

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Old Town Historic District (Boundary Increase IV)

other names/site number N/A

2. Location

street & number Roughly bounded by East 2nd Street, Locust Street, East Missouri Avenue, Walnut Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64106

3. State/Federal Agency Certification

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

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local



Nov 11, 2011

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

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Old Town Historic District (Boundary Increase IV)

Name of Property

Jackson County, Missouri

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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

Contributing	Noncontributing	
16	6	buildings
		district
		site
4	1	structure
		object
20	7	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

56ⁱ

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Warehouse

COMMERCE/TRADE/Department Store

COMMERCE/TRADE/Restaurant

INDUSTRY/PROCESSING/EXTRACTION/
Manufacturing Facility

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Warehouse

COMMERCE/TRADE/Restaurant

RECREATION AND CULTURE/Museum

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/One-Part Commercial Block

OTHER/Two-Part Commercial Block

OTHER/Warehouse

MODERN MOVEMENT/Modernistic

Materials

(Enter categories from instructions.)

foundation: CONCRETE
STONE

walls: BRICK

STUCCO

roof: ASPHALT

other: CONCRETE

TERRA COTTA

ⁱ Fifty-five (55) contributing resources were previously listed in the Old Town Historic District (NRIS #78001656, 7 June 1978) and in Boundary Increases I-III (1 July 2005, NRIS #05000632; 5 October 2005, NRIS #05001119; 14 February 2006, NRIS #06000039). One additional resource in Boundary Increase IV, the Studna Garage, was listed in the National Register 5 July 2006, NRIS #06000539.

Old Town Historic District (Boundary Increase IV)

Name of Property

Jackson County, Missouri

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

COMMERCE

Period of Significance

1909-1961

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

See Continuation Sheet

9. Major Bibliographical References

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

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67 has been requested)

____ previously listed in the National Register

____ previously determined eligible by the National Register

____ designated a National Historic Landmark

____ recorded by Historic American Buildings Survey # _____

____ recorded by Historic American Engineering Record # _____

____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

____ Other State agency

____ Federal agency

☒ Local government

____ University

☒ Other

Name of repository: Missouri Valley Special Collections
Kansas City (Missouri) Public Library

Historic Resources Survey Number (if assigned): _____

Old Town Historic District (Boundary Increase IV)

Name of Property

Jackson County, Missouri

County and State

10. Geographical Data

Acreage of Property 15.4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	363325	4329922	3	15	363558	4330090
	Zone	Easting	Northing		Zone	Easting	Northing
2	15	363348	4330038	4	15	363461	4330250
	Zone	Easting	Northing		Zone	Easting	Northing

11. Form Prepared By

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date June 2011

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Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name See Continuation Sheet

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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

SUMMARY

The Old Town Historic District (Boundary Increase IV) in Kansas City, Jackson County, Missouri will add 20 contributing resources to the National Register, supplementing the existing 55 contributing resources included in the original nomination and the three subsequent boundary increases. The five blocks in Boundary Increase IV lie just east of the current District boundary and include all of the intact commercial resources between the existing boundary and Locust Street, from East 2nd Street to East Missouri Avenue (See *Figure 1*). One- to three-story brick and stucco commercial buildings line the blocks of Boundary Increase IV. All of the contributing buildings were constructed between 1900 and 1956 to house commercial or manufacturing concerns or were altered during this period in order to continue functioning as such. These buildings were constructed slightly later than those in the existing District, illustrating the continuum of commercial/industrial design in the first half of the twentieth century as development of Old Town expanded eastward. Few of the utilitarian buildings in this area have a formal architectural style. They are best described as one- and two-part commercial blocks. The resources in Boundary Increase IV are masonry construction with minimal decorative ornament that serves simply to differentiate stories. The 16 contributing buildings exhibit the same continuity of commercial development and design as the buildings currently in the District, matching the architectural styles, setting, and period of construction of the existing resources. The four contributing structures that create significant open space within the nominated area include two railroad sidings, one vacated city street, and one junkyard. These open spaces illustrate the importance of transportation to the commercial development of the District. One two-story brick garage was previously listed in the National Register of Historic Places.ⁱⁱ The seven non-contributing resources in Boundary Increase IV include six buildings and one structure: a surface parking lot. The six buildings were substantially altered and no longer retain sufficient integrity to communicate their associations with the period of significance. The parking lot was constructed outside the period of significance. The period of significance for Boundary Increase IV begins in 1909 with the earliest estimated date of construction and ends in 1961, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be defined. The addition of these resources to the Old Town Historic District supports the context developed in the original nomination and subsequent boundary increases. The cohesive streetscape of commercial or industrial buildings with simple brick, utilitarian designs is a feature shared with the existing district and illustrates the continuum of commercial development in the area.

ELABORATION

Setting

The Old Town Historic District (Boundary Increase IV) contains roughly five square blocks bounded by Walnut Street and the boundary of the current District on the west, East 2nd and 3rd Streets on the north, Grand Boulevard and Locust Street on the east, and East 5th Street and East Missouri Avenue on the south. Concrete sidewalks and curbs line the wide streets. The building and lot sizes vary greatly on the

ⁱⁱ The Studna Garage Building at 415 Oak Street was listed individually in the National Register of Historic Places 5 July 2006.

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

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

orthogonal grid of small, square blocks. While small gaps created by parking lots are scattered throughout the nominated area, the blocks present a near solid streetscape, particularly along East 5th Street and East Missouri Avenue immediately adjacent to the existing District.

Several open lots, currently functioning as surface parking lots, are scattered throughout the nominated area. The small parking areas are often paved but lack striping or bollards to delineate or enclose the space. Many of the parking lots were created when existing buildings were demolished and the empty lots were incorporated into the property of an adjacent building. The individual property entries below include descriptions of the adjacent parking areas on each lot. Many resources in Boundary Increase IV utilize adjacent parking areas for loading and unloading freight vehicles. Other areas are used for customer and employee parking, thus supporting the historic commercial function of the District. Of the lots vacated during the period of significance, it is unknown when they were paved and specifically designated as parking. The large open space surrounding the non-contributing resource at 400 Grand Boulevard (*Resource 8*) functioned historically as parking and as a railroad siding when the building opened in 1942.

The railroad was an integral feature of the commercial and industrial development in this area and its presence is made clear in building shapes, street layouts, and the remnants of railroad sidings. Two separate railroad sidings curved southward through Boundary Increase IV from the Kansas City Southern line that runs along East 2nd Street. The railroad sidings historically cut through the middle of the blocks between Walnut Street, Grand Boulevard, and Oak Street. While most of the rails are no longer extant, the open space they created remains and is a contributing feature to the nominated area.

Design

Much like the current District, the buildings in Boundary Increase IV exhibit similar utilitarian commercial designs with low, rectangular massing and placement near the street line. The buildings are between one and three stories in height and have red, buff, or tapestry brick facades. Secondary elevations are red brick and roofs are typically flat or bowstring.

The buildings in Boundary Increase IV were constructed primarily for manufacturing and storage, as warehouses and garages. Most of the buildings do not have formal storefronts on their primary elevations. Either the building was not designed with a formal storefront or the storefronts were filled with non-historic materials. The historic masonry openings remain visible on the buildings where the storefronts were filled. The brick buildings have minimal decorative ornament. Any ornament on the primary façade is stone, concrete, or terra cotta with a simple design and geometric shape, often at the parapet or cornice.

Integrity

Boundary Increase IV is a highly intact commercial neighborhood that developed in the early twentieth century to supply the thriving public market in the adjacent blocks (included in the original Old Town Historic District). The area retains sufficient integrity of location, setting, design, materials, and workmanship to convey feelings about and associations with its period of significance. As a whole, the District illustrates the variety of utilitarian designs employed for commercial and industrial buildings during the period of significance.

