

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07001320**Date Listed:** 6-13-08**Property Name:** Walnut Street Warehouse and Commercial Historic District**County:** Jackson**State:** Missouri

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patience Andrews
Signature of the Keeper

6/24/2008
Date of Action

Amended Items in Nomination

This nomination is corrected to reflect the presence of two parking lots, which are non-contributing structures. References to these parking lots as "vacant lots" without evaluations are hereby corrected to reflect that they are non-contributing structures.

Notification and Distribution

The Missouri State Historic Preservation Office was notified of this amendment.

This notice was distributed to the following:

National Register property file

Nominating Authority, without nomination attachment

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1320

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)

other name/site number n/a

2. Location

street & town 1612, 1616, 1620, and 1624 Grand Blvd. & 1705-07 and 1709 Walnut St. N/A not for publication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 November 6, 2007
Signature of certifying official/Title Mark A. Miles/Deputy SHPO 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

4

Noncontributing

2

buildings
sites
structures
objects
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

13

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE: Specialty Store

Current Function

(Enter categories from instructions)

COMMERCE: Specialty Store

Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements

Materials

(Enter categories from instructions)

foundation Limestone

walls Brick

roof Asphalt

other Terra cotta

Narrative Description

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

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

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

Commerce

Architecture

Period of Significance

1907-1949

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hayde, G.S. (architect)

Saylor & Seddon (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:

Kansas City Missouri Public Library

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

10. Geographical Data

Acreage of Property 1 acre

UTM References

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

1 1/5 3/6/3/2/5/2 4/3/2/8/1/9/1
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title Cydney Millstein & Elizabeth Rosen

organization Architectural & Historical Research, LLC; Rosin Preservation, LLC date 30 April 2007

street & number 1537 Bellevue; 215 West 18th Street, Suite 150 telephone 816-472-4154; 816-472-4950

city or town Kansas City state MO zip code 64108

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 Multiple

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

SUMMARY

The Walnut Street Warehouse and Commercial Historic District (Boundary Increase) will add four contributing resources and two non-contributing resources and two vacant lots to the existing thirteen contributing resources that compose the District. The four buildings in the 1600 block of Grand Boulevard (1612, 1616, 1620, 1624 Grand Boulevard) are just south of the current District boundary on Grand Boulevard. The fifth and sixth resources, 1705-07 and 1709 Walnut Street, are adjacent to the south District boundary on Walnut Street. The six nominated buildings share a common vocabulary of architectural design, scale, massing, setting, and period of construction with the District's contributing resources. All of the buildings within the Boundary Increase have been renovated several times over the past century. While these renovations have altered some interior and exterior historic fabric, four of the six nominated buildings retain sufficient integrity to convey their historic character as well as their associations with the Walnut Street Warehouse and Commercial Historic District. Along with the District's existing resources, they express the distinct form, materials, method of construction and architectural styling that characterize Kansas City's early twentieth century warehouse and commercial buildings, and they retain the essential physical features that defined their appearance during the period of significance -- vernacular design, red brick facades, massing, first-story storefronts, and period-appropriate terra cotta and limestone ornament. While changes to 1616 Grand Boulevard and 1705 Walnut Street obscure all details of their original historic facades and render them non-contributing, the changes made to the other buildings reflect their active, on-going use as commercial properties. These alterations are typical of changes made to other National Register-listed buildings of similar type and vintage in the original Walnut Street Warehouse and Commercial Historic District.

ELABORATION

It is unclear why the six buildings within the boundary increase were excluded from the district when the Walnut Street Warehouse and Commercial Historic District was nominated in 1999. The preparers and SHPO staff may have wanted to avoid the inclusion of non-contributing properties within the boundaries or a district with a "gap tooth" appearance caused by the demolition of buildings for parking. There were no non-contributing buildings within the boundaries of the original district, and only one parking lot (between 1515-17 and 1509-11 Walnut Street) marred the solid wall of commercial buildings constituting the original district. In the strictest sense, the boundary justification provided in the original district is correct when it notes "To the south, east and west are additional commercial neighborhoods that have seen alterations over time, thus affecting their historic character and significance."¹ On Grand Boulevard, the four buildings within the boundary increase are separated from the original boundary by a surface parking lot. The contributing building in the Boundary Increase on Walnut Street is separated from the south boundary of the original district by a non-contributing building (1705-1707 Walnut).

