

SITE FILE COPY

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <u>Missouri</u>	
COUNTY: <u>Jackson</u>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:

Katz Building

AND/OR HISTORIC:

Boley Building

2. LOCATION

STREET AND NUMBER:

1130 Walnut Street

CITY OR TOWN:

Kansas City

STATE

Missouri 64100

CODE

29

COUNTY:

Jackson

CODE

095

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____	<input type="checkbox"/> Comments _____ _____ _____
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4. OWNER OF PROPERTY

OWNER'S NAME:

Katz Drug Company

STREET AND NUMBER:

1130 Walnut Street

CITY OR TOWN:

Kansas City

STATE:

Missouri 64100

CODE

29

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:

Office of Recorder of Deeds, Jackson County Courthouse

STREET AND NUMBER:

12th and Oak streets

CITY OR TOWN:

Kansas City

STATE

Missouri 64100

CODE

29

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

The Need for the Preservation of Kansas City's Architectural Heritage

DATE OF SURVEY:

1969

☐ Federal

☐ State

☐ County

☒ Local

DEPOSITORY FOR SURVEY RECORDS:

Kansas City Chapter, The American Institute of Architects

STREET AND NUMBER:

John Hancock Building, Suite 215, 800 West 47th Street

CITY OR TOWN:

Kansas City

STATE:

Missouri 64112

CODE

29

SEE INSTRUCTIONS

STATE: <u>Missouri</u>	COUNTY: <u>Jackson</u>	ENTRY NUMBER	DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Boley Building, on the corner of Twelfth and Walnut streets in Kansas City, Missouri, is a six story, steel frame commercial building of the "semi-Art Nouveau" style peculiar to Louis Curtiss, the late Kansas City architect. The steel columns of the frame are withdrawn from the facades to effect cantilevered floors and curtain-walls. The floors are constructed of reinforced concrete, while the walls are composed of brick, white enameled terra cotta, iron and glass.

EXTERIOR

The south facade of the building consists of a metal-and-glass curtain-wall framed by a white enameled terra cotta cornice and end bays. The wall is divided horizontally by five iron spandrels into six levels of continuous glass ribbon windows. The four upper levels are identical in design, each being sectioned into eleven bays by a series of thin iron mullions. Each bay contains a single, undecorated plate glass window, with the exception of the two panels situated two bays to either side of the central panel. These are given slight ornamental terra cotta and iron detailing and a decorative iron rail porch that runs flush with the iron spandrels. These decorated windows are repeated at the third, fourth and fifth stories of the two end bays. The sixth story segments of the end bays are constructed of solid white enameled terra cotta with a large terra cotta ornament articulating each. This section of the bay serves as a transition from the windows to the slightly pediment-shaped, astylar cornice. The terra cotta ornament of the end bays is repeated in the center of the cornice where it is superimposed over a decorative terra cotta plaque bearing the name "Boley."

The upper four stories and cornice maintain the structure's original design, but the lower two stories, which have been totally remodeled, do not. The second story consists of a row of twelve plate glass windows running from the west edge of the building to the east end bay. The end bay is obscured by a black metal sign bearing the neon legend "over 2500 items for less." The first floor consists of seven show windows and two doors. One door is situated three windows in

(cont.)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Missouri	
COUNTY	
Jackson	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7.

BOLEY BUILDING

from the west, while the other is located at the southeast corner of the building.

The upper four stories and cornice of the east facade repeat the design of the corresponding south face, with the exception that each story is ten bays wide as opposed to thirteen. Like the south side, the lower two stories of the east facade have been totally remodeled. The second story is vertically divided in half and is completely obscured by two large store signs, one for Katz Drug Store on the left and another for the Three Sisters Dress Shop on the right. The first floor is similarly divided and consists of display windows and the corner entrance on the Katz side, plus a central display window with a wide entrance to either side on the Three Sisters side.

The north and west inner block walls of the building are constructed of red brick and are devoid of ornamentation. The building has a flat roof surfaced with tar.

INTERIOR

The interior of the building has been remodeled to the extent that all trace of the original design has been lost. The first floor is divided into two separate stores, while the upper floors are irregularly divided into offices for the Katz Drug Company.