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

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

Individually, the 20 contributing resources in Boundary Increase IV retain integrity of location and setting. These buildings retain sufficient integrity of design, materials, and workmanship to communicate feelings about and associations with their historic commercial function and period of construction. Although some of the storefronts and upper-story windows are in-filled, the historic masonry openings, sills, and lintels remain visible. The intact geometric ornament at the parapet level is the only decoration on many of these simple, utilitarian buildings. Common alterations include the replacement of doors and windows within historic masonry openings. These changes do not necessarily render the building non-contributing, particularly when the fenestration patterns remain clear and the buildings clearly convey their historic commercial and industrial functions. The exterior storefronts of several buildings were altered during the 1950s. Changes made within the period of significance are considered contributing and represent the evolution of use. The integrity of design in the configuration of open space communicates feelings about and associations with the historic transportation-related functions of the contributing structures. Alterations to the four contributing structures do not compromise their integrity so long as the open space remains intact.

The six non-contributing buildings were all constructed within the period of significance but have undergone extensive exterior alterations. These alterations compromise the integrity of design, materials, and workmanship. These buildings no longer communicate associations with their historic functions or periods of construction, rendering them non-contributing to the District. The one non-contributing structure was constructed outside the period of significance. The non-contributing resources are scattered throughout the District and reflect the continuing story of commercial evolution in the neighborhood.

Railroad Sidings and Vacated Roads (See Figure 2 for a map of contributing structures)

A. Railroad Sidings between Walnut Street and Grand Boulevard

Contributing

Kansas City Southern Railroad
Structure

c. 1939

Two railroad sidings curve southward from the east-west rail line at East 2nd Street, running between the buildings that front Walnut Street and Grand Boulevard and curving around the north and west sides of 212 Grand Boulevard. In 1939 the sidings stopped at East 4th Street. When the Wholesale Market Building was constructed in 1942, the railroad sidings were extended to East 5th Street. The sidings were removed when the Wholesale Market Building changed use in 1991. The vacant space in the block between East 2nd and East 3rd Streets is extant, indicating the location of the earlier spurs. These spaces illustrate the importance of the railroads in the commercial development of the District. They are a contributing structure to the District.

B. Railroad Sidings between Grand Boulevard and Oak Street

Contributing

Kansas City Southern Railroad
Structure

c. 1920

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

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

Two railroad sidings curve southward from the east-west rail line at East 2nd Street, running between the buildings that front Grand Boulevard and Oak Street. The rail sidings were in place by 1930, but were probably constructed a decade earlier. The manufacturing building at 417 Broadway was built in 1920 with an opening in the rear (east) elevation to accommodate a railroad spur on the first floor. The sidings continued from East 2nd Street south to Independence Avenue. The tracks were extant in 1959 when a new loading dock and accompanying railroad spur were constructed in the vacant lot south of the Schlitz Brewery building at 412 Oak Street. The sidings are no longer in use and the tracks have been removed between East 2nd and East 3rd Streets. Tracks are extant between East 3rd Street and East Missouri Avenue. The open space created by the railroad siding is clearly evident and continues to illustrate the importance of the railroads in the commercial development of the District. The sidings are a contributing structure to the District.

C. East 4th Street Structure

Contributing

East 4th Street is vacated between Main Street (within the existing District boundary) and Locust Street (in Boundary Increase IV). The street was formally vacated between Main Street and Grand Boulevard when the wholesale market buildings were constructed in 1939 and 1942. Locust Street Trafficway, leading to the ASB Bridge, has been an eastern boundary for this commercial district since its construction 1909. By 1940, the 300 block between Locust and Cherry Streets was converted to a park, with Locust Street Trafficway cutting a wide swath diagonally through the center. This broad street crossed East 4th Street to connect with the historical alignment of Locust Street, effectively severing it from the street to the west.

The remaining two blocks of East 4th Street between Grand Boulevard and Locust Street were not formally vacated. Historic brick pavers are extant in the roadbed between Grand Boulevard and Oak Street. Asphalt parking lots, extensions of adjacent lots cover the vacated road between Oak and Locust Streets. This open space indicates the historic location of the street that was at the core of the commercial area. It is a contributing structure to the District.

Individual Property Descriptions (See Figure 3 for a map of resources by street address)

1. 112 East Missouri Avenue

Contributing

Architect: H. L. Green

1913

Builder: W. Sprinkle

Other: Two-Part Commercial Block

This two-story building has red brick walls, a stone foundation, and a flat roof. The first story has three storefront bays. The second story has a row of single windows with concrete sills. The flat parapet has a band of broken corbels and patterned brickwork. The wood storefronts and aluminum windows are not historic. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

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

The open plaza in the lot east of the building has a low brick wall along the south side of the lot. Wrought iron fencing spans between brick pilasters atop the wall. The space is used as a patio for the adjacent bar/restaurant. By comparing the 1940 tax photograph and the 1951 Sanborn Map, the one-story building on the site was demolished between 1941 and 1951. The patio structure dates to around 2008.

2. 124 East Missouri Avenue Contributing
DeFeo Building (Kay See Dental Manufacturing Company) 1913, 1953 (Alteration)
Architect: J. G. Luncieri (1913); A. E. Norton (1953) Other: Two-Part Commercial Block
Builder: G. T. Bernstein (1913); Jesse C. Hastings (1953)

This two-story building has red brick walls, a stone foundation, and a flat roof. The second story has a row of single windows with limestone sills and lintels. The first story was altered in 1953 with the construction of a brick façade covering the first story. Openings were cut for windows and a vehicular entrance when the façade was added. Limestone beltcourses run along the front (south) façade above the first and second stories. The parapet has limestone coping and two small peaked areas with small, filled oculi. A limestone nameplate centered on the front façade is inscribed "C. DeFeo." The exterior alterations were made in 1953, during the period of significance, and have therefore achieved significance in their own right. The new use that required these alterations remains in keeping with the commercial and industrial context of the nominated area. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

3. 518 Grand Boulevard Contributing
Junk Yard c. 1930
Structure

This open lot has a gravel drive flanked by grassy areas to the north and south. It is currently used for parking. The 1939 Sanborn Map lot identifies the property as a junk yard and the 1940 Tax Photograph shows a sign advertising that the owner will buy junk cars. The historic open space and commercial function of the structure contributes to the character of the District.

4. 516 Grand Boulevard Non-Contributing
Builder: Flanagan Bros. Mfg. Co. (1911) 1911, 1941 (Alteration), 1975 (Alteration)
No Style

This one-story building has buff brick walls and a flat roof. The front (east) façade has a paired door and three non-historic windows. The non-historic buff brick façade was constructed in 1975 and obscures the historic design of the building. These exterior alterations compromise the integrity of the building and it no longer communicates associations with its period of construction, rendering it non-contributing.

5. 506 Grand Boulevard Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

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

Gaetana Gusmana Public Garage

1927

Other: One-Part Commercial Block

This one-story garage building has brick walls and a bowstring roof with steel trusses. The front (east) buff brick façade is set back from the street to provide space for gas pumps. The pumps are not extant. The front façade contains five large bays, each infilled with non-historic buff brick and a non-historic window. The stepped parapet has concrete coping. The interior contains a small finished office and lobby at the front of the building while the rest of the building is open garage space with a concrete floor. The building immediately abuts other building on the north and south sides, and an alley on the west side. Although the non-historic buff brick fills the historic masonry opening, the openings remain visible. The historic masonry openings, placement on the lot, and stepped parapet remain intact and clearly convey associations with the historic function of the building and its period of construction.

