

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

1. Name of Property

historic name Walnut Street Warehouse and Commercial Historic District (Boundary Increase II)

other name/site number N/A

2. Location

street & town 1526, 1524, 1520, 1516-18, 1512-14, and 1508 Grand Boulevard N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

3. State/Federal Agency Certification

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

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

October 29, 2005
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

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
3	2	buildings
		sites
		structures
		objects
3	2	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

18

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE: Specialty Store

COMMERCE: Warehouse

Current Function

(Enter categories from instructions)

COMMERCE: Specialty Store

COMMERCE: Business

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Two-Part Commercial Block

OTHER: Enframed Window Wall

Materials

(Enter categories from instructions)

foundation Limestone

walls BRICK

TERRA COTTA

roof SYNTHETICS

other STONE

Narrative Description

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

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

Walnut Street Warehouse and Commercial Historic District (Boundary Increase II)
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

c. 1909 - 1946

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Brown, William E. (architect)

Carman, George (architect)

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

Primary location of additional data:

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

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

Walnut Street Warehouse and Commercial Historic District (Boundary Increase II)
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

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

1 1/5 3/6/3/2/5/3 4/3/2/8/5/0/7
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Please See Continuation Sheet

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

Please See Continuation Sheet

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

11. Form Prepared By

name/title Kerry Davis, Architectural Historian, and Sally Schwenk, Historian

organization Sally Schwenk Associates, Inc. date March 2008

street & number 112 West Ninth Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

Property Owner

name/title See continuation sheet(s) for Property Owners

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. 470 *et seq.*).

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

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1

**Walnut Street Warehouse and Commercial Historic District
(Boundary Increase II)
Jackson County, Missouri**

SUMMARY DESCRIPTION STATEMENT

The Boundary Increase II to the Walnut Street Warehouse and Commercial Historic District adds three (3) contributing resources, one (1) building already listed in the National Register (1524 Grand Boulevard), and two (2) non-contributing resources to the District's existing seventeen (17) contributing resources. Located along the 1500 block of the west side of Grand Boulevard, the six resources are located immediately north of the District's Grand Boulevard boundary and adjacent across the alley to the east of the District's east boundary behind Walnut Street. All contributing buildings in the Boundary Increase II date to a common period of construction, exhibit similar design treatments, and are of the same functional commercial property types as the contributing buildings within the District.

The contributing properties and National Register listed property within the Boundary Increase II area date to circa 1909 through 1928. The buildings are two- to three-stories in height and reflect a continuum of early twentieth century commercial design trends popular during the time of their construction, including terra cotta veneers and applied Neo-Classical style architectural elements. Furthermore, they reflect the typical features of the non-retail commercial property types found in the District, and include the Two-Part Commercial Block and the Enframed Window Wall architectural property types. The structural system of each contributing building reflects its period of construction and includes load-bearing brick and reinforced concrete construction.

As is to be expected of commercial buildings erected in the early twentieth century, most have experienced a variety of storefront, facade, and interior remodeling over the time. Many of these changes occurred during the period of significance and have gained significance in their own right. Some changes to contributing buildings in the Boundary Increase II area are non-historic, but do not affect the overall ability of the contributing buildings, individually and as a grouping, to convey their historic commercial associations. In particular, the retention of the character-defining upper facade wall features and rhythm of fenestration contribute to an understanding of their significant commercial associations with the buildings in the Walnut Street Warehouse and Commercial Historic District. Additionally, these types of alterations are commonly accepted by the National Register for buildings of similar design, age, and commercial nature, as has been demonstrated in the original Walnut Street Warehouse and Commercial Historic District and the recently submitted Boundary Increase I. The two non-contributing buildings on the streetscape have alterations that obscure their historic integrity. The Boundary Increase II area includes a single vacant lot.

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**Walnut Street Warehouse and Commercial Historic District
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ELABORATION

The six buildings in the Boundary Increase II underscore and continue the largely solid street wall formed by the building facades of the District along Grand Boulevard. All six served non-retail sales commercial functions, though some had mixed uses that included a second-story meeting hall, professional office space, and a restaurant. The three contributing resources and the National Register listed building were constructed between 1909 and 1928. The two non-contributing resources date to the period of significance but suffer from a loss of integrity. Adjacent to the north of Boundary Increase II area is a non-historic building constructed in 1963, outside the period of significance of the District.

The contributing buildings occupy 115-foot deep rectangular lots with uniform setbacks. The lots are 25 feet in width, with most buildings occupying double lots. The Boundary Increase II includes the 1524 Grand Avenue Building (1524 Grand Boulevard), listed in the National Register of Historic Places in 2004.

COMMERCIAL ARCHITECTURAL PROPERTY TYPES

As a contiguous grouping of buildings, the Boundary Increase II represents important associations with the early twentieth century commercial development of Kansas City that is represented by the District. Furthermore, each contributing property successfully conveys its associations with the development of commercial styles, plans, and types popular during the early twentieth century in the non-retail Crossroads railroad freight area located south of 15th Street in Kansas City, Missouri. The District includes two distinct commercial property types associated with the early twentieth century commercial architecture and identified in the City of Kansas City, Missouri's survey plan.

Two-Part Commercial Block

The Two-Part Commercial Block building is typically two to four stories in height and has a clear visual separation of uses between the first-story customer services and the upper-story office, meeting room, storage or residential uses. Styling on the first story focuses on the storefront glazing and entrance(s). Design of the upper stories identifies the building's architectural influences. The Boundary Increase II includes two contributing Two-Part Commercial Block buildings, both of which incorporate extensive terra cotta facade treatments and references to Classical Revival styling.

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Enframed Window Wall

The Enframed Window Wall commercial architectural property type, as defined by Richard Longstreth in *The Buildings of Main Street*, reflects an effort to give greater order to the façade composition of moderately sized commercial buildings. Popular from the turn-of-the-century through the 1940s, this property type visually unifies the façade by framing the large/broad center section with a wide and often continuous border that is treated as a single compositional unit.¹ The façades of the twin buildings at 1512-14 and 1516-18 Grand Boulevard² reflects the early twentieth century terra cotta-clad version of the Enframed Window Wall architectural treatment.

BOUNDARY INCREASE INTEGRITY

The Walnut Street Warehouse and Commercial Historic District Boundary Increase as a whole and its contributing buildings retain historic architectural integrity comparable to those in the adjacent District, distinguishing it from nearby streetscapes that have lost integrity through alteration or loss of historic materials. The integrity of the Boundary Increase successfully communicates important information about the City's development. In addition to the Boundary Increase's reflection of the evolution of commercial architectural property types, the relationship between the buildings based on their location, streetscape, building materials, workmanship, scale, and massing creates, as well as reinforces, the distinct cohesiveness of the District, particularly along the Grand Boulevard streetscape.

