

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Wholesale District (Boundary Increase I)

other names/site number N/A

2. Location

street & number 701 Broadway and 330 West 8th Street

N/A not for publication

city or town Kansas City

N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64105

3. State/Federal Agency Certification

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

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

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

national statewide X local



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



Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Wholesale District (Boundary Increase I)

Name of Property

Jackson County, Missouri

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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

Contributing	Noncontributing	
2	0	buildings
		district
		site
		structure
		object
2	0	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

61

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/
Manufacturing facility

COMMERCE/TRADE/Warehouse

COMMERCE/TRADE/Specialty Store

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Renaissance
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENT/Commercial Style

Materials

(Enter categories from instructions.)

foundation: STONE; CONCRETE

walls: BRICK

CONCRETE

roof:

other: TERRA COTTA

Wholesale District (Boundary Increase I)

Name of Property

Jackson County, Missouri

County and State

8. Statement of Significance

Applicable National Register Criteria

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

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE/TRADE

ARCHITECTURE

Period of Significance

1874-1931

Significant Dates

1899

1917

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Shepard & Farrar

Sunderland, J.C.

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
____ Other State agency
____ Federal agency
☒ Local government
____ University
☒ Other

Name of repository: Missouri Valley Special Collections, KCPL
Western Historical Manuscript Coll., UMKC

Historic Resources Survey Number (if assigned): N/A

Wholesale District (Boundary Increase I)

Name of Property

Jackson County, Missouri

County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>362711</u> Easting	<u>4329653</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

11. Form Prepared By

name/title Elizabeth Rosin (Principal), Rachel Nugent (Associate), Rebecca Reese (Associate)

organization Rosin Preservation, LLC date September 19, 2012

street & number 215 W. 18th Street, Ste. 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail rachel@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

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

Property Owner:

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

name Garment District Lofts, LLC c/o Alexander Company Inc.

street & number 145 E Badger Road Ste. 200 telephone

city or town Madison state WI zip code 53713

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

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

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

SUMMARY

The Wholesale District (Boundary Increase I) will add two contributing resources to the existing sixty-one contributing resources that comprise the Wholesale District (the District). The two six-story, masonry industrial buildings occupy one block bounded Broadway and May Street between West 7th and West 8th Streets. This block stands between the two Areas of the existing District, which surrounds the nominated area on three sides. The nominated buildings match the architectural style, size, scale, massing, materials, and period of construction of the other contributing resources in the District. A seven-story elevator and loading dock addition built in 1949 stands on the north side of the Swofford Brothers Dry Goods Company Building. This addition was constructed outside the period of significance.

ELABORATION

1. Swofford Brothers Dry Goods Company Building

Contributing

330 W. 8th Street

1899

Shepard & Farrar

The six-story Renaissance Revival industrial building has glazed brick walls, a raised basement and a flat roof. The building displays a tripartite façade configuration on the three primary elevations, with a two-story base, a three-story shaft, and a one-story cap. A terra-cotta entablature separates the base and shaft, and a thin belt course separates the shaft from the cap. Fenestration and masonry piers divide each elevation into seven bays, with the exception of the north (rear) elevation, which is brick and has irregular pierced openings.

The first two stories contain fixed wood storefront windows that nearly fill each of the large rectangular bays. At each floor (first and second) each opening has a pair of large lower panes topped by a pair of shorter transoms. Decorative wood panels separate the first story from the second story. The pilasters that separate the windows are clad in alternating bands of glazed brick and terra-cotta that give the base a rusticated coursing. An egg-and-dart molding adorns the capitals of the pilasters, and they carry a flat entablature around the building below the shaft.

A prominent arched opening in the center bay of the south elevation historically held the building entrance. The terra-cotta ornament surrounding the opening includes compound pilasters, egg-and-dart and flower bands within the arch, an articulated keystone, and intricate floral designs in the outer corners of the arch. The functional entrance has been relocated and glazing that matches the other windows of the base fills the opening.

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

Wide pilasters separate the bays of the three-story shaft. Each bay contains paired windows with recessed brick spandrels between each story and narrow pilasters between each window. Egg-and-dart molding adorns the capitals of both the wide and narrow pilasters. Non-historic aluminum windows with simulated divided lights fill the historic masonry openings. Circular terra-cotta medallions ornament the area between each bay on the fifth floor. The windows at this level have corbeled brick arched window openings that spring from the pilaster capitals.

The cap contains paired two-over-two windows or louvered vents in each bay. Above the windows and a band of brick dentils, a pressed-metal cornice with modillions crowns the building.

The interior of the building has high ceilings and an open floor plan punctuated by concrete posts and wood beams. The lower floors have concrete columns topped with double rows of egg and dart molding. An enclosed walkway at the fourth story connects the north elevation of 330 West 8th Street to the south elevation of 701 Broadway. The steel walkway was added in 1988.

