

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Old Town Historic District (Boundary Increase)

other names/site number N/A

2. Location

street & number 119, 207, and 213 Walnut Street [ N/A ] not for publication

city or town Kansas City [ N/A ] vicinity

state MO code MO county Jackson code 095 zip code 64105

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 [ ]  
nationally [ ] statewide [ X ] locally.

( See continuation sheet for additional comments [ x ]. )

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

18 May 05  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[ ] 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  
See continuation sheet [ ].

Signature of the Keeper

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	2	1 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 sites
	<input type="checkbox"/> object		
		0	0 structures
		0	0 objects
		2	1 Total
Name of related multiple property listing.		Number of contributing resources previously listed in the National Register.	
N/A		54	

## 6. Function or Use

### Historic Function

COMMERCE: specialty store

AGRICULTURE: processing

GOVERNMENT: public works

### Current Functions

DOMESTIC: multi-family dwelling

VACANT

COMMERCE: office building

## 7. Description

### Architectural Classification

OTHER: Two-part commercial block

### Materials

foundation stone

walls brick

stone

roof asphalt

other

### Narrative Description

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

see continuation sheet

## 8. Statement of Significance

### Applicable National Register Criteria

☒ **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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

COMMERCE

ARCHITECTURE

### Periods of Significance

c. 1895-1924

### Significant Dates

N/A

### Significant Person(s)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

see nomination

## Narrative Statement of Significance

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

## 9. Major Bibliographic 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

# \_\_\_\_\_

#### Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government City Hall

☒ University

☒ Other:

Name of repository: \_\_\_\_\_

Kansas City Missouri Public Library

## 10. Geographical Data

Acreage of Property Less than one acre

### UTM References

A. Zone Easting Northing

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[X] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date August 20, 2004

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state Missouri zip code 64108

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

#### Photographs

Representative black and white photographs of the property.

### Additional Items

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

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name                       
street & number                      telephone                     

city or town                      state                      zip code

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## National Register of Historic Places Continuation Sheet

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**Old Town Historic District Boundary Increase I  
Jackson County, Missouri**

### Summary

The Old Town Historic District Boundary Expansion is comprised of two contributing properties and one non-contributing property and two previously listed properties (Townley Metal and Hardware Company Building and the Water Department Building, both listed in 1994) located on Main Street and Walnut Street, Kansas City, Jackson County, Missouri, located directly to the east and north of the Old Town Historic District. It is important to note that the original district, situated in the general vicinity of Grand and Missouri Avenues, Wyandotte and Second Streets, will be visually and physically enhanced by the district expansion.

As stated in the Old Town Historic District NR Nomination, the original Old Town National Register District is comprised of some 10 blocks and 5 partial blocks, plus the Public Market area, a space that originally comprised 8 blocks. The district is located in the Riverfront District of Kansas City, Missouri, and is situated in the general vicinity of Grand and Missouri Avenues, Wyandotte and Second streets. The original district featured approximately 58 structures of various age and design. Fifty-two of these buildings were included for nomination because of their architectural and/or historical importance. The district has a long history as a commercial area and the buildings reflect that use. The only residential utilization consisted of living space above the stores.

Typically the buildings are constructed near the street line with the long axis of the building at right angles to the street. Most of the buildings are rectangular in plan. The structures vary in size from two to six stories. All are flat roofed with the exception of the hip roofed Board of Trade Building located at 502 Delaware Street. When visible, the foundations consist of usually random or coursed rubble limestone. The primary building material is brick. The buildings vary in size and design, many are narrow, rectangular structures with facades close to the street, and multi-storied with living quarters often included above the business portion. Rich stone, brickwork and cast iron facades embellish several of the buildings. In good to excellent condition, the integrity of location, design, setting, materials, workmanship, feeling and association of each building has been retained.

The list of properties included in the Old Town Historic District Boundary Increase, including address, date of construction, architect and builder (if known), and physical description, are as follows:

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Old Town Historic District Boundary Increase I  
Jackson County, Missouri

### **The Kansas City Water Department Building**

The Kansas City Water Department building, located at 201 Main Street, Kansas City, Missouri, is a two-story, L-plan, building executed in a vernacular style with Classical affinities. It was constructed in 1904-1905; the architect and builder of this NR listed property are unknown. This red brick building with cut stone rim, measuring approximately 142 feet (east and west) x 64 feet (north and south), is situated on a sloping site on the southeast corner of Second and Main Streets in the Riverfront district of Kansas City. The Water Department building is located one block north of the City Market, directly east of the Volker Building, west of the Townley Metal and Hardware Company building, south of a gravel lot and the Kansas City Southern Railway tracks and north of a concrete, brick and corrugated metal commercial building. The Kansas City Water Department Building, although vernacular in type, evokes Classical detailing that is characterized by modified Gibbs surround, stone rounded arch door hood with stone consoles and denticulated cornice capitals. Over years the years, the Kansas City Water Department Building has received few exterior alterations, the most noticeable being the brick infill in the northernmost first story opening in the main façade and the replacement of two windows with a loading dock entrance on the north façade. A high degree of the building's original architectural integrity has been retained.

The main façade (Main Street) faces west and is divided into four bays with the southernmost bay one-story and recessed approximately 70 feet from the rest of the façade. The L-shape building of masonry wall construction has a tar and gravel flat roof. Stone coping runs along the roof line on the west façade, while tile coping runs at the roof line on the north and south façades. Triple peaked brick parapets are on the west façade and a plain rectangular brick parapet is located about midway on the north façade. Running bond pattern brick is used as the surface material. Stone plinth is visible on the main façade. The original coursed stone foundation is evident on the easternmost five bays of the north façade.

