

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Kellogg-Mackay Company Buildings

Other names/site number Roach & Musser Manufacturing Company Building; Superior Moving Company Buildings

Name of related Multiple Property Listing Railroad Related Historic Commercial & Industrial Resources in Kansas City, MO

2. Location

Street & number 2020-2030 Walnut Street

N/A

not for publication

City or town Kansas City

N/A

vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria: x A B C D

B. K. De DEPUTY SHPO

5-10-22

Signature of certifying official/Title

Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Kellogg-Mackay Company Buildings
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/Warehouse

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER / Warehouse

Materials

(Enter categories from instructions.)

foundation: Stone; Concrete

walls: Brick

roof: Synthetics

other: Concrete

X

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Kellogg-Mackay Company Buildings
Name of Property

Jackson County, Missouri
County and State

8. Statement of Significance

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 old or achieving significance within the past 50 years.

☒

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

COMMERCE

Period of Significance

1892-1930

Significant Dates

1892, 1919, 1926, 1930

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Besecke, Walter A. & Sunderland, James C.

(1926 architects)

Stiver, Harvey (1926 builder)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Acreage of Property 0.52 (less than 1)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>39.088110</u>	<u>-94.582980</u>	3	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:
2	_____	_____	4	_____	_____
	Latitude:	Longitude:		Latitude:	Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title	<u>Molly Maguire/Historic Preservation Intern with Amanda K. Loughlin/National Register Section Head</u>				
organization	<u>Rosin Preservation LLC</u>	date	<u>Aug. 2021, rev. Jan. & Feb. 2022</u>		
street & number	<u>1712 Holmes St.</u>	telephone	<u>816-472-4950</u>		
city or town	<u>Kansas City</u>	state	<u>MO</u>	zip code	<u>64108</u>
e-mail	<u>amanda@rosinpreservation.com</u>				

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Kellogg-Mackay Company Buildings**

City or Vicinity: **Kansas City**

County: **Jackson County** State: **Missouri**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **July 2021**

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

- 01 of 23:** East elevations, 2030 at left and 2020 at right, view W
- 02 of 23:** East elevations, view NW
- 03 of 23:** East and north elevations, view SW
- 04 of 23:** North elevations and context, view SW
- 05 of 23:** North and west elevations, view SE
- 06 of 23:** West elevations, view NE
- 07 of 23:** North Building (2020), west elevation, view ENE
- 08 of 23:** South Building (2030), west elevation, view E
- 09 of 23:** South Building (2030), 1st floor, view NW from SE corner
- 10 of 23:** South Building (2030), 2nd floor, view S of elevators & stair
- 11 of 23:** South Building (2030), 2nd floor, view SW from NE corner
- 12 of 23:** South Building (2030), 3rd floor, view NE from SW corner
- 13 of 23:** South Building (2030), Basement, view SW from NE corner
- 14 of 23:** South Building (2030), Basement, view NE from SW corner
- 15 of 23:** North Building (2020), 1st floor, entry vestibule/stair, view S
- 16 of 23:** North Building (2020), 1st floor, Main stair, view SW
- 17 of 23:** North Building (2020), 1st floor, view NE from SW corner
- 18 of 23:** North Building (2020), 2nd floor, view NW from SE corner
- 19 of 23:** North Building (2020), 2nd floor, view NE from SW corner
- 20 of 23:** North Building (2020), 3rd floor, view SW from NE corner
- 21 of 23:** North Building (2020), 4th floor, view NW from SE corner
- 22 of 23:** North Building (2020), 5th floor, view SE from NW corner
- 23 of 23:** North Building (2020), Basement, view SE from NW corner

See Photograph Key Maps 1 through 7.

Kellogg-Mackay Company Buildings

Jackson County, Missouri

Name of Property

County and State

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: Contextual map, showing location of the Kellogg-Mackay Company Buildings within the Crossroads Area of Kansas City (shaded area). Star denotes location of the nominated property. Base map from the City of Kansas City, Missouri Parcel Viewer (maps.kcmo.org).

Figure 2: Current site plan and boundary map. Boundary depicted by bold dashed line. Base map from Jackson County, Missouri GIS (<https://jcgis.jacksongov.org/apps/parcelviewer/WebMap1.aspx>); map dated 2020.

Figure 3. 3D Aerial image, looking SW at the block containing the nominated buildings. Base map from Google Maps, 2020.

Figure 4. Snippet of Sheet 252, 1896 Sanborn map of Kansas City, Missouri, showing the 1892 warehouse within its block. The nominated boundary shown in dashed line is approximate.

Figure 5. Combined snippets of Sheets 327 & 341, 1909 Sanborn map of Kansas City, Missouri, showing the property. The nominated boundary shown in dashed line is approximate.

Figure 6. Combined snippets of Sheets 327 & 341, 1951 Sanborn map of Kansas City, Missouri, showing the property. The nominated boundary shown in dashed line is approximate.

Figure 7. Combined snippets of Sheets 327 & 341, 1963 Sanborn map of Kansas City, Missouri, showing the property. The nominated boundary shown in dashed line is approximate.

Figure 8. Skylights at 2026-2030 Walnut (the south building). Source: Brad Finch, July 2021.

Figure 9. The 1940 Tax Assessor photograph of 2030 Walnut, looking SW at east façade. Note the historic window and door units. Source: Kansas City, Missouri, District 4, Block 262, Parcel 5, digitized at Missouri Digital Heritage <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax/id/849/rec/1>

Figure 10. The historic entry storefront, looking east from inside, showing the historic windows and configuration. Source: Brad Finch, July 2021.

Figure 11. The south building (2026-2030 Walnut) in 1983, showing the historic window units of the upper stories. Source: Midtown Kansas City Survey, Form JA-AS-008-1491, 19 July 1983.

Figure 12. Looking southeast, showing the north and partial west elevations of the south building sometime between 1919 and 1926. Source: Photo-View K.C. (photographer), "Work Near Kellogg-MacKay Company Building," circa 1920, Photographs General Collection, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

Figure 13. Detail of east elevation, showing patterned brickwork and historic steel windows behind sheeting. Source: Brad Finch, July 2021.

Figure 14. The 1940 Tax Assessor photograph of 2020 Walnut, looking SW at east façade. Source: Source: Kansas City, Missouri, District 4, Block 262, Parcel 4, digitized at Missouri Digital Heritage <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax/id/849/rec/1>

Figure 15. Detail showing lintel above loading bay inscribed "Kellogg Building." Source: Brad Finch, July 2021.

Figure 16. The north building (2020-2024 Walnut) in 1981. Source: Midtown Kansas City Survey, Form JA-AS-008-1490, 26 August 1981.

Kellogg-Mackay Company Buildings

Jackson County, Missouri

Name of Property

County and State

Figure 17. The entry vestibule into 2020 Walnut (the north building) with historic terrazzo floor and remnant of the historic door system. Source: Brad Finch, July 2021.

Figure 18. Example of base and terrazzo at second floor office area, north building. Photo: Amanda Loughlin, July 2021.

Figure 19. The loading dock addition to the north building (2020-2024 Walnut) in 1981, looking southwest. Source: Midtown Kansas City Survey, Form JA-AS-008-1490, 26 August 1981.

Figure 20. Interior images of the loading dock. Top: looking northeast from the southwest corner; bottom: looking south along west side, showing fire damaged ceiling and new joists. Source: Alison Dunleavy, August 2021.

Figure 21. Advertisement for the Kellogg-Mackay Company in the 1923 Kansas City, Missouri City Directory, page 114.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

NARRATIVE DESCRIPTION SUMMARY

The Kellogg-Mackay Company Buildings are located at 2020-2030 Walnut Street in Kansas City, Jackson County, Missouri. The three-story brick south building, 2026-2030 Walnut, is the oldest of the two, constructed in 1892 for the Roach & Musser Manufacturing Company. The five-story brick north building, 2020-2024 Walnut, opened in 1926 when the Kellogg-Mackay Company expanded; they purchased 2026-2030 Walnut in 1919. In 1926, minimal openings were cut in the dividing wall to internally connect the two buildings for shared functionality. Both buildings have full basements and flat roofs; a concrete loading dock and wood awning, both dating to 1943, extend across the front of both warehouses. The south building has load-bearing brick exterior walls and a heavy timber internal structural system. Decorative façade features of this utilitarian warehouse include corbeled brick banding between the first and second stories, inset brick panels above the second story windows, segmental arched window openings of the third story, dentilated sill band beneath the third story windows, and a corbeled and dentilated cornice. The internal concrete structural system of the north building includes columns, beams, floor, and roof slabs; brick infills the grid on the exterior while the brick veneer of the façade exhibits a two-part vertical block organization. Character-defining features of this façade include stone base, decorative brick coursework, pedimented entry, continuous stone sills at the second story, pilasters with simple stone capitals, stepped parapet with stone coping, and a stone diamond centered in the parapet. A one-story brick and concrete block enclosed loading dock (circa 1963), extends from the north side of 2020-2024 Walnut. The structural systems of both buildings provide open floor plates for maximizing warehouse and storage capabilities. The two contributing buildings retain historic integrity as Industrial Facility and Commercial Distribution Building property types. The south building is an example of the Industrial Manufacturing Facility and Warehouse subtype; the north building is an example of the Commercial Distribution Office and Warehouse subtype, as described in the *Railroad Related Historic Commercial & Industrial Resources in Kansas City, Missouri*.¹ The period of significance spans 1892 to 1930. The buildings are counted separately as two contributing resources. The 1926 building administratively replaced the 1892 building rather than being constructed as an addition. Internal connections between the two are minimal, structural systems are independent, and the functional property types differed. When the 1926 building opened, the 1892 building became primarily storage space; the internal connections allowed for easy transfer of goods between the two buildings.

¹ Sally Schwenk, *Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri*, National Register of Historic Places Multiple Property Documentation Form (December 2000): F:1-F:6.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

ELABORATION

SETTING AND SITE

The Kellogg-Mackay Company Buildings occupy just over one half acre in the Crossroads Area of Kansas City, Jackson County, Missouri. The Crossroads is one of four significant industrial areas in the city that developed along the established Kansas City railway network in the late nineteenth and early twentieth centuries. The Crossroads Area includes the area to the south of the Central Business District generally bounded by Truman Road (north), the 1914 Union Station and its tracks (south), Broadway (west), and Grand Boulevard (east) (*Figure 1*).² Located at 2020-2030 Walnut Street, the Kellogg-Mackay buildings are within the southeast quadrant of the Crossroads, approximately one-quarter mile northeast of Union Station.

The two buildings are located within a narrow city block bound by East 20th Street (north), Walnut Street (east), railroad tracks (south), and Main Street (west) and platted as part of the Union Station Addition.³ Adjacent to the south of the Kellogg-Mackay buildings is a three-story brick warehouse constructed in circa 1892 for the Western Storage & Warehouse Company Building (*Figures 2 to 4*).⁴ These brick buildings were the most substantial historic development along Walnut Street (*Figures 4 through 7*).⁵ A four-story, L-shaped hotel, constructed in 2017, sits at the southeast corner of East 20th and Main streets, directly to the north and northwest of the nominated property. Due to the topography and railroad right-of-way, the hotel property and Main Street are raised above the grade of the nominated property (*Photo 5* taken from the hotel parking lot). One-story mid-century commercial buildings occupy the parcels to the northeast of Kellogg-Mackay buildings, across Walnut Street. A paved surface parking lot sits due east of the buildings at the northeast corner of Walnut and East 21st streets. Gravel and concrete cover the property to the north and west of the nominated buildings (outside the nominated boundary); no

² Sally Schwenk, *Crossroads Historic Freight House District* [Kansas City, Missouri], National Register nomination (2000): 8:16.

³ The addition name appears on historic maps and is referenced in deeds. The parcel was incorporated into MYLAN PLAT---LOT 1 in 2017. See Section 10 for more details.

⁴ Sherry Piland & Ellen J. Uguccioni, Midtown Survey, survey form for 2100 Walnut, JA-AS-008-1489, August 1983. This is currently known as the Belger Arts Center.

⁵ A circa 1890 brick warehouse adjacent to the south of 2100 Walnut Street was demolished prior to 1951, according to the Sanborn from that year (*Figure 6*).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

remnants of the rail spur remain to the west of the buildings.⁶ A concrete loading dock along the east side of the buildings is within the public right-of-way but included within the nominated boundary due to its connection to the buildings.

ROACH & MUSSER MANUFACTURING COMPANY BUILDING, 1892

FIRST KELLOGG-MACKAY BUILDING, 1919

SOUTH BUILDING, 1926

2026-2030 WALNUT STREET

STORIES: 3 plus Basement PLAN: Rectangular STYLE: Warehouse

ARCHITECT: Unknown BUILDER: Unknown

PROPERTY TYPE & SUB-TYPE: Industrial Facilities and Commercial Distribution Building,
Industrial Manufacturing Facility and Warehouse sub-type

The Roach & Musser Manufacturing Company constructed this three-story brick building in 1892.⁷ In 1919, the Kellogg-Mackay Company purchased the building,⁸ and it became the “south building” of the Kellogg-Mackay Company Buildings when the 1926 facility opened to the north. The three-story brick building fills all of lots 44 through 46 in the Union Station Addition, measuring 75’ (north-south) by 104’ (east-west).⁹

EXTERIOR

The circa 1892 Western Storage & Warehouse Company Building abuts the south wall of the building; the 1926 Kellogg-Mackay Building adjoins the north wall of the building (*Photos 1 through 8*). Only the east and west elevations remain exposed. A flat membrane roof with parapet caps the building; two historic skylights pierce the roof (*Figures 3 & 8*). A concrete loading dock spans the elevation, continuing across the building to the north; this dock replaced an existing dock in 1943 (*Figure 9*), and the height of the first story sills indicate a dock spanned this elevation since its construction. A flat wooden awning spans across the first story and like

⁶ It is currently unknown when these were removed; available aerial images are unclear.

⁷ “In New Quarters,” *Kansas City Times* (1 January 1893): 12.

⁸ “A Plumbing Company Sells,” *Kansas City Star* (13 July 1919): 3.

⁹ The lots were 25’ wide; the north building is 104’ long and the two buildings are the same length.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

the dock, continues onto the north building. Tension rods support the awning and tie onto the brick façade between the second and third stories. The dock and awning date to 1943.¹⁰

The **east (primary) elevation** faces east onto Walnut Street (*Photos 1 & 2*). Although predominantly utilitarian, the red brick building features decorative revival-style elements typical of this era of construction, such as corbeled belt course between the first two stories, inset brick panels above the second story windows, dentilated sill course at the third story, segmental arch masonry openings on the third story, and a dentilated, corbeled cornice. Three bays generally organize the east elevation.

