

**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 III)

other names/site number N/A

2. Location

street & number 140 Walnut Street [N/A] not for publication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].)

Signature of certifying official/Title

Mark A. Miles
Mark A. Miles/Deputy SHPO

12/30/05
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

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources
previously listed in the National
Register.

56

Name of related multiple property
listing.

N/A

6. Function or Use

Historic Function

COMMERCE: specialty store

INDUSTRY/PROCESSING/EXTRACTION
warehouse

Current Functions

VACANT

7. Description

Architectural Classification

OTHER: concrete block warehouse

Materials

foundation stone

walls brick

concrete block

roof asphalt

other concrete

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

1910-1955

Significant Dates

1910-1911

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sanneman and Van Trump (1910-1911)

Kivett and Myers (1946)

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

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	363080	4330290			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] 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 4, 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 Second and Main, LLC
street & number 100 E. 7th Street telephone 816.808.9848

city or town Kansas City state MO zip code 64105

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**Old Town Historic District (Boundary Increase III)
Jackson County, Missouri**

Summary

The Old Town Historic District (Boundary Increase III) is comprised of the O. C. Evans Wholesale Produce Company Building, 140 Walnut Street, Kansas City, Jackson County, Missouri, located directly to the north of the original Old Town Historic District. It is important to note that the original district and its recent expansions, situated in the general vicinity of Grand and Missouri Avenues, Wyandotte and Second Streets, will be visually and physically enhanced by this third district expansion. Its addition to the original district will anchor the northernmost edge of the original district, just south of the bluffs of the Missouri River. 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 54 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. The recent expansions include two individually listed buildings and three contributing resources: The Kansas City Water Department Building (201 Main Street; NR listed, 1994), The Townley Metal and Hardware Company Building (200-210 Walnut Street; Nr listed, 2000), The Kawmo Grocery Building (207-09 Walnut Street; NR listed, 2005), the Schwarzschild and Sulzberger Beef and Provision Company Building (119 Walnut Street; NR listed, 2005), and the C. A. Burton Machine Company Building (136 Main Street; NR pending, NPS). This subsequent expansion will add one additional contributing building to the district, bringing the expansion total to six properties. 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.

Elaboration

The O. C. Evans Wholesale Produce Company building was constructed in two separated phases. The original unit, constructed in 1910-1911, is the far east building and remains similar to the original design by Sanneman and Van Trump, as per the original plans (see below). As it stands today, the south or main façade features all the original window openings, which have been covered with plywood. The brick corbelling at the cornice line is intact, as is the prominent parapet wall. The center and south units, designed by the Kansas City firm of Kivett and Myers in 1946, are constructed of concrete block and feature original window and overhead door openings at the south façade. The upper story fenestration, at the center unit, is paired casement, placed in groups of three. The far, east unit features the original overhead door opening. The dock and canopy are original to the Kivett and Myers design. The east and west facades are characterized by wide, original overhead door

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**Old Town Historic District (Boundary Increase III)
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openings, open at the east façade and covered with plywood at the west façade. One non-original, metal overhead door can be seen at the second bay of the west façade, moving north to south. The original window openings at the second story, west façade, are extant. The second story units at the east façade match that of the central unit, second story south façade. The interior of this warehouse space features exposed concrete columns and non-original partitions.

Future Plans

Currently there are plans for the rehabilitation and adaptive re-use of the O. C. Evans Wholesale Produce Company Building. Plans for the project, prepared by Arnold Imaging, Kansas City, Missouri, in association with SWD Architects, Kansas City, are in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Once the proposed plans are completed, they will be submitted to the Missouri State Historic Preservation Office and the National Park Service for review and compliance. Although the building has been altered over the years, the original window and overhead door locations and dock remain. If one compares the current condition of the historic property to the original plans, the building still maintains its overall integrity and can be easily renovated following the *Secretary of the Interior's Standards*.