Though the boundary increase does introduce a parking lot and two non-contributing resources to the district, the overall size, massing and architectural character of the buildings within the boundary increase

¹ Cydney Millstein. "Walnut Street Warehouse and Commercial Historic District," National Register of Historic Places Nomination Form, 1999, p. 19.

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are consistent with those in the original district. The four contributing buildings in the boundary increase have been altered since the period of significance, but these changes do not significantly impact the character defining features of the buildings. Additionally, they are consistent with non-historic alterations made to buildings within the boundaries of the district listed in 1999.

The nomination for the Walnut Street Warehouse and Commercial Historic District does not provide an analysis of the integrity of the resources. However, based on photographs, buildings in the district show similar alterations to those seen on contributing buildings within the boundary increase. These changes include alterations to storefronts, including infill of display windows and new storefront units, and replacement of upper story windows. The assessment of integrity appears to have been based largely on the retention of exterior wall materials, fenestration patterns (if not windows), and architectural details and accents on the exterior wall surfaces. These general criteria were also used in assessing the historic character and integrity of the buildings within the boundary increase.

The proposed increase to the boundaries of the Walnut Street Warehouse and Commercial Historic District is not a result of changes to buildings outside of the district boundaries (i.e. removal of non-historic material), but a change in perception. At the time of the nomination, the focus was on listing a district with no intrusions of non-historic buildings or parking areas. However, this narrow assessment of the districts significance and historic character excluded several nearby properties with similar architectural character and significance that also contributed to the area's overall sense of time and place. The boundary increase is the first step in recognizing the history, significance, and historic character of the larger commercial area on Walnut St. and Grand Boulevard south of 15th Street (a.k.a. Truman) in Kansas City.

SETTING

The Walnut Street Warehouse and Commercial Historic District and its boundary increase are located in a large commercial area consisting primarily of low-rise commercial blocks. The streets are laid in a grid pattern with rectangular blocks. During the planning and construction of Union Station (c. 1901-1914), the area experienced a drastic change in character as small single-family residences were replaced with commercial buildings and large warehouses. The alleys that divide most blocks, including those in the district, may be remnants of the historic residential development of the neighborhood. These alleys were retained during the commercial development and, though narrow, may have been used for business deliveries. Sanborn maps indicate their use for utility lines. Once densely developed, the area around the district and boundary increase has experienced some loss of historic building stock. The block just east of the boundary increase (on Grand between 16th and 17th streets), for example, has been completely cleared of buildings and is now used for parking. The block just to the west of the district (also between 16th and 17th) has also been cleared of all but two buildings (buildings face Main St.). A cluster of historic commercial buildings on the 1500 block of Grand (just north of the northern boundary of the original district) appear to retain their historic character, though reevaluation of these buildings was outside the scope of the current project.

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INDIVIDUAL PROPERTY DESCRIPTIONS

