

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Mutual Ice Company Buildingother name/site number City Ice Company Plant No. 4; City Ice Company Plant No. 125

## 2. Location

street & town 4142-4144 Pennsylvania Avenue N/A not for publicationcity or town Kansas City N/A vicinitystate Missouri code MO county Jackson code 095 zip code 64111

## 3. State/Federal Agency Certification

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

Mark A. Miles  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO06/16/04  
DateMissouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title\_\_\_\_\_  
Date\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

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

Mutual Ice Company Building  
Name of Property

Jackson County, MO  
County and State

## 5. Classification

**Ownership of Property**  
(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

N/A

**Number of contributing resources previously listed  
in the National Register**

0

## 6. Function or Use

**Historic Function**  
(Enter categories from instructions)

INDUSTRY: Manufacturing Facility  
INDUSTRY: Industrial Storage

**Current Function**  
(Enter categories from instructions)

COMMERCE: Professional

## 7. Description

**Architectural Classification**  
(Enter categories from instructions)

No Style

**Materials**  
(Enter categories from instructions)

foundation	<u>STONE: Limestone</u>
walls	<u>STONE: Limestone</u>
roof	<u>ASPHALT</u>
other	<u></u>

## Narrative Description

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

☒ See continuation sheet(s) for Section No. 7

## 8. Description

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Narrative Statement of Significance

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

## 9. Major Bibliographical References

### Bibliography

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

### Previous documentation on file (NPS):

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

### Areas of Significance

(enter categories from instructions)

COMMERCE

### Period of Significance

1907-1939

### Significant Dates

1907

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Markgraf, Rudolf

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

### Primary location of additional data:

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

Kanas City (MO) Public Library

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

## 10. Geographical Data

Acreage of Property less than 1

### UTM References

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

1 1/5 3/6/2/3/6/0 4/3/2/3/6/7/0  
Zone Easting Northing

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

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

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

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No. N/A

### Boundary Justification

(Explain why the boundaries were selected.)

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

## 11. Form Prepared By

name/title Elizabeth Rosin, Partner  
organization Historic Preservation Services, LLC date 20 February 2004  
street & number 323 West 8<sup>th</sup> Street, Suite 112 telephone 816-221-5133  
city or town Kansas City state MO zip code 64105

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

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

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

**Photographs:** Representative black and white photographs of the property.

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

### Property Owner

name/title Stan Chrzanowski  
street & number 9552 West 116<sup>th</sup> Street telephone 913-661-0561  
city or town Overland Park state KS zip code 66210

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 7 Page 1

Mutual Ice Company Building  
Jackson County, Missouri

**SUMMARY DESCRIPTION STATEMENT**

The Mutual Ice Company Building is a one-story stone structure located at 4142-4144 Pennsylvania Avenue in the Westport commercial district of Kansas City, Missouri. Bounded by Mill Street on the west, 42<sup>nd</sup> Street on the south, and Pennsylvania Avenue on the east, the lot allowed the building to have two primary elevations — one facing Pennsylvania Avenue, which functioned as the retail outlet; one facing Mill Street and the Kansas City-Westport Belt Railway spur, which supported wholesale services. The industrial building has a roughly rectangular plan, measuring 85 feet by 142 feet, with an L-shaped setback facing Pennsylvania Avenue. Loosely coursed, ashlar-faced limestone forms the foundation and walls. Composition roofing covers the roof surfaces; a combination of metal and clay tile coping marks the junction of the roof and walls. A flat wood fascia encircles the building below the coping and supports a hanging metal gutter. The short L-shaped elevation facing Pennsylvania Avenue has a stucco wall finish, which was added after 1940. A few changes have been made to the building since 1907, including the addition of windows on the secondary (north) elevation and the application of stucco to the east wall; however, these alterations do not diminish the ability of the property to convey its historic function as a commercial ice house. The Mutual Ice Company Building remains the oldest and most intact commercial ice house in the vicinity of Kansas City's Westport commercial/industrial district.