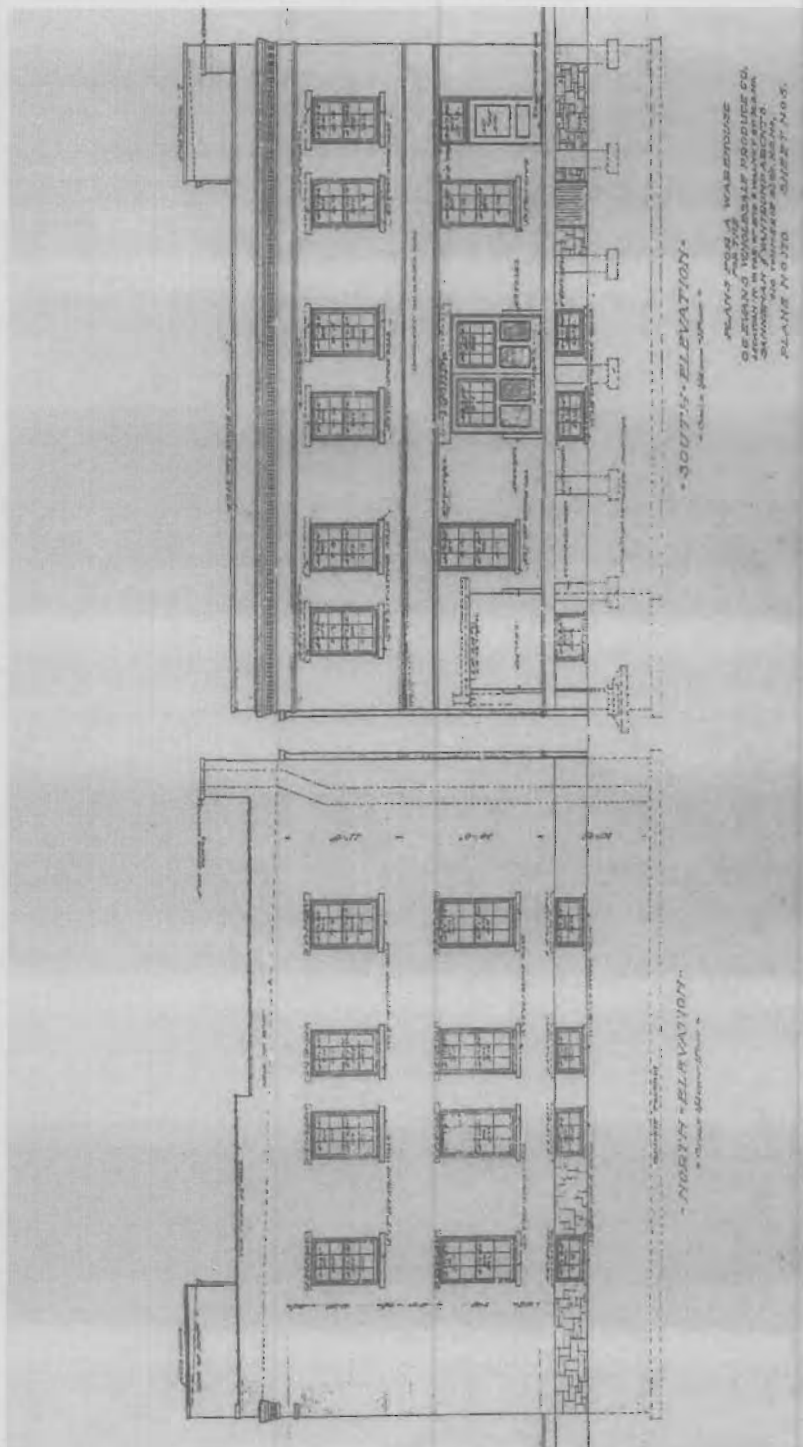
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Old Town Historic District (Boundary Increase III)
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O.C. Evans Building:
North and South
Elevations, 1910-1911

