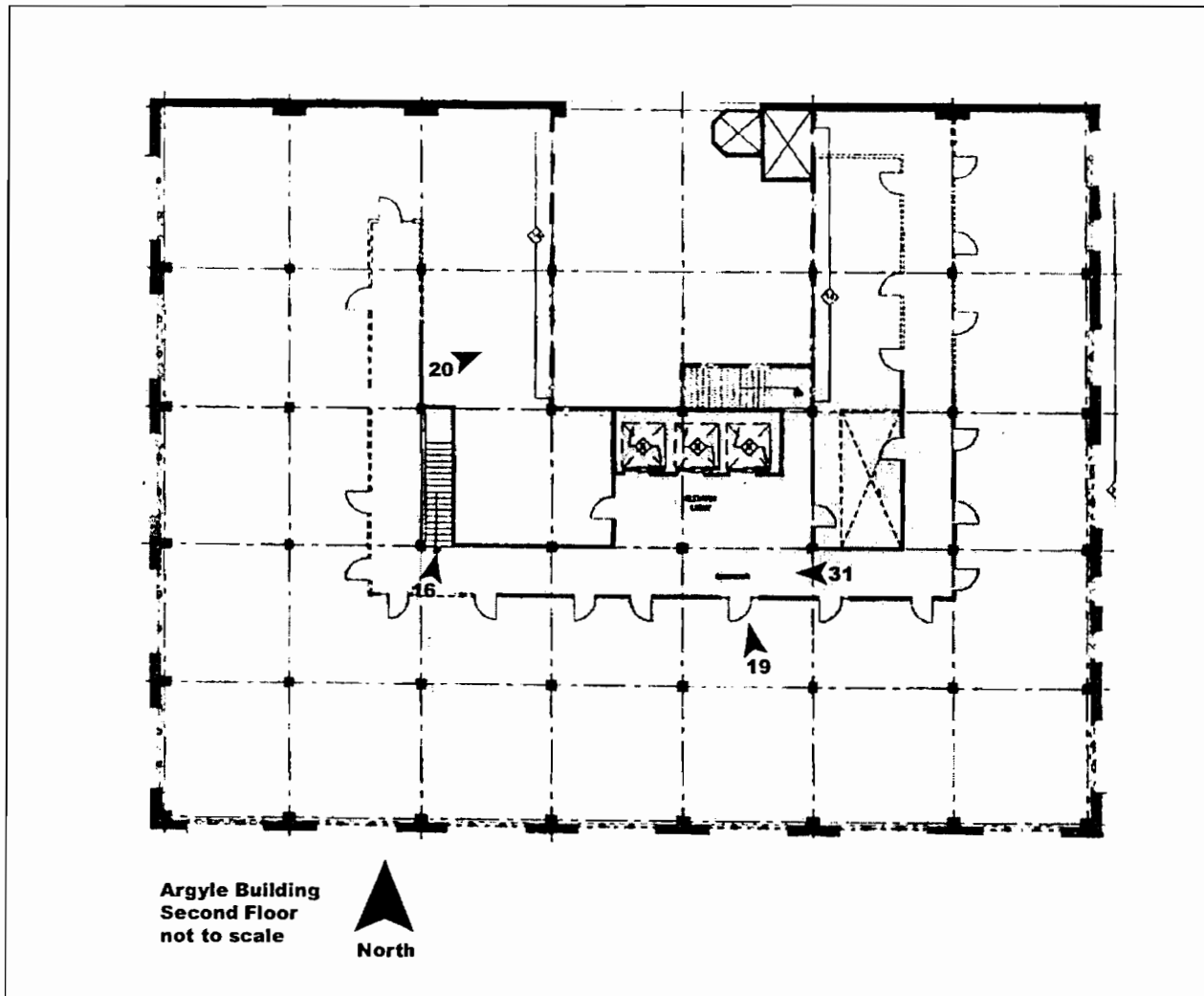
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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**Argyle Building
Jackson County, Missouri**