6. 500 Grand Boulevard

Contributing

North Side Democratic Club

1927

Architect: J. Marra

Other: Two-Part Commercial Block

Builder: S. Patti Construction Company

This two-story commercial building has a canted northeast corner, buff brick walls and a flat roof. Storefronts lined the first story of the north façade. While the storefronts were filled with matching buff brick and narrow non-historic windows, the individual storefront openings remain visible. A band of glazed terra cotta tiles at the flat parapet has a simple Art Deco pattern. The historic masonry openings on the second story have non-historic fixed windows with metal frames. The interior spaces retain their historic pressed tin ceilings and the historic second floor meeting space is intact. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

7. 113 East 5th Street

Non-Contributing

Builder: J. Irwin

1927, 1980 (Alteration)

Other: One-Part Commercial Block

This one-story building has buff brick walls and a flat roof. Simple limestone shapes ornament the flat parapet. The non-historic buff brick façade at the storefront level and the windows and doors were added to the north elevation in 1980. The east wall is shared with the adjacent building, 500 Grand Boulevard. Extensive alterations to the exterior compromise the building's integrity and it no longer communicates associations with its period of construction, rendering it non-contributing.

8. 400 Grand Boulevardⁱⁱⁱ

Non-Contributing

ⁱⁱⁱ This building was intentionally excluded from the original historic district because it was less than 50 years old at the time of the nomination and was constructed outside the area originally designated as a market in 1846. Despite its non-contributing status, it is included in this boundary increase to avoid creating a "doughnut."

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

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

Wholesale Market Building (Steamboat Arabia Museum)

1942, 1991 (Alteration)
Modernistic

This two-story building has brick walls and a flat roof. A non-historic glass enclosure with a gable roof extends east and west from the center of the building. The interior stalls of the former market building were removed in 1991 when the building was gutted and renovated to house the Steamboat Arabia Museum. Extensive interior and exterior alterations compromise the building's integrity and its ability to communicate its historic function, rendering it non-contributing.

The west side of the lot contains an open space that runs the length of the building. The area has concrete curbs and brick paving. This space was historically designated as parking. The brick pavers were installed in the 1991 alteration of the site. The asphalt parking lot on the east side of the building has raised brick and concrete walkways flanked by concrete curbs. Brick walls enclose the parking lot on the north, south, and east sides. Four small wood pergolas cover portions of the brick walkways. This area historically contained railroad spurs that supplied the wholesale market (*Resource A*). The area east of the spurs was paved and striped for parking. The current materials and configuration of the parking lot were constructed in the 1991 alteration. While the hardscape features are non-historic, these two open spaces have historic associations with the commercial function of the district.

9. 100 East 3rd Street
L. Yukon & Sons Warehouse
Architect: Manuel Morris
Builder: Flett Construction Co.

Contributing
1956
Other: Warehouse

This two-story building has a concrete frame filled with brick and a flat roof. The exposed concrete frame creates three bays on the front (south) façade. Brick fills the historic window openings on the south and east facades. These narrow and high window openings remain visible. There are several vehicular entrances on the south and east facades. The historic masonry openings and fenestration patterns remain intact and clearly convey associations with the historic warehouse function of the building and its period of construction.

An asphalt parking lot occupies the lots west of the building at 100 East 3rd Street. A chain link fence encloses the lot. The land has been vacant since the buildings on the site were demolished. There are no demolition permits to confirm the date of demolition, but buildings appear on the site in an aerial photograph taken in 1964. Although the use of the structure currently supports the commercial function of the adjacent building, the parking lot was constructed outside the period of significance.

The asphalt and gravel parking lot east of the building does not have any striping. The lot was created when the buildings on the site were demolished, in 1941. The continuous use of this property for parking supports the commercial function of the District.

10. 212 Grand Boulevard

Contributing

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

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

Safeway Warehouse Building

1922

Other: Two-Part Commercial Block

This three-story building has a diamond-shaped plan and a flat roof. The concrete building has brick walls and restrained stone ornament. The first story of the front (east) façade has large multi-pane windows and a round arched entry. A stone beltcourse runs along the front façade above the first story. The second and third stories do not have any windows. The exposed concrete frame is visible on the north and south elevations. The shape of the building corresponds to the angle of Grand Boulevard on the east and alignment of historic railroad sidings on the west (*Resource A*). Although the railroad sidings are no longer extant, loading docks still line the north and west sides of the building. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic warehouse function of the building and its period of construction.

This asphalt parking lot is striped and has metal bollards at the perimeter. The lot has always been undeveloped. The 1940 tax photograph shows it being used for automobile parking. While the existing materials are not historic, the use of this property for automobile parking for over 40 years supports the commercial function of the adjacent building and the District.

11. 201 East 3rd Street

Contributing

Phillips Petroleum Company Filling Station

1939

Builder: William Karnopp

Other: One-Part Commercial Block

This small, one-story building has a concrete foundation, painted brick walls, and a flat roof. The northwest corner of the building is canted. The windows and doors are not historic, but the historic masonry openings and the banded fenestration patterns remain visible. The service entrance was enclosed with the installation of a large, multi-light window but still reads as a vehicular entrance. A non-historic standing seam metal awning covers the storefronts. The building is set back from the street at the southwest corner of the lot. The placement of the building on the lot accommodated the gas pumps for the filling station and left room to maneuver cars around the lot. This open area in front of the building is now used for customer parking. The shape of the building, its historic masonry openings, and its placement on the lot clearly communicate associations with its period of construction and its historic function as a filling station.

12. 303 Grand Boulevard

Contributing

Muehlebach Brewing Company Bottling Warehouse

1939

Other: One-Part Commercial Block

This one-story building has a concrete foundation, brick walls, and a flat roof. A concrete beltcourse encircles the building at the flat parapet. Glass block fills the large rectangular windows and concrete block fills the small square windows. The historic vehicular entrance at the northwest corner of the building was filled with concrete block. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic warehouse function of the building and its period of construction.

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

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

The open space south of the building is the vacated East 4th Street (*Resource C*). The vacated street retains its historic brick pavers.

13. 407 Grand Boulevard Contributing
Architect: A. B. Anderson 1925
Builder: George E. & H. W. King Other: Two-Part Commercial Block

This two-story building has red brick walls and a flat roof. The first story contains two storefront bays while the second story contains four large window openings. Stone beltcourses run the length of the front (west) façade above the first and second stories and at the base of the stepped parapet. Non-historic plywood and stucco panels fill the storefront openings and the second story windows. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic commercial function of the building and its period of construction.

The asphalt parking lot north of the building does not have striping or bollards. The land has been vacant since the buildings on the site were demolished. There are no demolition permits to confirm the date of demolition, but buildings appear on the site in an aerial photograph taken in 1964. Although the use of the lot currently supports the commercial function of the adjacent building, the parking lot was constructed outside the period of significance.

14. 415 Grand Boulevard Contributing
Architect: E. O. Brostrom 1917
Builder: Charles Aiken Other: Two-Part Commercial Block

This two-story building has red brick walls and a flat roof. The first story contains three storefront bays while the second story contains two narrow and three wide window openings. Geometric stone shapes and decorative brickwork ornament the stepped parapet and the spandrel panels between the first and second stories. Non-historic plywood and stucco panels fill the storefront openings and the second story windows. The center bay of the first story contains a large vehicular opening. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic warehouse function of the building and its period of construction.

15. 417 Grand Boulevard Non-Contributing
American Steel and Wire Company 1920
Architect: Rudolph Markynap Other: Warehouse
Builder: K.C. Construction Company

This three-story building has a concrete foundation, brick construction, and a flat roof. Historic stucco clads the walls. The building has a crenulated parapet with inset geometric shapes. Small, fixed square windows or glass block fill the wide historic window openings. Stucco over concrete block fills the remainder of the opening around the small square windows. The long stone sills were removed. The two

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

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

large vehicular entrances and the tall pedestrian entrance with the decorative stone surround are historic, although the aluminum and glass storefront within the stone surround is not. The rear (east) wall is angled to create a covered loading entrance from the adjacent railroad spur (*Resource B*). The removal of historic windows and sills and the subsequent non-historic infill compromise the integrity of this building rendering it non-contributing.