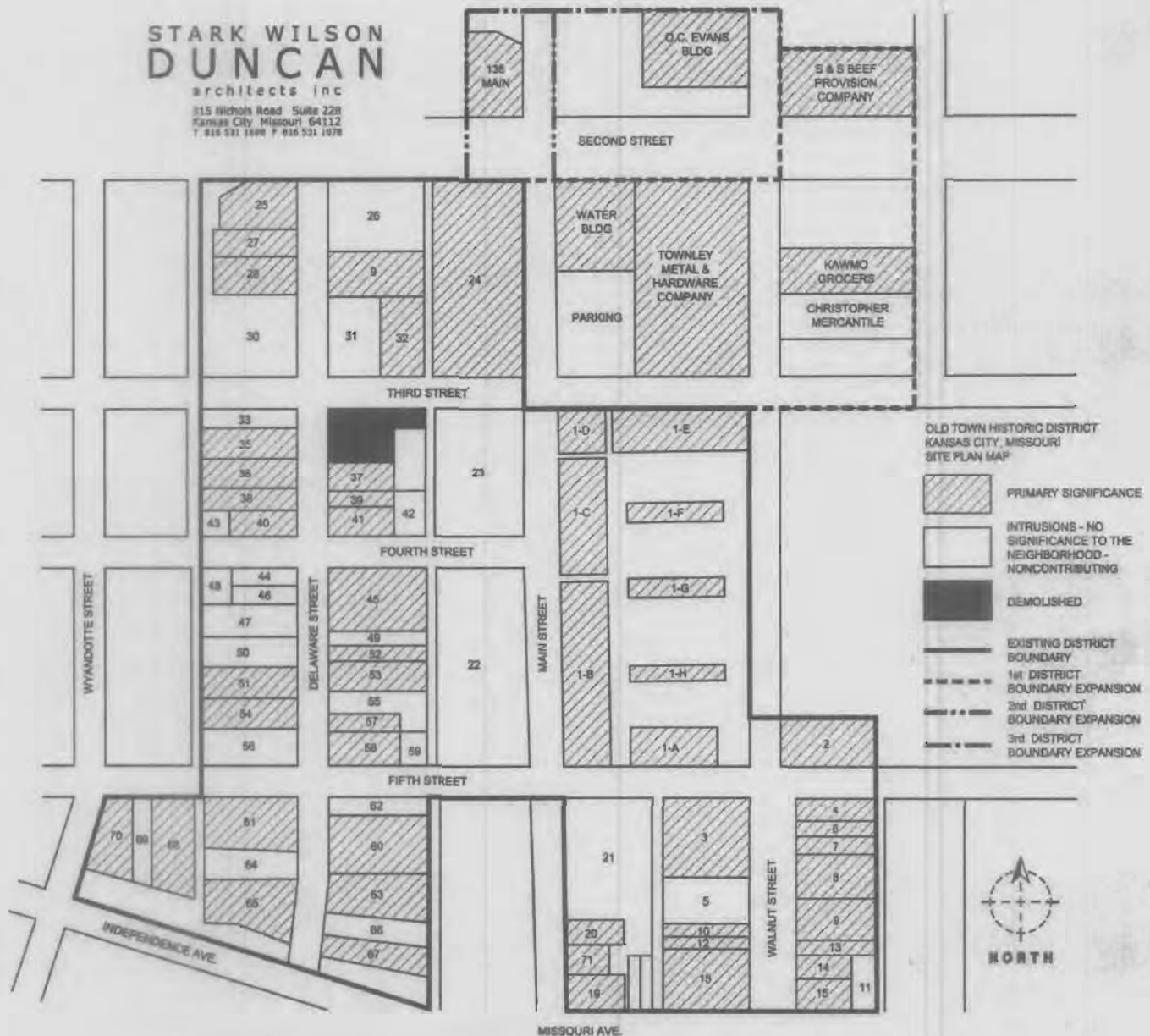


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Architectural & Historical Research - 1537 Bellevue Avenue - Kansas City, Missouri 64108 - (816) 472-4154

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Aerial photo (c. 1950) of River Market Area, Kansas City, Missouri:
O.C. Evans Building, located in boxed area at far right of center.

Enlargement of inset above:
O. C. Evans Building



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

Summary

The Old Town Historic District Boundary Increase III is the third extension of the historic district that was listed in 1977. This boundary increase, like the original National Register listed district and the first and second expansions, 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. The O. C. Evans Wholesale Produce Company ran a produce company from this location from the building's inception to 1940. Subsequent occupants of the warehouse facility also operated produce companies and/or food storage from this location. ARCHITECTURE: Executed in the vernacular, the O. C. Evans Produce Company building reflects the general character of buildings located within the original district and expansions I and II. The addition of this building further enhances the integrity of the district as a whole. Its location, date of construction, original use, scale, size, materials and overall design are compatible with the original NR district. To date only two buildings designed by Sanneman and Van Trump, also dating from 1910, are listed on the National Register of Historic Places in Kansas City. Both are residential properties located within the Santa Fe Historic District, listed in May 1986. Other properties designed by Sanneman and Van Trump between 1910 -1912 includes the St. James Rectory in South Hyde Park and Colonnaded Apartments as described in Phase II of the KC 2003 survey. The original Sanneman and Van Trump design for O. C. Evans was renovated and expanded in 1946 for the Milgram's grocery chain. The large addition is an example of the early commercial expansions designed by the prominent Kansas City based architectural firm of Kivett and Myers. The period of significance is from 1910 the date of the completion of the building through 1955, the arbitrary 50 year cut off date used for evaluation and assessment of historic properties.