The group of buildings that comprise the Boundary Increase retains integrity of location, setting, feelings of past time and place, and historic and architectural associations. Some of the buildings in the Boundary Increase reflect changes and alterations that occurred during the District's period of significance and are historic alterations that have achieved significance in their own right. The majority of these changes are the result of the modernization of the first-story display windows and entrances, however most alterations of this nature left the original openings and spatial relationships of the storefront intact. As a rule, the upper portions of the primary facades retain their original integrity and are often the principal means by which to identify the building's original appearance and style.

The two non-contributing buildings in the Boundary Increase have construction dates during the period of significance, but have lost their architectural integrity and are unable to convey their historic associations. The presence of a vacant lot at the south end of the Boundary Increase does not affect the overall integrity of the grouping.

¹ Richard Longstreth, *The Buildings of Main Street* (New York, NY: Alta Mira Press, 2000), 68-69.

² The designation of Grand Avenue changed in the 1990s to Grand Boulevard.

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PROPERTY LISTING BY ADDRESS

1. 1508 Grand Boulevard, Non-Contributing 1909 Two-Part Commercial Block

Built from a design by noted Kansas City architect, J.W. McKecknie, this three-story brick building is three bays across the primary façade. The upper-story window openings define the bays and consist of a broad central opening containing a band of five windows flanked on each side by smaller openings each containing bands of three windows. The second-story windows are tall triple-hung sashes and the third-story windows are shorter one-over-one light sashes. Though these windows are not historic, they occupy the original openings and historic photographs and building permits indicate the windows have been replaced at least two other times in the building's history. A heavy terra cotta cornice spans the full width of the façade and features modillions, dentils, and brackets that further enunciate the façade bays. Additional character-defining features include the stone panel enframing that surrounds the third-story windows and the stone sills of the second-story windows.

The application of solid EIFS panels over the entire storefront area currently prevents this building from conveying its historic commercial function. The recessed center entrance reflects the historic entrance profile, suggesting that the original storefront framing may be intact underneath. If the siding were removed, the building could be reconsidered for eligibility. Photograph Number 4.

2. 1512-14 Grand Boulevard, Contributing c. 1909 Enframed Window Wall

This two-story building exhibits the unifying wall treatment indicative of its architectural and functional property type. Designed by George Carman as one of a set of twin buildings with 1516-18 Grand Boulevard, the façade features cream-colored terra cotta that forms an enframing surrounding the street-level storefronts and the upper-story ribbon windows. Projecting belt courses link the matching facades and span the full width of the primary elevation between the first and second stories, above the second story, and again at the top of the parapet wall. Additional character-defining features include the modest capitals that surmount the two vertical columns that flank the single, large façade bay. Interior investigation shows the building retains the interior dividing wall between the two buildings. Despite the loss of the original storefront and upper-story window units, the new glazing is set within the original openings and the building continues to clearly convey its historic commercial and architectural associations. Photograph Number 2, 4.

3. 1516-18 Grand Boulevard, Contributing c. 1909 Enframed Window Wall

A twin to the adjacent building to the north (1512-16 Grand Boulevard), this two-story building retains

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the unifying wall treatment indicative of its property type. Designed by George Carman as one of a set of twin buildings with 1516-18 Grand Boulevard, the façade features cream-colored terra cotta that forms an enframing surrounding the street-level storefronts and the upper-story ribbon windows. Projecting belt courses link the matching facades and span the full width of the primary elevation between the first and second stories, above the second story, and again at the top of the parapet wall. Additional character-defining features include the modest capitals that surmount the two vertical columns that flank the single, large façade bay. Interior investigation shows the building retains the interior, dividing wall between the two buildings. Despite the loss of the original storefront and upper-story windows, the new glazing is set within the original openings and the building continues to clearly convey its historic commercial and architectural associations. Photograph Number 2,4.

4. 1520 Grand Boulevard, Contributing 1910/1911/1934 Two-Part Commercial Block

William E. Brown designed this three-story brick building that has four bays across the primary façade. Upper-story fenestration defines the bays, each of which contains a pair of triple-hung sash windows. Though these windows are non-historic, they occupy the original openings and historic photographs show they do not affect the overall character of the building. This is due to a highly articulated cornice treatment that is the key character-defining feature of the façade and includes terra cotta panels with a cut-out starburst motif set between brick piers that extend above the parapet wall; tapering terra cotta finials atop each projecting brick pier; and terra cotta guttae that project and hang down from the base of each finial. Additional historic architectural features include terra cotta windowsills that feature an egg-and-dart motif and terra cotta belt courses that span the full width of the cornice ensemble. The Weber Building clearly retains integrity sufficient to convey its shared historic associations with the District.

The recent removal of EIFS panels that previously covered the original storefront opening revealed that the original transom framing, recessed center entrance bay, and terrazzo entrance floor treatment were all intact. Historic photo documentation guided the restoration of the significant circa 1935 storefront treatment that included a recessed central entrance, a full-width transom, and dark Carrara glass. The building is currently undergoing rehabilitation through the Missouri and Federal rehabilitation tax credit programs. Photograph Number 2, 3.

5. 1524 Grand Boulevard, Listed in the National Register, 1928 Two-Part Commercial Block

This two-story, reinforced concrete building is four bays wide and has a terra cotta façade veneer. Upper-story fenestration defines the bays, each of which contains a single multi-light steel window. The first-story storefront is original and has two recessed entrances, one in each end bay, flanking the central plate glass display windows. Character-defining features include the cream-colored terra cotta façade veneer,

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the engaged balustrade across the parapet wall, and projecting foliated cornice. The building was listed individually in the National Register of Historic Places in 2004. Photograph Number 2, 3.

6. 1526 Grand Boulevard, Non-Contributing 1909/1910 Two-Part Commercial Block

This two-story brick building is three bays wide, defined by both first- and second-story fenestration. The current appearance dates to a late twentieth century remodeling that resulted in a new facade, new storefront, and new windows. No historic fabric is visible from public right-of-way and the building no longer conveys its historic associations. Photograph Number 2.

7. 1528-1530 Grand Boulevard, Vacant Lot. 1966 Paved Parking Lot

This surface parking lot occurred as a result of demolition of the building standing on the lot. The 1908 Sanborn Fire Insurance Company Map shows a large building covering four lots occupying the addresses of 1528 south to 16th Street. The 1951 Sanborn Fire Insurance Company shows a wholesale paint business at 1528 and 1530. City of Kansas City, Missouri building permits document the construction of a one-story 5x7 foot parking lot office building on the site in November 1966.