### **The Townley Metal and Hardware Company Building**

The Townley Metal and Hardware Company building, located at 200-210 Walnut Street, Kansas City, Missouri, is a five story, brick commercial building measuring 142 feet long and 174 feet, 2 inches wide. Adjacent to the south of the Townley Metal and Hardware Company building is a brick commercial building constructed in 1954. The Townley Metal and Hardware Company building was erected in three separate building campaigns. The first unit, which comprises the north six bays of the twenty-two bay east façade, was constructed in 1895 and was originally four stories in height. A second building campaign, which expanded the width of the original building's eight bays to the south, occurred in 1902. In 1907, the building was again expanded another eight bays. It is not certain just when the height of the building was raised to five stories, but it is probable this occurred with the final building campaign.

Displaying Late Victorian characteristics, the building's design can best be described as influenced by the Second Renaissance Revival style due, in part, by the overall form and rhythm of the main façade. The arcade-like treatment at the second and third stories, the organization of the upper stories into distinct horizontal

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Old Town Historic District Boundary Increase I  
Jackson County, Missouri

divisions emphasized by pronounced brick denticulation and cut-stone string coursing, and the variance in fenestration articulation all recall some of the distinguishing features of that architectural era. Despite some reversible modifications to the exterior, the building's integrity of design, materials and workmanship has been retained in order to convey its historic identity and character.

### Kawmo Grocery Company Building

The three-story Kawmo Grocery Company building is located at 207/09 Walnut Street, was constructed in 1912 and designed by the prominent Kansas City architectural firm of Smith, Rea and Lovitt. The main façade faces west and is divided into three bays. The storefront level, modified from the original still retains the original character and vocabulary; brick piers, continuous sill and lintel remain. Storefront fenestration has been modified with glass block. The entrance to the building is located at the far north bay and features a deeply recessed double-leaf door. Upper story fenestration, set in groups of three at each bay, is double-hung, sash typically three-over-three with continuous stone sills. Prominent brick piers divide the bays, while the center bay fenestration is divided at each unit by slender brick piers with stone capitals. A brick parapet set above a wide stonecourse caps the front façade. The north façade is characterized by a concrete structural grid pattern, while the south façade, partially obscured by a loading dock that connects to 217 Walnut, features double-hung, sash wood frame two-over-two units. The rear façade, also divided into three bays, features double-hung, sash, wood framed two-over-two units. The lower story windows have been infilled with concrete block, except for those units at the far south bay.

### Schwarzschild and Sulzberger Beef and Provision Company Building: (S&S, Co.).

The Schwarzschild and Sulzberger Beef and Provision Company Building is located 119 Walnut Street, was constructed c. 1895. The design of this building is attributed to Zachary Taylor Davis, Chicago. Although the window units of the property are non-existent, the historic building still displays its original character, as the brickwork, openings and detailing are extant. Furthermore, the property remains the only meatpacking business in the historic district. The original main façade faces west and is divided into six bays. The entrance, located at the far south bay, features a single-leaf wood and glass door with a transom. The storefront opening, now covered with plywood, is separated from the upper-story units by a cast-iron lintel. Brick corbelling crowns the building. The south façade of the property is divided into three separate units. The unit to the east is three stories while the remaining units are two stories in height. Stone sills and lintels are extant. The original fenestration, which is visible at the far east unit, features double-hung, sash six-over-six. Brick corbelling also defines this façade. The east façade features small openings at the second story that have been infilled. The north facade fenestration, like those of the south façade, are at the original location, yet are missing window units.

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Old Town Historic District Boundary Increase I  
Jackson County, Missouri

### Non-Contributing Property:

#### Christopher Mercantile

The Christopher Mercantile building is located at 213/17 Walnut Street and is connected to 207-09 Walnut by a covered loading doc. The main façade faces west and features a non-original, metal overhead door. The original west façade has been refaced with concrete block (see narrative on the building below), while a portion of the original brick façade is extant at the lower north corner of the main façade. The north and south facades, as originally designed, had scant fenestration, as shown in a 1940s assessment photograph located at the Landmarks Commission, Kansas City, Missouri. The window openings on the south and north facades are visible from the interior of the building. The second story windows of the main façade are visible from the interior as well. The rear, or east façade is characterized by brick and concrete block; the concrete foundation is exposed. All fenestration of the original building have been infilled with brick.

### Integrity:

The buildings within the boundary increase are reflective of the character of the buildings within the original Old Town Historic District. Buildings within both areas are rectangular in plan and are constructed of brick with stone details. Size and massing varies within the original boundaries and the boundary increase, but most buildings are two to six stories, sit close to the sidewalk, and have footprints that take up most of their lot. Of the five buildings within the district, two are individually listed on the National Register and only one (the smallest in scale) is non-contributing. Both the Kansas City Water Department Building (NR listed) and the Townley Metal and Hardware Company Building (NR listed) are highly intact buildings that retain original exterior decorative features. The Kawmo Grocery Company Building is highly intact and retains its historic wood windows on the upper two floors on all facades. The only change in historic character is the infilling of the storefront windows with glass block.

Though the original storefront windows are missing, the framework of brick piers and the stone detailing along the storefront cornice line and water table are intact. Changes at the storefront level are typical of Old Town and other commercial and industrial areas, and do not significantly impact the character of the building or district as a whole. Of the two contributing buildings that have not been previously listed in the register, the Schwarzschild and Sulzberger Beef and Provision Company Building (S&S Co.) is the most deteriorated. The S&S Co. Building is missing its historic wood windows, and its storefront openings have been boarded over. However, the building retains all of its historic brick corbelling along the cornice line and between the two floors. Additionally, the heavy stone sills and lintels are intact on all facades, and none of the window openings have been reduced in size. The integrity of the S&S compares favorably with the Townley Metal and Hardware Company that, at the time of its individual listing in the register, had modern replacement windows smaller in size than the original openings.

Overall, Old Town Boundary Increase I retains a high degree of historic integrity. The buildings reflect change in use over time, and deterioration due to age and unuse. However, the significant aspects of its integrity of location, setting, materials and associations reflect its historic use as a commercial and industrial area and its significance in the areas of Commerce and Architecture.