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."¹ The following property is linked to the historical context of the original Old Town Historic District Nomination and the subsequent expansions because of its architectural and commercial significance and its relationship to the original town square and the overall continued development of Kansas City's birthplace. The O. C. Evans Wholesale Produce Company building is indisputably connected to the framework of the area and helps to further define its boundary. Produce and food supply companies, like the O. Evans Wholesale Produce Company, were attracted to the area due to the proximity of the City Market and multiple rail lines.

On October 27, 1910, a building permit was issued to O. C. Evans and E. H. Peppers, co-owners of O. C. Evans Wholesale Produce Company. The permit was issued for the construction of a two- story building on the

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

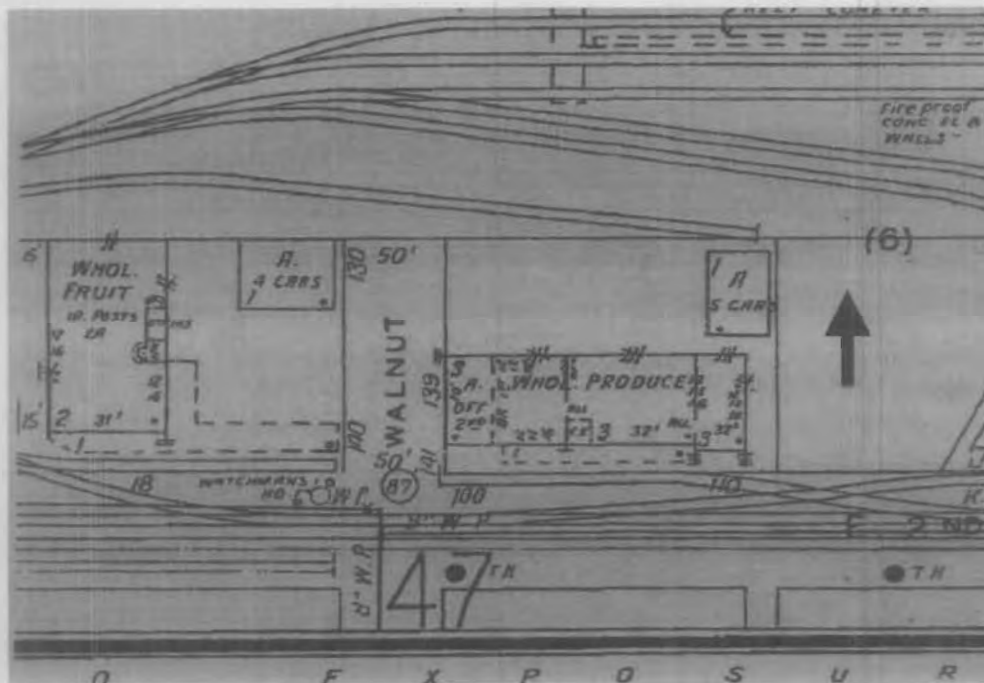
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Old Town Historic District Boundary Increase III
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northwest corner of Second and Walnut Streets, Kansas City, Missouri.² This location was most likely chosen for its easy access to Kansas City Southern Railroad that, at that time, was a connecting system to rail lines serving the entire United States. A coal shed was located on the property prior to the construction of this building.³



Sanborn Map, 1917 overlay, illustrating the O. C. Evans Wholesale Produce Company Building

The 56' façade of the brick building facing Second Street served as the main entrance with the 100 ft façade facing Walnut Street.⁴ The architectural firm of Sanneman and Van Trump designed the building. However, the contractor was not listed. The cost of the building was estimated at \$16,000.00. The address of the company was listed in the city directory in 1911 as 12 East Second Street.⁵

²Building Permit No. 9960, October 10, 1927 Landmarks Commission, City Hall, Kansas City, Missouri.

³Sanborn Insurance Maps, *Kansas City, Missouri, 1917 overlay (1909)* Vol. 2 (New York: Sanborn Insurance Map Company, 1909/1917), Sheet 151. Microfilm, Special Collections, Kansas City Public Library, Kansas City, MO.