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Architect/Builder (continued)

Drake, Harry Alexander (architect)
McKecknie, J.W. (architect)
Minor, John A. (builder)
Morris & Kemp (builder)
Munger, C.R. (builder)

STATEMENT OF SIGNIFICANCE

The Walnut Street Warehouse and Commercial Historic District Boundary Increase II is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMERCE and Criterion C for the area of ARCHITECTURE. The Boundary Increase II resources were constructed during the period of significance of the District (1899 to 1946) and have direct associations with the historic contexts developed in the District nomination. The Boundary Increase II area comprises a grouping of contiguous commercial resources immediately adjacent to the District that clearly reflect the early twentieth century commercial expansion due to Kansas City's railroad freighting industry and the advent of the automobile. The recent removal of non-historic storefront coverings improved the integrity of the grouping sufficient to justify their inclusion in the existing District. Information documented since the listing of the District expands the areas of significance through the inclusion of information established as contexts for railroad freight areas. The resources are significant in Commerce locally for their ability to reflect the sharp increase in automobile-related businesses that began to locate at the south edge of the Central Business District during the early twentieth century and their subsequent evolution as regional wholesale distribution and warehousing businesses for out-of-state companies. The Boundary Increase II is locally significant in Architecture as a distinct grouping of representative examples of the types of properties that appeared during the early twentieth century to serve non-retail commercial functions such as automobile service and wholesale distribution. Contributing resources include Two-Part Commercial Block and the Enframed Window Wall architectural property types. The period of significance for the Boundary Increase II, corresponds with the Walnut Street Warehouse and Commercial Historic District. The period of significance (Boundary Increase II) is from circa 1909 to 1946, beginning with the estimated date of construction of the earliest contributing building and ending with the period of significance documented in the original district nomination. The 1946 date associated with the end of World War II, was the end of the period in which major commercial construction occurred

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within defined areas in and near the central business district or at well established neighborhood locations at the intersection of major public transit routes.³ The period of significance acknowledges historic alterations in response to specific functional and design trends and accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

ELABORATION

Commercial Significance

In the first decade of the twentieth century, the area known as the Crossroads Freight Area⁴ in Midtown Kansas City reflected a mixture of late nineteenth century railroad-reliant commercial development emanating from the railroad tracks and freight depot south of 22nd Street.⁵ Streetcars established in the 1880s, operated along the major north-south corridors of Grand Avenue and Main Street, linking Kansas City's residential and commercial districts between the City Market and the community of Westport.⁶ The flood of 1903 inundated the West Bottoms, Kansas City's primary railroad freight and industrial area and, by 1905, the railroads serving Kansas City announced plans for a new Union Station to be located in the vicinity of 23rd and Main Streets. This announcement spurred significant improvements and new construction throughout the Crossroads area.⁷ After 1910, rapid population growth spurred residential construction to the south of the Union Station along the Main Street and Broadway corridors. Commercial construction far outpaced residential development within what became known as Midtown for the remainder of the first half of the twentieth century.⁸

³ Due to war-time shortages and lack of financing, little commercial development occurred in Kansas City during the immediate post-war period through the end of the Korean War in 1953.

⁴ The Crossroads Freight Area is generally bounded by 15th Street to the north, the Union Station tracks on the south (at approximately 23rd Street), Broadway on the west, and Grand Avenue (now Grand Boulevard) on the east.

⁵ Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri" National Register Multiple Property Documentation Form (Kansas City, MO: Historic Preservation Services, LLC, 2000), E7-8.

⁶ Sally F. Schwenk, "Crossroads Historic Freight District" National Register Nomination Form (Kansas City, MO: Historic Preservation Services, LLC, 2000), 8:18.

⁷ Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," E8.

⁸ Sherry Piland and Ellen J. Uguccioni, "Midtown Survey" (Kansas City, MO: Kansas City, Missouri Landmarks Commission, 1984), 1.

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By virtue of its geographically central location in the United States and as the second largest railroad center, Kansas City became a major national center for the distribution of wholesale goods and warehousing. Middlemen, also known as "jobbers," purchased manufactured goods nationwide and sold them at an increased cost to local and regional retailers. In 1900, nearly 500 local jobbing houses operated in Kansas City, including dry goods and hardware; wholesale groceries and liquor; furniture, lumber, and moldings; paint and varnishes; agricultural implements; pharmaceuticals; paper; and jewelry. During the early twentieth century, regional sales offices, distribution warehouses, and showrooms for national chains began to appear.⁹ Also at this time, a number of specialized businesses became established to provide services in the non-retail commercial and freighting area, such as saloons, gas stations, and machine and auto repair shops.¹⁰

A distinct automobile-related district began to develop on the east edge of the Crossroads area during the first decade of the twentieth century. The need for cheaper space than traditional downtown buildings could offer; the need for larger fireproof



Grand Avenue, view from 16th Street, circa 1949.

Boundary Increase at left

*Missouri Valley Special Collections, Kansas City Public Library
Kansas City, Missouri.*

buildings to accommodate the assembly, service, and sales of automobiles; and the need for proximity to both railroad freighting as well as existing streetcar lines, led the emerging automobile industry to concentrate their enterprises at the fringe of central business districts. In Kansas City, this occurred along Grand and McGee largely between 15th and 21st Streets. The 1912 City Directory lists no less than forty-

⁹ Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," E14.

¹⁰ Ibid. E16.

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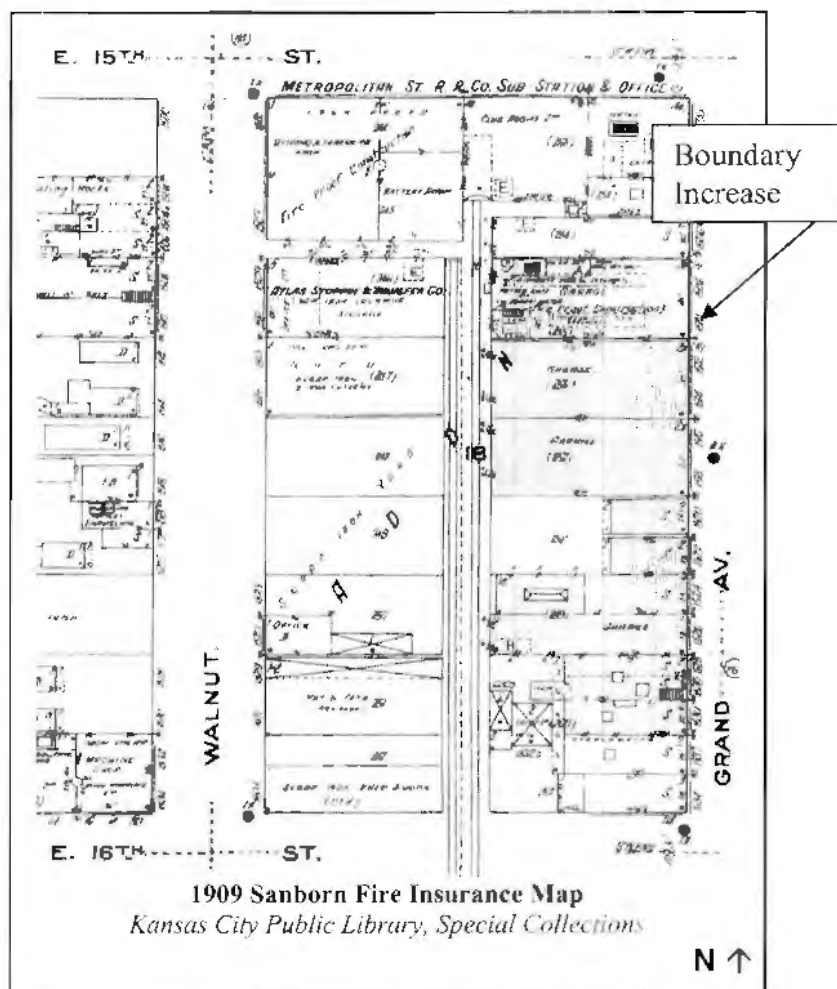
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seven businesses on Grand Avenue listed under "Automobiles and Supplies" between 13th and 20th Streets. Surviving examples of these specific development patterns include the buildings in the Walnut Street Warehouse and Commercial Historic District, and in the Boundary Increase area, within which the buildings were constructed between c.1909 and 1928.