**NARRATIVE DESCRIPTION**

Building Exterior

The massing of the building accommodates the grade of the site, which slopes down to the west. The impact of this is most visible on the south (42<sup>nd</sup> Street) elevation where the building has one story at the east end and two stories at the west end. The southwest corner of the stone building at 42<sup>nd</sup> and Mill streets is rounded. Facing Pennsylvania Avenue, the massing is one story and forms an L-shaped courtyard where a retail loading dock was formerly located. At the junction of the two arms, a small office projects into the courtyard. The east and west walls of the block facing Pennsylvania have parapets. On the west elevation, facing Mill Street, the block is lower in height than the block facing Pennsylvania Avenue. The south half has a tall one-story mass, while the height of the north half steps down slightly at the loading docks and delivery bay. At

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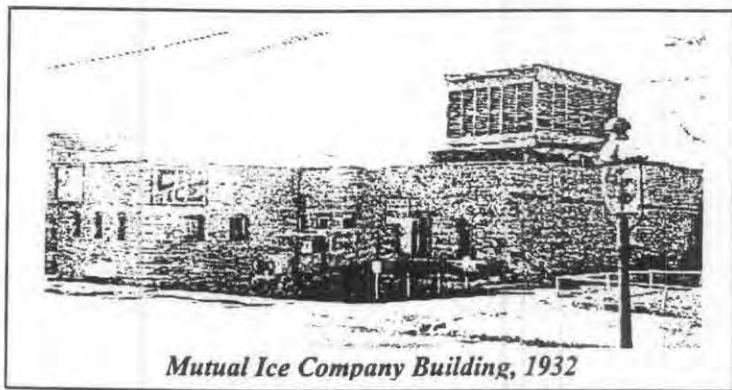
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Mutual Ice Company Building  
Jackson County, Missouri

the north end of this elevation, a fourteen-foot-wide stone addition, constructed in 1911, matches the height of the adjacent section and extends the main footprint slightly to the north.

The primary ice delivery entrances were located on the west elevation, where Mill Street, now paved, formerly carried a spur of the Kansas City-Westport Belt Railway to the Mutual Ice Company Building. Three steel frame delivery bays are extant, as is the base of the raised loading dock at two of the three bays. Pairs of wood doors, each featuring six lights, fill the two southern bays above the surviving loading dock. The configuration of the doors replicates the appearance of the original loading dock doors found on the premises at the start of renovation.<sup>1</sup> The raised section of the loading dock is no longer extant at the northern bay; a pair of six-light wood doors topped by a pair of four-light transom windows now fill this bay. The design of this fenestration references the configuration and appearance of the historic loading dock doors. Two additional delivery bay openings at the south end of this elevation are partially filled, but their original configuration and function can still be discerned.

On the south and east elevations, fenestration includes regularly spaced arched openings containing square wood windows with nine lights. Openings in the east elevation have rectangular multi-light wood windows set in rectangular openings. Other openings on the east elevation have arched stone lintels and rectangular stone sills. In the addition on the west elevation, limestone blocks that match the surrounding wall fill a similar opening. A series of rectangular plate glass windows pierce the north wall that faces the parking lot. These openings are a modern addition to the building. Photographs from 1932 and 1940 show a line of tar on the north wall that is probably the ghost of another building or structure that previously shared a party wall with the building. Neither the 1909 nor the 1951 Sanborn maps reveals what this structure was.



*Mutual Ice Company Building, 1932*

<sup>1</sup> Only one pair of doors was extant and it was deteriorated beyond repair and could not be reused. However, the new doors replicate the configuration, materials, and proportions of the original doors.

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Building Interior

The internal structural system is composed of regularly spaced heavy timber posts with angled wood block capitals that support the wood ceiling joists. Floor-to-ceiling brick piers are located at irregular intervals in the storerooms. The floor is concrete in most places, although a gravel-filled trench encircles the perimeter of the north storeroom. It appears that the purpose of this feature, like the perforated metal drains and grooves in the concrete floor of the ice storage room, was to drain run-off from melting ice.

The portions of the building facing Pennsylvania Avenue were converted into offices and a salon. A recent adaptive reuse in the west half of the building has converted the space into a medical library. This work included restoring the fenestration of the loading dock bays to reflect the original configuration of the doors.

Integrity

The Mutual Ice Company Building clearly conveys its original function as an early twentieth century ice house and production facility located in the burgeoning commercial/industrial district of Westport. The building's form, plan, scale, massing, and proportions remain unaltered and its extant internal and external features clearly express its historic character and associations. The building's significant elements include the original internal arrangement of spaces; the heavy structural timber posts, block capitals and joists; as well as the brick piers, concrete floors, and interior drainage system. The original office, vending, and storage spaces remain, as does the interior wholesale loading dock on the west side of the building. In particular, the stone construction, the partially subterranean massing, and the commercial loading docks facing the railroad spur (Mill Street) enable the building to read as an early twentieth century ice plant.

The only notable changes to the building have been the addition of stucco to the Pennsylvania Avenue elevation (which originally housed the building's secondary retail operations), the extension and infill of a limited number of openings on the south and west elevations, and the introduction of fenestration to the north elevation. The stucco was added to the east façade sometime between 1940 (the most recent historic photo) and 1992 (when the current owner purchased the property). Historically, the north elevation was a secondary façade and a sloped line of tar on the stone suggests that another structure or building previously obscured this wall.