At the first story, a historic wooden storefront fills the south bay. This tripartite unit contains a centered door (non-historic) flanked by historic one-over-one wood sash windows over wooden bulkheads; fixed divided light transoms surmount the window and doors (*Figures 9 & 10*). Two masonry openings comprise the center bay. The south opening is a full-height opening with historic window unit consisting of a pair of one-over-one sash windows over wooden bulkheads and fixed divided lite transoms.¹¹ A historic four-over-two wood sash window with stone sill fills the north end of this center bay; a segmental brick arch directly below this window corresponds to a historic basement opening now covered by the concrete loading dock. Two masonry openings fill the north bay of the first story. The south opening contains a non-historic overhead door and a historic divided lite transom. The north opening contains a historic metal bifold door without a transom; the brickwork surrounding the opening appear to indicate this door was added after the initial construction, but the door was in place by 1940 (*Figure 9*).

The three uniform bays of the second and third stories each contain three masonry window openings (*Photos 1 & 2*). Cast iron ties adorn the brick walls at each upper story between the bays; these were in place by 1940 (*Figure 9*). Historically at the second story, the grouped windows were modified Chicago-style windows with a fixed center unit flanked by one-over-one units (*Figures 9 & 11*). Today, the center fixed units remain, but the sashes of the flanking units have been removed; clear plexiglass sheeting covers each window.¹² Each masonry opening has

¹⁰ Building Permit 14401A, "Erect loading docks and canopy; 2 docks and canopies," issued 16 December 1943. Work was expected to cost \$5000 (\$78,073 in 2021). On file with the Kansas City Historic Preservation Office.

¹¹ The full-height size of this opening may indicate that a door originally filled this opening, but if so, the current window unit was in place by 1940, according to Figure 9.

¹² Visual inspection shows the historic windows casing of the sash windows remains.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

a stone sill. Inset rectangular brick panels adorn the wall above each window opening. The twelve masonry openings at the third story have segmental arch lintels and stone sills. Historically, two-over-two wood sash windows filled each opening (*Figure 9*); today, transparent plexiglass sheeting covers the openings, and no interior casing remains.

The **west elevation** formerly abutted rail spur lines that allowed for the easy transfer of goods from railcars to building (*Figures 4 through 7 & 12*). The elevation is utilitarian except for a corbeled brick cornice (*Photos 6 & 8*). All window masonry openings have segmental arch lintels and stone sills. Three bays organize this symmetrical façade. At the first story, the north bay contains two masonry openings. A historic four-over-two wood sash unit (typical this elevation; see *Figure 12*) fills the north opening; the south square opening is a historic loading dock with a non-historic overhead door and a divided lite transom. Three evenly spaced four-over-two windows fill the center bay. The south bay historically mirrored the north bay. Today, a historic pair of four-over-four wood windows with brick bulkhead fills the historic loading bay; the date of alteration from loading bay to windows is unknown, but the current windows are historic units, indicating this is likely a historic alteration. A four-over-two window fills the south opening of the south bay. The second story contains three groups of historic four-over-two wood sash windows. The third story features three groups of historic two-over-two sash windows; the third story is shorter than the first and second stories.

INTERIOR

The Roach & Musser building was constructed in 1892 primarily as a sash manufactory. An office historically occupied the southeast corner of the first floor (*Photograph Key Map 2*) while the remainder of the building was open. A gasoline powered engine in the basement supplied power to the machinery on the upper floors.¹³ The open plans of each of the floors (*Photograph Key Maps 2 through 4*), basement included (*Photograph Key Map 7*), allowed the building to be easily adapted into a warehouse as subsequent owners reused the building.

The **structural system** of the building includes load-bearing brick walls atop a stone foundation and heavy timber internal column-beam-joist system. The eight pairs of timber columns reduce in width from first to third floors (*Photograph Key Maps 2 through 4; Photos 9, 11, & 12*); they rest on heavy brick bases in the basement (*Photograph Key Map 7; Photos 13 & 14*).

¹³ Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, and Platte Counties, Missouri, Vol. 3 (Sanborn Map Company, 1896), sheet 252.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

From 1892 until 1926 when the north building was constructed, two elevators and one stair provided the **circulation** between all floors and basement. A historic double-sided freight elevator, with wooden gates on the north and south, occupies the center of the west end of the building (*Photo 10*). A straight-run wooden stair, oriented east-west, sits to the south and east of the elevator; wood beadboard partially encloses the stair (*Photos 9 through 14*). By 1926, the north elevator was removed (*Figures 4 & 5*). The double-sided freight elevator in the southwest corner of the north building opens directly into the south building today (*Photo 12*).

Materials throughout the building include exposed brick perimeter walls, exposed ceiling structure, and wood floors (*Photos 9 through 14*). The basement perimeter walls are stone, and the floor is concrete. The former office area on the first floor has remnants of beadboard on ceilings and plaster walls (*Photo 9; Figure 10*). First floor columns have wooden base and simple capitals.

KELLOGG-MACKAY BUILDING (NORTH BUILDING), 1926

2020-2024 WALNUT STREET

STORIES: 5 plus Basement PLAN: Rectangular STYLE: Two-Part Vertical Block

ARCHITECT: Walter A. Besecke & James C. Sunderland¹⁴ BUILDER: Harvey Stiver

PROPERTY TYPE & SUB-TYPE: Industrial Facilities and Commercial Distribution Building, Commercial Distribution Office and Warehouse sub-type

In 1919, the Kellogg-Mackay Company purchased the building at 2024-2030 Walnut Street. The company decided to expand their Kansas City, Missouri facility in 1926 through the construction of a new, adjacent (though interconnected) building to the north of the 1892 building. This 1926 five-story brick and concrete building opened as the primary office for the company, and the south building shifted to primarily warehouse function.¹⁵ The 1926 brick building fills all of lots 41 through 43 in the Union Station Addition and, like the south building, measures 75' (north-

¹⁴ Besecke's name is on the July 1926 building permit. Sunderland is quoted in a June 1926 article about the building. Besecke and Sunderland had a brief partnership between 1921-23. "Kellogg-MacKay Firm to Build," *The Kansas City Journal-Post* (6 June 1926): 1c.

¹⁵ Building Permit 14748, issued 12 July 1926. The building was expected to cost \$50,000 (\$776,274 in 2021). On file with the Kansas City Historic Preservation Office.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

south) by 104' (east-west).¹⁶ A one-story loading dock addition (discussed below) extends from the north elevation of the building.

EXTERIOR

The 1892 Kellogg-Mackay Building abuts the south wall of the 1926 building (*Photos 1 through 7*). A flat membrane roof with parapet covers the building (*Figure 3*). Stone coping caps the east parapet while clay tile coping lines the north and south parapets, as well as the elevator and stair penthouse. The concrete loading dock spanning the south building continues across the south two-thirds of this building; three steps on the north lead down to the ground level at the entry. Similarly, the flat wooden awning spans across the south two-thirds of the façade. The awning tension rods tie into the brick façade at the second story.

The **primary elevation** faces east onto Walnut Street (*Photos 1 & 3*). A dark red brick veneer covers this façade; the courses are laid in small diamond patterns (*Figure 13*). Three bays organize this five-story office and warehouse building. The exterior organization follows the two-part vertical block design with the first story differentiated from the second story which is further differentiated from the upper three stories; story height and windows primarily distinguish each story. Engaged pilasters separate the three evenly spaced bays, extending from a stone base at ground level and rising slightly above the parapet. Narrower engaged pilasters further divide window openings in the upper four stories; these extend from stone banding beneath the windows of the second story to stone capitals at the base of the parapet wall. Stone coping caps the parapet which steps at the center of the middle bay; a small stone diamond adorns the parapet at this location.

Continuous stone lintels span the masonry openings of the first story bays. The south bay contains three historic steel pivot-sash windows separated by narrow brick pilasters; a continuous stone sill matches the height of the stone base on the elevation. Three historic masonry openings pierce the stone below the first story windows; these formerly contained windows that lit the basement. Concrete fills the openings today, likely installed in 1943 with the dock.¹⁷ A non-historic overhead door (currently painted with a mural) fills the center bay; although not the historic door, this bay was historically a loading bay (*Figure 14*). The stone lintel above the door is inscribed "Kellogg Building" (*Figure 15*). The main entrance into the

¹⁶ Measurement from "Kellogg-MacKay Firm to Build," 1c.

¹⁷ Based on the material. The 1940 tax assessment is inconclusive (*Figure 14*).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

building is in the north bay. A pedimented stone lintel surmounts a tripartite window and door system with brick pilasters separating the centered door from the flanking windows. Historically, steel sash windows filled the side openings; a glazed wooden door with sidelights and transoms filled the center (*Figures 16 & 17*). A flat-roofed awning sheltered the door, attaching to the pedimented lintel with tension rods; a small divided lite transom occupied the masonry opening above the awning. The windows, door system, and awning were replaced at some point after 1981 (*Figure 16; Photos 1 & 3*). Small medallions cover the tension rod connections on the lintel, and a piece of sheet metal covers the historic divided lite transom (*Figure 17*).

Like the south building, the three bays of the second story historically contained modified Chicago-style windows: fixed center window with flanking one-over-one wooden sash units (*Figures 14 & 16*). The wooden window casing appears to be intact, but most of the window units are non-historic. One-over-one aluminum units flank a fixed center window in the south bay. The center bay contains one-over-one aluminum units at the south and center, and a historic wood one-over-one at the north. Fixed windows flank a non-historic six-lite aluminum unit in the north bay. Wide stone bands span each bay under the stone windowsills. The third, fourth, and fifth stories are identical; each features rows of historic steel sash pivot windows with stone sills. Transparent plexiglass sheeting covers the historic twelve- and sixteen-lite windows.

The concrete structural frame organizes the **north elevation** into seven even bays (*Photos 3 through 5*). Brick infills the grid;¹⁸ few windows pierce the wall. At the first story, non-historic masonry openings with aluminum sliding windows pierce bays two and three; a non-historic pedestrian door pierces the west end of bay 3. The circa 1963 north loading dock addition covers the west four bays. At the second story, bays 2 and 3 each contain a pair of historic masonry openings; non-historic aluminum windows fill the openings in bay 2; steel divided nine-lite windows of unknown age fill the openings in bay 3. The windows on this elevation all have brick sills and steel lintels.¹⁹ A painted sign for Superior Moving & Storage (the last tenants of the buildings) spans the top of the elevation.

¹⁸ The brick ties to structural clay tile and brick on the interior.

¹⁹ The first Sanborn map to show this building was published in 1951; it indicates openings at the second floor only of the north wall with wired glass window units. No extant historic photos of the building show the north wall; however, interior construction details show smooth cornered openings indicating the masonry openings were part of the original construction; no windows have wired glass. The windows were in place in the 1980s Midtown Survey. See *Figure 19*.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

The concrete structural grid organizes the **west elevation** into three bays (*Photos 5 through 7*). Like the south building, this elevation formerly abutted rail spur lines (*Figures 4 through 7*). All masonry openings on this façade appear to be historic. At the first story, two masonry openings pierce the north bay: a loading bay with steel lintel, concrete floor, and non-historic overhead door (typical of all loading bays) with a narrow, historic twenty-four-lite steel window with steel lintel to its south. A historic loading bay with divided lite transom fills the middle of the center bay. A similar loading bay pierces the north end of the south bay, and at the south end, an opening corresponding to the freight elevator shaft pierces the wall; a metal grate covers the opening. The fenestration repeats on the second through fifth stories: three historic fifteen-lite steel pivot sash windows fill the north bays; two historic steel windows fill the center of the middle bay while a historic metal fire egress door pierces the south end of the bays; at the south bay, single steel window pierces the north end and a shaft opening with metal grate pierces the south end. A historic metal fire escape leads from the roof to the second story and corresponds to the egress doors at each story. At the roof level, a brick chimney extends above the parapet near the north end of the center bay; an elevator and stair penthouse rises above the south half of the south bay, and brick now fills the masonry shaft opening in this wall. Excepting the loading bays, all openings have brick sills, and transparent plexiglass sheeting covers all windows on this elevation. The concrete frame acts as the headers for the openings on the second through fifth stories.

Only a portion of the **south elevation** is exposed (*Photo 6*); the south building covers the first through third and half of the fourth stories. Like the north and west elevations, the concrete structural grid organizes this elevation. A single historic steel window pierces the east end of the westernmost bay; the opening has a brick sill and concrete header. Formerly, a window pierced the south elevation of the penthouse, but concrete fills the opening today. These are the only two masonry openings on the elevation. A painted sign for Superior Moving & Storage spans the top of the elevator penthouse wall.

INTERIOR

The north building was constructed in 1926 as the new company headquarters building, increasing the storage volume of the Kellogg-Mackay Company. The new building also housed the Kansas City branch office at the east end of the second story. Like the south building, open floor plans characterize each floor of the building, basement included (*Photograph Key Maps 2 through 7; Photos 17 through 23*). The concrete **structural frame system** of the building includes floor and roof plates, columns, girders, and joists. The eight pairs of columns dividing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

every floor correspond to pilasters along the perimeter walls. A historic opening with fire door at the east end of the party wall provides access between the two buildings, as does a larger opening (non-historic) where the former north elevator of the south building was located. The floor heights of the two buildings are unequal.

The vertical **circulation** consists of a stair and double-sided freight elevator in the southwest corner of the building and a switchback stair in the northeast corner. This latter stair accesses the basement through second floors while the main stair and elevator provide access to all floors (*Photograph Key Map 2 through 7; Photo 17*); the elevator also opens into the south building.

With few exceptions, **materials** throughout the building include exposed brick and clay tile perimeter walls, exposed concrete ceiling structure, and concrete floors. Exceptions include the entry vestibule, northeast stair hall, and former office. The main entrance, located in the north bay of the east elevation, leads into the small entry vestibule with plaster walls and ceiling and a terrazzo floor (*Photograph Key Map 2; Figure 17*). Glazed wood doors in the south and north walls of the vestibule lead into the first floor (south) or a stair hall to the second floor (north) (*Photograph Key Map 3; Photo 15*); the north door is historic. A historic wood panel door in the north wall of the stair hall opens to a basement stair. The switchback stair to the north of this door leads up to the second floor. Historic terrazzo covers the floor and stairs; historic cast iron balusters and railings line the stair (*Photograph Key Map 3; visible in Photo 18*). Ceilings and walls in this stair hall are painted concrete. No partitions exist in the former office area; however, evidence of former walls remain on the floor (*Photo 18; Figure 18*). Terrazzo covers the floor, and integrated base surrounds the columns and perimeter walls (*Figure 18*); remnants of historic plaster can be seen on the north, east, and south walls of this area (*Photo 18*).