These resources represent not only buildings constructed for automobile service and sales, but also wholesale distribution and supply companies — establishments that typically located at the fringe of the downtown retail area within proximity to suppliers and customers, as well as near to railroad freight depot areas with convenient access to major collector streets that provided convenient access to multiple shipping venues.¹¹

Reflecting the same functional development as the District resources, the early establishments in the Boundary Increase area include stables and automobile garages, automobile sales showrooms, and auto repair and supply businesses. Related businesses included automobile accessories, and tire sales and repair shops. Other businesses included an asbestos supply company; a transfer and storage company, several scrap iron and plating works, a hay and feed store, numerous warehouses, a large commercial laundry, and a lunch counter. In the 1920s, the pattern of auto-related goods and services continued as well as an increased variety of wholesale businesses such as hardware supply and machinery companies,



¹¹ Ibid.

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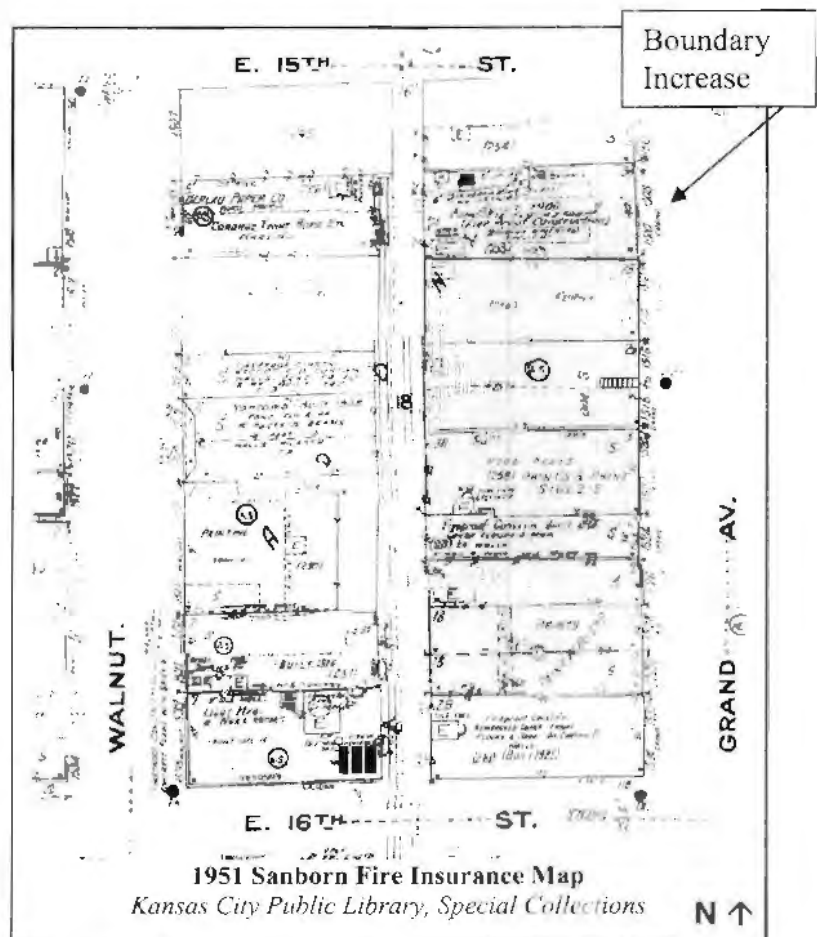
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paper and cord businesses, paint companies, and vendors of refrigeration equipment and cash registers. Small light manufacturing companies such produced clothes, painted signs and furniture. Small service businesses included a notary and a print shop. Other buildings were used as restaurants, a billiards room and a social meeting hall.

Although a number of vacancies appear in during the early 1930s, commercial activity continued uninterrupted in most of the buildings. In fact, five of the six buildings in the Boundary Increase II experienced major storefront remodeling during the mid- to late 1930s. These façade updates included the removal of earlier vehicular bays on the Grand Avenue façade and the introduction of commercial storefronts that incorporated Vitrolite, structural glass, and aluminum elements.¹²

During the 1930s and 1940s, a wide variety of wholesale and supply businesses replaced the automobile-specific businesses. Machines and supplies sold wholesale from these buildings included typewriters, scales, cash registers, sewing machines, printing supplies, rubber supplies, felt, paint, wallpaper, wine and liquor, sporting goods, and furniture.

Services offered included gun repair and an aviation school. Regional distribution and sales offices for out-of-state manufacturing companies represented in the Boundary Increase area include Northern Furniture Company (Wisconsin); Sherwin-Williams Paints (Ohio); Gates Rubber Company (Colorado);



¹² Vertical File Building Permits and Jackson Count Tax Assessor Photograph Collection, City of Kansas City, Missouri; Landmarks Commission, 26th Floor, City Hall, Kansas City, Missouri.

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Singer Sewing Machine Co. (New York); National Cash Register Company (Ohio); and Royal Typewriter Company (New York).¹³

Due to war-time shortages and lack of financing, little commercial development occurred in Kansas City during World War II and the immediate post-war period through the end of the Korean War in 1953. After that, the shift from railroad transport of goods to truck transportation, suburban development as well as the advent of the early urban renewal programs that affected transportation patterns in the central business district north of 15th Street (Truman Road) impacted the crossroads freight area. No significant change occurred in the 1950s with the exception of the introduction of post-war Modern design facades, a shift that visually separated the early twentieth century commercial streetscape from the post-war mid-twentieth century appearance.