⁴Sanneman and Van Trump, "Plans for a Warehouse for the O.C. Evans Wholesale Produce Co." n.d. Microfilm, Western Historic Manuscript Collection, University of Missouri-Kansas City.

⁵Sanborn Insurance Maps, *Kansas City, Missouri 1939* Vol. 1 (New York: Sanborn Insurance Map Company,

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The O.C. Evans Wholesale Produce Company operated from their Second Street location (now listed as 140 Walnut Street), from 1911 through 1940, the last year the company was listed in the city directory. By 1925, Eugene H. Peppers had moved to California and was no longer listed in the directory. However, the Peppers retained co-ownership. In 1930, Mr. Oliver C. Evans was listed as the company president although his residence was in San Diego, California. E. H. Gandy was vice president and C. E. Marshall served as the company's treasurer. The officers remained the same through the remainder of the company's existence.⁶

Between 1941 and 1945 Wm. Helm and Sons Produce leased the warehouse from Evans and Peppers. The building continued to operate as a produce wholesale warehouse. Mr. Helm and his son operated several produce warehouses within the Old Town district. They were listed at 311 Walnut as well. By 1946 the building was leased to Milgram's of Kansas City.

In 1946 a warehouse for Milgram's was located in a building owned by U. S. Cold Storage at 201-05 Oak Street. However, on February 13, 1946, Milgram's announced plans for the alteration and addition to the O. C. Evans Wholesale Produce Company building. The newly formed architectural firm of Kivett and Myers located at 1016 Baltimore, Kansas City, was hired to design the addition. William Meyer Construction of 1617 Oak Street was hired as the general contractor. The plans called for concrete block and concrete foundation with a composition roof and steel work. The cost was approximated at \$46,000.⁷

The 1946 addition increased the warehouse by nearly three times the original space. The new square footage of cooler and storage area was around 35,000 square feet. A revision of the plans added a dock for incoming trucks and refrigerated railroad cars raising the cost to \$50,000. Upon completion of the new space, Milgram's gave up their lease with U. S. Cold Storage and moved into the newly renovated warehouse at 2nd and Walnut. At that time the Milgram Company stated that their plans included a future expansion to the west of the warehouse as well.⁸ This expansion never occurred.⁹

1909), Sheet 45. Microfilm, Special Collections, Kansas City Public Library, Kansas City, MO.

⁶ *City Directory for City of Kansas City, Missouri*. Multiple years (Kansas City: Gates Publishing Company, 1910-1980), n.p. Microfilm, Special Collections, Kansas City Public Library, Kansas City, MO.

⁷ *The Western Contractor*, 13 February 1946, Vol. 89, 43.

⁸ *The Kansas City Star*, 14 April 1946, 4D.

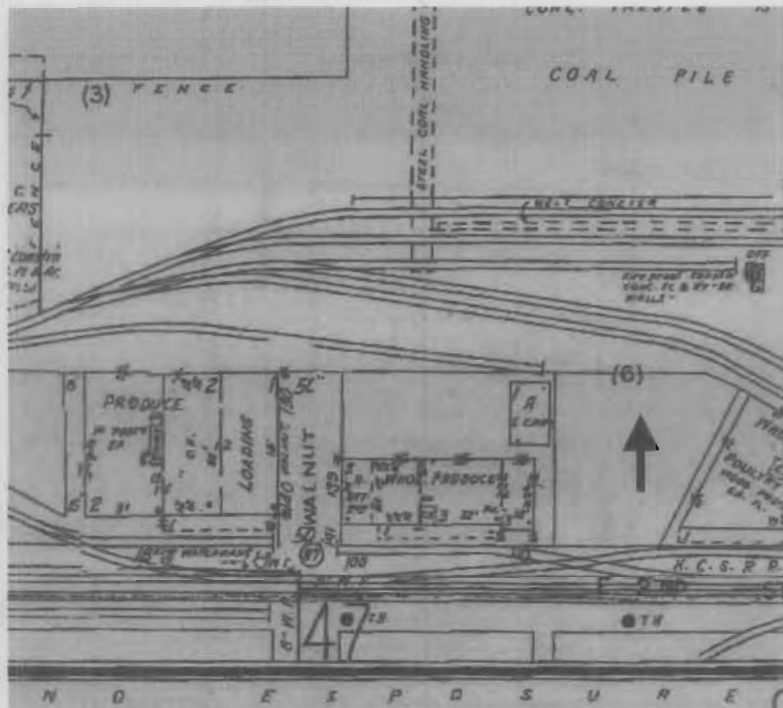
⁹ Sanborn Insurance Maps, *Kansas City, Missouri: 1951* Vol. 1 (New York: Sanborn Insurance Map Company, 1909/1951), Sheet 45. Microfilm, Special Collections, Kansas City Public Library, Kansas City, MO.