PHOTOGRAPH MAP SECOND FLOOR



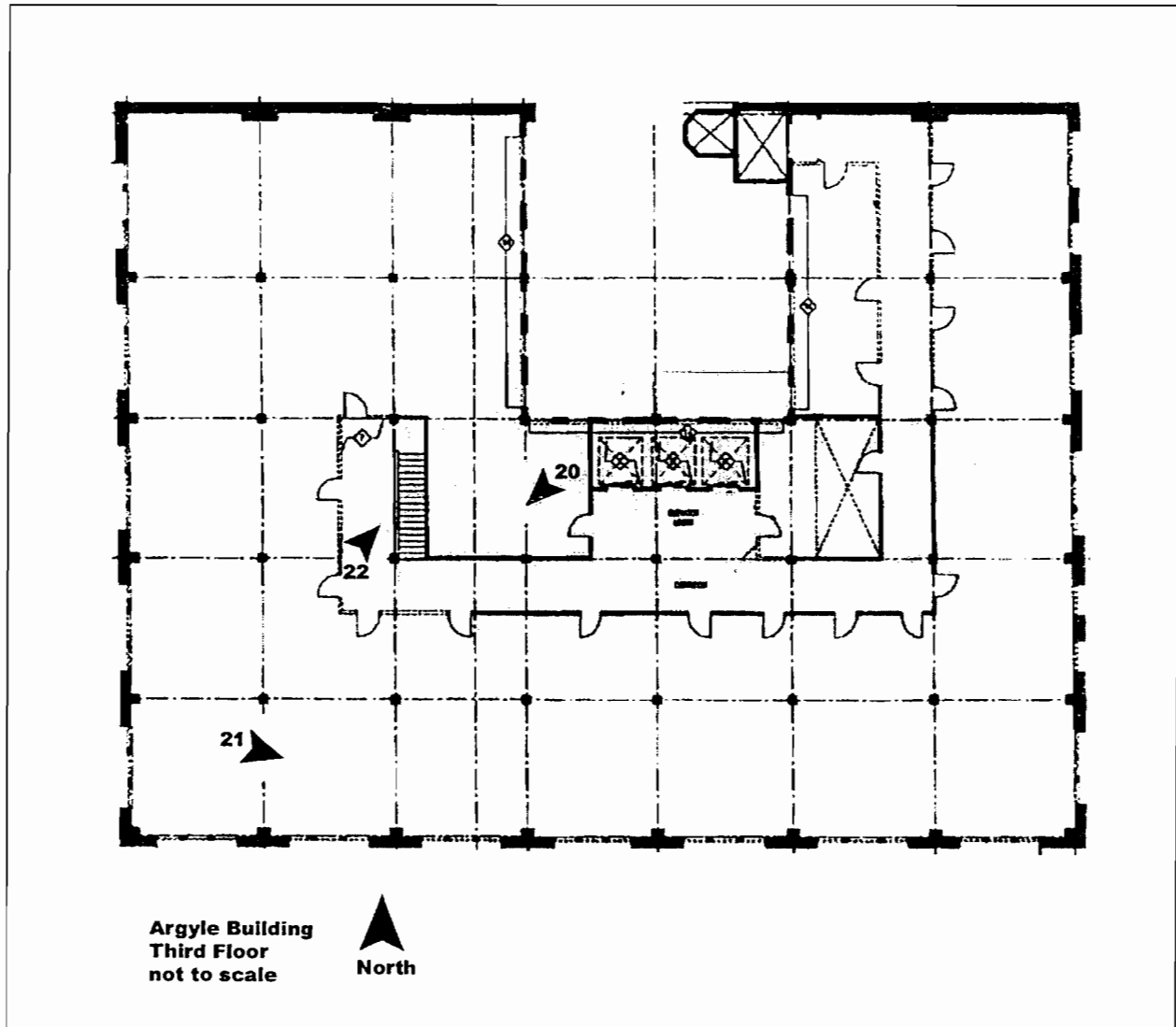
United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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**Argyle Building
Jackson County, Missouri**