Due to their functional history, the buildings in the Boundary Increase II have direct associations with the early to mid-twentieth century historic contexts of the Walnut Street Warehouse and Commercial Historic District and to the buildings in Boundary Increase I. Moreover, they expand an understanding of the original District's association with warehouse distribution businesses in Kansas City and associated wholesale sales and storage businesses as well as the evolution of automobile related businesses in the area over forty years. They communicate significant information about the types of businesses that located in the vicinity of Kansas City's railroad freight districts and reflect the evolution of these types of establishments as the railroad freighting industry evolved in the first half of the twentieth century. They reflect changing technology and business practices related to wholesale distribution of manufactured goods. These resources within the Walnut Street Warehouse and Commercial Historic District, and the streetscape of the Boundary Increase I and Boundary Increase provides an intact enclave of representative examples of an important period of commercial growth in Kansas City, Missouri.

Architectural Significance

The commercial buildings within the Boundary Increase II strengthen the visual historic associations of the Walnut Street Warehouse and Commercial Historic District and communicate the unique sense of past time and place evident in the District. As with most of the contributing buildings in the District, the grouping of resources in the Boundary Increase II represents a "significant and distinguishable entity" of

¹³ Gate City Directory Company. *Kansas City (Missouri) Directory* (Kansas City, MO: Gate City Directory Company, 1912 to 1951). Kansas City (Missouri) Public Library. Special Collections. Microfilm.

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architect-designed buildings. While some of the component resources lack individual distinction, as a group they embody the distinctive characteristics of a type, period, and methods of construction.¹⁴ Furthermore, the Boundary Increase II includes typical functional commercial property types found in the District, reflecting and augmenting the pattern of commercial features common to this class of non-retail building, as well as the evolution of the commercial property type within the District and the city.¹⁵

Constructed to serve automobile-related, warehousing, and wholesale commercial functions, the buildings in the Boundary Increase II share a common functional character with minimal stylistic ornament. They reflect simple restrained versions of popular styles and decorative facade treatments of the time. Though most are architect-designed, their ornamentation remains simple with only applied references to the popular Classical and Colonial Revival styles of the time. While none of the buildings in the Boundary Increase II reflect true "high style" architecture, the influence of the revival styles that began in the late nineteenth century and continued into the 1920s is apparent through applied ornamentation and forms a shared characteristic with the Walnut Street Warehouse and Commercial Historic District.

Most reflect the introduction of reinforced concrete technology, which was typically faced with a brick veneer during the early twentieth century. These materials reflect the latest in fireproof construction of the period in which they were built. Loading docks with alley access for trucks penetrate the rear elevations. All have flat roofs and utilize large windows to capture natural light and facilitate ventilation.

As the last automobile-related businesses moved out of the Crossroads area during the 1920s and 1930s, the new supply and distribution companies updated the facades and remodeled the interiors in an effort to modernize commercial space and enhance its appeal to the public. Prior to World War II, the effort to achieve a much-desired modern appearance reflected the influence of Modern Movement styling and can be seen in the installation of aluminum-framed display windows, structural glass, and tile bulkhead cladding. The needs of these new wholesale or "jobbing" establishments included ample storage space, as well as offices for manufacturer's representatives and showrooms for vending and display. Other common alterations during this period of changing and multiple uses included the replacement of the original window units and the blocking of alley windows with masonry.

¹⁴ U.S. Department of Interior, National Park Service, Interagency Resources Division, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Government Printing Office, 1991), 17.

¹⁵ U.S. Department of Interior, National Park Service, 18.

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As a group, the buildings within the Boundary Increase II convey important information about the variety of wholesale distribution and warehouse commercial property types and restrained functional design treatments of non-retail commercial buildings in Kansas City during the early twentieth century. In particular, they reflect the subtle variations in design based on their historic functional associations. All of the buildings have significant associations with the evolution of commercial architecture patterns relating to Kansas City's role as the major regional railroad and distribution center. Additionally, they reflect the work of builders and developers who responded to specific market and development conditions in the area immediately south of Kansas City's Central Business District as it evolved during the early twentieth century.¹⁶

DISTRICT PROPERTY HISTORICAL DOCUMENTATION

1. 1508 Grand Boulevard, Non-Contributing 1909 Two-Part Commercial Block

Built in 1909 for the Moriarty Brothers Investment Company, an auto service and supply company, as well as agent for Packard Touring cars. The building cost \$20,000 and the building permit shows Kansas City architect, J.W. McKecknie as the builder. Occupants during the following decades included Nash Auto Sales Company (1917), Lowe & Campbell Athletic Goods (1923), and F. Weber's Sons leather goods (1935), which moved from their building at 1520 Grand the previous year. R.S. Elliott Sporting Goods occupied the building by 1940 and remained into the 1980s. In 1951, three businesses occupied this building – R.S. Elliott Arms & Sporting Goods Company, Ed Bengert Gun Repair, and Blevins Felt Shop. R.D. Shore, building contractor, remodeled the façade in 1938. The original windows were replaced in 1966.

2. 1512-14 Grand Boulevard, Contributing c.1909 Enframed Window Wall

Herbert F. Hall, millionaire grain dealer, erected this building in 1909 at a cost of \$40,000. Designed by George Carman and constructed by C.R. Munger to function as an automobile-specific (garage) building, the first occupant was the Olds Oakland Motor Company. Liberty Motors Co. and H.W. Manville asbestos materials company occupied the building in 1917. During the 1920s, the building housed a machinery and hardware supply business, an auto supply, and a billiards hall. The building was vacant during the 1930s, however by 1940 the Northern Furniture Company operated in the building. According

¹⁶ Sally F. Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," E21.

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to available Sanborn Fire Insurance Company maps, a solid wall divided the building from its neighbor to the south (1516-18 Grand Boulevard). Building permits indicate two known remodelings, a minor one in 1916 and a more significant one in 1938 that cost \$5,000 and included both façade and interior changes.

3. 1516-18 Grand Boulevard, Contributing c. 1909 Enframed Window Wall

As with its twin to the north (1512-14 Grand Boulevard), this building is the design of architect George Carman. Herbert F. Hall, millionaire grain dealer, contracted Carman and builder, C.R. Munger, to construct this building in 1909 for \$40,000. Designed to function as an auto-specific (garage) building, the first occupant was the Auto Specialty Company. Automobile-related businesses remained in the building including the Fowler-Martin Tire & Repair Co. (1912) and the Hood Tire Co. and the Kansas City Tire & Accessory Co. (1917). Other early tenants included the Kar-a-Van lunch counter and the Sprague restaurant (1917). By the 1920s, a notary public maintained an office in the building and the Modern Woodmen of America meeting hall was upstairs. A scale distribution company, the Universal Aviation School, the Hunn-Letton Paint Company, and the Gates Rubber Company sales division all occupied the building at various times throughout the 1930s and 1940s. The Gates Rubber Company's sales and warehouse division remained in the building through the 1950s.