16. 412 Oak Street Contributing
Consumer Meat Products Garage 1924, 1959 (Addition)
Builder: Patti-Moore (1924), Rau Construction Company (1959) Other: One-Part Commercial Block

This one-story garage building has a concrete foundation, red brick walls, and a bowstring roof with steel trusses. A simple stepped parapet obscures the curved roof on the front (east) façade. The front façade has five bays with two single window openings flanking a large center vehicular entrance. The window openings on the south side were filled with brick. The window openings on the north side were filled with stucco panels and retain their historic brick sills. A low, narrow covered loading dock extends southeastward from the southwest corner of the building. The loading dock was added in 1959 in support of the building's warehouse function, making it a historic addition. The historic masonry openings, stepped parapet, and attached loading dock remain intact and clearly convey associations with the historic garage/warehouse function of the building and its period of construction.

The asphalt parking area east of the loading dock is unstriped. The 1909 Sanborn Map shows a large single-family dwelling on the lot. It was demolished and the lot is vacant on the 1939 Sanborn Map. There are no permits to confirm the date of demolition. Three small, rectangular shacks were built prior to 1951. These were removed when the loading dock was constructed in 1959 and the open lot provided vehicular access to the dock. The historic use of this lot supports the commercial function of the adjacent building.

17. 400 Oak Street Non-Contributing
Schlitz Brewing Company Beer Storage Building 1957
Builder: Rau Construction Other: Warehouse

This one-story building has a stone foundation, red brick and concrete block walls, and a flat roof. The stone foundation was constructed for the building that stood on the site prior to 1957. The older brick building was razed in 1957 and a new warehouse was constructed on the existing foundation. The front (east) elevation contains a single pedestrian door. Brick fills the large vehicular opening in the front façade. Exterior alterations compromise the integrity of the building and it no longer communicates associations with its historic function or period of construction, rendering it non-contributing.

18. 318 Oak Street Contributing
Muehlebach Brewing Company Storage Building 1939, 1956 (Alteration)
Other: Warehouse

This two-story building has a concrete foundation, red brick walls, and a flat roof. A concrete beltcourse

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

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

encircles the building above the second-story windows. The single-pane fixed windows are not historic but the wide masonry openings with brick sills are. Brick and decorative concrete blocks fill the window openings on the first story. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

The small parking area on the north side of the building is asphalt and does not have striping or bollards. The buildings on the site were removed in 1975, creating the open space.

19. 315 East 3rd Street	Non-Contributing
Muehlebach Brewing Company Keg Washing Building	1937, 1975 (Alteration)
Builder: Rau Construction	No Style

This two-story building has red brick walls and a flat roof. The banded windows on the first story are not historic. The second story has several single windows. A portion of the second story has a standing seam metal hipped roof. The exact date of specific alterations is unclear. Extensive interior and exterior alterations compromise the integrity of the building. It no longer communicates associations with its historic function or period of construction, rendering it non-contributing.

20. 410 East 4th Street	Contributing
Muehlebach Brewing Company Cold Storage Building	1951
Builder: Gus Rau Jr.	Other: Warehouse

This two-story building has red brick and concrete walls and a flat roof. A concrete beltcourse runs below the parapet on the south, east, and west elevations. There are no windows on any elevation of this building. The north elevation contains a vehicular entrance with an overhead metal garage door. The first story of the south elevation contains a row of loading docks and vehicular entrances. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

This asphalt parking lot does not have striping or bollards. The lot was created when the small commercial buildings on the site were demolished in 1960. The use of the lot currently supports the commercial function of the adjacent building.

The asphalt parking lot on the south side of the lot does not have striping or bollards. The area was cleared in 1951 in order to provide space for the delivery trucks that utilized loading docks along the south elevation of the adjacent building, which were constructed in 1956. This historic use supports the commercial function of the adjacent building and the District.

21. 407 East 4th Street	Non-Contributing
Parking Lot	1933, Alterations unknown
Structure	

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

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

The asphalt parking lot does not have striping or bollards. The lot was cleared the building on the site was demolished in 1933. While the current use supports the historic commercial function of the District, it is unknown when the lot was graded and paved for specific use as a parking lot, rendering the structure non-contributing.

22. 415 Oak Street
Studna Garage Building

National Register Listed
1922

Other: Two-Part Commercial Block

This two-story building has a stone foundation, brick walls, and a flat and bowstring roof. The building retains its historic multi-pane wood windows, wood storefronts, and vehicular entrances. The stepped parapet has simple stone ornament. This building was listed in the National Register of Historic Places 5 July 2006, NRIS #06000539.

The asphalt parking lot on the north side of the building does not have any striping or bollards. The lot has been vacant since the building on the site was demolished in 1933. The north half contained a three-story commercial building and a two-story multi-family dwelling. These buildings were demolished in 1951. The use of the lot currently supports the commercial function of the adjacent building.

The asphalt parking are on the south side of the lot does not have any striping or bollards. A small dwelling that appears on the 1939 Sanborn Map does not appear on the 1951 Sanborn Map. There are no permits to confirm the date of demolition. The use supports the historic commercial function of the adjacent building and the District.

23. 400 East 5th Street
Venice Café

Contributing
1925

Architect: R.E. Ervin (1955)
Builder: Joe LaBella (1925)

Other: One-Part Commercial Block

This one-story commercial building has painted brick walls and a flat roof. Simple brickwork outlines decorative panels in the flat parapet on the south and west elevations. The original storefront was filled with brick in 1955, making it a historic alteration. The front (south) façade contains a recessed entry and three small window openings. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

This asphalt parking lot does not have any striping or bollards. Single-family dwellings were demolished prior to 1939 but the site was not graded. The lots are vacant in the 1939 and 1951 Sanborn Maps and city directories for 1950 or 1960 do not list the addresses. The current use of this structure supports the historic commercial function of the adjacent building, but it is unclear when it was paved for use as a parking lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

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

24. 416 East 5th Street

Contributing

Builder: Earl Crews (1952)

1900, 1952 (Alteration)

Other: Two-Part Commercial Block

This two-story brick commercial building has a stone foundation, stucco cladding, and a flat roof. The square building has a canted southwest corner. The first-story of the front (south) façade has four bays with a steel beam spanning the entire façade. Three bays were infilled with brick bulkheads and multi-light steel sashes. The center bay contains a single pedestrian door and an overhead garage door. The second story contains six single windows with 8/8 double-hung wood sashes. Stucco covers the entire façade including the second-story keystones, beltcourse, and cornice. The windows and storefronts were altered in 1952, making it a historic alteration. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

This asphalt parking lot does not have any striping. A concrete retaining wall runs along the north edge of the lot. A single-family dwelling stood on the lot historically, but was demolished in 1945. The vacant site was eventually graded and paved, although it is unclear when. The current use supports the historic commercial function of the adjacent buildings.

25. 422 Locust Street

Contributing

Builder: S. Patti Construction Company

1945

Other: One-Part Commercial Block

This one-story building has a concrete foundation, painted brick walls, and a flat roof. The steel-frame building has a canted southeast corner and a flat parapet. Large storefront openings fill the south and east elevations. A single pedestrian entrance is centered on the east elevation. The storefront openings have brick sills. Plywood panels cover the storefront openings and the door. The entire building, including the plywood, is painted the same color. The historic masonry openings, fenestration patterns, and simple decorative ornament remain intact and clearly convey associations with the historic function of the building and its period of construction.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

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

Architects

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Brostrom, E. O.
Ervin, R.E. Green, H. L.
Luncieri, J. G.
Marra, J.
Markynap, Rudolph
Morris, Manuel
Norton, A. E.

Builders

Aiken, Charles
Bernstein, G. T.
Crews, Earl
Flanagan Bros. Mfg. Co.
Flett Construction Co.
Hastings, Jesse C.
Irwin, J.
Karnopp, William
K.C. Construction Company
King, George E. & H. W.
LaBella, Joe
Patti-Moore
Rau Construction
Rau Jr., Gus
S. Patti Construction Company
Sprinkle, W.