PHOTOGRAPH MAP THIRD FLOOR



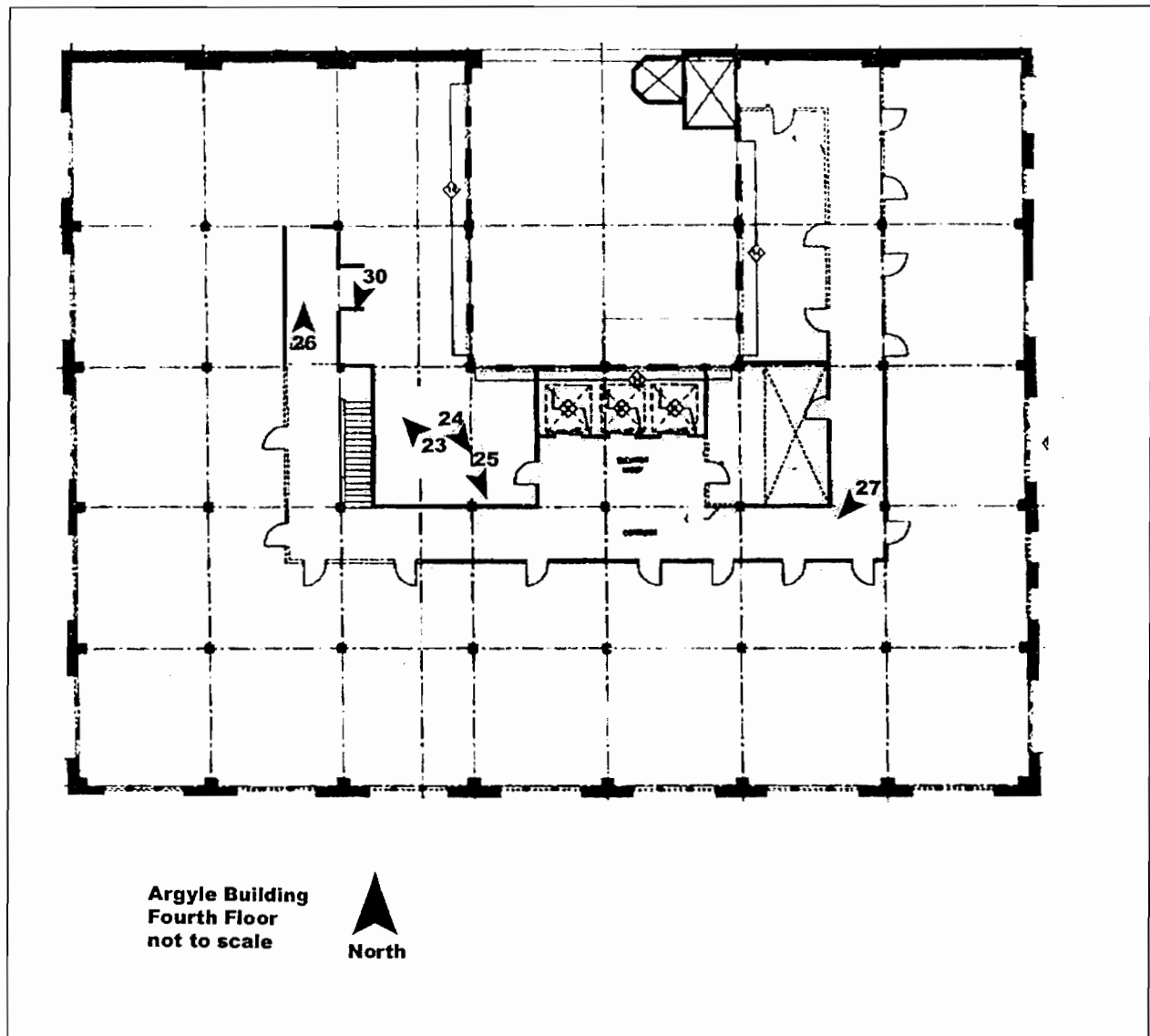
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**NATIONAL REGISTER OF HISTORIC PLACES
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**Argyle Building
Jackson County, Missouri**