1. **1612 Grand Boulevard; Maxwell-Briscoe Garage II (1909).** Three-story brick vernacular commercial building designed by Kansas City Architects Saylor and Seddon for owner George Passfield of Springfield, Illinois. Built on a stone foundation, this building has a flat tar-and-gravel roof. At the center of the storefront is a single aluminum-framed door with a small sidelight. A multi-light wood transom tops both door and sidelight. Four rectangular display windows flank the central entrance. Enameled metal panels, probably added during a 1945 renovation, cover the storefront from the sidewalk to the bottom of the second story windows.² Though paired metal storm windows cover most of the windows on the façade, original one-over-one double-hung wood sashes topped by transoms fill the second and third story window openings. Window sills, decorative medallions above the third store windows, and the parapet coping are limestone. A shed of corrugated metal that covers the cornice and the storm windows are the only non-historic alteration.³ (C) Photo #: 9, 10, 15.
2. **1616 Grand Boulevard; Maxwell-Briscoe Garage I (1907).** One story commercial building built by J.T. Patterson & Company for owner George Passfield. This low building has a flat tar-and-gravel roof and an EIFS-type façade. Non-historic aluminum-framed storefront windows fill the three bays on the primary façade. Fenestration in the two end bays includes a row of four vertical lights. The center bay contains a recessed entry. Limestone caps the parapet. Significant changes to the façade have substantially compromised the historic character of this building. (NC) Photo #: 11, 13.
3. **1620 Grand Boulevard; Studebaker Automobile Company (1908; remodeled 1919).** Two-story vernacular commercial building built by S.J. Hayde Construction Company and designed by architect G.S. Hayde for owner Frank Ervin. This red brick building has a flat tar-and-gravel roof and a three-bay primary façade. Non-historic glass block fills the two northern bays of the first story. An aluminum door is set into the glass block at the center of the northernmost bay. The southernmost first-story bay is filled with brick and punctuated by a band of three, small non-historic fixed aluminum windows. On the second story, non-historic fixed aluminum windows with dark-tinted glass fill all three bays. A building permit notes that 1620 Grand was remodeled in 1919 in conjunction with the construction of 1624 Grand, next door to the south. The two buildings have matching red brick walls and cornice and parapet details. Between the second story windows and the parapet a buff-colored band of terra cotta spans the façade. The terra cotta has geometric ornamentation and is supported

² When the building changed hands in 1945, the new tenant Radiolab made repairs valued at \$10,000. While the building permit does not document any specific changes, the enameled metal panels represent a building technology and design aesthetic popular early in the post-World War II period, correlating this alteration to the 1945 renovation.

³ A pending rehabilitation project will remove the sheet metal from the cornice.

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by terra cotta brackets. Terra cotta coping tops the shaped parapet. The brick construction, cornice detail and terra cotta ornamentation communicate the building's historic character.

(C) Photo #: 11, 12, 13.

4. **1624 Grand Boulevard; Bruening Brothers Automobile Company (1919).** Two-story vernacular commercial building designed by Smith, Rea and Lovitt that anchors the northwest corner of Grand Boulevard and 17th Street. This red brick building has a flat tar-and-gravel roof. The primary (east) façade has a tree-bay configuration, a projecting cornice, and a shaped parapet that match the primary façade of the building to the north (1620 Grand Boulevard). Non-historic aluminum windows fill all of the window openings on the front façade. The center bay at the first story contains the building entrance. The flanking first story fenestration features non-lights configured in three rows of three lights, with smaller lights at the top and bottom that mimic the proportions of a transom and bulkhead. On the second story, the fenestration has six-lights in each bay, configured in three columns with a smaller row of lights across the top to mimic a transom. The south (17th Street) façade has seven bays. All of the openings have fixed aluminum windows similar to the primary façade. Limestone window sills under the second story windows, a banded limestone cornice supported by foliated brackets, a shaped parapet and limestone coping define the building's historic character. These decorative treatments embellish both the front and south sides. (C) Photo #: 11, 13, 14.
5. **1705-07 Walnut Street; Grant-Reo-Elgin Service Station (1917).** One-story brick vernacular commercial building built by George L. Brown and Son, contractors. Constructed on a stone foundation, this building has a flat tar-and-gravel roof. Sometime after 1982 it was modified with aluminum siding. Non-original plate glass display windows flank a centrally placed, non-original, metal overhead garage door. A single metal door is located at the north end of the main façade. The parapet is stepped. (NC) Photo # 1, 2, 6.
6. **1709 Walnut Street; Salvation Army Industrial Home and Store (1909).** Two-story, brick vernacular commercial and residential building designed by the Kansas City architectural firm of Shepard and Farrar and constructed by James T. Patterson. Built on a stone foundation, this building has a flat tar-and-gravel roof. The original display windows have been infilled with vertical board. Stone sills run below original storefront openings. The northern two bays each have a single-one-over-one aluminum framed window. At the north end of the façade is a recessed entrance with single-light modern aluminum-framed door covered with an iron security door. A stone course with label runs above the first story. Fenestration on the second story has been infilled with vertical board and modern, two-over-two, sliding windows, though this has been removed from one bay. Brick surrounds accent the original window openings. Brick corbelling and stone brackets support a stone continuous sill. A shaped parapet terminates in stone coping. The building remains in good

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condition and has retained the majority of historic features to convey its historic significance.
(C) Photo # 1-8.