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Mutual Ice Company Building  
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In spite of these alterations, the Mutual Ice Company Building retains its most important character-defining elements that express the building's significant historic function, as well as the aesthetics of its utilitarian industrial design.



**Mutual Ice Company Building**  
**Jackson County, Missouri**

[illegible]

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Mutual Ice Company Building  
Jackson County, Missouri

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**STATEMENT OF SIGNIFICANCE**

The Mutual Ice Company Building is significant under Criterion A for the area of COMMERCE. It is a rare example of the commercial ice house, a property type that became nearly obsolete by World War II once access to home refrigeration became widespread.<sup>2</sup> In the early twentieth century, it was the only ice manufacturing plant in the Westport area of Kansas City. Its construction reflected increases in industrial and commercial development, as well as the growth of the residential population in the vicinity. As the result of a merger in 1909, the Mutual Ice Company became part of the City's largest ice conglomerate — the City Ice Company. As such, the Mutual Ice Company Building is a rare surviving example of the many small ice facilities that once manufactured and distributed ice throughout Kansas City. In contrast to the many brick facilities constructed by the City Ice Company, it is also appears to be unique as possibly the only commercial ice house of stone construction extant in Kansas City. The history of the property reflects the early twentieth century development of the local ice industry, as well as its years of consolidation and decline. The period of significance for this property is 1907 to 1939. This period begins with the construction of the plant for the Mutual Ice Company in 1907 and ends with its retirement from the ice industry circa 1939.

**ELABORATION**

The American Ice Industry

The American ice industry came into being in the early nineteenth century when Boston entrepreneurs Frederick Tudor and Nathaniel Wyeth developed processes for harvesting and storing ice cut from frozen ponds and rivers. In 1878, over \$30 million was invested in the industry nationwide.<sup>3</sup> By the early twentieth century, nearly two thousand commercial ice plants

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<sup>2</sup> A comprehensive survey of ice houses in Kansas City, Missouri has not been conducted. However, based on listings in the 1907 *Hoye's Kansas City Directory*, Historic Preservation Services, LLC field verified that the Mutual Ice Company Building is one of only two surviving commercial ice plants from the year of its construction. The other surviving plant, at the northeast corner of 21<sup>st</sup> and Campbell streets, is the main facility of the Central Ice Company, which has lost significant integrity. A series of American Ice Company buildings constructed in the 1920s survive around Kansas City, although they too are much larger plants that reflect a different aspect in the history of Kansas City's ice industry.

<sup>3</sup> Joseph C. Jones, Jr., *America's Icemen: An Illustrative History of the United State Natural Ice Industry, 1665-1925* (Olathe, Kansas: Jobeco Books, 1984), 94.

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harvested ice from lakes and rivers in the northern United States and Canada, transporting it by ship and rail to more southern locations.<sup>4</sup> Packed in straw and sawdust, the ice blocks lasted a year or more, experiencing a melt rate of as little as 10 percent. Ice-fueled refrigeration enabled the rapid expansion of food-related industries. With the advent of refrigerated rail cars, meat, dairy products, and produce could be shipped regionally or even nationally, expanding markets and fostering healthier diets. German lager beer, which needed cold temperatures for its fermentation process, could be made year round. Among the beneficiaries of these new processes were Kansas City's brewers and slaughterhouses, both of which flourished in the refrigerated era. At the retail level, ice men (working independently or for one of the larger companies) sold ice door-to-door from the back of wagons, cutting portions of ice to meet each customer's specific daily needs.

By the end of the nineteenth century, a growing awareness that water pollution from industry and sewage posed increasing health risks to consumers of natural ice, coupled with several unusually warm winters, led distributors to seek other methods of obtaining ice. The development of mechanical refrigeration technology enabled the manufacture of more sanitary "artificial" ice. In addition to the health advantages it offered, local ice production eliminated costs associated with importation and guaranteed a year-round supply. By 1920, the industrial census reported that 4,800 manufacturing plants had produced forty million tons of ice, while only fifteen million tons of natural ice had been harvested annually.<sup>5</sup>

In the early twentieth century, refrigeration technology was gradually adapted for home applications as well, proliferating during the 1920s after World War I interrupted the distribution of natural ice. In the early 1920s, only a few thousand mechanical refrigerators were produced annually in the United States. By 1931, over one million units were manufactured each year and, by the start of World War II, that number was nearly six million.<sup>6</sup> By 1950, 90 percent of Americans living in urban communities owned a refrigerator.<sup>7</sup> The ubiquity of the refrigerator strained the ice industry.