PHOTOGRAPH MAP FOURTH FLOOR



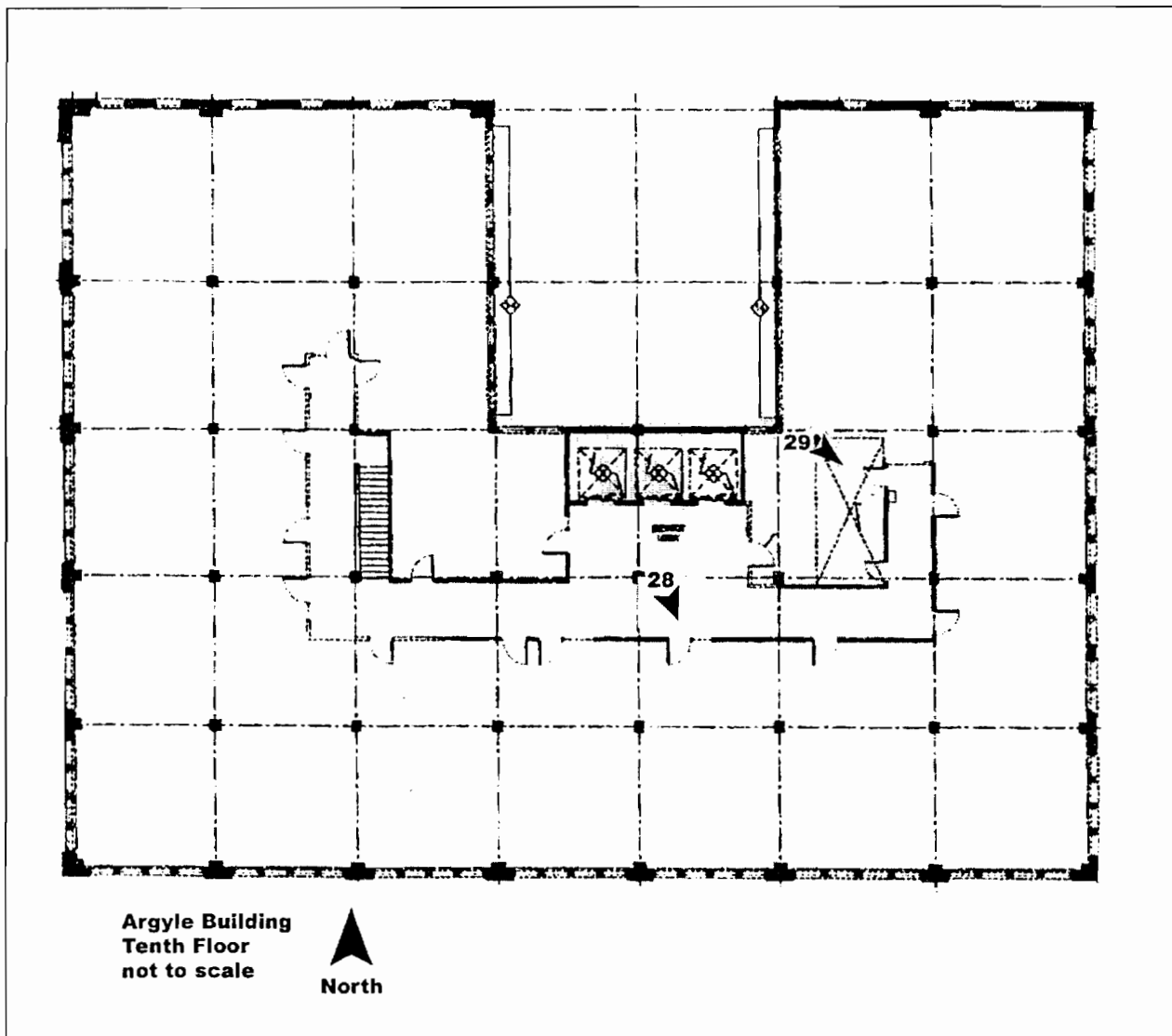
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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**Argyle Building
Jackson County, Missouri**

PHOTOGRAPH MAP TENTH FLOOR



92 500 METERS
(KS)

43°30'00"N

Argyle Building
Kansas City,
Jackson County, MO
UTM Reference:
15/363440/4329100









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