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Old Town Historic District (Boundary Increase)  
Additional Documentation  
Jackson County, Missouri

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### Christopher Mercantile

The Christopher Mercantile is located at 213/17 Walnut Street. Though within the boundaries of the Old Town Historic District (Boundary Increase I), the building was considered non-contributing to the district when listed on July 1, 2005. The integrity of the building had been impacted by modern metal over-head doors and refacing with concrete block. The rest of the building, however, was largely intact and has been maintained as part of the current rehabilitation project. The rehabilitation of the building has also addressed the alterations to the street-facing elevation of the building. The west facade was reconstructed using face brick on the exterior. There was original brick masonry that remained on both ends of the main or west facade. This original brick opening was used to determine the extent of the replacement wood storefront. The existing stone foundation was reused. The reconstructed design of the west or main facade was based upon the extant original brick walls, along with an historic photograph dating 1940. The replacement brick matches the original brick in color, texture, modular size and joint widths.

The current property description is:

The main façade faces west and features a rehabilitated façade, based on an historic photograph of the building (see attached). The first story features two storefronts with separate entrances. Each unit features a single-leaf wood framed door with narrow transom placed next to paired, wood framed plate glass windows with wood paneled bulkheads; a tripartite transom crowns each storefront bay. Upper story fenestration is a duplicate of the original design: tripartite fenestration with single-hung, wood framed three-over-three windows with continuous brick sills. The north and south facades, as originally designed, had scant fenestration, as shown in the attached historic photograph. A storefront, that replicates the storefront of the main façade, has been installed at the far east bays of the north façade. A three-over-one single-hung sash unit has been installed at the far west bay of the south façade. Additional units that have been installed at the south façade include one-over-one, single hung, sash windows. The rear, or east façade is characterized by brick and concrete block; the concrete foundation is exposed.

Though the front façade has been reconstructed, the reconstruction has been based on historic photographs and closely matches the original. Though the reconstruction occurred on the street-facing façade, this is the shortest elevation and comprises only a small part of the original building. The developers estimate that only 11% of the exterior has been reconstructed, the rest of the building remains largely intact. The rehabilitation of the street-facing façade has restored the building's historic character and the building now contributes to the historic significance and character of the larger Old Town Historic District.

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Old Town Historic District Boundary Increase I  
Jackson County, Missouri

### Summary

The Old Town Historic District Boundary Increase is an extension of the historic district that was listed in 1977. This boundary increase, like the original National Register listed district, is eligible for listing in the National Register of Historic Places under Criteria A and C in the area of COMMERCE: The area has a continual history of commercial use since the first merchant, Thomas Smart, established himself at the landing in 1839.

ARCHITECTURE: Executed in the vernacular and displaying characteristics of high style influences, the four buildings, which comprise the Old Town Historic District Boundary Increase, reflect the general character of buildings located within the original district. Furthermore, the addition of these buildings further enhances the integrity of the district as a whole. Their location, date of construction, original use, scale, size, materials and overall design are compatible with the original NR district.

### Elaboration

As stated in the original Old Town Historic District Nomination, the district is "significant historically for several reasons. It is the site of the original Kansas City and became an important early Missouri River landing site. Included in the district are the sites of the original town square, city market, cemetery and original city and early county government buildings. A number of prominent historical personalities are associated with the district and the architecture remaining in the area represents an important era in Kansas City history."<sup>1</sup> The following properties are tied into the historical context of the original Old Town Historic District Nomination because of their architectural and commercial significance and their relationship to the original town square and the overall continued development of Kansas City's birthplace. These properties are indisputably connected to the framework of the area and help to further define its boundary.

### Contributing Properties:

#### The Kansas City Water Department

The Kansas City Water Department building was listed on the National Register in 1994 as a single site. Constructed in 1904-1905, it is the earliest extant public works building built by the city water department. It is significant because of its long association with the city water department from 1904 to 1923. Architecturally, the Kansas City Water Department building is a representative example of a vernacular utilitarian type public works building with classical affinities. Its materials, scale, design and overall architectural vocabulary are compatible with the surrounding original historic district, while its use as a public building is illustrative of the historic context of the area. The period of significance for the Kansas City Water Department building, 1904-1923, represents the span of years of continuous daily operations of the water department building, also fitting into the period of significance of the original district.

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<sup>1</sup> Sherry Piland, "Old Town Historic District," National Register of Historic Places Nomination, May 11, 1977, Section 8, Page 1.

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Old Town Historic District Boundary Increase I  
Jackson County, Missouri

### **The Townley Metal and Hardware Company**

The Townley Metal and Hardware Company building was listed on the National Register in 1994 as a single site. It is significant because it reflects the growth and fortunes of the business during its period of greatest expansion and prominence. Housed at this location for over seventy-five years, Townley Metal and Hardware Company is a representative example of the wholesale hardware jobbers trade which reached national prominence during the late 19<sup>th</sup> century. Because of continued success throughout its history, the Townley Metal and Hardware Company became known as one of the nation's largest wholesale hardware distributors. Both rural and urban retail hardware businesses relied on jobbers like Townley not only for their merchandise but used Townley's expansive location as a warehouse to house their own stock. Furthermore, as pioneers in their trade, James P. Townley I and his son, John M. Townley championed business ethics that the entire wholesale industry advocated. Like the other contributing buildings within the district expansion, its materials, scale, design and overall architectural vocabulary are compatible with the surrounding original historic district, while its use as a commercial/wholesale facility is illustrative of the historic context of the area.

### **Kawmo Grocery Company Building**

The Kawmo Grocery Company Building is located at 207 Walnut Street. In April 1911 excavation began on property located on Lot 74, Block 7, Kansas City, Jackson County, Missouri. It is significant as an example of an early design by the prominent local architectural firm of Smith, Rea and Lovitt. It is also significant as an example of produce warehousing businesses that were constructed in close proximity to the rail lines of Kansas City Southern Railway.