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<sup>4</sup> Barbara Krasner-Khait, "The Impact of Refrigeration," *History Magazine*, February/March 2003 [magazine online]; available from [http:// www.history-magazine.com/refrig.html](http://www.history-magazine.com/refrig.html); Internet; accessed 29 October 2003.

<sup>5</sup> Jones, 159.

<sup>6</sup> Krasner-Khait.

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Mutual Ice Company Building  
Jackson County, Missouri

As technology improved and artificial ice replaced the natural product, ice companies consolidated their operations, creating large monopolies that dominated local and regional markets.<sup>8</sup> Consumption of ice had become so great that increasingly larger and more substantial icehouses were required to meet the demand. The construction and outfitting of large ice houses required a considerable capital investment that often exceeded the available resources of local producers. Shortly after 1900, constructing a large artificial ice plant required an investment of nearly \$1 million dollars. As local operators were unable to fund these ventures privately, regional and national conglomerates bankrolled and reaped the profits from local ice production.

The Ice Industry in Kansas City<sup>9</sup>

The ice industry in Kansas City followed this national pattern. Early ice operations – such as the Yates Ice Company, the Central Ice Company, and Vanderslice-Lynds Mercantile – began by importing ice. Around 1893, Howard Vanderslice and his partner, John S. Lynds, first supplemented their product line of grain and coal with ice. Although they originally imported natural ice from northern producers, they later built a refrigeration plant to produce artificial ice. In 1907, Vanderslice focused his attention on the ice market when he purchased a controlling interest in the Central Ice Company, then the largest ice dealer in Kansas City.<sup>10</sup>

The Central Ice Company had been in existence since 1901 when William Lyons founded it as the Bear Ice Company. Within four years, Lyons built an ice plant and began manufacturing ice in Kansas City. According to the *Kansas City Journal*, Lyons' plant "made money so fast it was soon turned down and a new plant built."<sup>11</sup> In August 1905, the *Kansas City Journal* reported the construction of a third ice plant for the Central Ice Company that would be the "largest one in the world" with a capacity of 700 tons per day. Lyons spent three weeks in Cleveland arranging financing for the project, which was rumored to include \$750,000 from John D. Rockefeller.

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<sup>7</sup> Gavin Weightman, *The Frozen-Water Trade, A True Story* (New York: Hyperion, 2003), 244.

<sup>8</sup> Weightman, 234.

<sup>9</sup> Unless otherwise noted, information about the Kansas City ice companies comes from Kansas City city directories published between 1905 and 1951.

<sup>10</sup> Carrie Westlake Whitney, *Kansas City, Missouri: Its History and Its People, 1808-1908* vol. 2. (Chicago: The S. J. Clarke Publishing Co., 1908), 284; Walter P. Tracy, *Kansas City and Its One Hundred Foremost Men* (Kansas City: Walter P. Tracy, 1925), 207.

<sup>11</sup> "For Big Ice Plant," *Kansas City (MO) Journal*, 12 August 1905. Mounted Clipping File. Kansas City, Missouri Public Library, Special Collections. Microfilm.

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Lyons envisioned that the new plant would not only increase the local ice supply to meet demand, but it would also lower the prices charged to their consumers. According to the newspaper article, in 1905 Kansas City consumed 1,200 tons of ice per day. The existing Central Ice Company plant produced 150 tons daily, while the five plants owned by People's Ice produced a total of 650 tons per day. The addition of the new plant would yield 1,500 tons of ice per day for consumers throughout the City. While this was in excess of the City's needs, Lyons anticipated that by 1910 demand would once again surpass supply. It is interesting to note that imported ice still held a place in the Kansas City ice market. As the *Kansas City Journal* article noted, following the construction of the new ice plant, "the 400 tons of shipped [imported] ice will then be surplusage."

In 1907, shortly after the completion of the new Central Ice Company plant, Williams Lyons sold a controlling interest in the company to Howard Vanderslice, triggering the consolidation the Kansas City ice market.<sup>12</sup> Two years later, Vanderslice led a corporate merger that created the City Ice and Storage Company. The new company, capitalized with \$100,000 of stock, united the resources of the Central Ice Company, the Mutual Ice Company, and the Home Ice and Refrigeration Company (East 17<sup>th</sup> Street and Walrond Avenue).<sup>13</sup> The following year, the city directory listed ten additional companies and twelve individual ice dealers in Kansas City.