LOADING DOCK ADDITION (CIRCA 1963)

The one-story loading dock reflects alterations that occurred circa 1963. In 1943, the building owners acquired lots 39 and 40 of the Union Station Addition to construct a dock and parking lot.²⁰ The 1943 dock was an open, narrow, wood-framed structure that extended north from the west end of the north elevation (*Figure 6*); a large opening in the north wall of the 1926 building

²⁰ "Adds Land to Warehouse," *Kansas City Star* (5 September 1943): 54; Building Permit 14401A, issued 16 December 1943; *Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, and Platte Counties, Missouri*, Vol. 3, 1909-January 1951 (Sanborn Map Company, 1951), sheets 327 & 341; *Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, and Platte Counties, Missouri*, Vol. 3, 1909-1963 (Sanborn Map Company, 1963), sheets 327 & 341.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

provided (and continues to provide) access between the 1926 building and dock. Between 1951 and 1963, the footprint expanded to its current size, covering the west two-thirds of the lots (*Figure 7*). The dock was enclosed at that time. The 1943 portion has a flat roof that sits lower than the circa 1963 portion, which also has a flat roof with a pent roof on the east (*Photo 5*). The floor and floor structure of the dock is concrete. Exterior walls are a combination of brick and concrete block.

Brick piers organize the five bays of the **east elevation** (*Photo 3*). Wood lintels span the openings and brick fills the areas above the lintel; the date of this infill is unknown, as the brick does not match the brick piers. Overhead garage doors formerly filled each bay (*Figure 19*). Plywood panels fill the south bay, and a non-historic pedestrian door occupies the north end of this bay. Non-historic glazed overhead doors fill bays 2, 4, and 5 (the northernmost bay); a non-historic metal overhead door fills the center bay. The east elevation sits back from the edge of the dock, creating a narrow walkway. Wood brackets support a pent roof over this walkway.

The **north elevation** shows the two eras of construction (*Photo 5*). The east three quarters is concrete block and rises above the brick west quarter of the façade. A loading bay pierces the brick portion, and a non-historic metal overhead door closes the opening.

Similar to the east elevation, brick piers organize the **west elevation** into five bays (*Photo 5 & 6*); the piers have corbeled brick capitals. Non-historic glazed overhead doors fill each bay. The elevation extends to the edge of the concrete dock.

The **interior** of the dock is completely open (*Figure 20*). The exposed structure includes wooden columns, beams, joists, and decking, and a concrete floor; tall concrete footings support the columns. The wooden structural members show evidence of fire damage. Exposed concrete block and brick on the north and south walls have been painted.

INTEGRITY

The Kellogg-Mackay Company Buildings retain historic integrity as examples of the Industrial Facilities and Commercial Distribution Building property type described in the *Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri* MPDF.²¹ Both buildings remain in their historic *location* within the historic Crossroads, an area historically

²¹ Schwenk, *Railroad Related ... Resources* MPDF, F:1-F:6.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

associated with the manufacturing, distribution, and storage of goods that relied on the railroad network. Due to its location, the *setting* was and remains primarily industrial, with adjacent buildings to the south and southeast dating to the late nineteenth and early twentieth centuries; the immediate environs also included open yards; this openness remains today. The railroad right-of-way continues to run adjacent to the west of the buildings; although, no tracks remain visible.

The south building retains its integrity of design, materials, and workmanship as an Industrial Manufacturing Facility and Warehouse subtype. This building was constructed in 1892 for the manufacturing of windows and doors. As such, it included a small office area in the southeast corner of the first floor while the rest of the floors remained open for equipment and storage. The office partitions have been removed, but the materials (plaster, beadboard) and historic exterior door system in this corner of the building indicate the use of this space in the first floor for the office (*Figure 10*). The building retains its historic stair, freight elevator, and open floor plans that help communicate its historic functions. This building's exterior follows the trend of the subtype constructed in the late nineteenth century by its "simpler, generic design" with minimal stylistic references and simple entry.²² The dentilated banding and cornice, the inset brick panels, the segmental arch windows, and the even fenestration generically refer to the revival styles popular at the turn of the twentieth century. The fenestration pattern is historic. On the east elevation, the first story retains most of its historic door systems and windows, and though the upper story windows are not historic, the replacements fill historic openings, and the casing remains in some instances. The west elevation retains almost all of its historic units.

The north building retains its integrity of design, materials, and workmanship as a Commercial Distribution Office and Warehouse subtype.²³ This building was constructed in 1926 as an office building and additional storage for the Kellogg-Mackay Company who had occupied the south building since 1919. The office area, located on the second floor, served as the Kansas City office for the Chicago-based company. The open floors of the building allowed for the storage of the company's goods. Unlike the office in the south building, the office area of the north building included its own entry (*Photo 15*), complete with terrazzo floors and plaster walls. The second-floor walls have been removed, but their locations are evident on the floor. Further, the terrazzo flooring, remaining plaster, and entry stair allow this area of the building to

²² Schwenk, *Railroad Related ... Resources* MPDF, F:2.

²³ Schwenk, *Railroad Related ... Resources* MPDF, F:2.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

communicate its function as the office; the use of modified Chicago-style windows at this story also differentiate the use of this floor from the rest of the building. On the exterior, the office entry is articulated by the pedimented lintel, and a large loading bay on the east elevation speaks to the use of trucks that would have accepted goods transferred from railcar. Although simple, the façade includes decorative elements consistent with early twentieth century revival styles: stone base, even fenestration divided by pilasters, patterned brickwork, pedimented entry, and a diamond centered in the stepped parapet. This building also retains a large number of its historic steel sash windows. The enclosed loading dock post-dates the period of significance but does not adversely affect the overall historic character and integrity of the 1926 building. First constructed in 1943, the one-story dock aligns with the former rail lines and sets back significantly from the east façade of the 1926 building; alterations in circa 1963 enclosed and enlarged the addition. However, the alterations kept the dock at one-story. The dock neither supports nor detracts from the buildings' ability to convey their historic railroad-related significance.

The difference in structural systems between the two buildings shows the evolution of the design of railroad related buildings and warehouse construction. Earlier buildings like the 1892 south building have load-bearing exterior masonry walls and heavy timber interior framing; as technology evolved, concrete structural grids enabled larger windows to maximize daylighting and fireproofing, as seen in the 1926 north building. Together these two buildings continue to communicate their feeling and association of the turn-of-the-twentieth-century railroad freighting system in Kansas City.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

STATEMENT OF SIGNIFICANCE SUMMARY

The Kellogg-Mackay Company Buildings, located at 2020-2030 Walnut Street in Kansas City, Jackson County, Missouri, are locally significant under Criterion A in the area of COMMERCE for their association with the *Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri* Multiple Property Document Form (MPDF). The Kellogg-Mackay Company Buildings possess the distinct characteristics of the Industrial Facility and Commercial Distribution Building property type, including simple forms, large scale, restrained decoration, loading bays, flat roofs, and masonry construction.²⁴ Constructed in 1892 for the Roach & Musser Manufacturing Company, the south building is an example of the Industrial Manufacturing Facility and Warehouse subtype. The Roach & Musser company produced doors and window sashes in this building. Thus, the majority of the interior was open space, dedicated to manufacturing; a small office occupied the southeast corner of the building.²⁵ In 1919, the Kellogg-Mackay Company purchased the building as a storage and transfer warehouse for distribution of plumbing and heating products. As they grew, the company constructed the north building in 1926 to expand their warehouse and capacity space, utilizing both buildings for their business purposes. The concrete and brick building is an example of the Commercial Distribution Office and Warehouse, serving as a transfer and storage building, as well as administrative office for the Kansas City area.²⁶ Kellogg-Mackay retained ownership of both buildings until 1930 when bankruptcy forced the company to liquidate its inventory. As with other properties nominated under the MPDF, the Kellogg-Mackay buildings represent the themes described in the contexts “The Evolution of Kansas City Railroad Freight Facilities, 1859-1970,” “Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1970,” and “Commercial and Industrial Architecture in Kansas City’s Railroad Freight Districts 1869-1970.” The buildings reflect the evolution of wholesale distribution and warehousing businesses in Kansas City, beginning in the late nineteenth century and continuing into the early twentieth century. The buildings also represent important periods of industrial and commercial development directly related to the railroad freighting industry, the warehousing business, and the emergence of wholesale business and “jobbing” in Kansas City. Subsequent occupants of the two buildings after Kellogg-Mackay included the Johns-Mansville Company, Midwest Terminal Warehouse Company, and Superior Moving Company, who took possession of the buildings in

²⁴ Schwenk, *Railroad Related ... Resources* MPDF, F:1-F:2.

²⁵ Schwenk, *Railroad Related ... Resources* MPDF, F:2.

²⁶ Schwenk, *Railroad Related ... Resources* MPDF, F:2-F:3.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

1961. Although various companies utilized the buildings throughout their life, it was the Kellogg-Mackay Company who operated out of the two for the longest period of time and who internally connected the two buildings. The period of significance for the Kellogg-Mackay Company Buildings begins in 1892 with the construction of the south building and extends to 1930 when the Kellogg-Mackay Company went bankrupt, coinciding with the peak of railroad-related association identified in the MPDF.

ELABORATION

The *Railroad Related Historic Commercial & Industrial Resources* MPDF describes Kansas City, Missouri, as ideally situated to become a major distribution point between eastern and western markets.²⁷ Kansas City's population grew ten-fold between 1880 and 1910, as native- and foreign-born immigrants were drawn to the growing industrial center.²⁸ Kansas City served as a stopping point for major rail lines originating in St. Louis, Chicago, and eastern cities heading west. By the early twentieth century, produce, livestock, and raw materials heading to eastern markets moved through the city. Businesses developed around rail lines for the importing and distributing of manufactured goods to the western frontier. As discussed in the MPDF context "The Evolution of Kansas City Railroad Freight Facilities, 1859-1970," Kansas City's railroad-related development started in the Old Town area near the Missouri River. In the 1860s, the West Bottoms industrial district began to develop and reached its growth capacity by the end of the nineteenth century, as it was restricted on two sides by the river and prone to flooding.²⁹ The railroad and associated industrial development expanded south as a result. The site of a new Union Station was established in 1905 near 23rd and Main streets, and rapid commercial and industrial expansion began in anticipation of its construction, which was completed in 1914. The development around Union Station became known as the Crossroads Area, the third of four significant commercial centers in Kansas City that emerged along the established railway network in the late nineteenth and early twentieth centuries (*Figure 1*).³⁰ Railroads that serviced the Crossroads included the Kansas City Belt Railway Company, the Chicago-Milwaukee & St. Paul Railroad Company, and the Kansas City Terminal Railway Company.³¹ Masonry

²⁷ Schwenk, *Railroad Related ... Resources* MPDF, E:14.

²⁸ Schwenk, *Railroad Related ... Resources* MPDF, E:14.

²⁹ Schwenk, *Railroad Related ... Resources* MPDF, E:5,7.

³⁰ Schwenk, *Crossroads Historic Freight House District*, 8:16.

³¹ Schwenk, *Crossroads Historic Freight House District*, 8:16.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

warehouses and manufacturing facilities that emerged along the rail lines represent a mixture of local and national companies who relied upon the railroads for distribution of their goods.

THE KELLOGG-MACKAY COMPANY BUILDINGS

The two buildings at 2020-2030 Walnut Street are intact examples of the manufacturing and warehouse buildings constructed during the railroad era of turn-of-the-twentieth century Kansas City as part of the Crossroads Area. The two buildings were constructed for out-of-state companies who expanded into Kansas City, and their significance lies in their commercial association with economic success of the greater Crossroads Area in which they are located. The businesses housed within the two buildings represent typical manufacturing and jobbing companies who took part in the commercial endeavors of the Crossroads Area. The south building (2026-2030) was constructed in 1892 by the Roach & Musser Manufacturing Company. In 1919, the Kellogg-Mackay Company purchased the building and expanded their real estate and usable space in 1926 by constructing the north building (2020-2024). Although not significant for their architecture, the buildings represent the evolution of the physical environment of the Crossroads constructed to accommodate different types of commercial industries.

The Roach & Musser Building aligns with the MPDF context “Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1970.” Iowa-based Roach & Musser Manufacturing Company constructed the building at 2026-2030 Walnut Street in 1892 as part of the development in the expanding Crossroads Area. From 1892 until circa 1909, the building gained significance for its association with the “sizeable manufacturing industry” that defined the city at this time.³² The building served as a manufactory where doors, window sashes, and blinds were created. Raw materials were shipped to the building via a spur of the Kansas City Belt Railway, and the same spur carried completed products on to commercial markets. Roach & Musser was one of eight such manufacturers in 1893, according to the Kansas City directory from that year; by 1903, it was one of fifteen. City directories also indicate that Roach & Musser constructed an additional building in 1903 at 300 West 20th Street (not extant) as a warehouse for their products, indicating the growth of the company, which became Roach & Kienzle the following year. By in 1909, the significance of the building included its association with the booming warehousing industry around the turn of the twentieth century. Montgomery Ward

³² Schwenk, *Railroad Related ... Resources* MPDF, E:21.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

began using the building as a warehouse for general merchandise (*Figure 5*).³³ Its proximity to and reliance on the rail network allowed the Roach & Musser Building to contribute to the commercial success of the Crossroads area.

Although not architecturally significant, the functional design of the Roach & Musser Building reflects the significant early commercial activities related to its railroad association. The load-bearing masonry exterior and timber-framed internal structural system provide four open floors (basement included) that originally allowed for the manufacturing of windows and doors, and the freight elevator accommodated the transfer of materials between floors. Large masonry openings at the rear of the building allowed for the easy off- and on-loading of materials and goods from the railcars that connected the network of commercial and industrial buildings in Kansas City and beyond. The open floor plans were easily adapted into warehouse and storage space in the early 1900s. The design allows the building to illustrate how it functioned during the height of its association with the railroad, thus illuminating the commercial character of the Crossroads and Kansas City at the turn of the twentieth century. In keeping with the MPDF context “Commercial and Industrial Architecture in Kansas City’s Railroad Freight Districts 1869-1970” the structural system of the building exemplifies earlier commercial warehouses in the Crossroads. The building also incorporates subtle revival-style features used for nineteenth century commercial and industrial buildings in Kansas City.³⁴ The smooth red brick exterior, brick corbelling and arched windows reflect the reserved style common in industrial buildings of the period.

The Kellogg-Mackay Company

The Chicago-based Kellogg-Mackay Company purchased the Roach & Musser building in 1919. Clarence V. Kellogg, James Mackay, and others formed the company in February 1898 as a wholesale heating and plumbing supplier.³⁵ The Kellogg-Mackay Company registered to do business in the State of Missouri at the end of 1904.³⁶ City directories indicate the company had

³³ Schwenk, *Railroad Related ... Resources* MPDF, E:21.

³⁴ Piland & Uguccioni, “Midtown Survey” (1984): 19; Schwenk, *Railroad Related ... Resources* MPDF, E:25.

³⁵ *Chicago Tribune* (28 January 1898): 11; “New Incorporations,” *Chicago Tribune* (24 February 1898): 10. The company began as the Kellogg-Mackay-Cameron Company, but its name changed when Mr. Cameron left the firm in 1909 [“Leases, Loans, and Sales,” *Chicago Tribune* (25 July 1909): 18-X].

³⁶ Missouri Secretary of State Business Entity Search Online
<https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType=0>

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

a brief presence in Kansas City between 1903 and 1904 with an agent listed at 306 Delaware Street (extant); the next listing for the company was in 1918 when a purchasing agent operated out of the Bryant Building at 1102 Grand Blvd (extant).³⁷ The Kellogg-Mackay Company acquired the former Roach & Musser Building in 1919, creating the Kansas City branch warehouse from which goods were transferred along the railroad networks.