On May 18, 1912, a building permit was issued to construct a three-story warehouse. Built of brick, stone and reinforced concrete, it is an example of the firm's designs just prior to incorporating the use of structural steel for modern framing in their succeeding commissions. The building contract was awarded to J. B Neevel and Sons Construction Company on a bid of \$42,521.00. The first owner on record was Kawmo Grocery Company.<sup>2</sup>

The building served as a warehouse for the wholesale produce company. In 1920 the building belonged to Max A. Christopher doing business as Christopher Mercantile. In 1930 the name was changed to Christopher Sales Co. For over 27 years, 1912-1939, the building served as a grocery warehouse under Christopher's ownership. By 1939 the building came under the ownership of Lyon, Bert and Company whose business dealt in the processing and selling of hides.<sup>3</sup> In 1945 Lyon, Bert and Company had the interior remodeled and a new front installed by Bennett Construction Company. No architect was listed.

<sup>2</sup> The Western Contractor Volume 21, 8 May 1912, 15.

<sup>3</sup> "Kawmo Grocery Company" Polk's City Directory: 1911-1960 (Kansas City: Gates Publishing Co., 1911-1960). Various pages, Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri.

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### Old Town Historic District Boundary Increase I Jackson County, Missouri

On January 2, 1968 ownership was transferred to Paul and Morris Adelman doing business as Louis Adelman and Company.<sup>4</sup> Under their ownership, the building went through further alterations in December 1968 when a new loading dock was constructed in the alley between 207 and 213 Walnut Street thereby connecting the two buildings. The builder on record was Atlas General Contractors, Inc. located at 1255 Argentine Boulevard. In order to allow for the connection of the two buildings it was necessary to obtain a special permit from the city. As a result, Ordinance #36268 was passed that allowed the firm to close the alley by building a dock area to connect to 207 Walnut to the building at 213 Walnut. In 1986 the building was owned in partnership and became known as the Adelman-Fisher Company.<sup>5</sup>

Like the other contributing buildings within the district expansion, its materials, scale, design and overall architectural vocabulary are compatible with the surrounding original historic district, while its use as a commercial/wholesale facility is illustrative of the historic context of the area.

#### *Architects: Smith Rea and Lovitt*

In 1910 Charles A. Smith joined with Charles Rea and Walter Lovitt to form the firm of Smith, Rea and Lovitt. The firm lasted for ten years (with Lovitt dying in 1920 and Rea one year later), and was responsible for a number of large commercial designs in and around Kansas City's central business district. With this partnership came a drastic change in the design and construction of their commissions. Among those were the Hewson Building, 1016 Walnut (1912; now demolished); the Firestone Building, 2001 Grand Boulevard (1915, NR listed), and the prestigious Kansas City Club, 1228 Baltimore Avenue (1918). Another building listed on the National Register, the Ivanhoe Temple, 2301 E. Linwood Boulevard (1920-1925), was recently razed for future parking space.

#### **Schwarzschild and Sulzberger Beef and Provision Company: (S&S, Co.).**

The Schwarzschild and Sulzberger Beef and Provision Company Building is located 119 Walnut Street, Kansas City, Missouri. This provisional depot was constructed c.1895 and located in Block 6, Lots 60 and 61, of the Old Town subdivision, Kansas City, Jackson County, Missouri.<sup>6</sup> The site for this facility was chosen, most likely, for access to Kansas City Belt Line Railway that, at the time, served as a connecting system to rail lines serving the entire United States. With the development of the refrigerated rail car it became easier to transport and store meat products as it made its way to market. It was a common practice in the meat packing industry to build provisional stations along rail lines to serve as product distribution centers. The building served as a meatpacking depot from 1895-1925. The building is significant as an example of an early provisional depot connected to the meat packing industry.

<sup>4</sup> Kansas City Title, Inc., Corporation Warranty Deed K-37787, December 31, 1968. Title search performed on August 2, 2004, Jackson County, Missouri.

<sup>5</sup> Building Permit #43394 December 27, 1968, Office of the Landmarks Commission, Kansas City, Missouri.

<sup>6</sup> Water Permit # 12607, Water Department, Kansas City, Missouri, July 25, 1895.

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Old Town Historic District Boundary Increase I  
Jackson County, Missouri

Schwarzschild and Sulzberger Packing Company (S and S) of Kansas City, Kansas, had the refrigerated meat depot constructed as an off site shipping facility and distribution warehouse. The far-east end of the building served as a wagon shed and stable while the western half of the building contained offices on the second floor with product storage facilities throughout the remaining floor space. Although the east end appears to have been built first with the western side added later, to the contrary, the foundation indicates that the material is consistent throughout. Additionally, a footprint of the building found in atlases of the period also indicates that it was built in one campaign just as it stands today. It appeared for the first time on the Sanborn Maps of 1896. No other atlas renderings could be found prior to that date. S&S remained at this location until 1915 when Wilson Packing Company acquired both the main plant in Kansas City, Kansas, as well as the depot at 2<sup>nd</sup> and Walnut in Old Town.

Like the other contributing buildings within the district expansion, its materials, scale, design and overall architectural vocabulary are compatible with the surrounding, original historic district, while its use as a commercial/warehouse facility is illustrative of the historic context of the area.