In 1913, the City Ice and Storage Company merged with the West Bottoms-based People's Ice Company to become the City Ice and Cold Storage Company. This deal represented the union of Kansas City's two largest ice dealers. The new company, capitalized at \$1 million, had the capacity to produce 1,400 tons of ice per day.<sup>14</sup> Officers of the merged company included Vanderslice and his business partner, John Lynds; J. S. Chick, a real estate investor; Bruce Dodson, a manager of the Equity Fire Insurance Company; and Joseph J. Heim, president of Kansas City Breweries and Heim Real Estate Company. For the next decade, the City Ice and Cold Storage Company dominated Kansas City's artificial ice industry. The 1917 city directory listed only five ice companies and eleven individual ice dealers.

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<sup>12</sup> Whitney, 284; Tracy, 207.

<sup>13</sup> "For Big Ice Plant."

<sup>14</sup> *Kansas City (MO) Star*, 23 April 1913. Mounted Clipping File. Kansas City, Missouri Public Library, Special Collections. Microfilm.

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Jackson County, Missouri

In March 1922, the company officers sold the City Ice and Cold Storage Company to a group led by Texan Arthur Hardgrave.<sup>15</sup> Over the next ten years, Hardgrave expanded and improved the company's operations. A 1925 modernization campaign converted existing steam facilities to electric and constructed new ice plants in developing parts of town such as Waldo (near 75<sup>th</sup> Street and Wornall Road) and east of downtown at 15<sup>th</sup> Street and College Avenue.<sup>16</sup> The conversion from steam to electric was proposed in the interest of "beautif[ying] Kansas City." Electric-fueled plants would eliminate the smoke produced by the steam boilers and the construction of new ice plants would help reduce "traffic congestion," road hazards, and the need for repaving caused by the ice trucks.<sup>17</sup>

In March 1926, the *Kansas City Journal* reported that the seven plants in the City Ice Company system produced 1,495 tons of ice daily, while the company's six storage facilities could hold an additional 50,000 tons. Annual sales exceeded 500,000 tons of ice. Sixty-five trucks and 225 horse-drawn wagons delivered roughly 35,000 tons of ice to customers daily. In addition, the City Ice Company operated fifty-two "cash and carry" stations throughout the City. It also maintained two laboratories staffed by chemists who monitored the quality of the ice supply. The number of employees ranged from 250 and 700, reflecting seasonal variations in demand. The City Ice Company was also civic-minded. "Bill and Jerry clubs," named for the company's horse teams, promoted kindness to animals and counted over 14,000 local children as members.<sup>18</sup>

The continuing growth and consolidation of ice manufacturing operations was not unique to Kansas City, nor was it happening only at the local level. In 1929, the *Kansas City Star* announced that the City Ice and Cold Storage Company would become a regional hub for ice manufacturing in the southern United States when Middle West Utilities bought its parent company, United Public Service Company, a Chicago corporation.<sup>19</sup> Middle West Utilities operated its ice franchise through the Western Refrigeration Company, an established player in

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<sup>15</sup> Tracy, 207; Hardgrave first appears in the 1922 City Directory and is listed as a resident of Dallas, Texas. By 1923, he was a local resident.

<sup>16</sup> Although the connection has not been confirmed, Hardgrave's tenure with the City Ice Company may correspond to ownership by the parent company, United Public Service Company.

<sup>17</sup> "Expansion Program Forging Ahead," *City Ice Man*, December 1926. Kansas City, Missouri Public Library, Special Collections. Microfilm.

<sup>18</sup> "Industrial Development Contest - Kansas City Terminal," *Kansas City (MO) Journal*, 22 March 1926. Mounted Clipping File. Kansas City, Missouri Public Library, Special Collections. Microfilm.

<sup>19</sup> "City a Big Ice Center," *Kansas City (MO) Star*, 26 August 1929, p. 3.

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the Chicago ice market. Middle West Utilities was also a subsidiary of the Insull Corporation whose owner, Samuel Insull, had developed Chicago's Commonwealth Edison electric company and the inter-urban railroad lines that served northwest Chicago's lake shore suburbs. It is not clear when United Public Service purchased the City Ice and Cold Storage Company, but this chain of events illustrates the regionalization of the industry at the expense of the small producers as the ice trade began to wane. Through the merger with Middle West Utilities, Arthur Hardgrave, the president of the City Ice and Cold Storage Company, gained oversight of ice production in a six-state region for the Chicago-based Western Refrigeration Company. This region had a daily output of over 3,500 tons of ice and annual earnings of \$3.7 million. An advertisement in the 1930 Business Directory described City Ice and Cold Storage Company's advantages: "Fifteen Ice Manufacturing plants assure Greater Kansas City an adequate supply of Pure Ice at all times. Dependable year 'round service by trained, courteous, efficient men."<sup>20</sup>