ALTERATIONS

1. Finials, originally located at the upper corners of the building have been removed and replaced by yellow brick.
2. Mullions have been added irregularly to the upper story windows so that the original purity of the fenestration is somewhat obscured.
3. Several openings have been cut into windows and spandrels to accommodate air conditioning units.
4. The second story has been completely remodeled. Originally it was identical in design to the upper four stories.

(cont.)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Missouri	
COUNTY	
Jackson	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. (# 2)

BOLEY BUILDING

5. The first floor has been completely remodeled. It originally consisted of nine large display windows on the south side and six display windows on the east facade. Each of the four end bays was characterized by a high arched door.

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian

☐ 16th Century

☐ 18th Century

☐ 20th Century

☐ 15th Century

☐ 17th Century

☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1909

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

☐ Education

☐ Political

☐ Urban Planning

☐ Prehistoric

☒ Engineering

☐ Religion/Phi-

☐ Other (Specify)

☐ Historic

☐ Industry

losophy

☐ Agriculture

☐ Invention

☐ Science

☒ Architecture

☐ Landscape

☐ Sculpture

☐ Art

Architecture

☐ Social/Human-

☐ Commerce

☐ Literature

itarian

☐ Communications

☐ Military

☐ Theater

☐ Conservation

☐ Music

☐ Transportation

STATEMENT OF SIGNIFICANCE

The Boley Building in Kansas City, Missouri, is significant for its extraordinary structural daring and design. It is one of the first metal-and-glass curtain-wall buildings in the world and uses, for the first time anywhere, rolled steel columns rather than columns built up from sections. It has further significance as the single most important work of the late Kansas City architect, Louis Curtiss.

As a metal-and-glass curtain-wall commercial building, the Boley building is extremely important. Built in 1909, it dates almost a decade earlier than Willis Polk's 1918 Hallidie Building in San Francisco which is usually signified as the earliest metal-and-glass curtain-wall structure. By having a steel frame enclosed in flat planes of glass, the Boley Building departs from the heavy ornamentation and overhanging cornices so popular in 1909 and begins pointing the way for the future. Although first considered stark and barren, the Kansas City structure actually anticipates by more than forty years, the entire range of metal-and-glass curtain-wall construction that became architectural idiom in the 1950's. (Fred T. Comee, "Louis Curtiss," Progressive Architecture, August, 1963.)

The structure also anticipates future construction methods and techniques. Until 1908, steel columns were composed of steel plates riveted together in a large number of various open forms, (J. K. Freitag, Architectural Engineering, New York: 1895) but the Boley Building introduces solid steel columns rolled in one piece. According to H. A. Fitch, the president of the Kansas City Structural Steel Company in 1903, the columns were the "first consignment turned out in the United States," (Kansas City Star, August 4, 1908, p. 9) and no earlier president seems to exist elsewhere. (Donald Hoffmann, "Pioneer Caisson Building Foundations: 1890," Journal of the Society of Architectural Historians, March, 1966, p. 70.)

The building is also significant as the major work of Louis Curtiss, an important but often forgotten figure in the history of modern American architecture. Born in Canada in 1865, Curtiss came to Kansas City in the late 1880's and remained there until his death

(cont.)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Missouri	
COUNTY	
Jackson	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8.

BOLEY BUILDING

in 1924. His major contributions to the development of modern architecture took place within that Kansas City period, principally in the areas of engineering and structural problems. As the assistant superintendent of buildings in Kansas City in 1890, Curtiss had the opportunity to work on the plans for the City Hall, and became deeply involved with the difficult foundation problems that the building's unstable site of fill, clay and bedrock created. In response to these problems, he devised a system of building the structure entirely on caissons, and ninety-two caissons averaging thirty-seven feet each were used to support the building. (The Kansas City Star, September, 19, 1892. Donald Hoffman, "Pioneer Caisson Building Foundations: 1890," Journal of the Society of Architectural Historians, March, 1966.) The foundation was completed by November 1, 1890, (S. E. Chamberlain, "City Hall Foundations, Kansas City," Proceedings of the 24th Annual Convention of the American Institute of Architects, October 22, 23, and 24, 1890, Chicago: 1891) three years before Adler and Sullivan's 1893 Chicago Stock Exchange, which is usually considered the first building partially to use caissons for additional structural support, and nine years before Chicago's 1899 Methodist Book Concern which is considered to be the first building supported entirely on caissons. (Frank A. Randall, History of the Development of Building Construction in Chicago, Urbana: 1949, p. 19. Ralph Peck, History of Building Foundations in Chicago, Urbana: 1948, p. 55. Carl Conditt, The Chicago School of Architecture, Chicago: 1964, pp. 71, 123, 129, and 137.)