Vacant Lots- The 1909 Sanborn Fire Insurance Map indicates that there were two-story garages in the lots located between 1600-02 and 1612-14 Grand Boulevard. These were torn down sometime before the survey of the Mid-Town area of Kansas City was conducted in 1981-1985, so little is know about these properties. The lot immediately adjacent to 1612-14 Grand Boulevard retains some remnants of a foundation at the back of the lot and has a metal-sided fence with driveway opening at the front. The 1951 update to the Sanborn fire insurance map shows this building as demolished with a note of "wall standing" at the back of the lot. Previous Sanborn maps (1909), indicate that there were two-story garages in both lots. Though considered in the overall assessment of the integrity of the district and boundary increase, neither lot is counted as resources based on guidance from the National Register that states "count gardens, parks, vacant lots, or open spaces as "sites" only if they contribute to the significance of the property" and "do not count ruins separately from the site of which they are part."⁴

⁴ How to Complete the National Register Registration Form. U.S. Department of Interior, National Park Service, 1997, 17.

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ARCHITECT/BUILDER (continued)

Shepard and Farrar (architect)
Smith, Rea & Lovitt (architect)
George L. Brown and Son, Contractors (builder)
J.S. Hayde Construction Company (builder)
J.T. Patterson & Company (builder)

SUMMARY

The Walnut Street Warehouse and Commercial Historic District (Boundary Increase) is locally significant under National Register Criterion A for the area of COMMERCE and under Criterion C for the area of ARCHITECTURE. The nominated resources at 1612, 1616, 1620, and 1624 Grand Boulevard and 1705-1707 and 1709 Walnut Street were part of a significant pattern of commercial development in Kansas City, Missouri's Midtown area which began during the period of planning and construction of Union Station (c. 1901-1914). Quality transportation--rail and streetcar in the early years of development and automobiles later--assured the commercial growth and vitality of the area and pushed its transition from residential neighborhood to a center of commercial and warehouse development. The buildings' dark red brick exteriors with simple cast stone or terra cotta trim and functional, utilitarian interiors reflect the same design trends and development patterns as the buildings presently in the District boundaries. They are also the work of several notable Kansas City architecture firms, including Saylor and Seddon; Shepard and Farrar; and Smith, Rea and Lovitt. The six buildings within the boundary increase may have benefited more from the growing popularity of the automobile than the warehousing enterprises dominant in the larger district. Five of the six buildings housed automotive retail and service businesses during the district's period of significance. The addition of these buildings to the District communicates more accurate information about the commercial development that occurred near Kansas City's new Union Station during the early 20th Century. The period of significance for the original district began in 1899 and extended through 1949, dates based on the dates of construction through the 50 year cut off date. Similarly, the period of significance for the boundary increase begins in 1907, the date of construction of the first building. The end of the period of significance is also 1949, based both on the original period of significance for the district and changing development patterns in the Midtown area after 1950.⁵

⁵In their survey of Midtown Kansas City, Piland and Uguccioni note that Midtown continued to grow commercially after 1950, but that there was a significant shift in location and architectural type. The Walnut Street Commercial and Warehouse District and Boundary Increase include property types typical of early 20th Century commercial development--notably two-part commercial blocks built to create a streetscape wall. Post 1950 construction in Midtown was more noted for its large corporate campuses and modern design such as the Hallmark Card facility on McGee and the BMA Tower on 31st Street.