The City Ice and Cold Storage Company was not content with its dominance of the Kansas City ice trade. In April 1930, the City Ice and Cold Storage Company purchased its largest local competitor, the American Ice Company,<sup>21</sup> which began operating in Kansas City in 1922. By the end of the decade, its three ice plants produced 260 tons of ice daily and had a seasonal storage capacity of 13,000 tons. With this acquisition, the City Ice and Cold Storage Company owned over one hundred ice production plants, storage facilities, and other operational buildings throughout the metropolitan area. The production facilities included several large plants, each capable of producing 5,000 tons of ice per day, as well as smaller facilities with production capacities ranging from 40 to 125 tons of ice per day.<sup>22</sup> (All of these facilities were of brick construction, unlike the stone structure originally built for the Mutual Ice Company.) The advantage of the merger was cited as the "elimination of duplicated service" in an effort to keep the ice industry afloat as home refrigeration proliferated. Following the merger of the City Ice and Cold Storage Company and the American Ice Company, only five smaller ice manufacturers and "several hundred independent peddlers" survived to compete with the City Ice and Cold Storage Company.

<sup>20</sup> *Polk's Kansas City (Jackson County, Missouri) Directory*, Vol. LX (Kansas City: Gate City Directory Co., 1930), 95.

<sup>21</sup> "City Ice Co. Buys American Ice Co.," *Kansas City (MO) Star*, 30 April 1930. Mounted Clipping File. Kansas City, Missouri Public Library, Special Collections. Microfilm.

<sup>22</sup> "Description of City Ice Company of Kansas City Properties," Book No. 4, December 1932. Kansas City, Missouri Public Library, Special Collections.

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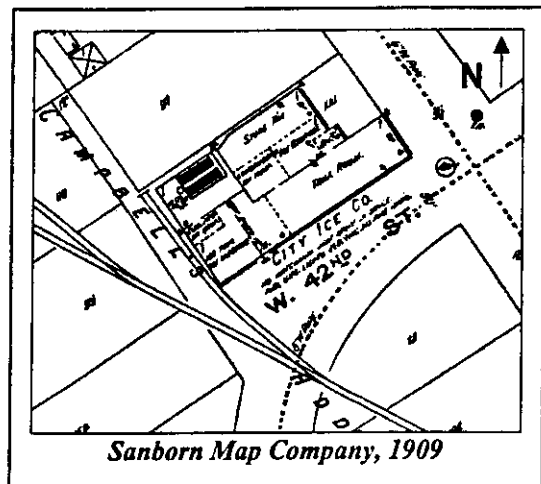
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Mutual Ice Company Building  
Jackson County, Missouri

The Mutual Ice Company Building

Following the annexation of the City of Westport into Kansas City in 1897, the Westport commercial district evolved into a secondary commercial center as residential neighborhoods rapidly expanded to the south of Kansas City's downtown business district. It was during the first decade of the twentieth century that most of Kansas City's historic residential neighborhoods between 31<sup>st</sup> Street and 45<sup>th</sup> Street and from Troost Avenue to State Line were substantially developed. Among these were Hyde Park, Coleman Highlands, Old Hyde Park, Roanoke, and Southmoreland; all of which are recognized as historic districts in the National and/or Kansas City Registers of Historic Places. The Westport commercial district became the service center for the burgeoning Midtown neighborhoods, providing a complete range of services to local residents. Westport was a transfer point on the streetcar system, facilitating access to jobs for workers from around the City. As the terminus of the Kansas City-Westport Belt Railway, access to the rail line made Westport additionally attractive to industrial concerns. With a location in the heart of Westport on a spur of the Belt Railway, the Mutual Ice Company was able to capitalize on the growing population's demand for ice and refrigeration.



In 1907, a group of Kansas City businessmen formed the Mutual Ice Company. Fred Wolferman, the ice company's president, also owned Wolferman's Grocery at 1108 Walnut Street. Joseph S. Chick, Jr., the company's vice president, was a real estate investor and the son of a pioneering local family. C. A. Kiger, the company's secretary and manager, was a wholesale jeweler. The following year, the city directory advertised the business as the Mutual Ice Fuel and Storage Company, representing a common association among the three types of businesses. At this time, H. H. Smith assumed the role of manager, joining the company officers of the previous year.