Curtiss also experimented with suspended building structures. In 1906 he built a two story structure at 1105 McGee Street. Here, not only the facade of plate glass, sheet copper, and terra cotta, but also the entire floor structure for the bays directly behind the facade were suspended by one-and-a-half foot square steel hangers from a forty-two foot plate girder at the roof line.

Curtiss's innovations in architectural engineering merit him an important position in the development of modern building, and his influence may be stronger than previously supposed. Dankmar Adler was present at the reading of the paper on the foundations of Kansas City's City Hall, and Willis Polk knew Curtiss personally

(cont.)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Missouri	
COUNTY	
Jackson	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. (# 2)

BOLEY BUILDING

when both were members of the old Kansas City Architectural Sketch Club. (Inland Architect and News Record, IX, 1887, p. 63.) It is highly possible that Curtiss served as a source of inspiration for both the Chicago Stock Exchange and the Hallidie Building.

The survey of Missouri's sites of historical and architectural significance is based on the selection of sites as they relate to theme studies in Missouri history as outlined in Missouri's "Comprehensive Statewide Historic Preservation Plan." The Boley Building is, therefore, being nominated to the National Register of Historic Places because (1) it is an outstanding example of an early metal-and-glass curtain-wall commercial building of the Early Modern Period of Missouri's architectural history, (2) it is the progenitor of some of our present-day structural and aesthetic architectural concepts, and (3) it is the major work of a nationally important Missouri architect.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Burchard, John. The Architecture of America. Boston: 1961.
2. Chamberlain, S.E. "City Hall Foundations, Kansas City," Proceedings of the 24th Annual Convention of the American Institute of Architects, October 22, 23, and 24, 1890. Chicago: 1891.
3. Comee, F.T. "Louis Curtiss of Kansas City," Progressive Architecture. 44:128-34, August, 1963.
4. Condit, Carl. The Chicago School of Architecture. Chicago: 1964.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		
NW	0	0	0	39°	06'	00"	94°	34'	56"
NE	0	0	0						
SE	0	0	0						
SW	0	0	0						

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than ten

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <u>Sheila Hannah, Research Architectural Historian</u>		
ORGANIZATION	<u>Missouri State Park Board</u>	DATE <u>July 23, 1970</u>
STREET AND NUMBER: <u>P.O. Box 176, 1204 Jefferson Building</u>		
CITY OR TOWN: <u>Jefferson City</u>	STATE <u>Missouri 65101</u>	CODE <u>29</u>

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name Joseph Jaeger, Jr.