Fenestration and ornament together express the Renaissance Revival style. The rusticated coursing of the two-story pilasters and high ceilings of the first two stories emphasize the solidity of the base. The more refined material, restrained ornament, and recessed window openings add delicacy to the shaft, giving the impression of a three-story arcade. A shorter cap with tight eaves and less ornament creates a simple conclusion for the building. The graceful features of the shaft and cap allow the base to successfully ground the building. The symmetry and simplicity of the Swofford Brothers Dry Goods Company Building, along with the variation in window types, exemplify the Renaissance Revival style.

A seven-story, concrete elevator and concrete block loading dock was added to the north elevation of Swofford Brothers Dry Goods Company Building in 1949, over a decade after the Folgers Company purchased the building in 1938. The elevator sits near the east edge of the lot along May Street, while the loading docks abut the west edge of the lot along Broadway. The elevator contains three rows of four windows near the top. Above the loading docks, a corrugated metal walkway connects both buildings. Various metal catwalks also extend from the elevator to the buildings. These elements were constructed outside the period of significance and are therefore non-contributing to the resource and to the district.

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

2. Boss Manufacturing Company Building

Contributing

701 Broadway
J.C. Sunderland

1917

The six-story, tapestry brick industrial building at 701 Broadway has a flat roof surrounded by a stepped parapet with stone coping. The west (front) and east (rear) elevations each have four bays, while the north elevation has seven bays. The reinforced concrete structure visible on the south elevation creates five bays. The ground slopes to the north, so that more of the first story is exposed toward the north end of the building. The outer bays are also narrower than the central bays. Non-historic aluminum windows with simulated divided lights fill the historic masonry openings.

The main entrance occupies the third bay from the north on the west elevation. A non-historic aluminum storefront with glass doors, sidelights, and transom are set within a classical entablature with a non-historic flat canopy. The first-story of the west elevation contains sets of single light fixed windows topped by semi-circular light fixtures. Three smaller windows sit above the entrance on the second story. Paired bands of header brick frame each bay. Brick corbeling and geometric ornament executed in brick with small terra-cotta medallions cap the building below the shaped parapet. The south elevation contains paired punched openings with two-over-two hung windows. Loading docks with freight entrances line the east elevation. Minor alterations to the north elevation include the addition of two small brick blocks housing mechanical equipment.

The interior has an open floor plan punctuated by concrete posts and beams. An enclosed walkway connects 701 Broadway to 330 West 8th Street at the fourth story. The steel walkway was added in 1988.

The Boss Manufacturing Building exemplifies the Commercial Style with its flat, relatively simple façade, flat roof with stepped parapet, and large expanses of window openings. Brick bands frame the window bays, emphasizing the height of the building and width of the windows. In keeping with this style, simple geometric ornament is limited to the parapet and the main entrance.

INTEGRITY

The industrial buildings at 701 Broadway and 330 West 8th Street retain much of their historic fabric and clearly convey associations with their historic functions and period of construction. They easily demonstrate their historic context and significance. Various changes, including construction of an elevator on the rear elevation of 330 West 8th Street, have not compromised

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

the buildings' integrity of design, materials, and feeling. The historic entrance of 330 West 8th Street remains visible and understood as the entrance to the building. While the windows in 701 Broadway were replaced within the last five years, the new windows fill the historic openings and simulate the appearance of historic multi-light industrial sashes. The nominated buildings continue to communicate their historic manufacturing and wholesale function as well as their periods of construction.

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

SUMMARY

The Wholesale District (Boundary Increase I) is significant under National Register Criterion A for the area of COMMERCE/TRADE and Criterion C for the area of ARCHITECTURE. The industrial buildings located at 330 W. 8th Street and 701 Broadway Boulevard, Kansas City, Jackson County, Missouri were built in 1899 and 1917, respectively. These dates fall within the period of significance for the Wholesale District (District), 1874-1931, established to incorporate all of the commercial and manufacturing buildings constructed in the area within a period of nearly continuous construction. Shepard & Farrar (architect of 330 W. 8th Street) and J.C. Sunderland (designer of 701 Broadway) designed numerous contributing buildings currently listed within the District. Both buildings exhibit the same character-defining features of size, scale, massing, and materials as the District's other contributing resources and enhance the significant concentration of industrial architecture represented by the District. Local companies and developers constructed both buildings for manufacturing and distribution purposes. The architecture and design reflects these needs. Both have open floor plans and large window openings typical of industrial buildings from this period. The large size, monumental scale, rectangular massing, and masonry materials of the buildings are similar to the surrounding buildings. Along with its architectural importance, the District was a key part of Kansas City's jobbing center for the manufacturing and distribution of a variety of wholesale goods. The Boundary Increase includes two buildings that support and enhance the manufacturing context of the District.