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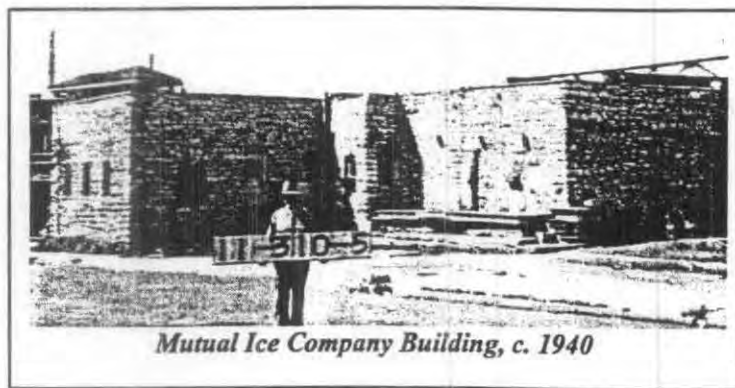
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Mutual Ice Company Building  
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In 1909, the facilities of the Mutual Ice Company, the Home Ice and Refrigeration Company, and the Central Ice Company merged to create the City Ice and Storage Company.<sup>23</sup> The Mutual Ice Company building operated as a facility in the City Ice Company's network over the next three decades, described for many years as Plant No. 4.

Following the merger of the City Ice and Cold Storage Company and the American Ice Company in 1930, the role of the old Mutual Ice Company plant changed. By 1935, it had been demoted from Plant No. 4 to Plant No. 125. A City Ice Company scrapbook described the facility as a "refrigerated peddler station and retail ice sales station."<sup>24</sup> Although its steam system made the plant functionally obsolete for ice production, it continued to play a critical role as a cog in the distribution system by supplying ice to door-to-door peddlers. Ice from this facility serviced neighborhoods that encompassed a broad area bounded roughly by 45<sup>th</sup> Street on the south, State Line on the west, 35<sup>th</sup> Street on the north, and the Paseo on the east. The retail operation, on the Pennsylvania Avenue side of the building, sold one hundred pounds of ice for 40 cents.



*Mutual Ice Company Building, c. 1940*

By 1940, the Mutual Ice Company Building was vacant. As the consolidation of Kansas City's ice industry demonstrated, during the period leading up to World War II, the ice industry witnessed a rapid decline that correlated to the increasing ownership of home refrigerators. As the smallest and one

of the oldest plants in the City Ice Company system, the Mutual Ice Company Building was a logical choice to decommission.

After World War II, the W. H. Jennens Company, a plastering business, occupied the building. This business was run by William H. Jennens and his son, William F. Jennens. In the 1970s, the

<sup>23</sup> The components of this merger were identified after reviewing ownership information in City Directories from the years leading up to and including 1909.

<sup>24</sup> "Description of City Ice Company Properties." Book No. 4, December 1932. Kansas City, Missouri Public Library, Special Collections.

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building was converted to house offices and to provide storage, functions it continues to provide today. The lower level of the building, accessed from Mill Street, has recently completed renovation as a corporate library.

Architect

Rudolf Markgraf, a local architect, designed the Mutual Ice Company Building. The 1911 *Pen and Sunlight Sketches of Greater Kansas City* described Markgraf as a notable local architect with a specialty in designing industrial facilities. Markgraf came to Kansas City from his native Germany in 1886. In the early 1890s, he worked as an assistant engineer and architect in the office of A. J. Waddell, the Kansas City-based and internationally known bridge designer. Markgraf was a member of the American Institute of Architects, serving as secretary and president of the local chapter. In addition to the Mutual Ice Company Building, he is noted for his design of the German Evangelical Church (2456 Park in 1907); the Prospect Avenue Congregational Church (2844 Prospect in 1906); the Dr. Generous Henderson Residence (1016 Paseo in 1899; listed in the National Register of Historic Places in 1979); the Shukert Building (1113-1119 Grand in 1903, which is no longer extant); as well as numerous industrial properties. Among the industrial properties he designed are several laundry companies; the Smith Baking Company; Kelley Mill and Elevator; the Forester-Nace Box Company; Merchants Refrigerating Company; and the Kansas City Water Department Building (201 Main Street in 1904; listed in the National Register of Historic Places in 1994).<sup>25</sup>

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<sup>25</sup> *Pen and Sunlight Sketches of Greater Kansas City* (Kansas City: The American Illustration Company, 1911), 113; and "Rudolf Markgraf," Kansas City Landmarks Commission Architects file. City of Kansas City, Missouri Landmarks Commission.

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**VERBAL BOUNDARY DESCRIPTION**

Lots 97 and 100, John Campbell's Addition to the Town of Westport, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded Plat thereof, together with the Easterly  $\frac{1}{2}$  of the vacated alley lying Westerly of and adjacent to said lots.

**BOUNDARY JUSTIFICATION**

The boundary for this nomination includes the platted lots historically associated with the property.