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ELABORATION

Prior to 1900, the Midtown area of Kansas City was a thriving residential area with supporting commercial buildings.⁶ As noted in the nomination for the original district, a 1900 atlas of Kansas City shows Walnut Street from 15th to 17th "dotted with modest one-story wood framed houses" with "many of the blocks . . . south of 16th Street . . . remaining unimproved."⁷ Residential development in the area, as well as some commercial enterprises, was made easily accessible by the introduction of streetcar lines in the 1880s. The Grand Avenue Railway Company, for example, ran cable lines from the city market area on the river, south through Midtown, to the community of Westport. The company's main line extended south on Grand Avenue (now Boulevard) adjacent to the Walnut Street Commercial and Warehouse District.⁸

The nominated resources were constructed between 1907 and 1919 during the District's most active period of growth. This growth is also reflective of the large development, or redevelopment of Kansas City's Midtown area.⁹ According to Piland and Uguccioni, who surveyed Midtown in the 1980s, the 1900-1909 period was the most active period of growth in the area overall with more than 440 residential and commercial buildings constructed. The following decade saw the construction of at least 165 commercial buildings in Midtown.¹⁰ Like other resources in the District, the buildings in the Boundary Increase illustrate the expanding variety of businesses located in midtown Kansas City in the years leading up to World War I. The four buildings in the increase on Grand Boulevard and one on Walnut Street were constructed to manufacture, sell and service automobiles and reflect the skyrocketing popularity of the automobile during the early 20th century. All five housed auto-related businesses until about 1930, at which time the effects of the Great Depression severely curtailed growth of the auto industry. Nearly all were vacated around 1930 and remained largely unoccupied through the end of World War II. As the economy rebounded after World War II, new types of businesses moved into the District. Along Grand Boulevard these included a radio parts supplier, a copier sales company, a furnace repair company and a wholesale florist.

There were only a few hundred privately owned automobiles in Kansas City before 1907, but that would soon change. Nearly 20,000 people attended the city's first auto show that year. Fifteen years later, 55,000 automobiles traveled Kansas City's streets.¹¹ During the interim, entrepreneurs started numerous businesses that sold and serviced automobiles. In Kansas City, the vast majority of these were

⁶ Millstein, 8:10.

⁷ Ibid.

⁸ Ibid.

⁹ Midtown is a commercial and residential area roughly bounded by 15th Street (north), Troost (east), Southwest Trafficway (west), an 31st Street (south).

¹⁰ Sherry Piland and Ellen J. Uguccioni. "Midtown Survey Final Report." Kansas City, Jackson County, Missouri, 1981-1985, reprinted and modified 2008, pp. 27, 30.

¹¹ Susan Richards Johnson and Nichole M. Sabatini, National Register Nomination Form for "Kirkwood Building," 2001, 8:19.

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concentrated in "automobile row," and area roughly bounded by Grand Boulevard, McGee Street, Truman Road (15th Street), and 20th Street. The Midtown survey identified 45 extant auto-related buildings in the 1500-1900 blocks of McGee, and 13 in the 1500 and 1600 blocks of Grand (street just to the west of McGee).¹² Of the buildings on Grand, one is within the original district boundaries (1600-02) and four are within the boundary increase (1612-14, 1616-18, 1620-22, and 1624-30). Additionally, the building at 1705-07 Walnut (part of the boundary increase) was constructed to house an auto-related business.¹³

In the decade before World War I, the 1500-1900 blocks of McGee and Grand transformed from a residential neighborhood with supporting commercial businesses into a largely commercial district. By the early 1920s, city directories documented that nearly 50 percent of all automobile-related businesses in the city were located within this rough geographical area.¹⁴ Like the auto-related buildings nominated in this Boundary Increase, the majority of the other auto-related businesses were housed in two-story brick structures with simple terra cotta or cast stone ornament. Large plate glass display windows and garage bays were typical features of the primary facades.¹⁵

The one and two-story vernacular brick buildings included in the Boundary Increase have utilitarian interiors that reflect their commercial and industrial functions. The understated ornamentation of the primary facades reflects popular architectural styles of the period. The five auto-related buildings in the Boundary Increase (3 of which contribute to the district) are also typical of the earliest automobile sales and service buildings constructed in Kansas City. Like earlier buildings that transitioned into auto-service businesses (liveries, groceries, etc.), early purpose-built building took on traditional "Main Street" commercial buildings configuration (storefront, upper story, cornice).¹⁶ Somewhat larger display windows, garage door openings and rear service areas or rooms were modifications on the traditional plan that facilitated automobile sales and service. Though the storefronts have been modified in the Bruening Brothers Automobile Service Buildings at 1620-1622 and 1624-30 Grand Boulevard still show signs of their auto-related building design. The sidewalk in front of 1620-22 still has its "drive over" curb allowing access to what was a garage door opening in the northernmost storefront bay. Its neighbor had extra large display windows that extended to the sidewalk, discarding with the traditional storefront kick plate. Though non-contributing, the building at 1705-07 Walnut also retains its central garage door bay with "drive over" sidewalk access.