### *History of Schwarzschild and Sulzberger*

Kansas City was an important live stock center and for several decades (around the turn of the 20<sup>th</sup> century) was home to the second largest meat packing industry in the world. In 1900 there were "eight mammoth packing houses located in the city, representing the world's greatest packers, Armour, Swift, Cudahy, Schwarzschild and Sulzberger (S&S), American Dressed Beef and Provision Company, Dold, Fowler Packing, and Morris and Company."<sup>7</sup>

Joseph Schwarzschild and Ferdinand Sulzberger established a meat packing company in New York c.1850 and later expanded into Chicago. They came to Kansas City in search of a Western connection for the fast growing industry. As a result, in January 1893 they took over operations of the Phoenix Packing Company in Armourdale that at the time employed 250 men. In 1902 Joseph Schwarzschild left the company for unknown reasons but the business continued under the leadership of Ferdinand Sulzberger. In 1910 Sulzberger brought his two sons into the business and renamed the company Sulzberger and Sons thereby maintaining the S&S insignia. The Sulzberger brothers quickly began to expand into markets in Oklahoma City, Albert Lea, Minnesota and Cedar Rapids, Iowa.

By 1912, S&S employed over 2,000 men and did over \$30,000,000 in business annually in Kansas City alone. The company further expanded their business into Los Angeles and Sioux Falls, South Dakota. Branch offices and selling agents were located throughout the world and products from Kansas City were "found on shelves of dealers from Nome to Cape Town [and] New York to Yokohama. The total business of the company done in

<sup>7</sup> Pen and Sunlight Sketches of Greater Kansas City (Kansas City: The American Illustration Co., n.d.), 42-43.

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Jackson County, Missouri

1911 amounted to \$100,000,000.”<sup>8</sup>

After 1912 the company began to have financial difficulties. First, the quick expansion of the business had been a financial drain. Thereafter, other problems began to mount against S&S. Although the elder Sulzberger, born in Karlsruhe, Germany, immigrated to the United States at the age of nineteen; he retained connections to Germany through his company. His business practices came into question as mounting tension in Western Europe lead into World War I. Sulzberger was declared a German sympathizer when his company continued to do business with Germany through Sweden. Great Britain blacklisted all products from Sulzberger and Sons that lead to a severe plummet in S&S stock. In turn, bankers holding loans to the company called in their bonds. By 1915 S&S Company sold what was left of their packing business to Wilson Packing Company.<sup>9</sup> Wilson Packing owned the building until 1925 when it was sold to Michael-Swanson and Brady Investment and Realty Company, parent to Michael-Swanson and Brady Produce, who maintained ownership until 1956.

*Architect: Zachary Taylor Davis (1872-12/16/46)*

The design is attributed to Zachary T. Davis, an architect from Chicago.<sup>10</sup> Davis is listed as a graduate of the Armour Institute (now Illinois Institute of Technology). Since the institute was not founded until 1893, Davis may have been designed the building as a student project. By 1900 he was in private practice with his brother Charles G. Davis. He later established the firm of Z.T. Davis and Associates. Early in his career, Davis specialized in two and three story flat buildings exemplified by a number of large apartment houses that he designed on the south side of Chicago. By 1911 Davis had designed St. Ambrose Church in Chicago, Illinois; the courthouse in Kankakee County, Illinois; Quigley Seminary in Chicago and several buildings located on the downtown campus of Loyola University. Several of his buildings are included on the list of historic landmarks in that state.<sup>11</sup> Davis is perhaps best known as the architect of Wrigley Field and Comiskey Park in Chicago. In his later years, he was the Superintendent of Repairs for the Chicago School District.<sup>12</sup>

### Non-Contributing Property:

<sup>8</sup> “Ferdinand Sulzberger,” *Men of Affairs in Greater Kansas City* (Kansas City: Kansas City Press Club, 1912), n.p.

<sup>9</sup> “Schwarzschild and Sulzberger,” *Local History*, Kansas City Public Library Online, Accessed July 27, 2004. [www.kcp.lib.mo.us/localhistory/media.cfm?mediaID=35621](http://www.kcp.lib.mo.us/localhistory/media.cfm?mediaID=35621)

<sup>10</sup> “1898” Card File, Landmarks Commission, Kansas City, Missouri, n.d., n.p.

<sup>11</sup> Terry Tatum, “Landmark Designation Report for Wrigley Field, 2000” Department of Planning and Development, Chicago, Illinois.

<sup>12</sup> Henry F. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey and Ingalls, Co., 1970), 165. Withey also states that Davis went on to design sports parks in other locations including one in Los Angeles, California. The name of the park was not given.

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Note: The following property is scheduled to be rehabilitated in 2004-2005 as part of a tax credit project on the neighboring building (Kawmo Grocery). Work on both buildings will follow the *Secretary of Interior's Standards*. It is hoped that during the rehabilitation process non-original materials will be removed from the façade of the Christopher Mercantile, revealing original architectural features and fenestration patterns. As work progresses, the building should be reassessed for integrity and potential for inclusion in the National Register as part of the Old Town Historic District Boundary Increase. Though the building is counted as non-contributing, its commercial association is closely tied to the historic context and significance of the district as a whole and its history is recounted below.

### Christopher Mercantile

The Christopher Mercantile Company is located at 203/17 Walnut Street. The two-story building was constructed in 1922 to serve as additional warehouse space for the Christopher Mercantile (see section on Kawmo Grocer above). Located on Lot 75 of Block 7 in the Old Town subdivision of Kansas City, Jackson County, Missouri, the Christopher mercantile was designed by architect Frank Lloyd Lang of 922 Commerce Building in 1922. The contract was awarded to T.H. Long for an estimated cost of \$12,000. The two-story building is constructed of brick and steel. The owner on record was Max A. Christopher who also owned 207 walnut. In 1930, the Christopher Mercantile building was remodeled at which time partitions were installed along with a new main façade. The contractor was listed as R. D. Shore.<sup>13</sup>

Christopher Mercantile utilized the building as an expansion of warehouse space for its produce business at 207 walnut. In 1933 part of the building was vacant while Western Union occupied the lower floor. Western Union's address was listed as 215 Walnut Street. During the late 1930s until 1968, 210/215 Walnut Street was occupied and operated by Fruit Supply Company as a wholesale produce warehouse. The building remained in their possession until 1968 when Paul and Morris Adelman's, owners of 207 Walnut, purchased and remodeled both buildings.<sup>14</sup> It is unclear as to the date of alterations made to the main façade, as it appears today, that encased the original façade with concrete block and the addition of a steel garage door.