SUMMARY

The Old Town Historic District (Boundary Increase IV) is significant under National Register Criterion A for the area of COMMERCE. The 20 contributing resources (28 total resources) between Walnut Street and Locust Street, East 2nd Street to East Missouri Avenue in Kansas City, Jackson County, Missouri exhibit the same character-defining features as the contributing resources in the original district and the subsequent boundary increases. Boundary Increase IV encompasses all of the remaining blocks in the 1846 Old Town plat of Kansas City east of the current District boundaries.^{iv} This area has the same commercial character, scale of construction, and building materials as the current district, and these are the only blocks east of the current District that contain intact commercial buildings that contribute to the established historic context developed in the original nomination. Together the listed district and Boundary Increase IV form a visually cohesive commercial-industrial neighborhood that illustrates continuous commercial use, specifically for food-related commercial entities, surrounding the city's original public market. Three of the four contributing structures have direct associations with buildings in Boundary Increase IV as transportation-related structures that supported the commercial development of the nominated area. These structures created much of the open space present in the district. Small parking areas adjacent to several buildings were formed after buildings were demolished and the lot was incorporated into the adjacent property. These small gaps in the streetscape support the historic and present commercial function of the buildings by providing parking for customers, employees, and freight vehicles. The period of significance for Boundary Increase IV begins in 1909. This is the earliest estimated

^{iv} Sherry Piland, National Register of Historic Places Nomination Form "Old Town Historic District," Listed 7 June 1978, Kansas City, Missouri, 8-0.

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

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

date of construction for an extant building in the nominated area, although Sanborn Maps confirm the presence of commercial buildings on these sites prior to 1909. The period of significance ends in 1961, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be defined.

ELABORATION

The Old Town Historic District (Boundary Increase IV) expands the boundaries of the existing district to include five blocks east of the current district boundary. The nominated area includes the remaining blocks at the east end of the original Old Town plat filed in 1846 that contain commercial resources. The area encompassed in Boundary Increase IV experienced the same type of utilitarian mercantile construction peaking at a later date than the current District, illustrating the continuous progression of commercial development. Boundary Increase IV has the same physical barriers described in the original nomination as helping to “isolate and define the area.”^v Barriers include the I-35 and I-70 expressways that carve a wide path through downtown Kansas City just south of the nominated area, the entrance to the Heart of America Bridge to the east, and the Missouri River and network of railroad tracks to the north.

By 1896, the blocks west of Grand Boulevard were lined with narrow one- and two-story commercial buildings, much like the blocks in the original District, creating solid streetscapes. The blocks east of Grand Boulevard were less dense and were populated with small one- and two-story dwellings.^{vi} In the early twentieth century commercial activity began spreading eastward as Kansas City grew. Large commercial and light industrial buildings replaced smaller residential structures. These blocks have sustained continuous commercial use since the turn of the twentieth century.

The Gillis Family, early pioneers in Kansas City, designated what is now the 400 block between Main and Walnut Streets for use as a public square in 1846 and a public market was first built on the site in 1857.^{vii} A commercial center dedicated to supplying the city's food and produce needs grew out of the demand created by the public market. Wholesale grocers and distributors constructed warehouses and cold storage facilities in many of the surrounding blocks (*Resources 9 and 10*).

The earliest building in Boundary Increase IV is the two-story brick and stucco commercial building at 416 East 5th Street (*Resource 24*). The building appears in its present form on the 1909 Sanborn Fire Insurance Map as a printing company. A one-story livery appears on that site in the 1896 Sanborn Fire Insurance Map, indicating that the current building was constructed around the turn of the twentieth century. The building has subsequently housed Al Lang's soft drinks (1925), the Oriental Club restaurant (1935), and Mickenfelder Poultry & Egg Company (1950).

^v Piland, 8-0.

^{vi} Sanborn Map and Publishing Company, Ltd., Sanborn Fire Insurance Map of Kansas City, Missouri (New York: Sanborn Map Company, 1896) Vol. II, Sheets 111, 112, 128, Database online, Available at <http://sanborn.umi.com.proxy.mcpl.lib.mo.us/mo/4720/dateid-000001.htm?CCSI=45n> (Accessed 23 May 2011).

^{vii} Piland, 8-1.

National Register of Historic Places Continuation Sheet

Section number 8 Page 16

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

Most of the nominated buildings were built between World War I and World War II. Larger commercial buildings employing modern, fireproof construction techniques were erected on sites previously containing small commercial buildings or even smaller single-family dwellings. Most of the brick and reinforced concrete buildings were constructed for small, independent operations. One industrial complex occupies multiple lots spread across several blocks between East 3rd and East 4th Streets. The former Muehlebach Brewing Company complex (*Resources 12, 16, 17, 18, 19, 20*) began construction on the site in 1938.

The presence of the railroad in Boundary Increase IV illustrates the evolution of the Old Town area as it shifted from river to rail transport and from residential to commercial neighborhood. As discussed in the context "The Evolution of Kansas City Railroad Freight Industry 1859-1950" in the Multiple Property Documentation Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," construction of a railroad river crossing at Kansas City in 1869 reoriented the development of the city's commercial and industrial center to align with the railroad tracks rather than the Missouri River.^{viii} Commercial development in the District during the second quarter of the twentieth century brought a corresponding increase in the number of railroad sidings between blocks. By 1939, two sets of railroad sidings ran through the public alleys between Walnut Street and Grand Boulevard and between Grand Boulevard and Oak Street (*Resources A and B*).^{ix}

Four buildings in the District feature specific design elements that facilitate rail transport in different ways. Loading docks lined the east elevation of *Resource 8*. The alignment of Grand Boulevard and two spurs of the Kansas City Southern Rail Road (*Resource A*) determined the rhomboid shape of *Resource 10*. A railroad spur (*Resource B*) terminates inside a recessed loading bay on the rear (east) elevation of *Resource 15*. The south addition to *Resource 16* curves to accommodate the railroad siding that ends on the lot (*Resource B*).

Railroad access also helped the Muehlebach Brewing Company prosper in the District. The Muehlebach Brewing Company was established in 1869 when brothers George and John Muehlebach purchased a small existing brewery at 18th and Main Streets. After Prohibition was repealed in 1933, the Muehlebach Brewing Company saw sales and production increase exponentially until it was necessary to move from their Romanesque style brewery to a new location at East 4th and Oak Streets. Muehlebach selected a site that straddled two spurs of the Kansas City Southern Railroad linking the brewery complex directly to a main rail line that connected Kansas City with cities in Texas and Louisiana, enabling widespread distribution (*Resource B*). The company modified existing buildings (*Resources 12, 16, and 17*) and constructed new masonry buildings (*Resources 18, 19, and 20*) on the two-block site. The presence of the large brewery complex was compatible with the surrounding food storage and wholesale produce concerns in the area. Muehlebach Brewing Company sold the complex to Schlitz Brewing Company in 1956. Schlitz Brewing Company made alterations to the buildings in 1956-1957. Schlitz Brewing Company closed the brewery and sold the complex in 1973. Individual commercial entities occupy the various

^{viii} Sally F. Schwenk, National Register of Historic Places Multiple Property Documentation Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri" Kansas City, Missouri, 2000, E-2.

^{ix} Sanborn Map and Publishing Company, Ltd. Sanborn Fire Insurance Map of Kansas City, Missouri. New York: Sanborn Map Company, 1939. Vol. I. Sheet 47, 48, 49, 50. Database online. Available at <http://sanborn.umi.com.proxy.mcpl.lib.mo.us/mo/4720/dateid-000012.htm?CCSI=45n>; Accessed 23 May 2011.