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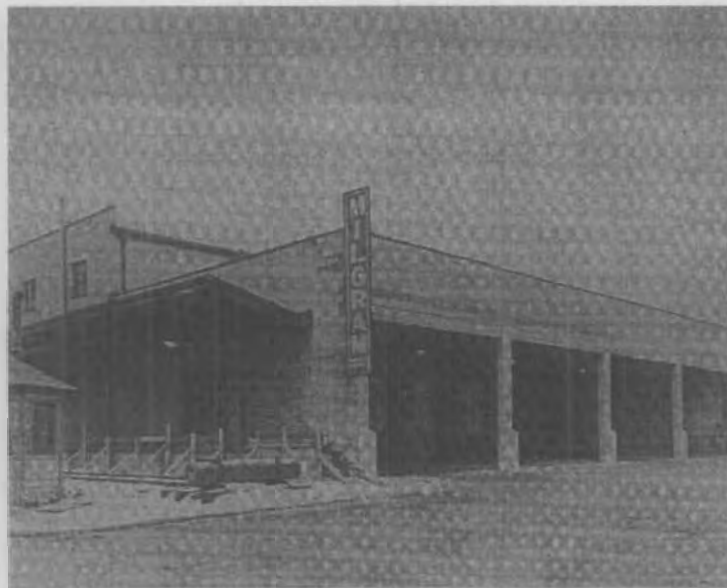
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Sanborn Map, 1951 overlay, illustrating the O. C. Evans Wholesale Produce Company Building



Milgram's Warehouse Addition, southeast corner looking northwest (photo c. 1948)

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Old Town Historic District Boundary Increase III Jackson County, Missouri

At the time that Milgram Foods expanded the warehouse at 2nd and Walnut, W. S. Peppers, heir to Eugene Peppers, was listed as the owner of the property and granted the lease of the building to the Milgram Company.¹⁰ The Milgram Foods warehouse remained at this location until 1970. Subsequently, Quality Tomato Company occupied the space by 1975 Robinson Potato Supply took over occupancy.¹¹ No records have been found to indicate ownership of the property at this time. Until further records can be located it may be assumed that the Peppers family retained ownership.

Sanneman and Van Trump

Raymond H. Sanneman, the principal of Sanneman and Van Trump, was born in Greeley, Kansas, on April 10, 1878. He was graduated from Kansas State University in 1906, and taught mathematics for two years at the University of Illinois before coming to Kansas City to form the architectural firm of Sanneman, Lorey and Company in 1909. Thereafter, the name of his firm changed several times to Sanneman and Van Trump; Sanneman Gould and Van Trump; Sanneman, Abt, and Van Trump and finally Sanneman and Gould Architectural Company before entering into solo practice in 1917.¹²

Little is known about the professional career of R. W. Van Trump and even less about his private life. Van Trump joined Sanneman around 1910 and the two men remained in various partnerships for about eight to ten years. A list of their joint projects includes eight buildings located within Kansas City. In 1911 the two men were hired to design two county courthouses in northern Missouri. In August 1911 R. H Sanneman and R.W. Van Trump were hired to design the new courthouse in Linn County, Missouri, and in October 1911 they were hired to design the courthouse for Mercer County, Missouri.¹³

Kivett & Myers, Architects

Clarence Kivett and Ralph Myers formed a partnership in 1940 shortly after Myers graduated from the University of Illinois. However, World War II temporarily disrupted their business plans until 1945 when they reunited to form the firm of Kivett and Myers and remained in partnership for nearly thirty years.¹⁴ Kivett and Myers are recognized for their contribution to the Kansas City area architecture during the post-World War II era as the leading proponents of modernism.¹⁵ In stepping away from the traditionalism of Kansas City

¹⁰ *Ibid.* A history of Milgram Foods Company located in the Western Historic Manuscript Collection may shed more light on the history of the warehouse after 1950.

¹¹ City Directories, n.p.