As the company's assets and business grew, they expanded into new markets, maintaining their headquarters in Chicago and operating branch warehouses in Minneapolis, Duluth, and St. Paul, Minnesota and Kansas City, Missouri. The Kansas City branch bolstered the reach and assets of the Kellogg-Mackay Company. The company began with an initial investment of \$10,000 in 1898. By 1923—just four years after opening its Kansas City branch—the company's net assets approached \$2.6 million. Gross sales grew from \$312,000 in 1898 to over \$4 million by 1923.³⁸ From Kansas City, the firm distributed plumbing and heating supplies throughout the Midwest, as far south as Alabama, and in all states west of the Rockies.³⁹ According to a 1923 advertisement in the *Chicago Tribune*, the Kellogg-Mackay Company was the “exclusive distributor west of Ohio of the cast iron boilers manufactured by Pierce, Butler & Pierce Manufacturing Corporation, and is one of the largest single distributors of the famous Kewanee boilers and radiators.”⁴⁰ When the Kellogg-Mackay Company established itself in Kansas City in 1919, it was one of two plumbing suppliers, one of ten gas fitter suppliers, and one of three heating suppliers in the city, according to the city directory from that year. In 1923, when the company assets equaled over \$2 million, they were one of three plumbing suppliers, one of twenty-two plumbing and gas fitting suppliers, and one of four heating suppliers, according to the directory from that year (*Figure 21*). The Kansas City regional branch allowed the business to continue expanding and reaching new markets, especially through its connection with the railroad network.

The Kellogg-Mackay Company contributed to the successful jobbing industry located in Kansas City's Crossroads Area. Wholesale “jobbers” acted as middlemen who sold manufactured goods from factories nationwide to retailers at a mark-up; these types of companies are described in the MPDF thematic context, “Commercial and Industrial Businesses Located Near Rail Freight

³⁷ Kansas City, Missouri city directories, 1902-1919 available from Ancestry.com.

³⁸ \$10,506,763.94 and \$65,978,542.98, respectively in 2021.

³⁹ Advertisement in *Chicago Tribune* (28 June 1923): 26.

⁴⁰ Advertisement in *Chicago Tribune* (28 June 1923): 26.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Facilities, 1869-1970".⁴¹ In 1900 alone, Kansas City contained nearly five hundred jobbing houses, contributing significantly to the \$200 million national commercial wholesale industry and bolstering the local economy, as well.⁴² As a wholesale jobber, Kellogg-Mackay contributed to the profitable local jobbing industry through the sale of plumbing fixtures and supplies to retailers in the Kansas City area, using the former Roach & Musser Building at 2030 Walnut as their regional storage and distribution facility.

According to the *Kansas City Star*, when Kellogg-Mackay purchased the Roach & Musser building, it also acquired an additional seventy-five feet of frontage adjacent to the north to be used for future facility enlargement.⁴³ Plans were developed for a new building on this property in 1923.⁴⁴ After a series of construction delays, a building permit was finally issued on July 12, 1926. The company commissioned architect Walter A. Besecke and builder Harvey Stiver to construct a five-story brick and reinforced concrete building at 2020 Walnut Street.⁴⁵

This 1926 building embodies the distinct characteristics of the Commercial Distribution Office and Warehouse property subtype, described in the MPDF.⁴⁶ The building is not architecturally significant, but like the Roach & Musser Building, its design accommodated its commercial functions and reflects the evolution of industrial design in the Crossroads in the 1920s. It features an accentuated main entrance on the north end of the east facing façade. The doorway is capped by a splayed lintel differentiating it from the more utilitarian openings further south. Different fenestration on the lower floors, specifically the second floor, indicate the location of office space. Although the pattern is the same, the second-floor openings contain double-hung sash windows rather than the multi-lite, steel pivot-sash windows on upper floor storage spaces. The building reflects the flat roof, masonry construction, and large size and massing characteristic of the commercial warehouse buildings of the era. Its reinforced concrete structure represents the latest in fireproof technology, which came into use at the turn of the century. As described in the

⁴¹ Schwenk, *Railroad Related ... Resources* MPDF, E:20.

⁴² Schwenk, *Railroad Related ... Resources* MPDF, E:20.

⁴³ "A Plumbing Company Sells," 3.

⁴⁴ Sherry Piland, Midtown Survey, survey form for 2020-24 Walnut, JA-AS-008-1490.

⁴⁵ Building Permit 14748, issued 12 July 1926. Besecke's name is on the building permit, but Sunderland is quoted in a June 1926 *Kansas City Journal* article about the building. Besecke and Sunderland had a brief partnership between 1921-23.

⁴⁶ Schwenk, *Railroad Related ... Resources* MPDF, F:2-F:3.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

MPDF thematic context, “Commercial and Industrial Architecture in Kansas City’s Railroad Freight Districts, 1869-1970” its grid-like façade and verticality reflect the vernacular adaptations of Chicago School style common in Kansas City’s industrial areas during the boom construction years of the 1920s.⁴⁷ The ceilings of the main floor are nineteen feet high in order to accommodate an overhead trolley system for moving heavy merchandise around the main floor.⁴⁸ Although restrained in ornament, the building makes use of the stylistic motifs and technological innovations of the day. The entire property, including the earlier 1892 Roach & Musser building is in keeping with the adjacent or adjoined warehouse space (*Figure 6*). The two buildings together reflect the commercial character of industrial Kansas City during the railroad era. Their open floor plans supported the businesses which operated out of them. The 1926 building illustrates the success of the Kellogg-Mackay Company, as it needed additional space to store and transfer goods. The Kellogg-Mackay Company Buildings represent the success of the jobbing industry in Kansas City.

As the early decades of the twentieth century progressed, retailers began to find suppliers closer to home and the commercial warehouse businesses encountered a shrinking market. According to the MPDF thematic context “Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1970” secondary suppliers began opening in mid-sized cities like Denver, Omaha and Wichita followed by smaller towns.⁴⁹ This drew business away from Kansas City’s commercial center. Increased competition from highway transport and improved road construction across the country allowed manufacturer’s representatives to travel directly to retail locations and take orders. Kellogg-Mackay filed for bankruptcy in 1930, at which time the remaining inventory of the building was liquidated by Goldberg Plumbing Supply and Pipe Company.⁵⁰

Post-Kellogg-Mackay Company Ownership

According to city directories, the buildings sat vacant from 1931 through 1934 when the Johns-Manville Corporation (*Figure 9*), sellers of insulation and building materials began operating at

⁴⁷ Schwenk, *Railroad Related ... Resources* MPDF, E:28-E:29.

⁴⁸ “Kellogg-MacKay Firm to Build,” 1c.

⁴⁹ Schwenk, *Railroad Related ... Resources* MPDF, E:21.

⁵⁰ “Auction-Absolute,” advertisement in *The Kansas City Star* (12 July 1931): n.p.; “Bankrupt Sale,” advertisement in *The Kansas City Star* (7 June 1931): n.p.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

that address. Various wholesale and commercial entities leased spaces in the buildings over the next decade. These include Moser and Suor Inc. distributors of appliances and radios, Motor Equipment Corporation, Bird and Son Floor Coverings, and Mohawk Rubber Company Tires.⁵¹

In 1943, Midwest Terminal Warehouse Company purchased the buildings and as part of the deal acquired Walnut Storage and Distribution Company, the “operating tenant” of the buildings.⁵² The same year, according to building permits, Midwest Terminal Warehouse Company added the concrete loading dock and canopy that now runs along the east façade, along with a wooden dock to the north. This alteration highlights the transition from rail transport to highway truck transport as the primary method of moving goods.⁵³

Midwest Terminal Warehouse Company operated out of both of these buildings for almost twenty years. In 1961, Kansas City-based Superior Moving and Storage Company began operating out of the two buildings.⁵⁴ The company moved goods solely through vans and truck; in fact, when the company moved into the buildings, it maintained a fleet of over forty trucks and vans.⁵⁵ Superior Moving and Storage represents the termination of the railroad association of these buildings, as the company did not utilize railways for transferring goods.

Architects

The architect of the 1892 building is unknown, and the architect of the 1926 building is unclear. Architect James C. Sunderland is quoted in a June 1926 article about the building, while the name of architect Walter A. Besecke appears on the July 12, 1926, building permit. The pair had a brief partnership between circa 1921 and circa 1925.⁵⁶ Sunderland studied two years at the Massachusetts Institute of Technology then apprenticed with D.A. Boehler in Indianapolis, Indiana, before settling in Kansas City circa 1900. He worked briefly as a draftsman for architect

⁵¹ Kansas City, Missouri city directories, 1931-1943 available from Ancestry.com.

⁵² “Buys Warehouse in Kansas City,” *The St. Louis Post Dispatch* (25 July 1943): n.p.

⁵³ Building Permit 14401A, “Erect loading docks and canopy; 2 docks and canopies,” issued 16 December 1943.

⁵⁴ Midwest Terminal Warehouse Company continued to own the property until 1986, when they sold to Superior Moving. Mid-West Terminal Warehouse Company (Grantor) to Superior Moving Service, Inc. (Grantee), Warranty Deed 1986K0750508, 22 December 1986. Filed with Jackson County, Missouri Recorder of Deeds.

⁵⁵ Company History <https://superiormoving.com/history/> (accessed 8 July 2021).

⁵⁶ AIA Historical Architect Directory file for J.C. Sunderland.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 22

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Louis Curtiss then formed a partnership with Samuel Edwards from 1903 until 1914. The pair designed mostly residential buildings during this time. Besecke began his architectural career in Kansas City as a draftsman. As early as 1905, he was employed by architect and builder Matthew O'Connell. In 1916 he worked as a draftsman for Smith, Rae and Lovitt.⁵⁷ Besecke is associated with two partnerships during his time in Kansas City. In 1921 he formed a partnership with James C. Sunderland, and in 1925 he formed a partnership with Victor J. DeFoe. Besecke & DeFoe held an office in the Huntzinger building at 114 West 10th Street, until their partnership dissolved in 1928.⁵⁸ Besecke is responsible for the design of numerous buildings in Kansas City from approximately 1913 through 1940. His designs include a mixture of multi-unit apartment buildings, single-family homes, theaters, and one church. The majority of his designs are manufacturing and commercial buildings. The Beach Wittman Company building located at 1820-22 McGee Street, was designed by Besecke and Sutherland in 1922. Kansas City Title and Trust building located at 927-935 Walnut Street and constructed the same year, is another example of Besecke's commercial work. He finished the later portion of his career in Jefferson City, Missouri.⁵⁹

REGISTRATION REQUIREMENTS

The Kellogg-Mackay Company Buildings meet the registration requirements for the Industrial Facilities and Commercials Buildings property type outlined in the MPDF.⁶⁰ The 1892 Roach & Musser Manufacturing Company Building (2026-2030 Walnut) is an example of the Industrial Manufacturing Facilities and Warehouses subtype, as it was constructed for the purpose of window sash and door production. A small office occupied the southeast corner of the building (*Figure 10*), but the floor plans were open to accommodate the machinery needed to make the products and the space to store materials and finished goods.⁶¹ In 1919 when the Kellogg-Mackay Company acquired the building, the use had shifted primarily to storage, receiving goods from railcars and transferring these goods to trucks for distribution. As the company grew,

⁵⁷ Kansas City directories, 1905-1917; Cydney E. Millstein & Mary Ann Warfield, "Kansas City Title and Trust Building," National Register nomination (2004): 8:11-8:12.

⁵⁸ Historic Westheight Neighborhood Association, "Victor Jacques Dafoe," Appendix 5: Architects <https://www.historicwestheight.org/history-app-5.html> (accessed 8 July 2021).

⁵⁹ Millstein & Warfield, "Kansas City Title and Trust Building," 8:11-8:12.

⁶⁰ Schwenk, *Railroad Related ... Resources* MPDF, F:1-F:5.

⁶¹ Schwenk, *Railroad Related ... Resources* MPDF, F:2.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 23

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

it required additional space; therefore, in 1926, a five-story concrete building was constructed and internally connected to the 1892 building. The 1926 building is an example of the Commercial Distribution Offices and Warehouses subtype. The company office occupied the east portion of the second story and functioned as a district office; the first floor was used for transferring goods between railcars and trucks while the upper floors and the 1892 building primarily functioned as warehouse space. This building incorporates more “high-style” architectural treatments than its southern neighbor; the entrance is accentuated, the fenestration pattern (and window units) delineates the functions of each floor.⁶²

They are both located in the Crossroads Area of Kansas City, one of the historic centers of manufacturing, storage, and distribution that relied on the railroad. The buildings were constructed with open floors that required little alteration over the years by subsequent owners and tenants. Masonry openings remain highly intact, with a high percentage of historic window units in place. The loading dock addition to the north saw the greatest amount of alteration, but its location at the building remains subsidiary to the buildings, as it is located on a secondary façade, is one-story tall, and sits back from the front elevation.⁶³

The commercial significance of the Kellogg-Mackay Buildings is physically represented in their functional designs that illustrate the commercial character of manufacturing, warehouse, and jobbing facilities along rail lines within the Crossroads. The 1892 Roach & Musser Building was constructed for a manufacturing company who needed easy access to the rail lines in order to bring in raw materials to make windows and doors and to carry finished products to other markets. The loadbearing exterior walls and wooden internal structural system are typical of late nineteenth century industrial buildings associated with the railroad in Kansas City. Similarly, the 1926 building with its concrete structural frame and brick exterior show the evolution of buildings constructed in the early twentieth century for commercial industrial functions. With its open floors, the 1926 building also allowed for the convenient storage and transfer of the goods that helped make Kellogg-Mackay one of the successful plumbing and heating supply jobbing houses in Kansas City prior to 1930. The buildings are significant for their direct association with the businesses that occupied them that contributed to the commercial significance and success of the Crossroads district, which relied on the railroad network to transport the goods manufactured and distributed within the district.

⁶² Schwenk, *Railroad Related ... Resources* MPDF, F:2-F:3.