Architect: Frank Lloyd Lang

Frank Lloyd Lang was a local architect who practiced on his own throughout most of his career. The earliest record of Lang in the city directories was located in 1914. His practice was located in his home. By 1916 he was

<sup>13</sup> Building Permit #1325, August 25, 1922 and Building permit #9165, February 26, 1930. Office of the Landmarks Commission, Kansas City, Missouri.

<sup>14</sup> "213 Walnut," Polk's City Directory; 1922-1960 (Kansas City: Gates Publishing Co., 1922-1960). Various pages, Microfilm, Special collections, Kansas City Public Library, Kansas City, Missouri.

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### Christopher Mercantile

The Christopher Mercantile Company is located at 213/17 Walnut Street. The two-story building was constructed in 1922 to serve as additional warehouse space for the Christopher Mercantile (see section on Kawmo grocery above). Located on Lot 75 of Block 7 in the Old Town Subdivision of Kansas City, Jackson County, Missouri, Christopher Mercantile was designed by architect Frank Lloyd Lang of 922 Commerce Building in 1922. The contract was awarded to T.H. Long for an estimated cost of \$12,000. The two-story building is constructed of brick and steel. The owner on record was Max A. Christopher who also owned 207 Walnut. In 1930, the Christopher Mercantile building was remodeled at which time partitions were installed along with a new main façade. The contractor was listed as R.D. Shore.<sup>1</sup>

Christopher Mercantile utilized the building as an expansion of warehouse space for its produce business at 207 Walnut. In 1933 part of the building was vacant while Western Union occupied the lower floor. Western Union's address was listed at 215 Walnut Street. During the late 1930s until 1968, 213/215 Walnut was occupied and operated by Fruit Supply Company as a wholesale produce warehouse. The building remained in their possession until 1968 when Paul and Morris Adelman's, owners of 207 Walnut, purchased and remodeled both buildings.<sup>2</sup>

### *Architect: Frank Lloyd Lang*

Frank Lloyd Lang was a local architect who practiced on his own throughout most of his career. The earliest record of Lang in the city directories was located in 1914. His practice was located in his home. By 1916 he was briefly employed by the firm of Wight and Wight as a draftsman but by 1922 he once again practiced alone with his office located at 922 Commerce Building. Between 1924 and 1925 he briefly practiced in partnership with George B. Franklin. Their office was located at 400 Reliance Building. After 1926 he is listed in sole practice. Although the date is unknown, Lang designed apartment buildings for John G. Hiatt that were located at Lawn Avenue and Scarritt. In 1924, while in partnership with Franklin, they designed a commercial building at 4072-78 Mill Creek and a residence for C.B. Vardeman at 5810 State Line Road.<sup>3</sup>

<sup>1</sup> Building Permit #13258, August 25, 1922 and Building Permit #91695, February 26, 1930. Office of the Landmarks Commission, Kansas City, MO.

<sup>2</sup> "213 Walnut," Polk's City Directory: 1922-1960 (Kansas City: Gates Publishing CO., 1922-1960. Various pages, Microfilm, Special Collections, Kansas City Public Library, Kansas City, MO.

<sup>3</sup> "Frank L. Lang," Plans on microfilm, Western Historic Manuscripts Collection, University of Missouri, Kansas City.



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Old Town Historic District Boundary Increase I  
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briefly employed by the firm of Wight and Wight as a draftsman but by 1922 he once again practiced alone with his office located at 922 Commerce Building. Between 1924 and 1925 he briefly practiced in partnership with George B. Franklin. Their office was located at 400 Reliance Building. After 1926 he is listed in sole practice. Although the date is unknown, Lang designed apartment buildings for John G. Hiatt that was located at Lawn Avenue and Scarritt. In 1924, while in partnership with Franklin, they designed a commercial building at 4072-78 Mill Creek and a residence for Mr. C.B. Vardeman at 5810 State Line Road.<sup>15</sup>

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<sup>15</sup> "Frank L. Lang," Plans on microfilm, Western Historic Manuscript Collection, University of Missouri, Kansas City.

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Old Town Historic District Boundary Increase I  
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### Verbal Boundary Description

From the northwest corner to the KCMO Water Building the boundary runs 355.7 feet to the east, the 107.9 feet to the north to the northwest corner of the S&S Company Building, then 141.4 feet to the east to the property's northeast corner, the 289.9 feet to the south through to the southeast corner of the Christopher Mercantile Property, then 148.11 west to the original boundary of the Old Town District.

### Boundary Justification

The nominated properties of the Old Town Historic District Boundary Increase include the entire parcels historically associated with each of the four buildings as described above.

### UTM REFERENCES

The boundaries of the Old Town Historic District (Boundary Increase 1) fall within the UTM references provided on the original nominations. Those UTM References are provided again below.

- A. 15/363250/4330100
- B. 15/363340/4329740
- C. 15/362970/4329640
- D. 15/362870/4330000

### Key to Photographs

Photographer: Jeff Nichols, North Kansas City, Missouri

Date: August 2004

Note: Photographs for the Water Department Building and Townley Metal and Hardware Company Building are on file at the State Historic Preservation Office, Jefferson City, Missouri, as submitted with the National Register of Historic Places Nominations.