Most of the buildings were designed by unknown or little known architects, although the work of noted local architects is evident. Shepard and Farrar designed the Salvation Army Industrial Home and Store (1709 Walnut Street) in 1909, and Smith, Rea and Lovitt designed the Bruening Brothers Automobile Company Building (1624 Grand Boulevard) in 1919 in conjunction with the remodeling of the building to the north (Studebaker Automobile Company, 1620 Grand Boulevard, built original in 1908) for the same

¹² Piland and Uguccioni, p. 41-42.

¹³ The clearance of the eastern side of the 1600 Block of Broadway and its neighboring buildings on the Western side of the 1600 block of McGee have effectively cut off these buildings from the cluster of extant Auto-related buildings on McGee. So, an Automotive Row district including these properties on Grand is not possible.

¹⁴ Johns and Sabatini, 8:23.

¹⁵ Ibid.

¹⁶ Johnson and Sabatini, 8:21.

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company. The Maxwell-Briscoe Garage II (1612 Grand Boulevard) was designed in 1909 by the firm Saylor and Seddon. Partner William H. Saylor began his architectural career working in the offices of Shepard and Farrar and Smith, Rea and Lovitt at the turn of the 20th century.

Brief Biographies of Related Architects

Saylor and Seddon

Kansas City architects Herbert R. Seddon and William H. Saylor designed the Maxwell-Briscoe Garage at 1612-14 Grand Boulevard. Their partnership spanned nearly a decade from 1906 until 1914 and maintained offices in the Gumbel Building in the heart of Kansas City's central business district.

Herbert R. Seddon

Herbert Seddon was born in Kansas City in 1884. After working as a draftsman in the office of W.W. Rose in 1902 and 1903, Seddon studied architecture at the University of Illinois. He graduated in 1905 and spent the next year studying abroad. Seddon returned to Kansas City in 1906 and entered into a partnership with William Saylor. The partnership dissolved in 1914. Seddon died in Kansas City on May 17, 1916 of tuberculosis at the age of 32.¹⁷

William H. Saylor

William Saylor began his career as a draftsman working for prominent Kansas City architects Charles A. Smith in 1900 and for Shepard and Farrar in 1901. By 1904 Shepard and Farrar had promoted Saylor to the position of architect. He left that firm in 1906 to establish his partnership with Seddon. After the partnership dissolved, Saylor continued to practice architecture on his own until he joined Arthur James to Form Wm. H. Saylor & Company in 1919. In 1927 he joined the firm Owen, Saylor and Payson. Other known designs by Saylor include a high school in Hill City, Kansas built in 1922 and a stretch of mixed-use commercial/apartment buildings on Broadway between 15th and 16th Streets built in 1916. Saylor was director and president of the Kansas City chapter of the American Institute of Architects from 1911-1916.¹⁸

Shepard and Farrar

Architects Charles E. Shepard (c. 1868-1932) and Earnest H. Farrar worked in practice together for fifteen years in Kansas City. Shepard had set up his first partnership with Martin Vrydagh. After Vrydagh moved to Pittsburg, Pennsylvania, Shepard entered into a partnership with Farrar in 1895. A sampling of the firm's works include Loose Brothers Manufacturing Company Building (1100 West 8th Street, 1902); the George Myers Residence (633 East Armour Boulevard, 1905); the George A. Gurley Residence (3714 Bellevue Avenue, 1907); the Wilshire Apartments (4140-6 Warwick Boulevard, 1909); and the Missouri Bank and Trust company Building (920 Walnut Street, 1911). After the firm dissolved in 1910 when Farrar retired, Shepard joined with Albert Wiser, forming the firm of Shepard, Farrar &

¹⁷ City of Kansas City, Missouri Landmarks Commission. Architect information sheet for Herbert R. Seddon, vertical file.