⁶³ Schwenk, *Railroad Related ... Resources* MPDF, F:4-F:5.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 24

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

CONCLUSION

The Kellogg-Mackay Company Buildings are locally significant under Criterion A in the area of COMMERCE for their association with the *Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri* Multiple Property Document (MPDF). the buildings represent “The Evolution of Kansas City Railroad Freight Industry, 1859-1870,” by their construction within the Crossroads, an area that evolved into a significant freighting area of Kansas City after the West Bottoms. The businesses that occupied the buildings between 1892 and 1930 are representative of the “Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1970.” The Roach & Musser Company constructed its building in 1892 as a manufacturing facility for its doors and sashes, using the rail lines to transport raw materials and finished goods. By the early 1900s, the use of the building had shifted away from manufacturing into the storage of goods. The Kellogg-Mackay Company acquired the 1892 warehouse in 1919 in order to distribute its plumbing and heating products along the rail lines. As the business grew, it constructed a second warehouse in 1926 to aid in the distribution. The functional designs of both buildings align with the “Commercial and Industrial Architecture in Kansas City’s Railroad Freight Districts, 1869-1970.” Constructed in 1892 for the Roach & Musser Manufacturing Company, the south building is an example of the Industrial Manufacturing Facility and Warehouse subtype. Its load-bearing masonry exterior and timber internal structural system exemplify the late nineteenth century commercial character of the Crossroads. In 1919, the Kellogg-Mackay Company purchased the building as a storage and transfer warehouse for their plumbing and heating products. The company constructed the north building in 1926 to expand their warehouse. The concrete-and-brick building is an example of the Commercial Distribution Office and Warehouse subtype. The concrete 1926 building highlights the evolution of warehouse construction of the Crossroads in the early twentieth century. The period of significance begins in 1892 with the construction of the south building and extends to 1930 when the Kellogg-Mackay Company went bankrupt, coinciding with the peak of railroad-related association.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 25

Kellogg-Mackay Company Buildings
Name of Property
Jackson County, Missouri
County and State
Railroad Related Historic Commercial & Industrial Resources
Name of multiple listing (if applicable)

BIBLIOGRAPHY

“A Plumbing Company Sells.” *Kansas City Star* (13 July 1919): 3. From NewsBank.

“Adds Land to Warehouse.” *Kansas City Star* (5 September 1943): 54. From NewsBank.

“Auction-Absolute.” Advertisement in *The Kansas City Star* (12 July 1931): n.p. From NewsBank.

“Bankrupt Sale.” Advertisement in *The Kansas City Star* (7 June 1931): n.p. From Newspapers.com.

Building Permits. On file with the Kansas City Historic Preservation Office.

“Buys Warehouse in Kansas City.” *The St. Louis Post Dispatch* (25 July 1943): n.p. From Newspapers.com.

Chicago Tribune (28 January 1898): 11 & (28 June 1923): 26. From Newspapers.com.

Historic Westheight Neighborhood Association, “Victor Jacques Dafoe,” Appendix 5: Architects <https://www.historicwestheight.org/history-app-5.html> (accessed 8 July 2021).

“In New Quarters.” *Kansas City Times* (1 January 1893): 12. From Newspapers.com.

Kansas City, Missouri city directories. [digitized online] Ancestry.com

“Kellogg-MacKay Firm to Build.” *The Kansas City Journal-Post* (6 June 1926): 1c. From Newspapers.com.

“Leases, Loans, and Sales.” *Chicago Tribune* (25 July 1909): 18-X. From Newspapers.com.

Mid-West Terminal Warehouse Company (Grantor) to Superior Moving Service, Inc. (Grantee). Warranty Deed 1986K0750508. 22 December 1986. Filed with Jackson County, Missouri Recorder of Deeds.

Millstein Cydney E. & Mary Ann Warfield. “Kansas City Title and Trust Building.” National Register nomination (2004).

Missouri Digital Heritage Collection. 1940 Tax Assessment Photographs, Kansas City. <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax/id/849/rec/1>

National Register of Historic Places
Continuation Sheet

Section number 9 Page 26

Kellogg-Mackay Company Buildings
Name of Property
Jackson County, Missouri
County and State
Railroad Related Historic Commercial & Industrial Resources
Name of multiple listing (if applicable)

Missouri Secretary of State Business Entity Search Online.
<https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType=0>.

“New Incorporations.” *Chicago Tribune* (24 February 1898): 10. From Newspapers.com.

Piland, Sherry & Ellen J. Uguccioni. Midtown Survey. Kansas City, Missouri. 1984.
<https://mostateparks.com/sites/mostateparks/files/KC%20Midtown%20S5.pdf>

Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, And Platte Counties, Missouri. Sanborn Map Company, Vol. 3, 1896. Map [digitized online] available from Fire Insurance Maps online, Historical Information Gatherers. Subscription through Kansas City Public Library. <https://fims-historicalinfo-com.kclibrary.idm.oclc.org/FIMS.aspx>

Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, And Platte Counties, Missouri. Sanborn Map Company, Vol. 3, 1909. Map [digitized online] available from Fire Insurance Maps online, Historical Information Gatherers. Subscription through Kansas City Public Library. <https://fims-historicalinfo-com.kclibrary.idm.oclc.org/FIMS.aspx>

Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, And Platte Counties, Missouri. Sanborn Map Company, Vol. 3, 1909 - Jan 1951, 1951. Map [digitized online] available from Fire Insurance Maps online, Historical Information Gatherers. Subscription through Kansas City Public Library. <https://fims-historicalinfo-com.kclibrary.idm.oclc.org/FIMS.aspx>

Sanborn Fire Insurance Map from Kansas City, Jackson, Clay, And Platte Counties, Missouri. Sanborn Map Company, Vol. 3, 1909 - 1963, 1963. Map [digitized online] available from Fire Insurance Maps online, Historical Information Gatherers. Subscription through Kansas City Public Library. <https://fims-historicalinfo-com.kclibrary.idm.oclc.org/FIMS.aspx>

Schwenk, Sally. *Crossroads Historic Freight House District* [Kansas City, Missouri]. National Register nomination (2000).

_____. *Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri*. National Register of Historic Places Multiple Property Documentation Form (2000).

Superior Moving and Storage. Company History <https://superiormoving.com/history/> (accessed 8 July 2021).

National Register of Historic Places
Continuation Sheet

Section number 10 Page 27

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

GEOGRAPHICAL DATA

Verbal Boundary Description

The nominated property occupies 0.52 acres of a larger, irregular, 0.896-acre parcel described by the Jackson County, Missouri Assessor as MYLAN PLAT---LOT 1, parcel #29-520-47-06-00-0-00-000 (*Figure 2*). Mylan Plat, Lot 1 was created in 2017. This parcel combined all of Lot 2 of 2001 Main, parts of lots 14 through 18 and all of Lots 39 through 46 of Union Station Addition.

The nominated 0.52 acres incorporates lots historically platted as part of the Union Station Addition. The south building, 2026-2030 Walnut, occupies all of lots 44, 45, and 46. The north building, 2020-2024 Walnut, occupies all of lots 41, 42, and 43; the circa 1963 dock addition occupies the west two-thirds of lots 39 and 40. The boundary follows the footprints of the buildings and docks and includes only the unbuilt portions of lots 39 and 40 between the dock addition and Walnut Street.

Boundary Justification

The nominated boundary includes the property historically associated with the two buildings, as well as that portion associated with the circa 1963 dock addition. The remainder of the current legal parcel was not directly historically associated with the buildings.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 28

Kellogg-Mackay Company Buildings

Name of Property

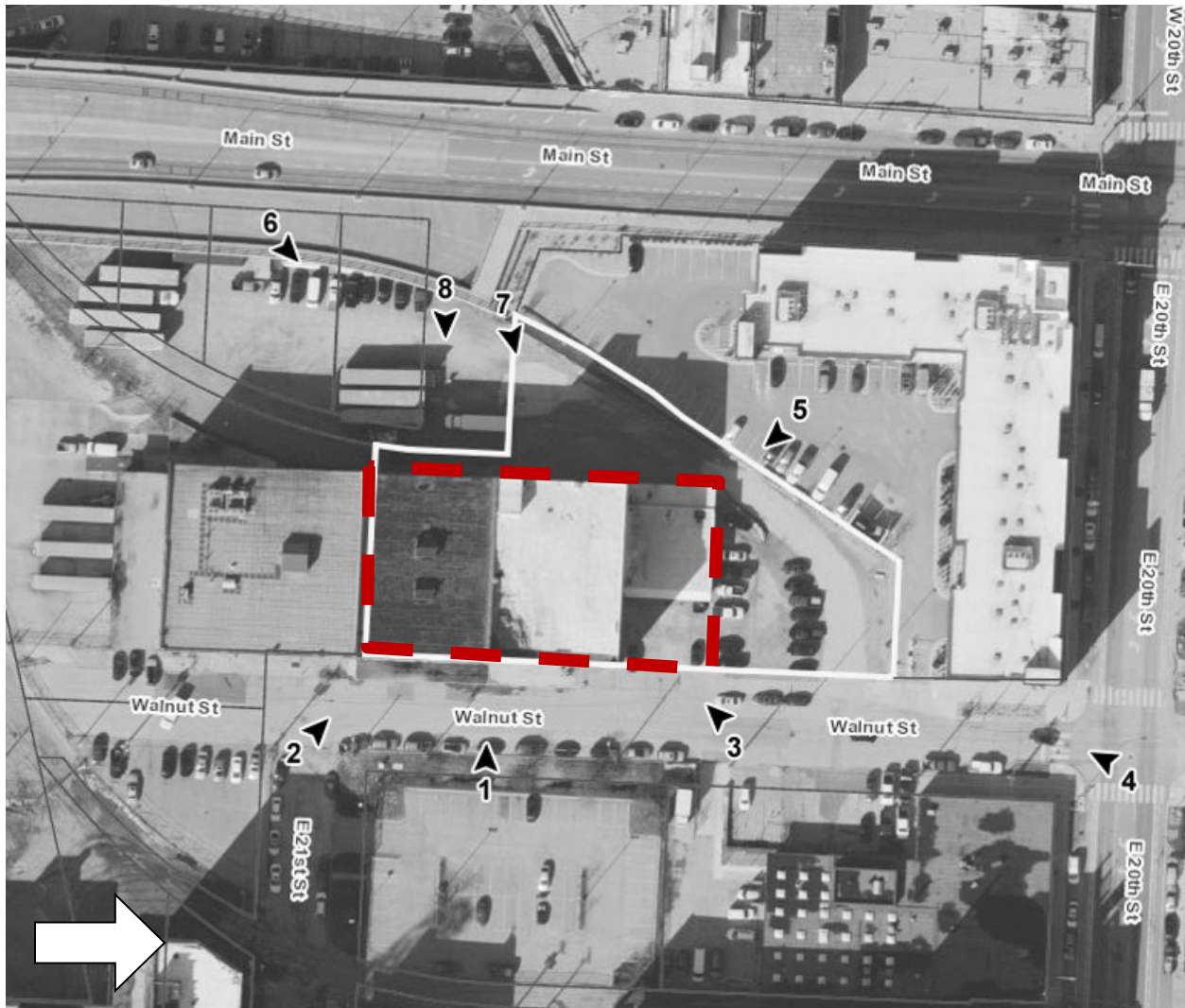
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 1. Exterior photos. Base map from the City of Kansas City, Missouri GIS. Dashed line represents nominated boundary.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 29

Kellogg-Mackay Company Buildings

Name of Property

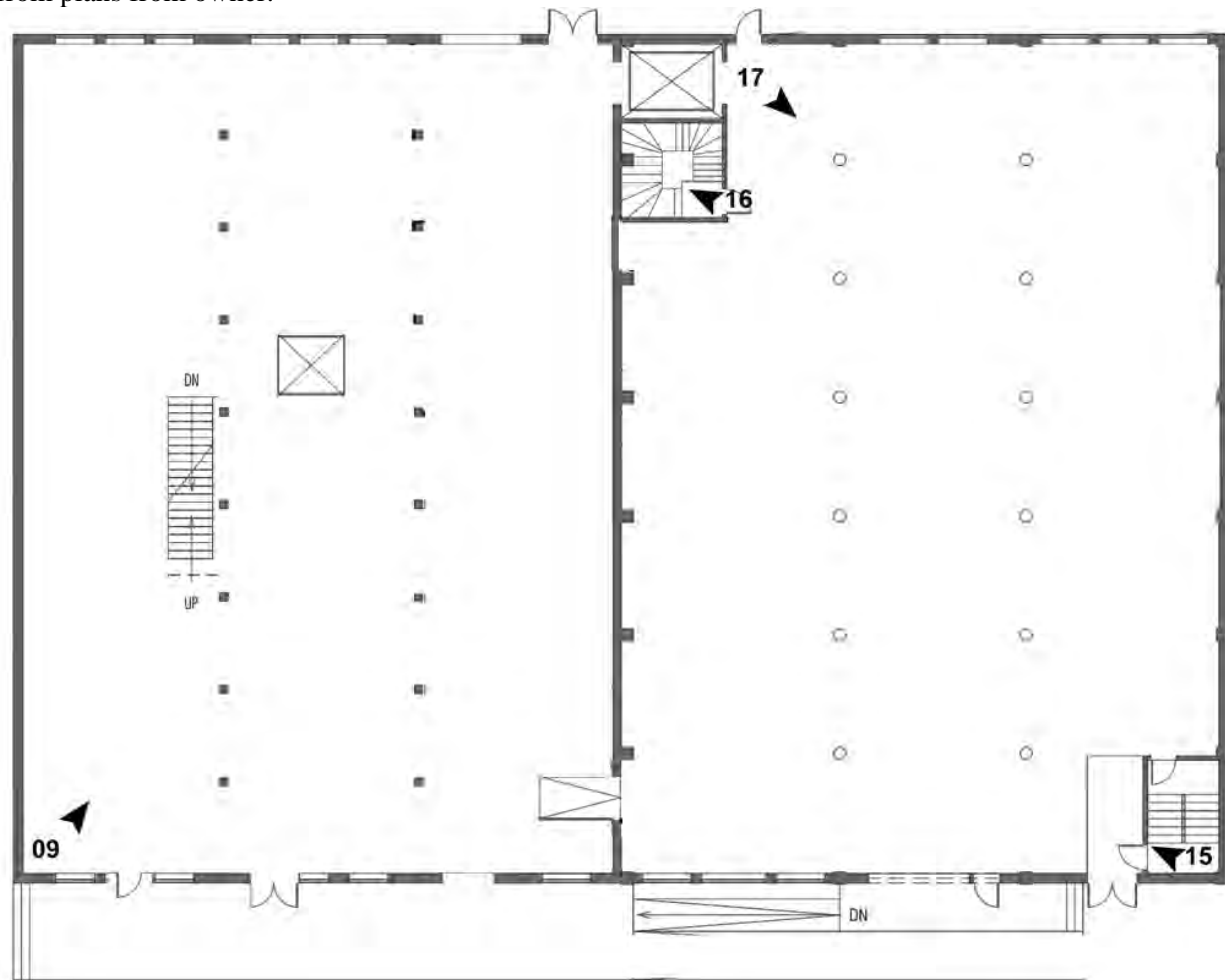
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 2. First floor. Plan represents current arrangement. Not to Scale. Source: Adapted from plans from owner.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 30