### S&S Beef and Provision Company Building, 119 Walnut Street

1. West or main façade facing east
2. West or main façade facing northeast
3. South façade facing northeast
4. North façade facing southeast
5. South façade facing northwest
6. East façade facing northwest
7. First floor, far east bay facing south
8. Second floor facing east

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Old Town Historic District (Boundary  
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### Key to Photographs

Photographer: Jeff Nichols, North Kansas City, MO

Date: October 2005

Building: Christopher Mercantile Building, Old Town Historic District (Boundary Increase) Additional Documentation

213 Walnut Street

Kansas City, Jackson County, MO

1. West or main facade and north façade; view facing southeast.
2. West or main façade and portion of the south façade; view facing northeast
3. West or main façade; view facing east.
4. Detail of the south façade; view facing northeast.
5. Rear façade; view facing northwest.
6. Rear façade; view facing west.

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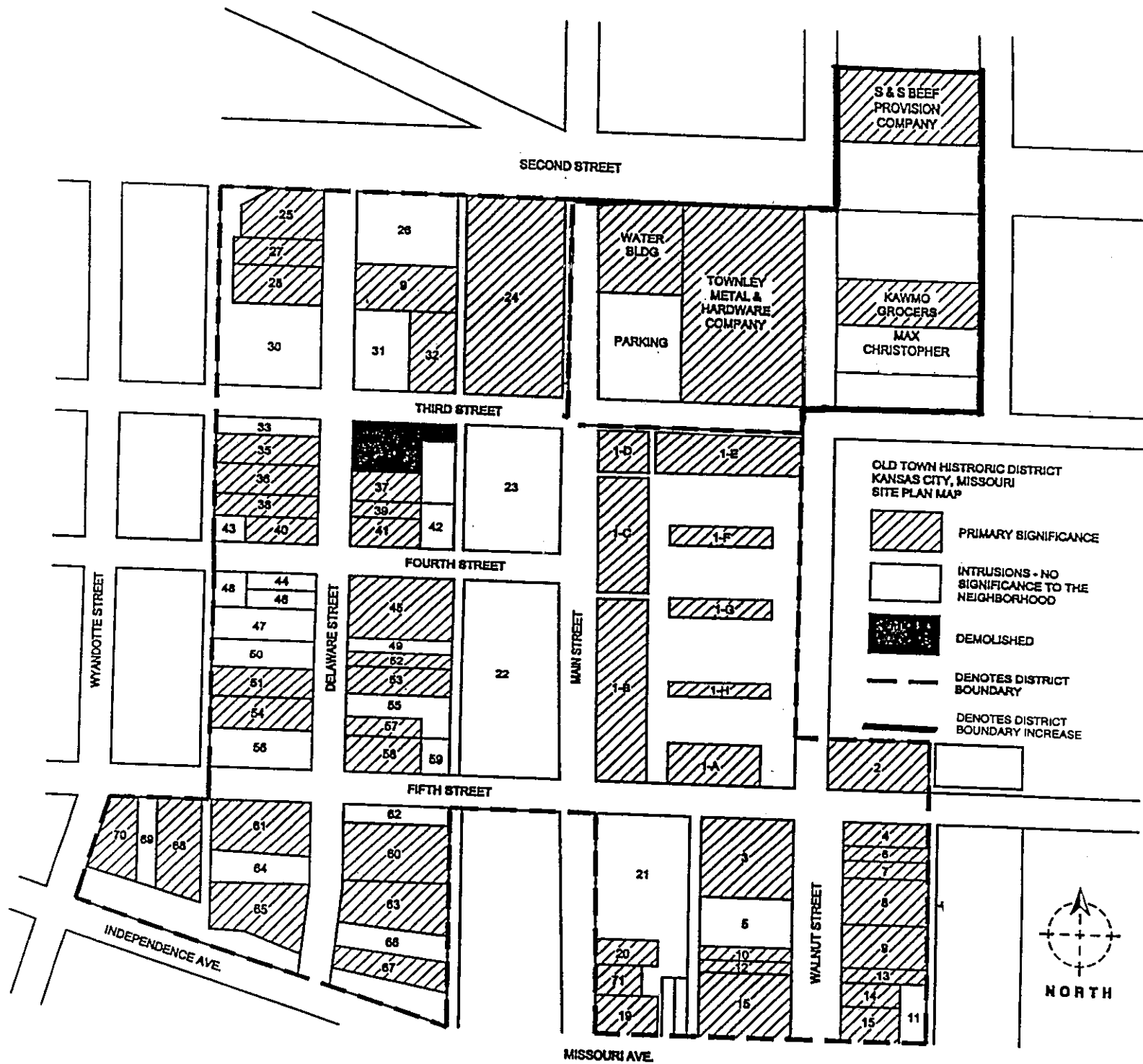
Old Town Historic District Boundary Increase I  
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### Christopher Mercantile Building, 213 Walnut Street

1. West or main façade facing east
2. West or main façade facing southeast
3. West or main façade facing northeast
4. Rear or east façade facing southwest
5. Rear façade facing west
6. Interior of canopied section between 213 and 209 Walnut facing west
7. Rear of main unit (213) facing east

### Kawmo Grocery Company Building, 207 Walnut Street

1. West or main façade facing northeast
2. Detail of west or main façade facing east
3. Main and a portion of the north façade facing southeast
4. Rear or east façade facing southwest
5. Rear or east façade facing northwest
6. First floor facing west
7. Third floor facing east