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1516-18 (left), 1512-14 (center), 1508 (right) Grand Blvd., circa 1939
City of Kansas City, Missouri Landmarks Commission

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**4. 1520 Grand Boulevard, Contributing
1910/1911/1934 Two-Part Commercial Block**

The contracting firm of Morris & Kemp erected the Weber Building in 1910-1911 based on the plan prepared by architect William E. Brown. Initially two stories in height, the owner added a third story the following year. F. Weber's Sons Harness and Saddlery, operated by Fred Weber and his son Joseph, initially occupied the building. At a time when automobiles were beginning to replace horse drawn vehicles as the primary means of travel, F. Weber's Sons sold harnesses and horse tack, as well as automobile accessories such as riding gloves, clothing, and other accessories. F. Weber's Sons occupied the building until 1934 when they moved to 1508 Grand. Upon their departure, Sherwin-Williams Paints and Wallpaper moved in and remodeled the storefront. Sherwin Williams remained in the building into the 1950s, with a wholesale show room on the first floor and paint storage and distribution on the upper floors.

5. 1524 Grand Boulevard, Listed in the National Register, 1928 Two-Part Commercial Block

This building housed a variety of occupants over the years including Copeland Refrigeration Company (1930), Superior Wines & Liquors (1935), and Arrow Blue Print & Supply Company (1940). The manufacturing and trade division of the Singer Sewing Machine Company occupied this building by 1945 and remained there into the 1950s.¹⁷



1520 Grand Blvd., circa 1939
*City of Kansas City, Missouri Landmarks
Commission*

¹⁷ Please see the National Register of Historic Places Registration Form for the 1524 Grand Avenue Building (listed in 2004) for an elaborated discussion of the building's history.

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6. 1526 Grand Boulevard, Non-Contributing 1909/1910 Two-Part Commercial Block

Initially a one-story building that served as an auto garage, the owner added a second story the following year. S.Z. Schutte, president of the Schutte Lumber Company, commissioned the construction of the building at a cost of \$5,000. The building contractors were the Flanagan Brothers (first story) and C.D. Gilchrist (second story). Automobile-related and wholesale distribution businesses occupied the building throughout most of the first half of the twentieth century including Dort Auto Sales (1917), Aycock Co. asbestos products (1923), and the National Cash Register Company (1925-1945). The Royal Typewriter Company occupied this building by 1951. Facade remodelings occurred in 1939, 1966, and around 1990.

ARCHITECTS AND BUILDERS

William E. Brown, architect, (1520 Grand). An immigrant from Scotland, William E. Brown (b. c.1855) was a Kansas City architect. Only a small number of known buildings are attributed to him. Among them is the 1909 Rectory of the St. Stephens Catholic Church at 1029 Bennington, which is a Prairie School style stone residence listed in the Kansas City Register of Historic Places. Other commissions include the 1913 St. Stanislaus School at 1735 Ewing and the 1905 remodeling of the Jackson County Courthouse.

George Carman, architect, (1512-14 and 1516-18 Grand). George Carman (1852-1928) practiced architecture in Kansas City from 1879 until his death in 1928. A student of Leroy S. Buffington, prominent Minnesota architect noted for his claim to have invented the skyscraper, Carman designed primarily residential buildings.¹⁸ The Kansas City Landmarks Commission records list nineteen known buildings designed by Carman constructed between 1900 and 1923. They include the following National Register listed buildings: Gem Theater on East 18th Street (18th & Vine Historic District); John W. German Residence on East Armour Boulevard (Armour Boulevard MPS District III); and the G.P. Kramer Residence on Harrison Street (Hyde Park Historic District). The vast majority of his works are single-family residences south of 30th Street and commercial buildings in the Downtown and Midtown areas.

Harry Alexander Drake, architect, (1524 Grand). Harry A. Drake (c.1876-c.1948) began his career working for the architecture firm of Howe, Hoit and Cutler, the successor firm to the prolific Kansas City

¹⁸ Sherry Piland, "Early Kansas City Architects: George Carman," *Historic Kansas City News* 4 (February-March 1980), 6.

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firm of Van Brundt and Howe. Drake began his own practice in 1909 and maintained offices in the Reliance Building in Downtown Kansas City. Between 1909 and 1928, he designed at least eleven known buildings in Kansas City, including single-family residences in both the Midtown and Country Club Plaza areas; two theaters, one of which was in the 18th & Vine area; and commercial buildings in the Downtown and Crossroads areas of Kansas City. During the 1930s, he worked from his home office, and later worked as an engineer for Pratt & Whitney.

J.W. McKecknie, architect/builder, (1508 Grand). Known for his experimental use of new technologies and materials, John McKecknie (c.1862-1934) was a prolific Kansas City architect, with more than seventy-five known designs in Kansas City alone. A Princeton graduate, he studied architecture at Columbia University in New York City after which he worked for New York architectural firms. In 1896, he moved to Kansas City to open his own practice. Among his landmark buildings in Kansas City is the Gumbel Building at 801 Walnut, constructed in 1903-1904, which is a very early local example of the use of reinforced concrete.

In 1915, McKecknie formed a partnership with Frank Trask and the firm went on to design more than twenty-two known Kansas City buildings. The partnership of McKecknie and Trask were responsible for such notable Kansas City buildings as the University Club at 918 Baltimore and the Montgomery Ward Building at St. John and Belmont Avenues.

John A. Minor, builder/developer, (1524 Grand). John A. Minor (b.1863) managed a long-standing real estate business in Kansas City during the early twentieth century. Among his real estate business dealings were rental properties and property improvement loans. A member of the Real Estate Board, he managed both the Minor and the Reliance Buildings in Kansas City.

C.R. Munger, builder, (1512-14 and 1516-18 Grand). Seven known buildings in Kansas City can be attributed to the work of Charles R. Munger (b. c.1862), the son of German immigrants. These buildings date from 1902 to 1915, all but one of which are single-family residences. Examples of Munger's single-family house designs can be found in the Hyde Park Historic District (3639 Charlotte Street and 720 Glead Terrace), the Pendleton Heights Historic District (501 Wabash Avenue), and the Roanoke Historic District (3701 Madison Avenue).

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Morris & Kemp, builder, (1520 Grand)

Alfred F. Morris was a Kansas City contractor involved in the construction of a number of local buildings prior to World War II. During the first decade of the twentieth century, he was in partnership with Fremont M. Conrad who maintained offices in the Kansas City Life Insurance Company Building. The historical record suggests that Morris began his own practice by 1910, after which he maintained offices in the Bryant Building and lived in various apartment hotels. In 1922, Morris appears as the president of the Magnesite Stucco Material Company. S.M. Kemp worked as a laborer for Alfred Morris during the early decades of the twentieth century.