Title Director, Missouri State Park Board, and Missouri State Liaison Officer

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

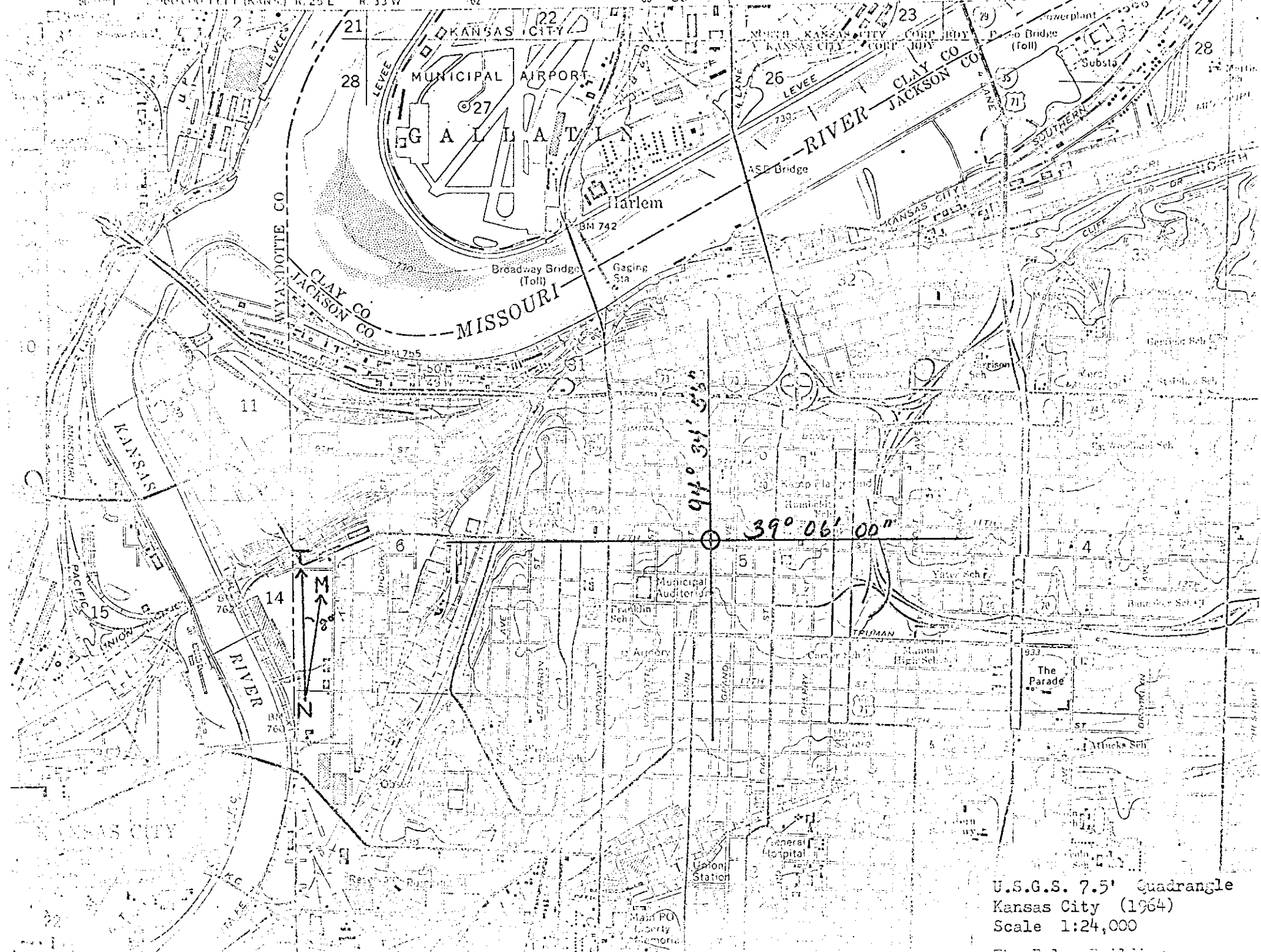
STATE	
Missouri	
COUNTY	
Jackson	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