Kellogg-Mackay Company Buildings

Name of Property

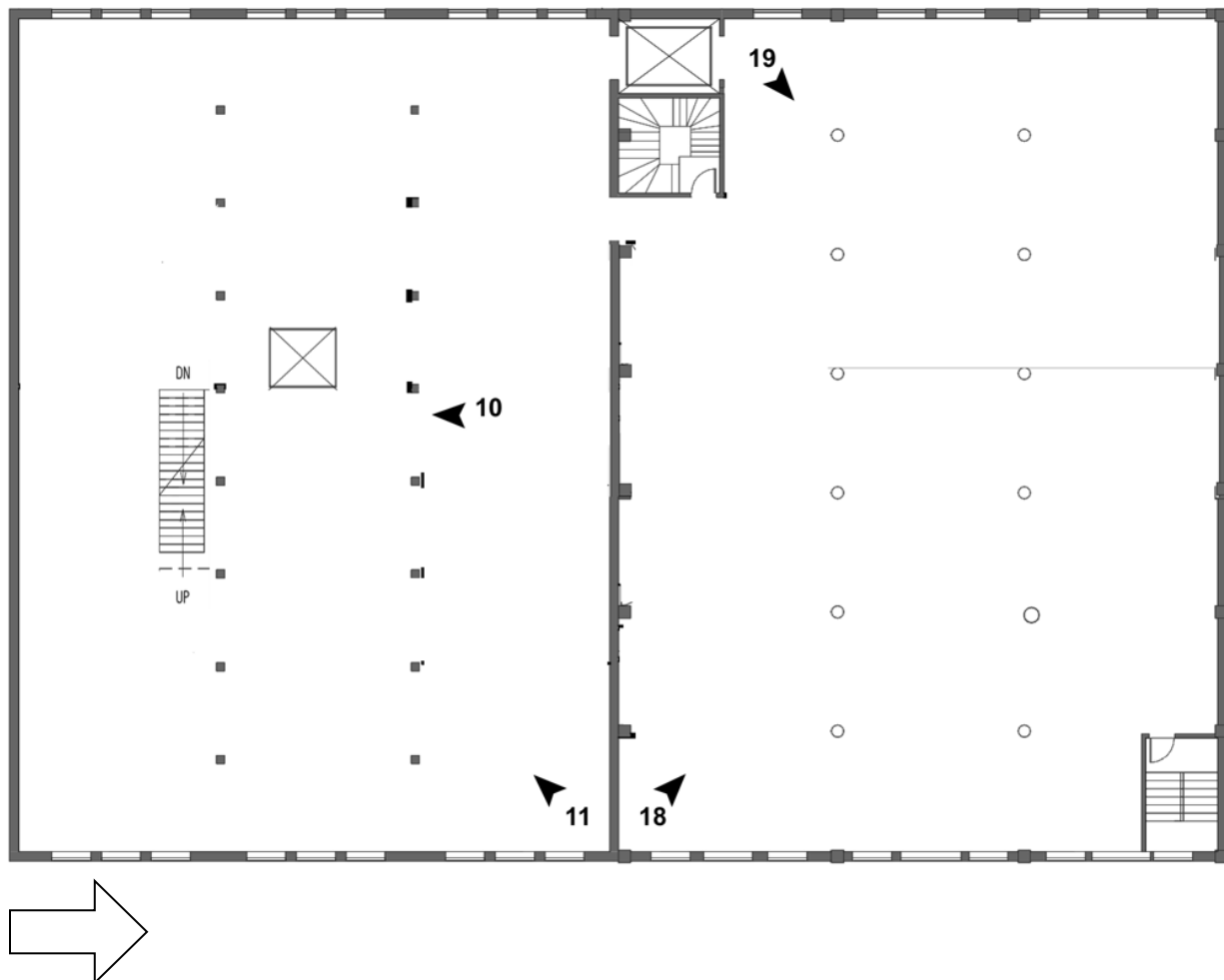
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 3. Second floor. Plan represents current arrangement. Not to Scale. Source:
Adapted from plans from owner.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 31

Kellogg-Mackay Company Buildings

Name of Property

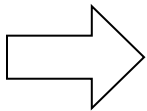
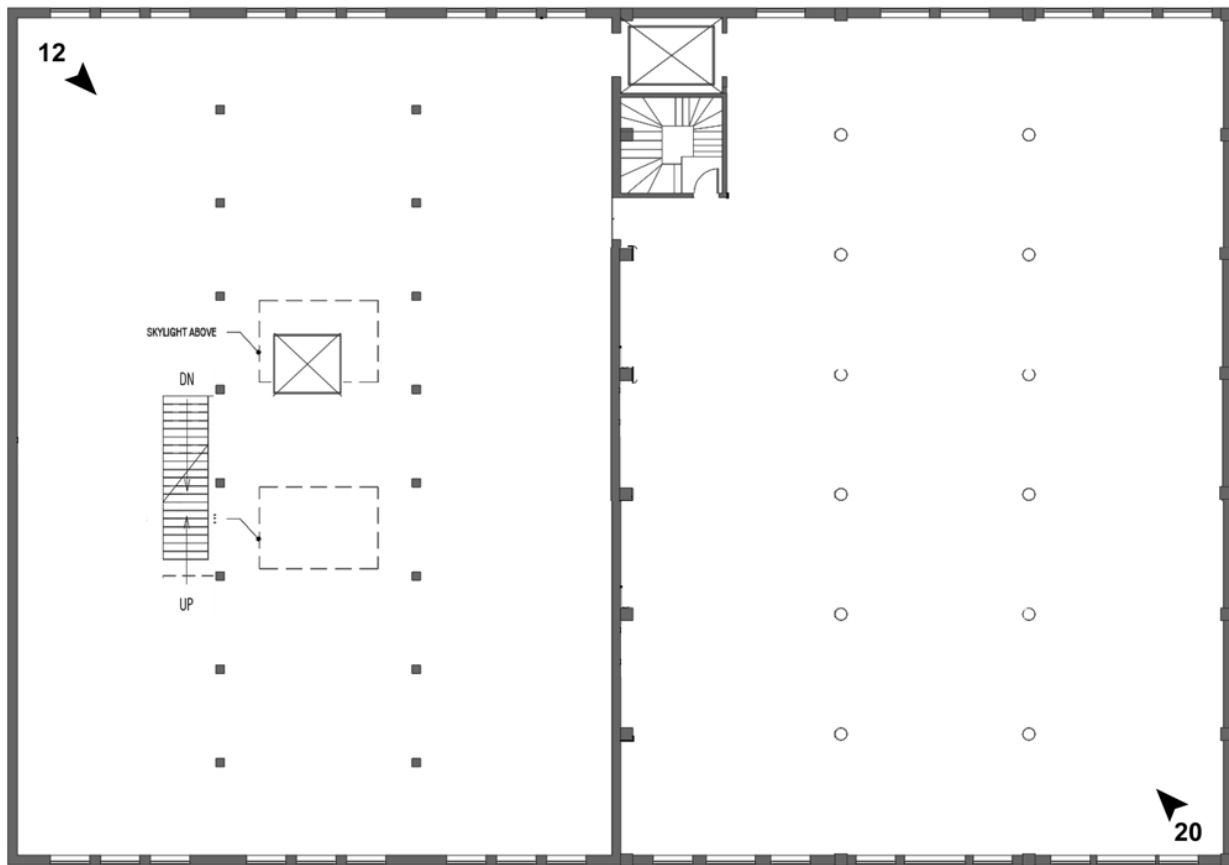
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 4. Third floor. Plan represents current arrangement. Not to Scale. Source: Adapted from plans from owner.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 32

Kellogg-Mackay Company Buildings

Name of Property

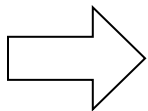
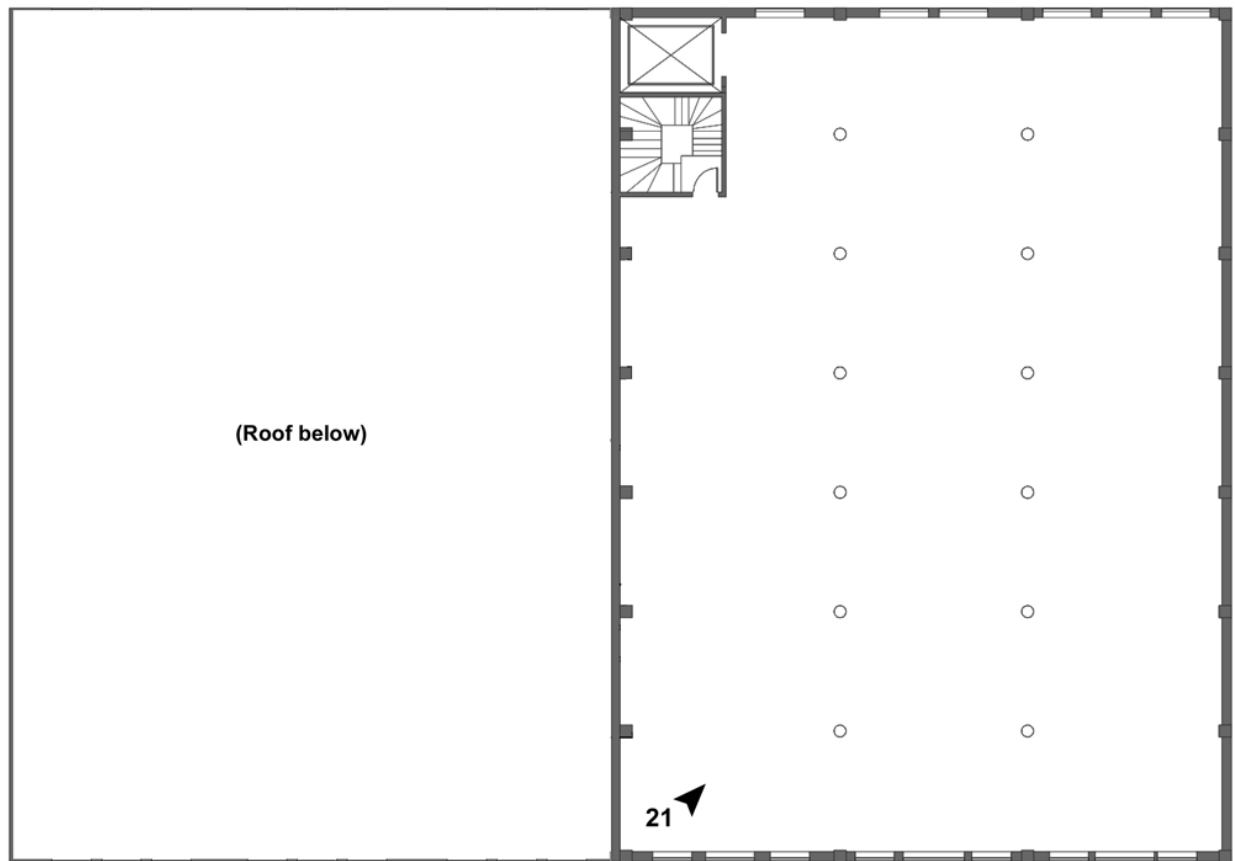
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 5. Fourth floor. Plan represents current arrangement. Not to Scale. Source:
Adapted from plans from owner.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 33

Kellogg-Mackay Company Buildings

Name of Property

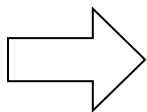
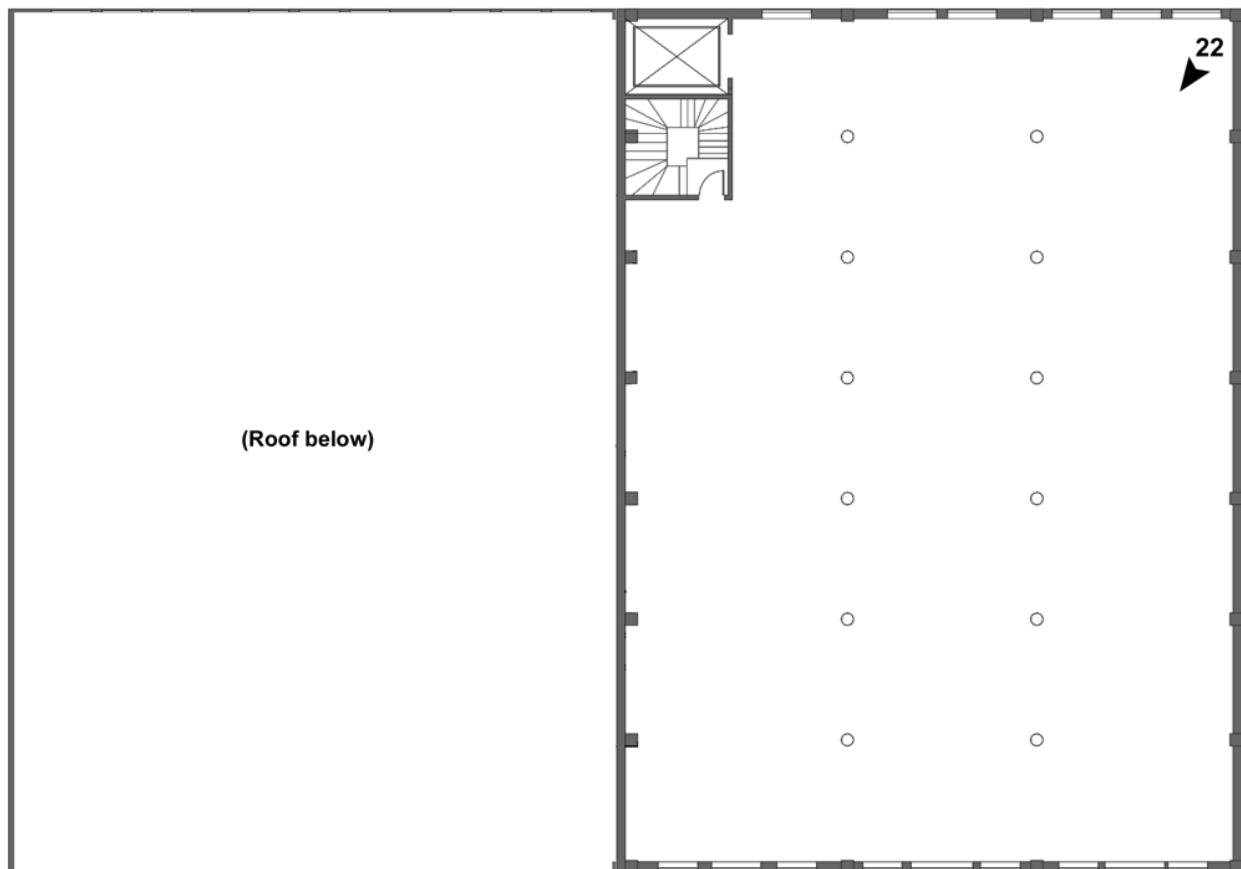
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 6. Fifth floor. Plan represents current arrangement. Not to Scale. Source: Adapted from plans from owner.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 34