MICHAEL'S FRESH PRODUCE

EA

NO 276





NO  
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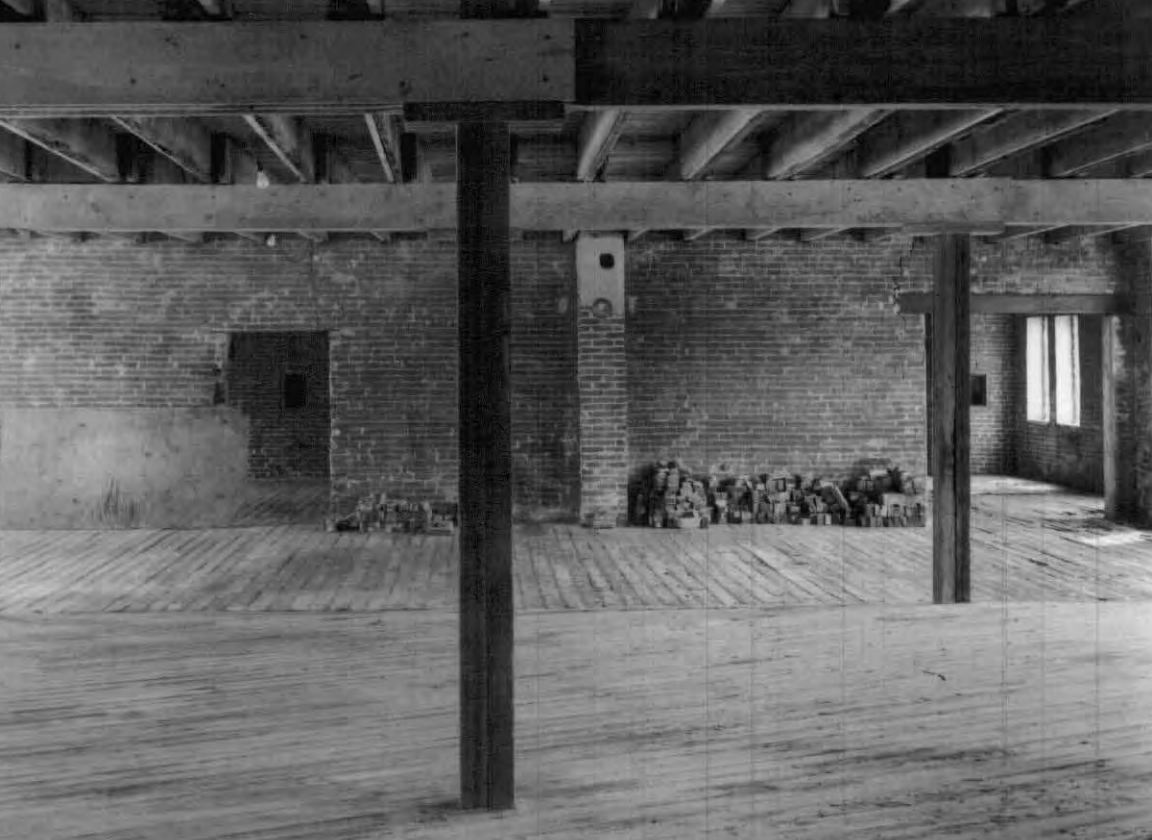








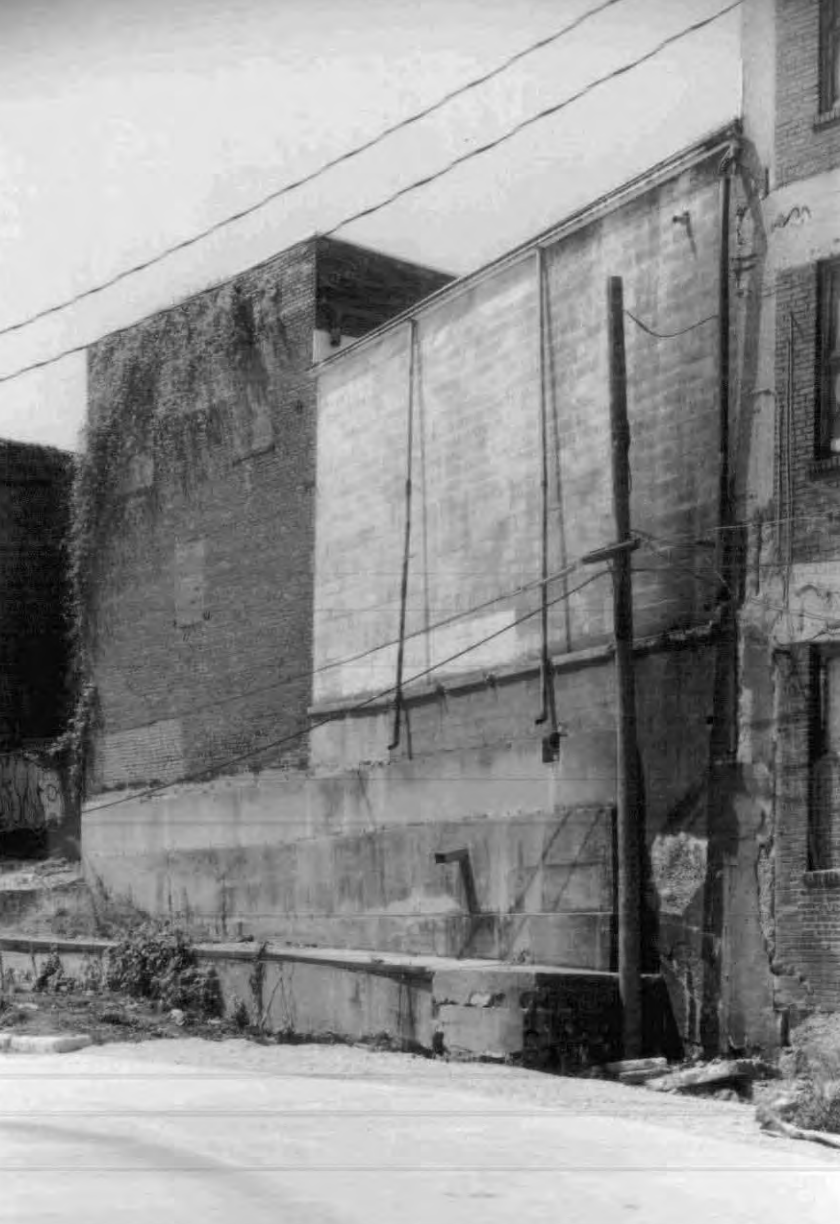














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