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BOUNDARY DESCRIPTION

The boundary of the Walnut Street Warehouse and Commercial Historic District Boundary Increase II is indicated by the black line on the attached boundary map and the shared dash line of the Walnut Street Warehouse and Commercial Historic District .

BOUNDARY JUSTIFICATION

The boundaries of the “Walnut Street Warehouse and Commercial Historic District (Boundary Increase II)” encompass a concentration of historic commercial resources that retain their historic architectural integrity individually and as a group and have significant associations with the evolution of commercial architecture and patterns of commercial development in Kansas City. The Boundary Increase II corresponds to the lot lines of the included properties and incorporates the open space associated with the public right-of-way, such as streets, alleys, and sidewalks. The contributing resources define the historic setting and historic sense of place. The properties adjacent to the original “Walnut Street Warehouse and Commercial Historic District,” in the Boundary Increase I (Pending) and documented in this Boundary Increase II were reviewed by this preparer for inclusion of any additional adjacent properties. With only a couple of exception, all were determined ineligible due to loss of historic architectural integrity as defined for Criteria A and C in National Register *Bulletin 15: How to Apply the National Register Criteria for Evaluation* or had a construction date outside the periods of significance. Several scattered buildings that did not meet the integrity criteria for individual significance, but which would have contributed to a district existed, but inclusion of these resources did not meet National Register boundary guidelines.

This second boundary increase is based on expanded significance due to two factors: 1) the removal of secondary siding to reveal intact historic facades and, to a greater extent, 2) documentation of new areas of significance relating to specific property types. The original National Register “Walnut Street Warehouse and Commercial Historic District” nomination listed in 1999 focused on warehouse buildings designed by prominent architects with narrowly defined warehouse functional uses and proscribed a district boundary that included only contributing resources meeting this narrow criteria (and a vacant lot). It did not address the more general, but significant associations of these buildings with the adjacent railroad freight district to the south and the development of the larger area in relation to railroad freighting in Kansas City. At the time the District was listed, no definitive, updated survey of the area existed and many of the commercial properties on adjacent streetscapes had secondary siding and sheathing that hid original facades. However, at the time of the nomination of the District, new research and updated

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appraisal of integrity was occurring that was privately financed by the Kansas City Economic Development Corporation. It was not until the fall of 2000 that this was made public by the filing of a Multiple Property Submission by that agency. In December 2000, the "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri" Multiple Property Documentation Form was listed in the National Register as part of a Multiple Property Submission (MPDF). This document established broad historic contexts in the larger Crossroads freight district geographical area that contained "Walnut Street Warehouse and Commercial Historic District" and documented two distinct functional property types that apply directly to the resources found in the Walnut Street Warehouse and Commercial Historic District and Boundary Increases I and II. They are the "Commercial Distribution Offices and Warehouse Building" and the "Office and Sales Building," both of which had wholesale and storage functions and, to a lesser extent, retail functions. All were located near railroad freight facilities that included an internal system of rail road spurs and, those built in the early twentieth century, included facilities for truck transport as well. The information in the MPDF document reinforced the significance of the buildings in the District, and provided new areas of significance through expanded historic contexts for property types associated with railroad freight districts and associated commercial enclaves that is included in the Boundary increase II.

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**Walnut Street Warehouse and Commercial Historic District
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PHOTOGRAPHIC DOCUMENTATION

Photographer:

Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

Date of Photographs:

December 2007 and March 2008

Location of CD-Rom with Digital Images:

Missouri State Historic Preservation Office
Jefferson City, Missouri 65101

Photograph Number	Camera View	Street Address/Location
1.	NW	1534 (L) through 1508 (R) Grand Boulevard
2.	NW	1526 (L) through 1500 (R) Grand Boulevard
3.	SW	1520 (R) through 1630 (L) Grand Boulevard
4.	SW	1500 (R) through 1526 (R) Grand Boulevard
5.	NE	Alley view, 1520 (L) through 1526 (R) Grand Boulevard
6.	SE	Alley view, 1512 (L) through 1526 (R) Grand Boulevard

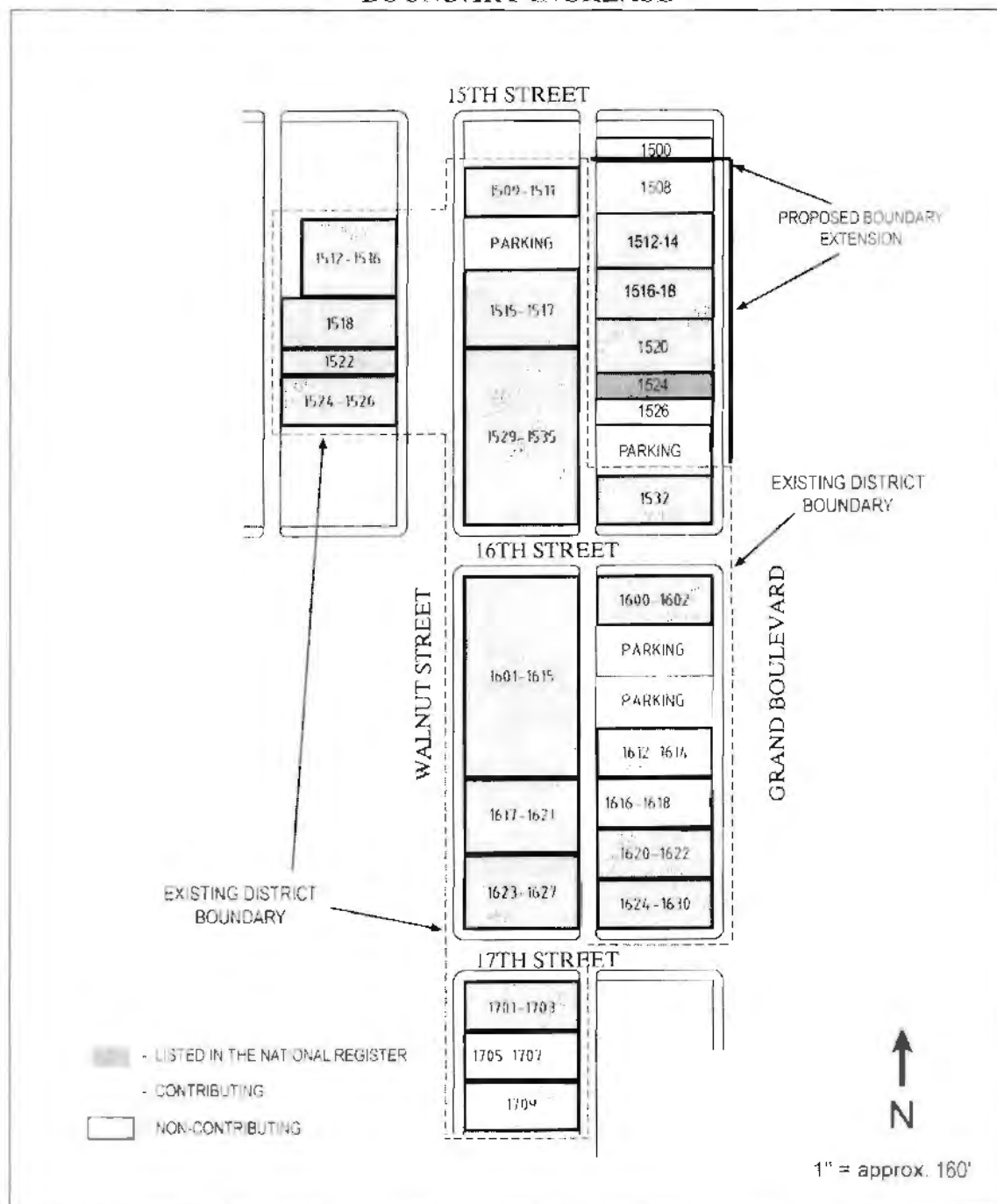
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**WALNUT STREET WAREHOUSE AND COMMERCIAL HISTORIC DISTRICT
BOUNDARY INCREASE**