¹² Cydney E. Millstein and Mary Ann Warfield, "Monroe Hotel," National Register of Historic Places Nomination, August 25, 2003.

¹³ University of Missouri Extension, "Missouri Courthouses: Linn County / Mercer County, Missouri," Accessed on January 28, 2005. <http://muextension.missouri.edu/explore/uedivis/ue6057.htm>

¹⁴ Joe Gose, "Incredible Inspiration is Gone." *The Kansas City Star*, 15 December 1996, 1.

¹⁵ Scott Cantrell, "Clarence Kivett helped give Kansas City its Look: CK & KC" *The Kansas City Star* 12 April

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architecture, the firm designed many striking and innovative buildings including the Kansas City International Airport (1972) and the Harry S. Truman Sports Complex (1972-73).

The firm of Kivett and Myers became a virtual training ground for many young, successful Kansas City architects. According to Kansas City architectural historian George Ehrlich, the firm was noted for hiring “young architects and encouraging them to produce major designs.”¹⁶ The success of Kivett and Myers is noted in the fact that more than 50 of the firm’s former employees went on to open their own architectural firms.¹⁷ In 1975 Kivett and Myers merged with Kansas City-based engineering firm, Howard, Needles, Tammen and Bergendorff (HNTB).¹⁸

Clarence Kivett

Clarence Kivett, born Clarence Kivovitch in St. Paul, Minnesota, in 1905, was the principal and driving force of Kivett and Myers. Clarence changed his name to Kivett shortly after graduating from the University of Kansas in 1928. He began his architectural career working for Madorie and Bihr but quickly moved on to Hoit, Price and Barnes. His first major project with Hoit, Price and Barnes was as junior architect on the Kansas City Power and Light building. Thereafter, he was often referred to as the father of modern design in Kansas City.¹⁹

With the crash of the stock market in 1929, Kivett lost his job at Madorie and Bihr. In 1931, he made a bold move and went into private practice as “Clarence Kivett, Architect” as listed in the directory of the Victor Building where he opened his office. To further survive the hardships of the depression, Kivett opened a side company called “The Building Modernizing Service.” He repaired and remodeled apartments and other commercial buildings around Kansas City. He sold inspection services to an area appraiser for five dollars per house.²⁰

As soon as the economy began to recover, Kivett accepted a position with Frohwerk and Bloomgarten. It was at this time that his architectural career began to finally take shape. Kivett’s uncles, Ike and Mike Katz, commissioned him, while employed with Frohwerk and Bloomgarten, to design a new Katz Drugstore on the corner of Main and Westport Road. When it opened in 1934, it was billed as the largest drugstore in the world.²¹ The building is an excellent example of Art Deco design and is now owned by the Osco Drugstore chain.

By 1940 Kivett was working independently. He asked recent graduate Ralph Myers to join his practice.

1998, J1: 1. Vertical File. Special Collections, Kansas City, Missouri Public Library.

¹⁶ Gose, 1.

¹⁷ Cantrell.

¹⁸ Gose, 1.

¹⁹ *Ibid.*

²⁰ Cort Sinnes, “The Cutting Edge of Clarence Kivett,” *Senior Focus* September 1991, 45.

²¹ *Ibid.*

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However, the beginning of World War II delayed their partnership. Clarence Kivett was sent to Knob Noster, Missouri to supervise construction work for the United States Air Force while Ralph Myers was sent to a bomber plant. At the end of the war, in 1945, the two men joined forces and remained in partnership for nearly 30 years. In 1975, the firm of Kivett and Myers merged with HNTB, at which time Kivett began working for HNTB as a consultant until his retirement. Clarence Kivett died December 5, 1996, at the age of 91.²²

Ralph Myers

Ralph Myers, a native of Kansas City, Missouri, was born on September 30, 1917. He graduated from Southwest High School, Kansas City, Missouri, and went on to receive his degree in architecture from the University of Illinois in 1940. Myers taught classes in Architectural Design and History at Finlay Engineering College in Independence, Missouri, from 1940-1941. In 1950, he won the prestigious Le Brun Competition for a design for a railroad station.²³ In 1954 the New York chapter of the American Institute of Architects honored him when he was awarded the Arnold W. Brunner Scholarship for an architectural research project consisting of a slide show on contemporary architecture. It was chosen over twenty other entries.²⁴ Myers also served as a consultant when the Kivett and Myers firm merged with HNTB in 1975. Like Kivett, Myers continued his work as a consultant to HNTB until retirement. He presently resides in Overland Park, Kansas.