National Register of Historic Places Continuation Sheet

Section number 8 Page 17

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

buildings, including an Asian market in the former bottling works (*Resource 12*), a marketing firm in the former beer storage building (*Resource 17*), a cycling shop in the former keg washing building (*Resource 19*), and a wholesale produce distributor in the cold storage building (*Resource 20*). *Resource 16* was built in 1924 as a private garage for the Consumer Meat Products Company.^x The building was converted to a beer storage facility for the Muehlebach Brewing Company. An automotive service company currently occupies the building.

East 4th Street historically ran parallel to East 3rd and East 5th Streets, forming narrow blocks to the north and wider blocks to the south. Construction of the wholesale market buildings in the City Market area truncated East 4th Street at Grand Boulevard. Likewise construction of the ABS Bridge and Oak Street Trafficway severed East 4th Street at Locust. No longer useful as a thru-street, East 4th Street functioned as an alley for the Muehlebach and Schlitz breweries. The historic brick pavers are extant in the block west of Oak Street but asphalt covers the area in the block east of Oak Street. The road bed remains open without any buildings on it.

Speculative commercial buildings with multiple narrow storefronts were constructed along Grand Boulevard, East 5th Street, and East Missouri Avenue (*Resources 1, 2, 6, 7, 13, 14*). These speculative buildings housed a variety of commercial enterprises in narrow spaces with individual storefronts. Typical tenants included jewelers, barbers, restaurants, saloons, cigar shops, and drug stores.

Several buildings in Boundary Increase IV have ties to the Italian community, which historically settled in the near-by Columbus Park residential neighborhood. The Italian-American Hall occupied the second floor of 416 East 5th Street (*Resource 24*) in 1925, while the North Side Democratic Club occupied the second floor of 500 Grand Boulevard (*Resource 6*) after it was built in 1927. The North Side Democratic Club, headed by Johnnie Lazia had strong associations with the Kansas City Mob and the Pendergast political machine of the 1920s and 30s. The club disbanded in 1940 and moved from the East 5th Street and Grand Boulevard headquarters to disassociate its honest members from earlier wrongdoings connected with the club.^{xi}

Two filling stations were constructed in the nominated area, although neither retains its gas pumps. An independent filling station occupied the southeast corner of East 3rd Street and Grand Boulevard beginning in 1922. Phillips Petroleum constructed a new filling station on the site in 1939 (*Resource 11*). In addition to gas pumps and a service area, the building had a restaurant and a small grocer's stand. While the gas pumps have been removed, the diner is extant and has expanded to fill the entire building. The shape of the building with its canted corner and its placement on the lot set back from the street clearly communicate its historic function. The other former filling station is 506 Grand Boulevard (*Resource 5*). Constructed as a public garage, this building was also set back from the street to accommodate gas pumps. *Resource 5* has the standard stepped parapet that conceals the bowstring roof behind it. The building's large vehicular entrance remains visible at the center of the front façade, although it was filled

^x City of Kansas City, Missouri Landmarks Commission. Building permit #13971 (4/22/1924).

^{xi} "North Side Democratic Club (Lazia Club)," Kansas City Star, November 16, 1940, Clippings File, Missouri Valley Special Collections, Kansas City Public Library, Microfilm.

National Register of Historic Places Continuation Sheet

Section number 8 Page 18

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

with non-historic buff brick. The design of *Resource 5* is similar to that of *Resource 16*, also designed as a garage, with a bowstring roof and stepped parapet.

In 1942, a large, rectangular wholesale market (*Resource 8*) was constructed on the east side of the 300 and 400 blocks of Walnut Street across from the seven City Market buildings constructed just three years earlier. Three railroad sidings were constructed immediately east of the building (*Resource A*). The east side of the building contained loading docks for each of the individual merchant stalls. In 1991, the interior of the building was altered to house the Steamboat Arabia Museum. Large metal and glass additions were constructed at the center of the east and west elevations to create new entrances to the museum. These additions and alterations render the building non-contributing.^{xii}

Resource 3 was historically used as a junk yard. This lot has remained open without a substantial structure on the property for nearly 100 years.

Boundary Increase IV historically contained several residential buildings, both small apartment buildings and single-family dwellings, constructed in the late nineteenth century. As the area became increasingly commercial and industrial, the residential buildings were demolished in the mid-twentieth century. Several small commercial buildings that were deteriorated or damaged for a variety of reasons were also demolished during the history of the nominated area. Lots left vacant were eventually incorporated into the property of adjacent buildings. These lots were graded, paved, and designated as parking or loading areas. Only one parking lot in the nominated area is not associated with an adjacent building (*Resource 21*). The two-story hotel or apartment building that stood on site since before 1909 was demolished in 1933. The lot has remained open since that time, but it is unknown when the lot was graded and paved for parking.

CONCLUSION

The Old Town Historic District (Boundary Increase IV) expands the boundaries of the existing district to incorporate all of the remaining commercial resources on blocks historically associated with Kansas City's original Old Town plat filed in 1846. The nominated area reflects the same scale of construction and building materials as the existing district. Boundary Increase IV illustrates the continuous progression of commercial development in the area with the same strong connections to the wholesale market context. The 20 contributing resources were constructed sporadically in the early- to mid-twentieth century with simple, utilitarian designs and minimal ornament. Boundary Increase IV, along with the existing district, reflects a cohesive neighborhood with a continuous commercial history.

^{xii} The content of the museum supports the context of the district. The museum features a salvaged steamboat and all of its cargo shipwrecked in 1856. The City Market is a logical place to display the 200 tons of commercial wares this steamboat was transporting between St. Louis and the markets of Kansas City in the mid-nineteenth century.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 19

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

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 20

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

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 21

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

UTM REFERENCES

5	<u>15</u> Zone	<u>363305</u> Easting	<u>4330200</u> Northing
6	<u>15</u> Zone	<u>363307</u> Easting	<u>4330323</u> Northing
7	<u>15</u> Zone	<u>363198</u> Easting	<u>4330231</u> Northing
8	<u>15</u> Zone	<u>363242</u> Easting	<u>4330142</u> Northing

VERBAL BOUNDARY DESCRIPTION

The Old Town Historic District (Boundary Increase IV) is bounded by East 2nd Street and East 3rd Street on the north, Grand Boulevard and Locust Street on the east, and East 5th Street and East Missouri Avenue on the south. The west boundary is Walnut Street and the east boundary of the existing Old Town Historic District and Boundary Increases I, II, and III. The boundaries are also as shown on the attached scaled district map (*Figures 1 and 3*).

BOUNDARY JUSTIFICATION

Old Town Historic District (Boundary Increase IV) includes all of the extant commercial resources retaining sufficient integrity to be listed in the National Register between the east boundary of the current District and neighborhood barriers of Locust Street and Oak Trafficway. A survey of all extant resources east of the existing District was conducted in the early spring of 2011 to develop the proposed boundaries. Much like the resources in the existing District, the contributing resources in Boundary Increase IV illustrate the continuity of commercial development in the area. Two buildings east of the proposed boundary are individually listed in the National Register. Three commercial buildings at the corner of East 3rd Street and Locust Street do not retain sufficient integrity to communicate associations with the established context and period of significance. The two blocks east of Grand Boulevard and south of East 5th Street contain new residential construction and a former commercial building that was partially demolished and redeveloped as a residential building. The two blocks south of Boundary Increase IV do not retain sufficient density or connectivity to merit inclusion. Each contains only a single building. The two-story brick building at the corner of Oak Street and Independence Avenue was associated with the Muehlebach Brewing Company complex, but all of the surrounding structures on the block have been demolished, removing the context for this lone commercial building as well as its potential connection to the Old Town Historic District. The block to the east contains a modern fire station.