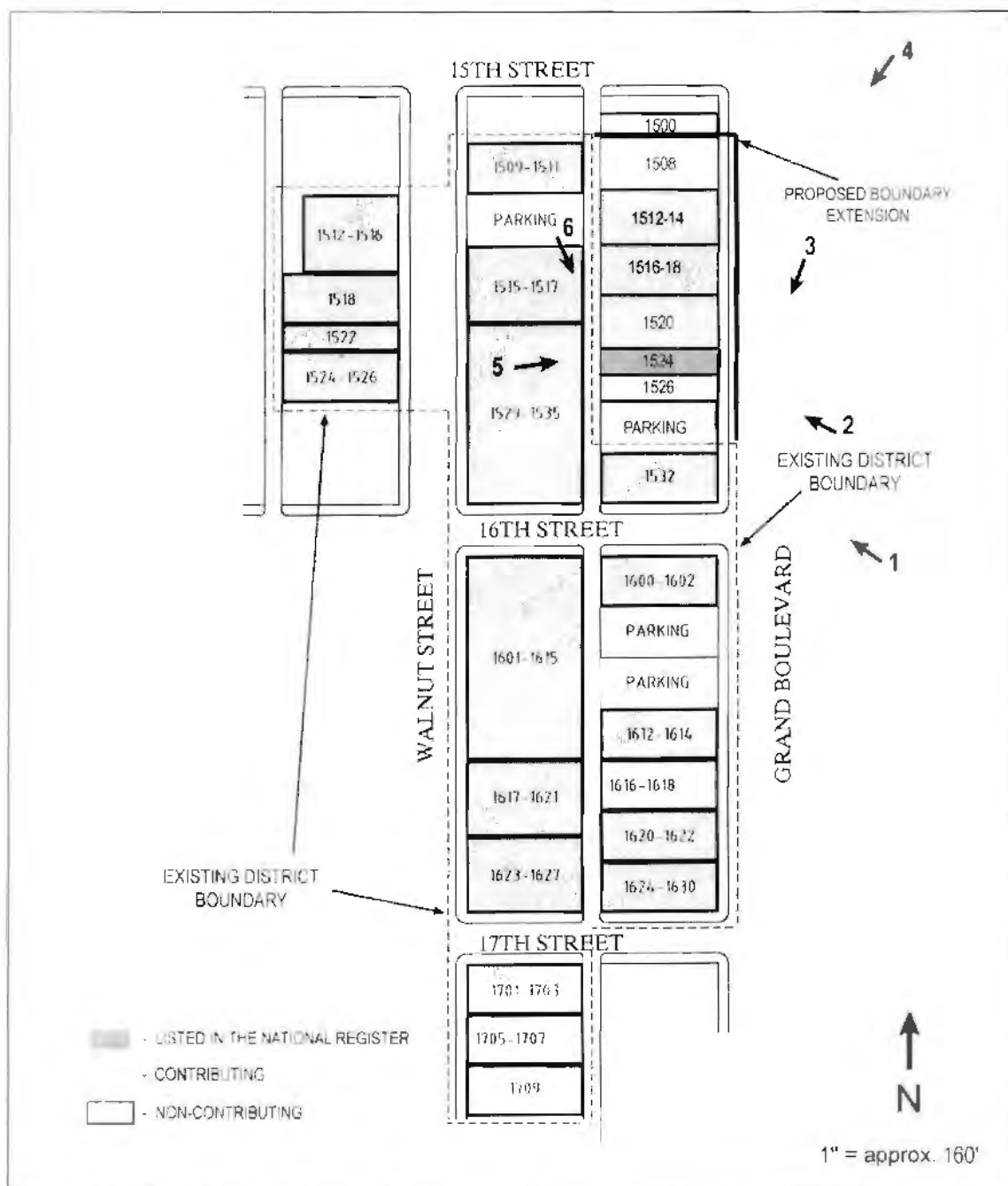
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**WALNUT STREET WAREHOUSE AND COMMERCIAL HISTORIC DISTRICT
BOUNDARY INCREASE
PHOTOGRAPH LOCATION MAP**



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**Walnut Street Warehouse and Commercial Historic District
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PROPERTY OWNERS

	PROPERTY ADDRESS	PROPERTY OWNER NAME AND ADDRESS
1.	1508 Grand Blvd.	Great Northern Properties LLP 1130 39 th Ave., Ste B Greeley, CO 80634
2.	1512-14 Grand Blvd.	Herman & Miller LLC 1516 Grand Blvd KC, MO 64108
3.	1516-18 Grand Blvd.	Herman & Miller LLC 1516 Grand Blvd KC, MO 64108
4.	1520 Grand Blvd.	Sunflower Funding LLC 8005 W 110th St, Ste 216 Overland Park, KS 66210
5.	1524 Grand Blvd.	Grand Historic Developers LP 1526 Grand Blvd KC, MO 64108
6.	1526 Grand Blvd.	Grand Historic Developers LP 1526 Grand Blvd KC, MO 64108
	1530 Grand Blvd. (vacant lot)	The Best of Kansas City LLC 1532 Grand Blvd KC, MO 64108

92 500 METERS
(K)

WALNUT STREET
WAREHOUSE AND
COMMERCIAL
HISTORIC DISTRICT
(BOUNDARY INCREASE)

KANSAS CITY,
JACKSON CO., MO

UTM REFERENCE:
15/363253/4328507