¹⁸ City of Kansas City, Missouri Landmarks Commission. Architect information sheet for William H. Saylor, vertical file.

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Wiser. In 1927, the firm became known as Shepard & Pickett when Shepard and Fredrick C. Pickett were associated.

Smith, Rea and Lovitt

The noted Kansas City architectural firm Smith, Rea & Lovitt designed the Bruening Brothers Automobile Company at 1624 Grand Boulevard in conjunction with a remodeling of the Studebaker Automobile Company, immediately to the north at 1620-22 Grand Boulevard. Established around 1903 by Charles Smith and Charles Rea, the firm of Smith & Rea expanded when Walter Lovitt joined the partnership around 1910. Active throughout the region for over a decade, the firm dissolved following the deaths of Lovitt in 1920 and Rea in 1921. Charles Smith continued an active architectural practice until his death in 1948.

Smith, Rea & Lovitt received commissions for a wide variety of buildings, ranging from refined high style residences, churches, office buildings, and social clubs to large and more vernacular commercial and industrial facilities. Many of these buildings are listed in the National Register of Historic Places individually or as contributing elements to historic districts. In addition to the Bruening Brothers Automobile Garage, National Register listed commercial and industrial buildings designed by the firm include the Cambers Building (1201 Walnut Street); the Jenkins Music Company Warehouse (2100 Wyandotte Street, demolished); the Western Union Telegraph Company Building (100 East 7th Street); the Kansas City Club (1228 Baltimore Avenue); and several buildings along Broadway in the Wholesale District. Charles Smith was also the architect for the Kansas City, Missouri School District for nearly forty years.

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VERBAL BOUNDARY DESCRIPTION

Grand Boulevard

The Boundary Increase will include Lots C thru G, inclusive, Block 23, McGee's Addition to Kansas City, Jackson County, Missouri.

Walnut Street

The Boundary Increase will include Lots 355 thru 257, inclusive, McGee's Addition to Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