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 22 Old Town Historic District (Boundary Increase IV)
Jackson County, Missouri

Name of Property: Old Town Historic District (Boundary Increase IV)

City or Vicinity: Kansas City

County: Jackson **State:** Missouri

Photographer: Brad Finch

Date Photographed: May 2011

Description of Photograph(s) and number:

All digital images labeled as follows: MO_JacksonCounty_OldTownHDBoundaryIncreaseIV_#.tif

1 of 23. North side of E. Missouri Avenue from Grand Boulevard, view west, *Resources 1 and 2.*

2 of 23. West side of Grand Boulevard from E. Missouri Avenue, view northwest, *Resources 2, 3, 4, 5, 6.*

3 of 23. West side of Grand Boulevard from E. 5th Street, view southwest, *Resources 2, 3, 4, 5, 6.*

4 of 23. South side of E. 5th Street from Grand Boulevard, view west, *Resources 6, 7 and the Oldham Hotel, contributing resource #4 in the current district.*

5 of 23. West elevation of non-contributing Wholesale Market/Steamboat Arabia Museum and Merchants Bank Building, contributing resource #2 in the current District, view northeast, *Building 7.* The non-historic gateway is outside the boundaries of Boundary Increase IV.

6 of 23. West elevation of non-contributing Wholesale Market/Steamboat Arabia Museum, view northeast, *Resource 8.*

7 of 23. East elevation of non-contributing Wholesale Market/Steamboat Arabia Museum, view southwest, *Resource 8.*

8 of 23. East elevation of non-contributing Wholesale Market/Steamboat Arabia Museum, view southwest, *Resource 8.*

9 of 23. South side of E. 3rd Street and east side of Walnut Street, view northeast, *Resource 9 and buildings in Boundary Increase I.*

10 of 23. Northwest corner of E. 3rd Street and Grand Boulevard, view northwest, *Resources 9 and 10.*

11 of 23. West side of Grand Boulevard from E. 2nd Street, *Resource 10.*

12 of 23. South side of E. 3rd Street, view east, *Resources 11 and 19.*

13 of 23. East side of Grand Boulevard from E. 4th Street, view northeast, *Resources 11, 12, and 18.*

14 of 23. East side of Grand Boulevard from E. 4th Street, view southeast, *Resources 13, 14, and 15.*

15 of 23. Northeast corner of E. 5th Street and Grand Boulevard, view northeast, *Resources 13, 14, 15, and 21.*

16 of 23. North side of E. 5th Street, view north, *Resource 16 and loading dock.*

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 23 Old Town Historic District (Boundary Increase IV)
Jackson County, Missouri

17 of 23. West side of Oak Street from E. 5th Street, view northwest, *Resources 16, 17, and 18.*

18 of 23. South and east elevations of *Resource 18*, view northwest.

19 of 23. Southwest corner of E. 3rd Street and Oak Street, view southwest, *Resources 18 and 19.*

20 of 23. South and west elevations of *Resource 20*, view northeast.

21 of 23. East side of Oak Street from E. 5th Street, view northeast, *Resources 20, 21, 22, and 23.*

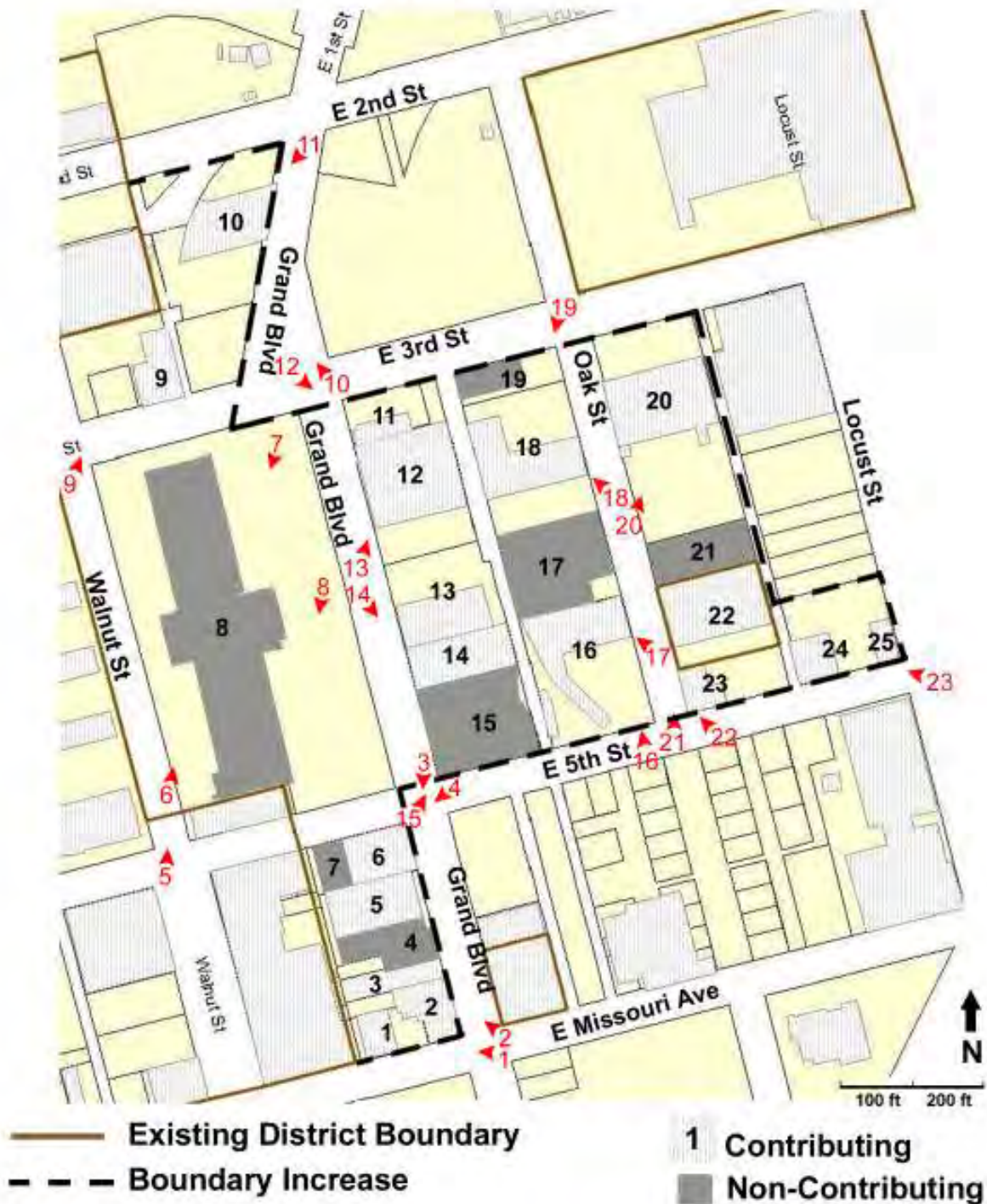
22 of 23. North side of E. 5th Street, view north, *Resources 16 and 23.*

23 of 23. North side of E. 5th Street from Locust Street, view northwest, *Resources 24 and 25.*

National Register of Historic Places
Continuation Sheet

Section number Photo Map Page 24 Old Town Historic District (Boundary Increase IV)
Jackson County, Missouri