²² Gose, A-13:1.

²³ "Ralph E. Myers: Speaker," *Skylines* Vol. 2, No.3 September 1952. The Le Brun Traveling scholarship was awarded to Mr. Meyers for \$2,800 to be used for travel in Europe with a study of architecture outside of a school or studio. On the basis of a nationwide competition, Mr. Meyers' design for a suburban, residential railroad station was judged "the best." See *The Kansas City Club Happenings*, Vol. 11, No. 5, May 1950. At this time, it is not known where the Le Brun competition was based.

²⁴ "About Real Estate," Ralph E. Myers, Clipping, Vertical File, Special Collections, Kansas City Public Library, Kansas City Missouri. The Arnold W. Brunner Scholarship is still awarded through the New York chapter of the AIA.

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Jackson County, Missouri

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Published

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Gose, Joe. "Incredible Inspiration is Gone." *The Kansas City Star* 15 December 1996.

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"Ralph E. Myers: Speaker," *Skylines* Vol. 2 No.3 September 1952.

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_____. *Kansas City, Missouri 1939* Volume 1. New York: Sanborn Insurance Map Company, 1939.

_____. *Kansas City, Missouri: 1951* Volume 1. New York: Sanborn Insurance Map Company, 1909/1951.

Sinnes, Cort. "The Cutting Edge of Clarence Kivett," *Senior Focus*. September 1991.

Western Contractor, 13 February 1946 volume 89, 43.

University of Missouri Extension, "Missouri Courthouses: Linn County / Mercer County, Missouri." <http://muextension.missouri.edu/explore/uedivis/ue6057.htm> Accessed on January 28, 2005.

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

Unpublished

Building Permit No. 9960, October 10, 1927, City of Kansas City, Missouri.

Millstein, Cydney, and Mary Ann Warfield. "Monroe Hotel," National Register of Historic Places Nomination, 2004.

Sanneman and Van Trump. "Plans for a Warehouse for the O.C. Evans Wholesale Produce Co." Western Historic Manuscripts Collection, University of Missouri-Kansas City.

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**Old Town Historic District Boundary Increase III
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Verbal Boundary Description

TRACT A:

Lots 1, 2, 3, 4, 5, and 6, and the Easterly half of the vacated alley lying West of and adjoining said Lot 1, except the part thereof conveyed to Kansas City Southern Railway company by Deed recorded in Book B-1287, at Page 320, in the Office of the Record of Deeds for Jackson County, Missouri, MCCCELLAND, STUMPH & PELTZER'S RESURVEY OF LOTS 28 AND 29 OLD TOWN, a subdivision in Kansas City, Jackson County, Missouri.

TRACT B:

All that part of Lots 27 and 30, Block 3, OLD TOWN, a subdivision in Kansas City, Jackson county, Missouri, lying North of the right-of-way of The Kansas City Southern Railway Company, more particularly described as follows: Beginning on the East line of Main Street 92 feet Northerly from the Southwesterly corner of said Lot 30; thence Northerly along the East line of Main Street 28 feet to the Northwesterly corner of Lot 27; thence Easterly along the Northerly line of said Lot 27 to the Northeasterly corner thereof; thence Southerly along the Westerly line of an alley 100.5 feet; thence Northwesterly 159.81 feet to the point of beginning, together with the Westerly half of the vacated alley lying East of and adjacent to said described premises.

Boundary Justification:

The nominated property of the Old Town Historic District Boundary Increase III includes the entire parcel historically associated with the nominated property.

Key to Photographs:

Photographer: Jeff Nichols, North Kansas City, Missouri

Date: July 2005

1. Main or south façade; view facing northwest
2. Detail of the south façade; view facing north
3. Detail of the south façade; view facing north
4. Main or south façade; view facing northeast
5. West façade; view facing east
6. West façade; view facing southeast
7. East façade; view facing northwest
8. Interior detail of the 1946 addition; view facing northwest
9. Interior detail of the original 1910-1911 building; view facing south

39°07'30"

92 500 METERS
(KS)

Old Town
Historic District
(Boundary
Enclosed)
Kansas City
Jackson County
Missouri

5/363080/4330290















N'S

Potato SUPPLY COMPANY INC.

140 WALNUT