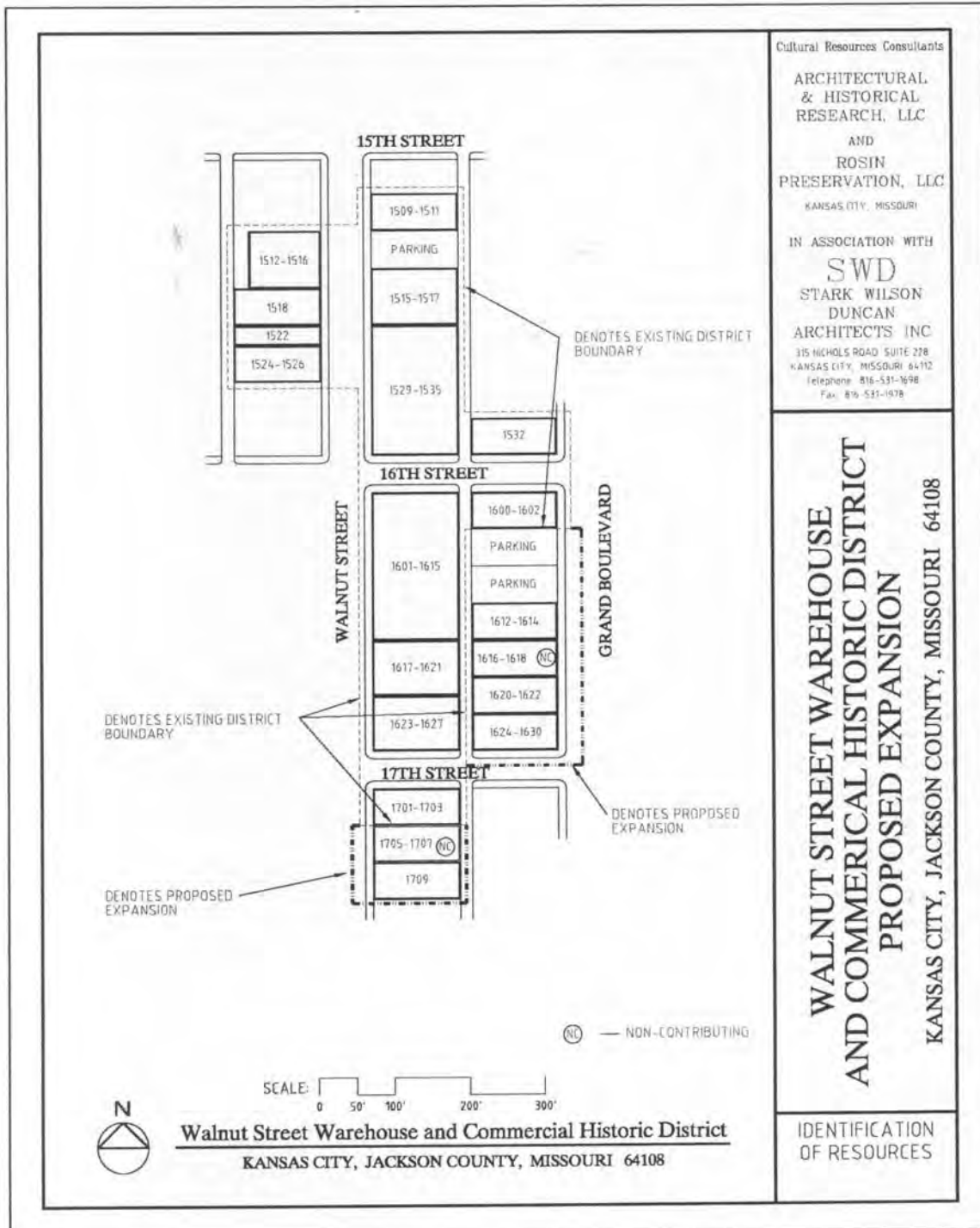
The Boundary Increase will expand the District to include all of the historic buildings lining the west side of the 1600 Block of Grand Boulevard and two additional buildings in the 1700 block of Walnut Street. These buildings illustrate the same architectural influences and historic contexts as the District's contributing resources. Outside the expanded District boundary, the east side of the 1600 block of Grand Boulevard and the west side of the 1700 block of Walnut are surface parking lots. South of 17th on Grand Boulevard are numerous parking lots and buildings of more recent construction.

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PHOTOGRAPHIC INFORMATION

Photographers:

Brad Finch, F-Stop Photography, Kansas City, Missouri
Len Fohn, Independence, Missouri
Kristen Ottesen, Rosin Preservation, LLC, Kansas City, Missouri

Date of Photographs: April 2007

Location of Negatives

Photos 1-8: Architectural & Historic Research, LLC, Kansas City, Missouri

Photos 9-15: Swan Development, Overland Park, Kansas

Photo Number	Description	Camera View	Photographer
1.	1705-1707 and 1709 Walnut Street; main (west) facades.	Northeast	Len Fohn
2.	1705-1707 (middle and south bays) and 1709 Walnut Street; main (west) facades	Southeast	Len Fohn
3.	1709 Walnut Street; main (west) façade	East	Len Fohn
4.	1709 Walnut Street; south façade	North	Len Fohn
5.	1709 Walnut Street; south and rear (east) facades	Northwest	Len Fohn
6.	1705-1717 and 1709 Walnut Street; rear (east) facades	Southwest	Len Fohn
7.	1709 Walnut Street; first floor interior	West	Len Fohn
8.	1709 Walnut Street; first floor interior	East	Len Fohn
9.	1600 thru 1624 Grand Boulevard	Southwest	Brad Finch
10.	1612 Grand Boulevard, main (east) façade	West	Brad Finch
11.	1616 thru 1624 Grand Boulevard, main (east) façades	Southwest	Kristen Ottesen
12.	1620 Grand Boulevard; main (east) façade	West	Kristen Ottesen
13.	1600 block of Grand Boulevard	Northwest	Brad Finch
14.	1624 Grand Boulevard, main (east) and south facades	Northwest	Brad Finch
15.	1612 Grand Boulevard, rear (west) facade	Southeast	Brad Finch



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