PHOTO MAP

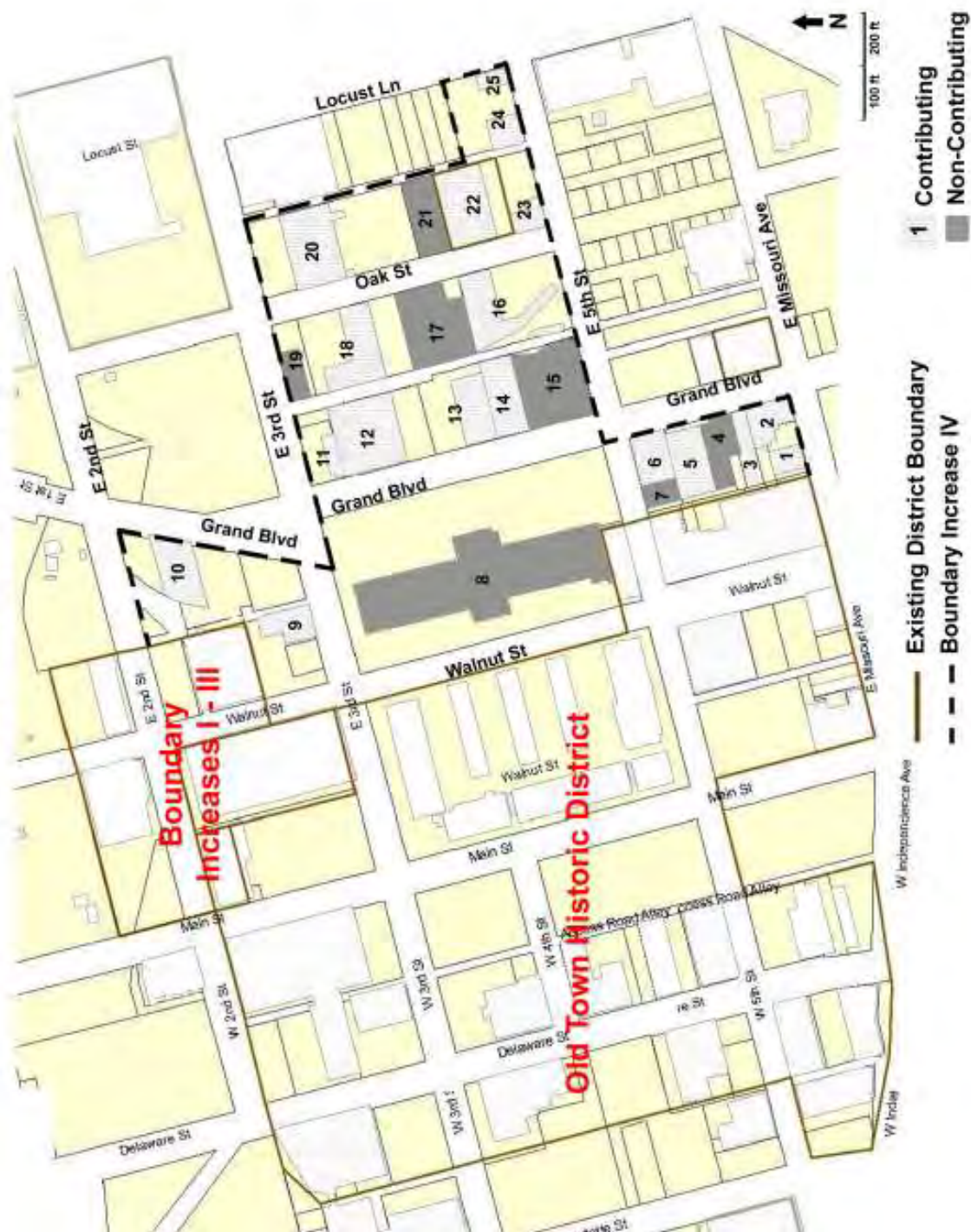


National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 25

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

FIGURE 1. OLD TOWN HISTORIC DISTRICT BOUNDARY MAP

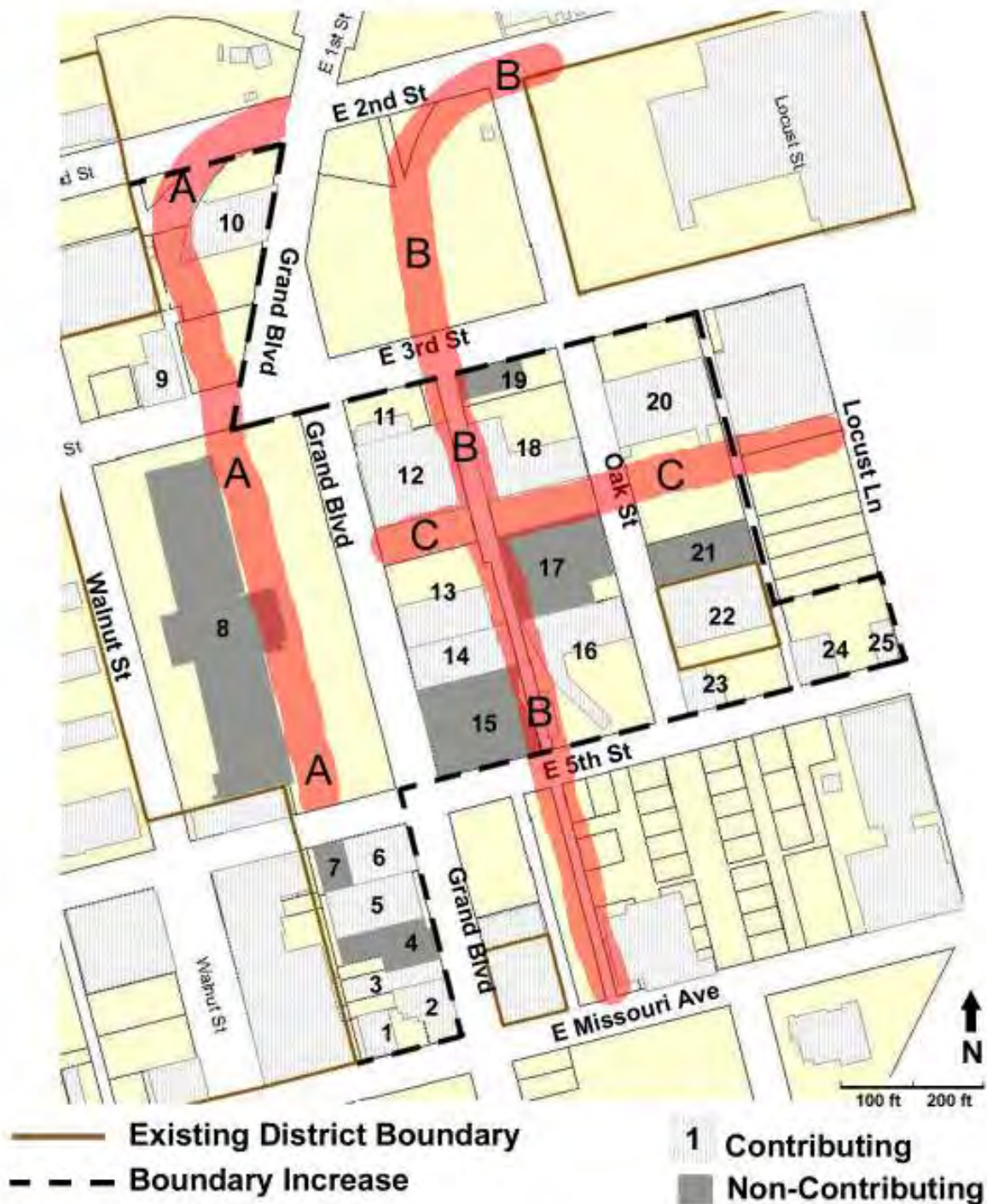


National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 26

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

FIGURE 2. CONTRIBUTING STRUCTURES A, B, AND C



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

This map shows a neighborhood in St. Louis, Missouri, with a grid of streets and numbered lots. The streets include E 1st St, E 2nd St, E 3rd St, E 5th St, E Missouri Ave, Walnut St, Grand Blvd, Oak St, Locust Ln, and Walnut St. Lots are numbered 1 through 25. A scale bar indicates 100 ft and 200 ft. A north arrow points upwards.

1 Contributing
Non-Contributing





PANAMA
GRAND BOULEVARD
PROJECT

GRAND BLVD

GRAND

MISSOURI AVE

4814

4814

4814

4814

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Historic

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KANSAS CITY

EST

1857

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of Chicago

Office
of the
President

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Kansas City, MO 64102

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JUNE 4











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B
BELGER
Warehouse
Company
Inc.

B
BELGER
Warehouse
Company
Inc.

5th St

Grand Blvd

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CLOSED
AHEAD





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