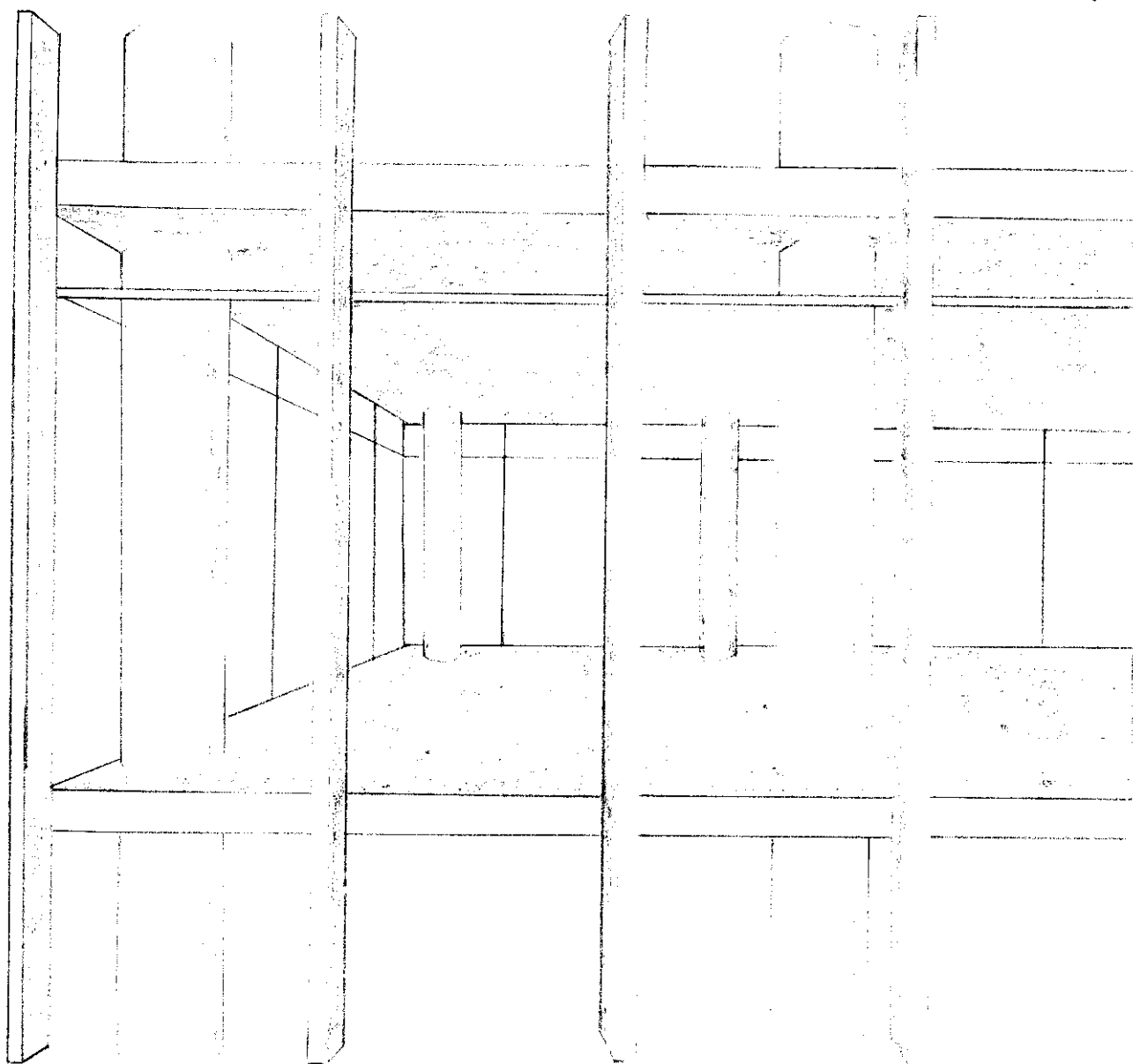
9.

BOLEY BUILDING

5. Hoffmann, Donald. Field Report, received April 26, 1970, and filed at the central office of the Missouri State Park Board, P.O. Box 176, 1204 Jefferson City, Missouri 65101.
6. _____. "Pioneer Caisson Building Foundations: 1890," Journal of the Society of Architectural Historians, March, 1966.
7. Peck, Ralph. History of Building Foundations in Chicago. Urbana: 1948.
8. Randall, Frank A. History of the Development of Building Construction in Chicago. Urbana: 1949.
9. The Kansas City Star. September 19, 1892, p. 8.
10. The Kansas City Star. August 24, 1902, p. 15.
11. The Kansas City Star. August 4, 1908, p. 9.



U.S.G.S. 7.5' Quadrangle
Kansas City (1964)
Scale 1:24,000



CURTAIN WALL

SDH JULY 1970

Photo Log:

Name of Property: **Boley Building**

City or Vicinity: **Kansas City**

County: **Jackson County** State: **MO**

Photographer: **Sheila Hannah**

Date
Photographed: **June, 1970**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 4. East façade of the Boley Building; view from the east facing west.

2 of 4. The upper stories of the southeast corner of the Boley Building; view from the southeast facing northwest.

3 of 4. South side of the Boley Building; view from the southeast facing northwest.

4 of 4. Photocopy of a c. 1912 postal card; south and east sides of the Boley Building; view from the southeast facing northwest.