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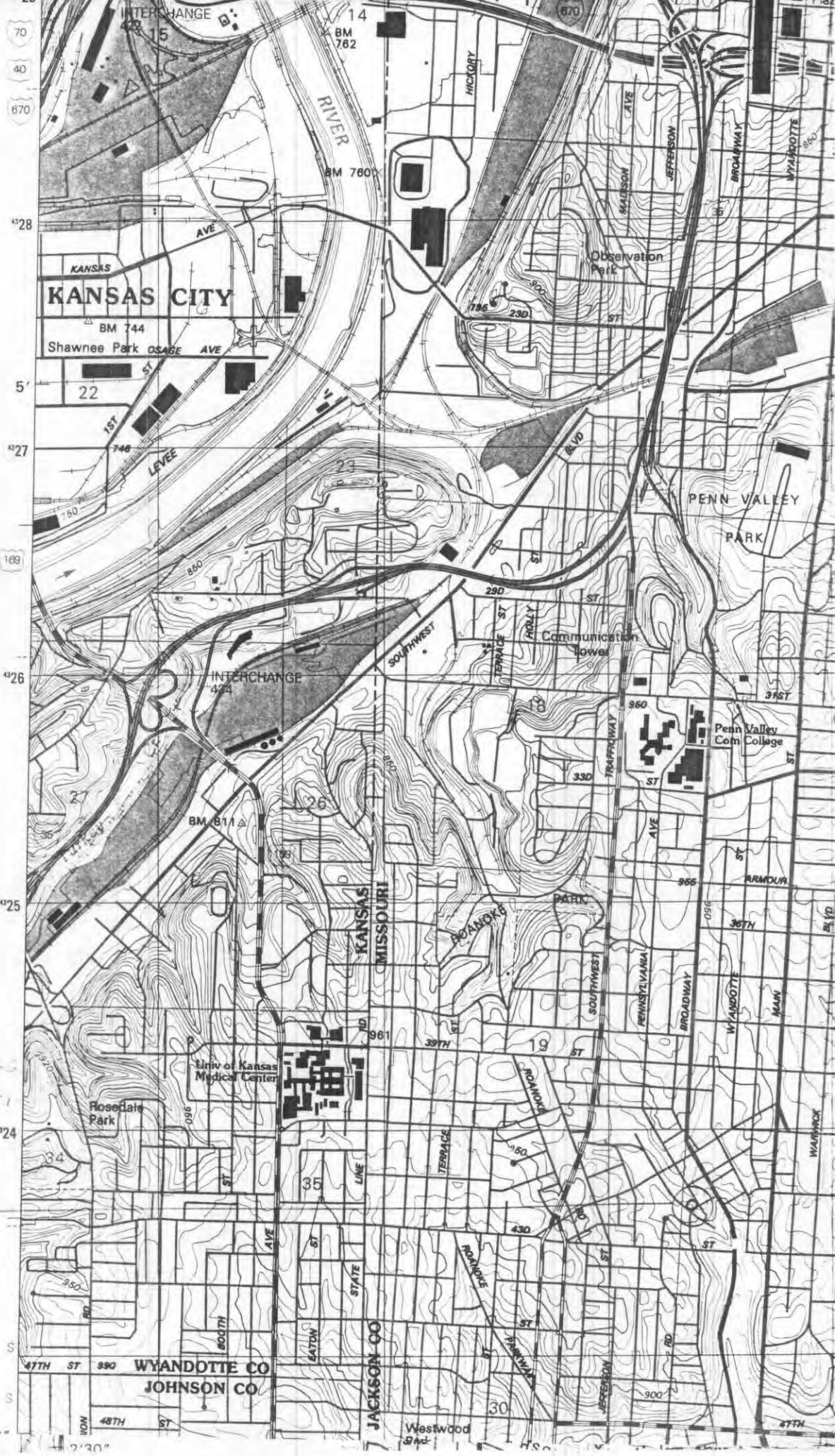
**PHOTOGRAPH LOG**

**Photographer:** Kerry Davis, Historic Preservation Services, LLC

**Date of Photographs:** February 2004

**Location of Negatives:** Stan Chrzanowski, Overland Park, Kansas

PHOTO NO.	VIEW
1	East (Pennsylvania Avenue) elevation, looking west.
2	South (42 <sup>nd</sup> Street) and east (Pennsylvania Avenue) elevations, looking northwest.
3	South (42 <sup>nd</sup> Street) and west (Mill Street) elevations, looking northeast.
4	Mill Street loading dock, looking southeast.
5	North elevation, looking south.
6	Typical interior appearance, looking north.



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