Kellogg-Mackay Company Buildings

Name of Property

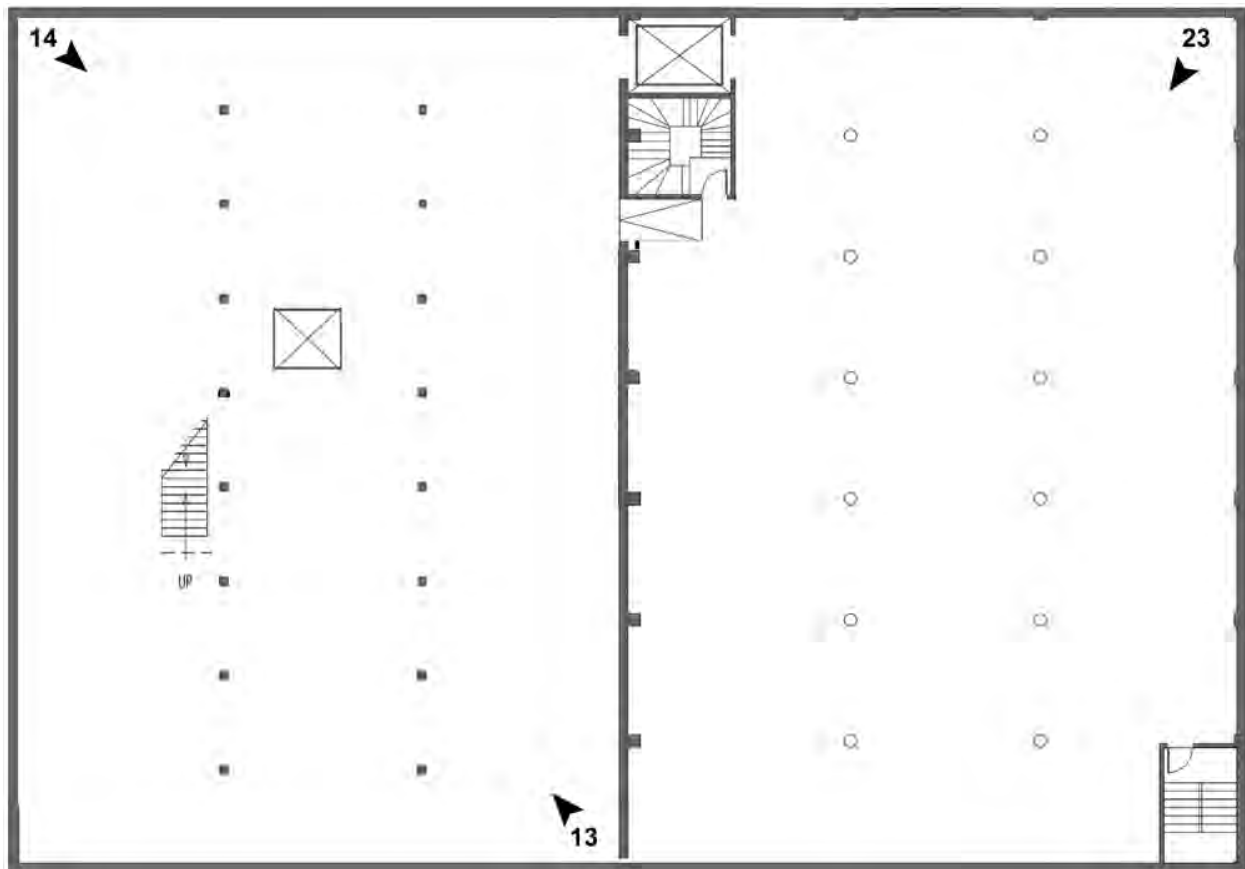
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Photograph Key Map 7. Basements. Plan represents current arrangement. Not to Scale. Source: Adapted from plans from owner.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 35

Kellogg-Mackay Company Buildings

Name of Property

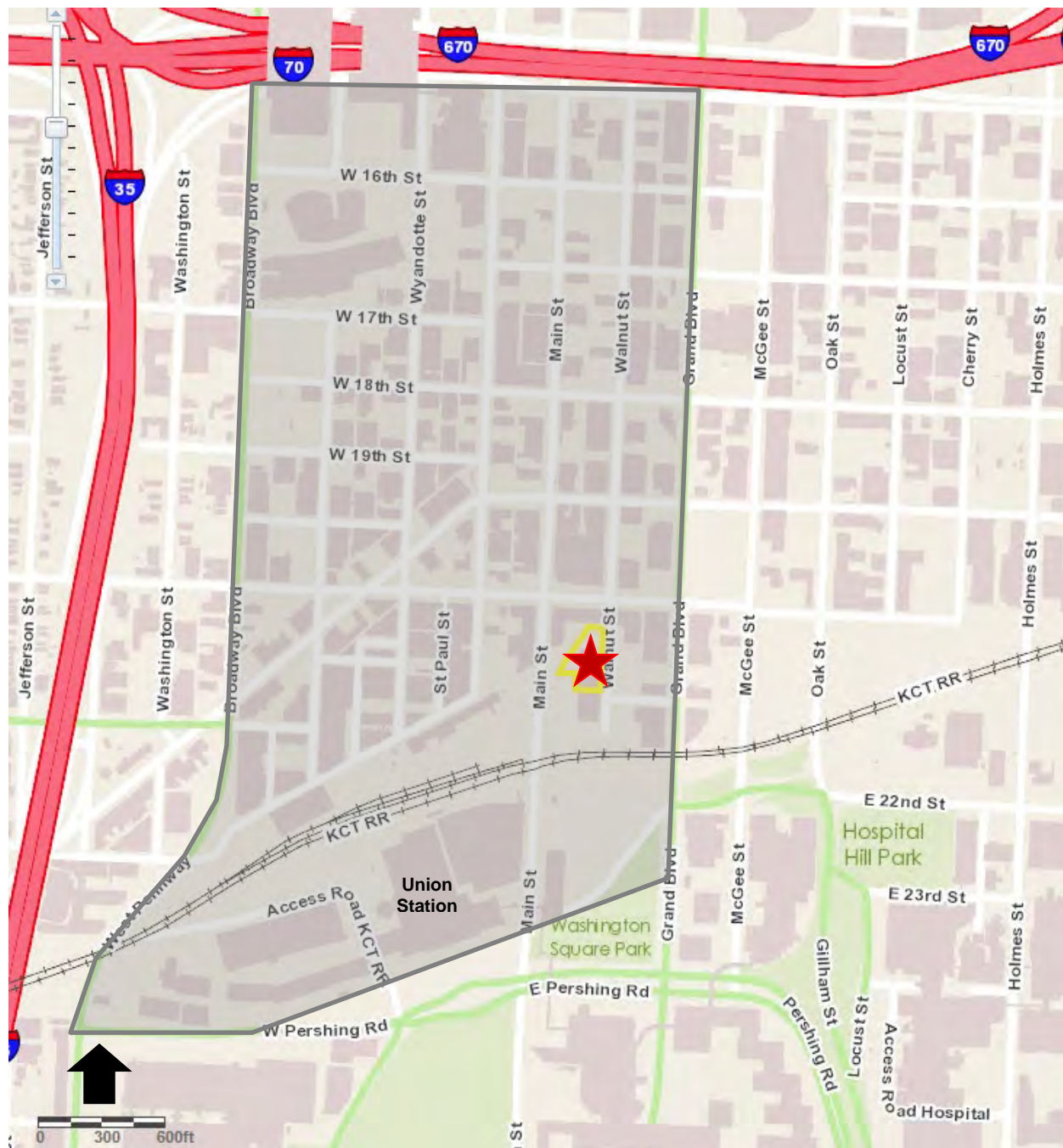
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 1. Contextual map, showing location of the Kellogg-Mackay Company Buildings within the Crossroads Area of Kansas City (shaded area). Star denotes location of the nominated property. Base map from the City of Kansas City, Missouri Parcel Viewer (maps.kcmo.org).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 36

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State


Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 2. Current site plan and boundary map. Boundary depicted by bold dashed line. Base map from Jackson County, Missouri GIS (<https://jcgis.jacksongov.org/apps/parcelviewer/WebMap1.aspx>); map dated 2020.



August 3, 2021

 Tax Parcels



1:1,100

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

National Register of Historic Places
Continuation Sheet

Section number Figures Page 37

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 3. 3D Aerial image, looking SW at the block containing the nominated buildings. Base map from Google Maps, 2020.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 38

Kellogg-Mackay Company Buildings

Name of Property

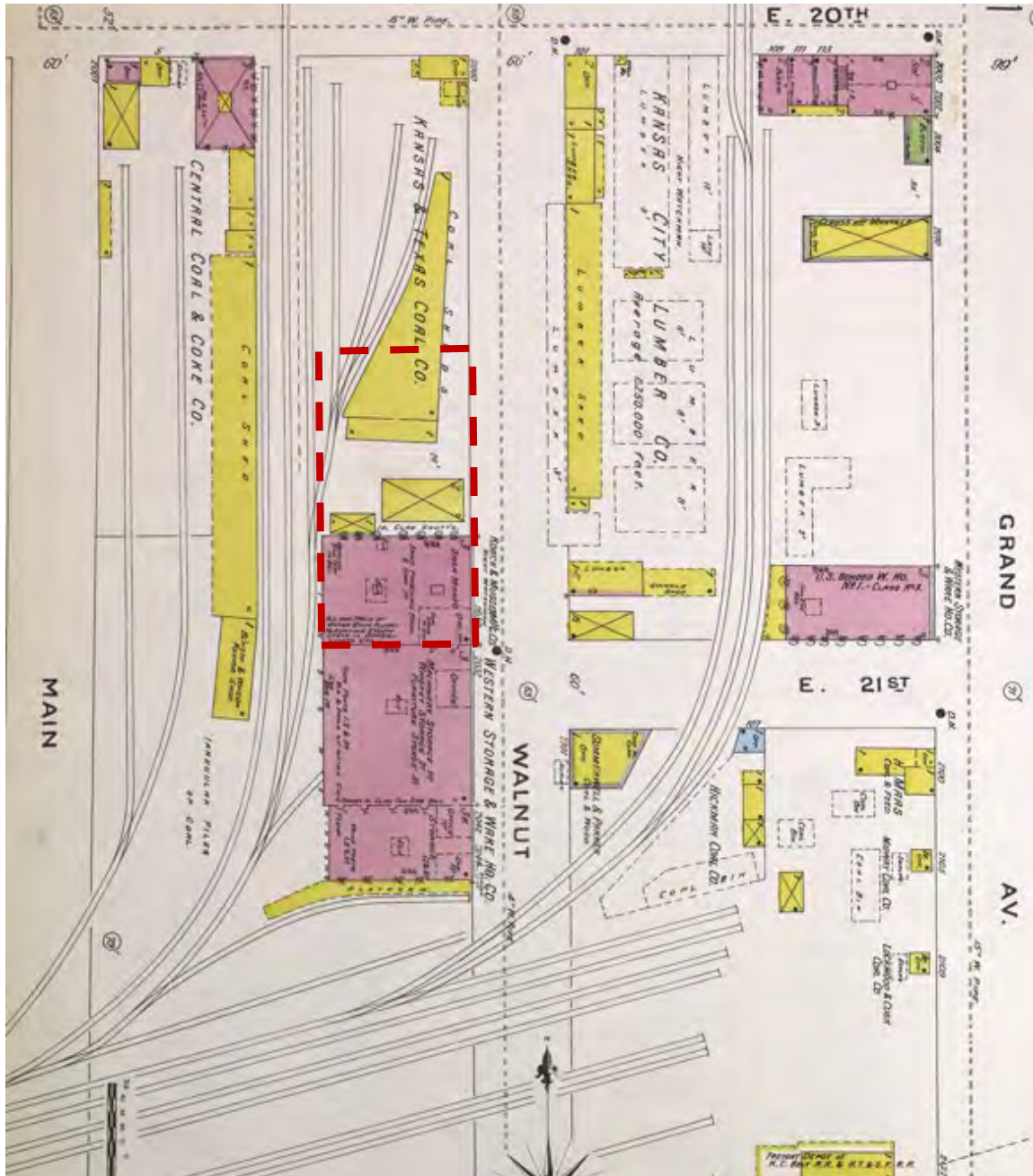
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 4. Snippet of Sheet 252, 1896 Sanborn map of Kansas City, Missouri, showing the 1892 warehouse within its block. The nominated boundary shown in dashed line is approximate.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 39

Kellogg-Mackay Company Buildings

Name of Property

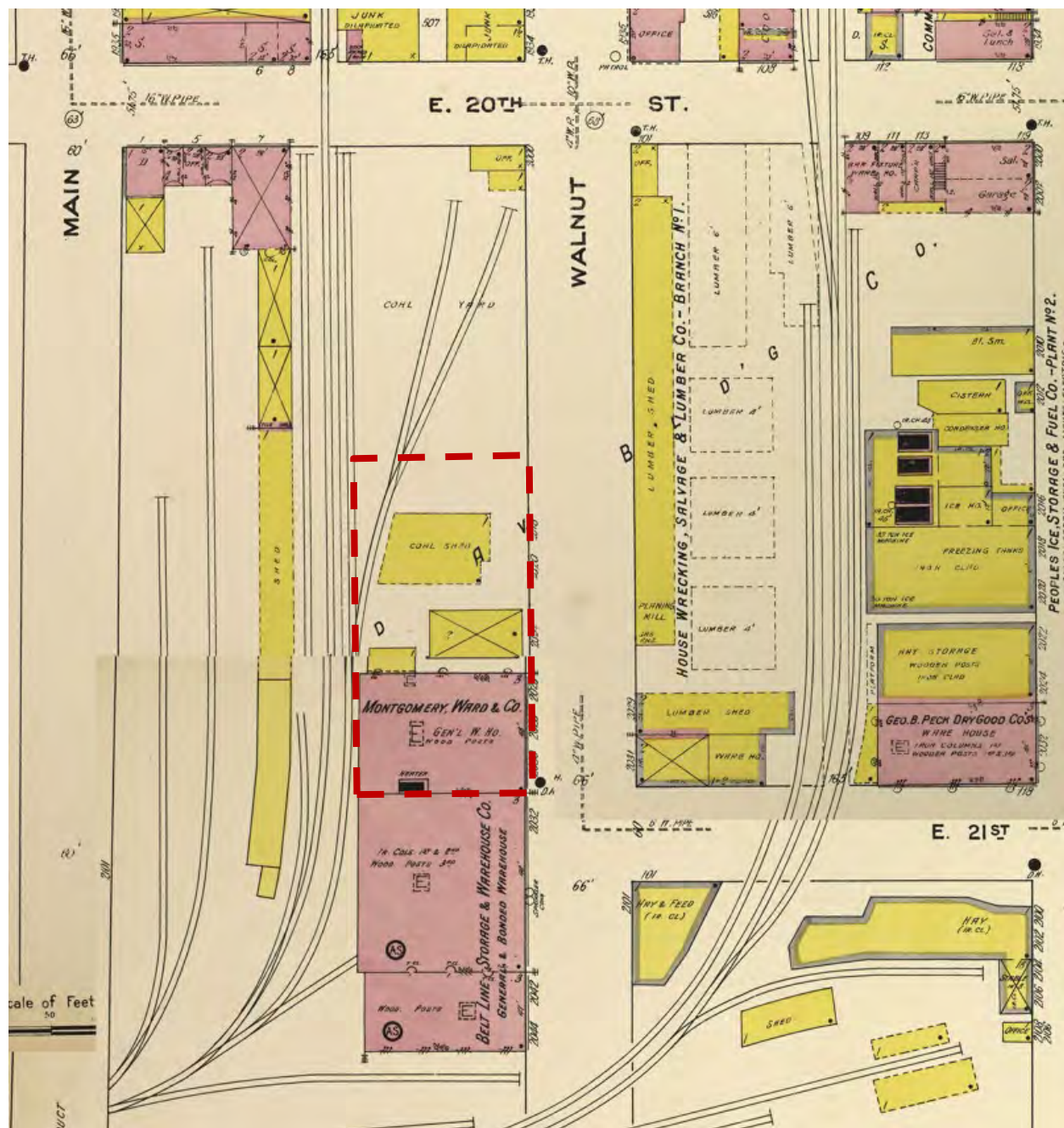
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 5. Combined snippets of Sheets 327 & 341, 1909 Sanborn map of Kansas City, Missouri, showing the property. The nominated boundary shown in dashed line is approximate.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 40

Kellogg-Mackay Company Buildings

Name of Property

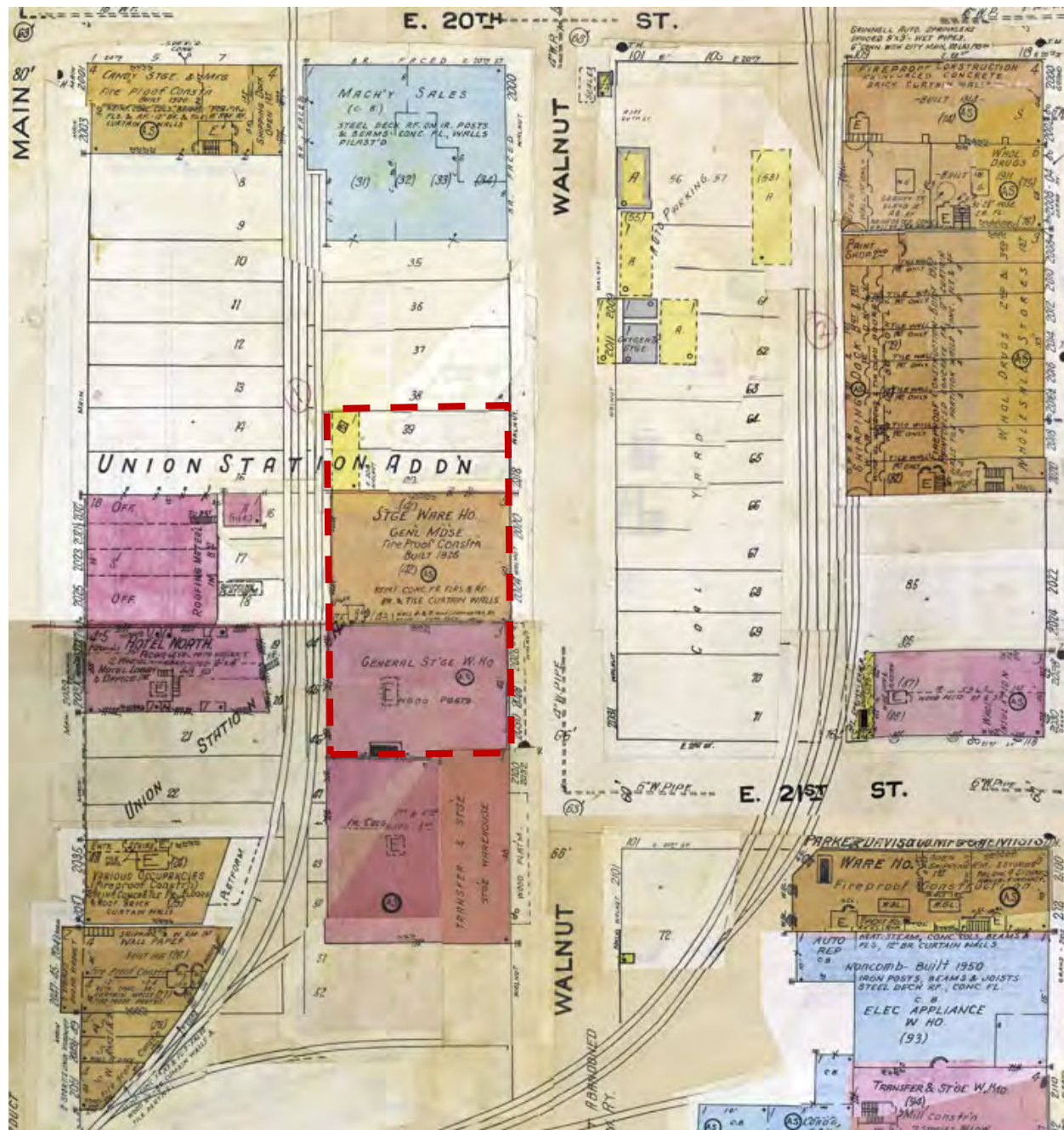
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 6. Combined snippets of Sheets 327 & 341, 1951 Sanborn map of Kansas City, Missouri, showing the property. The nominated boundary shown in dashed line is approximate.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 41

Kellogg-Mackay Company Buildings

Name of Property

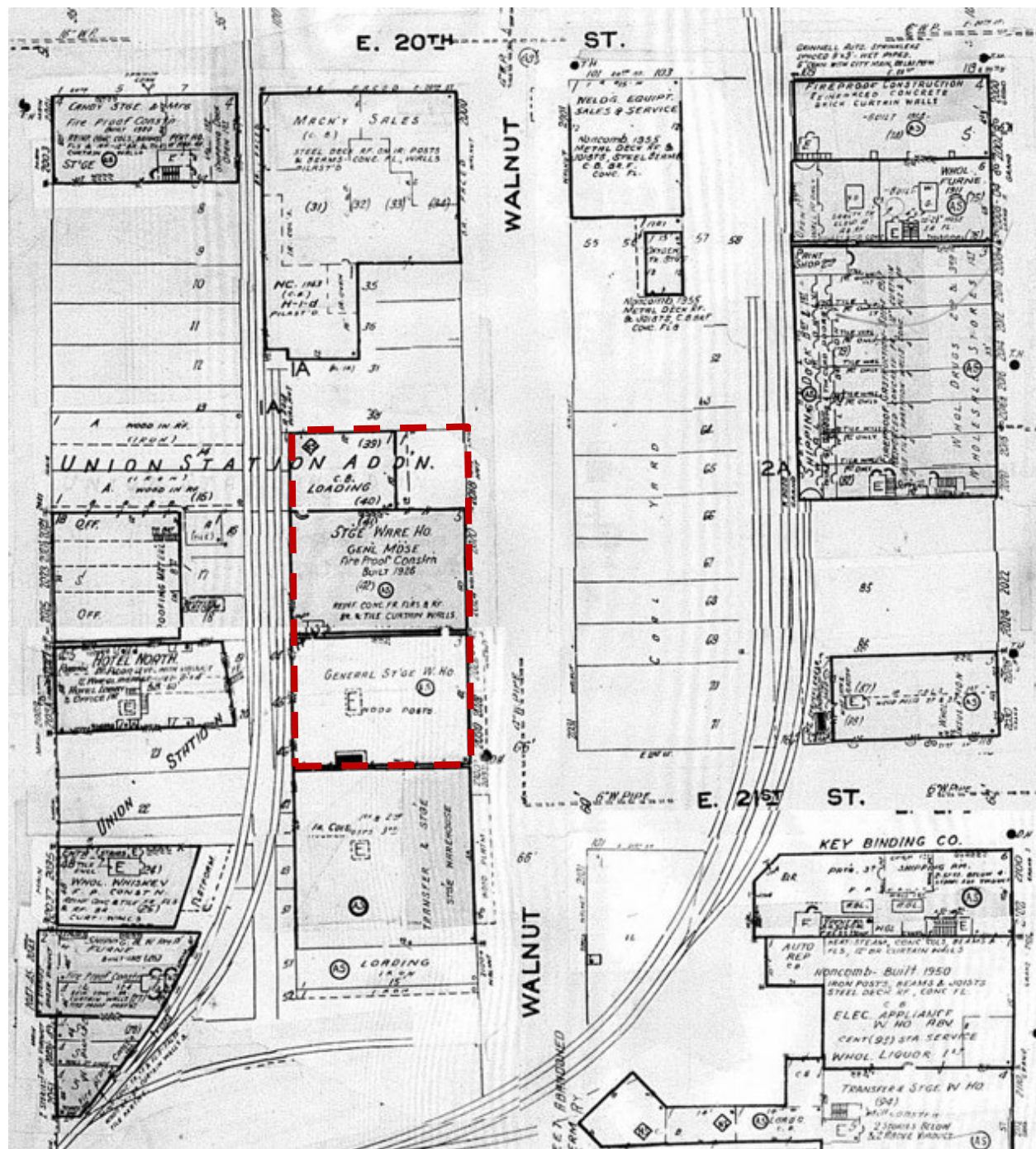
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 7. Combined snippets of Sheets 327 & 341, 1963 Sanborn map of Kansas City, Missouri, showing the property. The nominated boundary shown in dashed line is approximate.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 42

Kellogg-Mackay Company Buildings

Name of Property

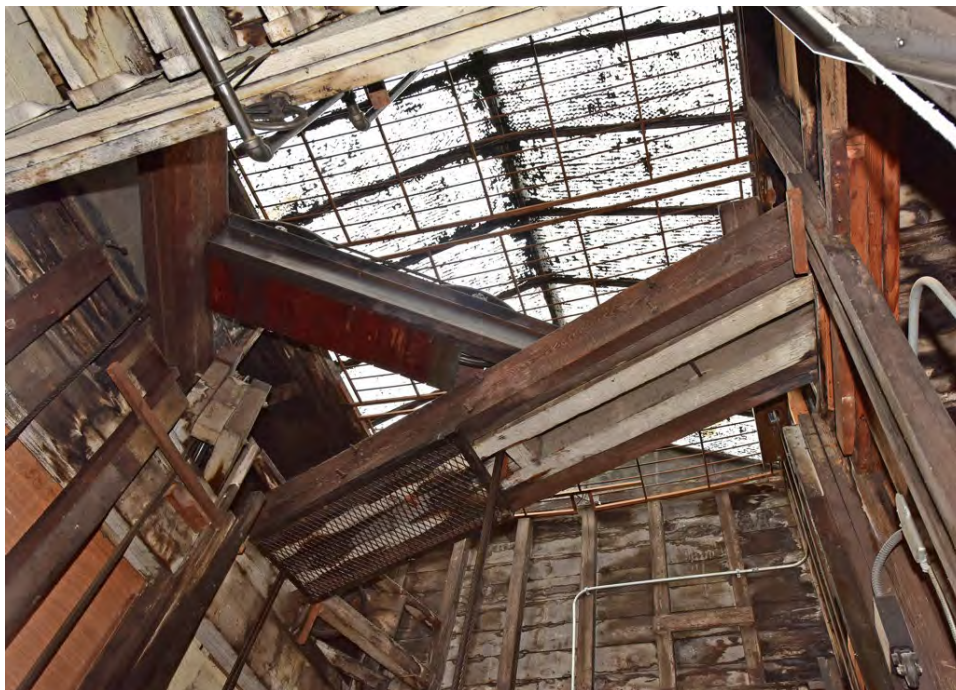
Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 8. Skylights at 2026-2030 Walnut (the south building). Source: Brad Finch, July 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 43

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 9. The 1940 Tax Assessor photograph of 2030 Walnut, looking SW at east façade. Note the historic window and door units. Source: Kansas City, Missouri, District 4, Block 262, Parcel 5, digitized at Missouri Digital Heritage <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax/id/849/rec/1>



National Register of Historic Places
Continuation Sheet

Section number Figures Page 44

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 10. The historic entry storefront, looking east from inside, showing the historic windows and configuration. Source: Brad Finch, July 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 45

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 11. The south building (2026-2030 Walnut) in 1983, showing the historic window units of the upper stories. Source: Midtown Kansas City Survey, Form JA-AS-008-1491, 19 July 1983.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 46

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 12. Looking southeast, showing the north and partial west elevations of the south building sometime between 1919 and 1926. Source: Photo-View K.C. (photographer), "Work Near Kellogg-MacKay Company Building," circa 1920, Photographs General Collection, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 47

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 13. Detail of east elevation, showing patterned brickwork and historic steel windows behind sheeting. Source: Brad Finch, July 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 48

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 14. The 1940 Tax Assessor photograph of 2020 Walnut, looking SW at east façade. Source:
Source: Kansas City, Missouri, District 4, Block 262, Parcel 4, digitized at Missouri Digital Heritage
<https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax/id/849/rec/1>



National Register of Historic Places
Continuation Sheet

Section number Figures Page 49

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 15. Detail showing lintel above loading bay inscribed “Kellogg Building.” Souce: Brad Finch, July 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 50

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 16. The north building (2020-2024 Walnut) in 1981. Source: Midtown Kansas City Survey, Form JA-AS-008-1490, 26 August 1981.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 51

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 17. The entry vestibule into 2020 Walnut (the north building) with historic terrazzo floor and remnant of the historic door system. Source: Brad Finch, July 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 52

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 18. Example of base and terrazzo at second floor office area, north building. Photo: Amanda Loughlin, July 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 53

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 19. The loading dock addition to the north building (2020-2024 Walnut) in 1981, looking southwest. Source: Midtown Kansas City Survey, Form JA-AS-008-1490, 26 August 1981.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 54

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 20. Interior images of the loading dock. Top: looking northeast from the southwest corner; bottom: looking south along west side, showing fire damaged ceiling and new joists. Source: Alison Dunleavy, August 2021.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 55

Kellogg-Mackay Company Buildings

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial & Industrial Resources

Name of multiple listing (if applicable)

Figure 21. Advertisement for the Kellogg-Mackay Company in the 1923 Kansas City, Missouri City Directory, page 114.

H14

PLUMBERS AND STEAMFITTERS SUPPLIES

Phone Harrison 0783

The Kellogg-Mackay Company

2020-30 Walnut Street

KANSAS CITY, MO.

HEATING, VENTILATING AND PLUMBING SUPPLIES

BOILERS



VAPOR HEAT

BATH TUBS

WATER CLOSETS

DRINKING FOUNTAINS

RADIATORS

TANKS

PIPE

VALVES

FANS AND BLOWERS—FITTINGS

CHICAGO

MINNEAPOLIS

ST. PAUL

DULUTH









SUPERIOR MOVING & STORAGE
AGENT FOR
Wheaton
WORLD WIDE MOVING
Since 1911

TWO
WAY
TRAFFIC









WESTERN
AUTO

8

DANGER
OPEN
SHAFTWAY

DANGER
OPEN
SHAFTWAY

DANGER
OPEN
SHAFTWAY

DANGER
OPEN
SHAFTWAY





