ELABORATION

The Wholesale District encompasses a manufacturing and distribution hub that housed a wide variety of commercial and industrial businesses. Large masonry buildings constructed for manufacturing filled the blocks along Broadway, Central, and Washington Streets, between 6th and 11th Streets. While the primary industry was garment production, the concentration of other manufacturing concerns and wholesale storage and distribution facilities within close proximity to rail and river transportation illustrates the District's importance to the jobbing industry in Kansas City. Construction of commercial and manufacturing buildings continued into twentieth century, tapering off sharply in 1931 following the onset of the Great Depression.

The Swofford Brothers Dry Goods Company constructed 330 West 8th Street in 1899.¹ The original District nomination identified this resource as the first wholesale building in the area, marking a shift in Kansas City's wholesale district south and east from the West Bottoms and

¹ "Kansas City Historic Resources Survey Form: 330 W. 8th Street" Central Business District (CBD) Survey 1994. Kansas City Historic Preservation Office.

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

the Missouri River.² Prominent local architects Shepard & Farrar designed the six-story building to serve as the company's jobbing headquarters.³ Other buildings by Shepard & Farrar in the Wholesale District include the Barton Brothers Show Company Building (#1), the Kansas City Paper House (#15), the Lechtman Printing Company Building (#20), the Noyes-Norman Shoe Company/Ellet Kendell Shoe Company Building (#38), and the McCarren Millinery Company/Jay & King Hat Company Building (#58).⁴ The high-style Swofford Brothers Dry Goods Company Building is consistent with the feel of the Wholesale District and the large size, rectangular massing, and glazed brick materials are typical of the area.

The Smith McCord-Townsend Dry Goods Company occupied the Swofford building by 1915.⁵ In 1938, the J.A. Folger & Company purchased the building for use as a coffee manufacturing plant. The company erected a large seven-story concrete elevator north of the building in 1949.⁶ When the Folgers outgrew 330 West 8th Street, they expanded into the large industrial building at the north end of the block (701 Broadway) in 1950.

Mrs. Emma J. Meyer constructed the six-story building at 701 Broadway in 1917 for the Boss Manufacturing Company. Boss Manufacturing expanded their cotton glove manufacturing operation from their previous location at 620 Broadway.⁷ J.C. Sunderland, another notable local architect contributed many designs to the city, including three buildings in the Wholesale District. The Boss Manufacturing Company Building is similar in style and massing to other buildings by Sunderland, including the Burd and Fletcher Company (#14), the Lewis Printing Company Building (#26), and the Hersheberger and Rosenthal Company Building (#60).⁸ The Boss Manufacturing Company operated at this location until 1950 when the Folgers Coffee Company expanded from 330 West 8th Street into 701 Broadway.

While the two buildings maintained discrete ownership and functions throughout the period of significance, after 1950 Folgers operated a coffee roasting plant in both locations. Folgers relocated the roasting operations out of Kansas City in 2012. During their occupancy, Folgers adapted the 330 W. 8th Street and 701 Broadway to function cohesively. Among the changes was construction of an elevator and loading docks at the rear of 330 W. 8th Street in 1949 and the addition of an elevated walkway to connect the buildings in 1987. The nominated buildings continue to communicate their historic manufacturing function. Both buildings are currently vacant.

² Edward J. Mischczuk, National Register of Historic Places Nomination Form Wholesale District, Kansas City, Missouri, 1979, 8-1.

³ "Swoffords' New Building," *The Kansas City Star*, March 5, 1899, Microfilm, Kansas City Public Library.

⁴ Mischczuk, 7-1 – 7-5.

⁵ *Kansas City Directory*, Forty-Fifth Annual Issue, Kansas City: Gate City Directory Co., 1915.

⁶ Building permit #26655A, 9/13/1949, Kansas City Historic Preservation Office.

⁷ "Boss Manufacturing Co." *Kansas City Star*, April 8, 1917. Mounted Clippings, Missouri Valley Room, Kansas City Public Library.

⁸ Mischczuk, 7-1 – 7-5.

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Wholesale District (Boundary Increase I)
Jackson County, Missouri

BIBLIOGRAPHY

"Boss Manufacturing Co." *Kansas City Star*, April 8, 1917. Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

Building permit #26655A, 9/13/1949. Kansas City Historic Preservation Office.

Kansas City Directory, Forty-Fifth Annual Issue, Kansas City: Gate City Directory Co., 1915.

"Kansas City Historic Resources Survey Form: 330 W. 8th Street." Central Business District (CBD) Survey 1994. Kansas City Historic Preservation Office.

Miszczuk, Edward J. National Register of Historic Places Nomination Form Wholesale District. Kansas City, Missouri, 1979.

"Swoffords' New Building," *The Kansas City Star*, March 5, 1899, Microfilm, Kansas City Public Library.

SECTION 10

VERBAL BOUNDARY DESCRIPTION

The boundary expansion includes the city block bounded by West 7th Street on the north, Broadway on the west, West 8th Street on the south, and May Street on the east. This is a single city parcel identified as Lots 11-15 of Block 3, Hubbards Addition, Section 05-49-33.

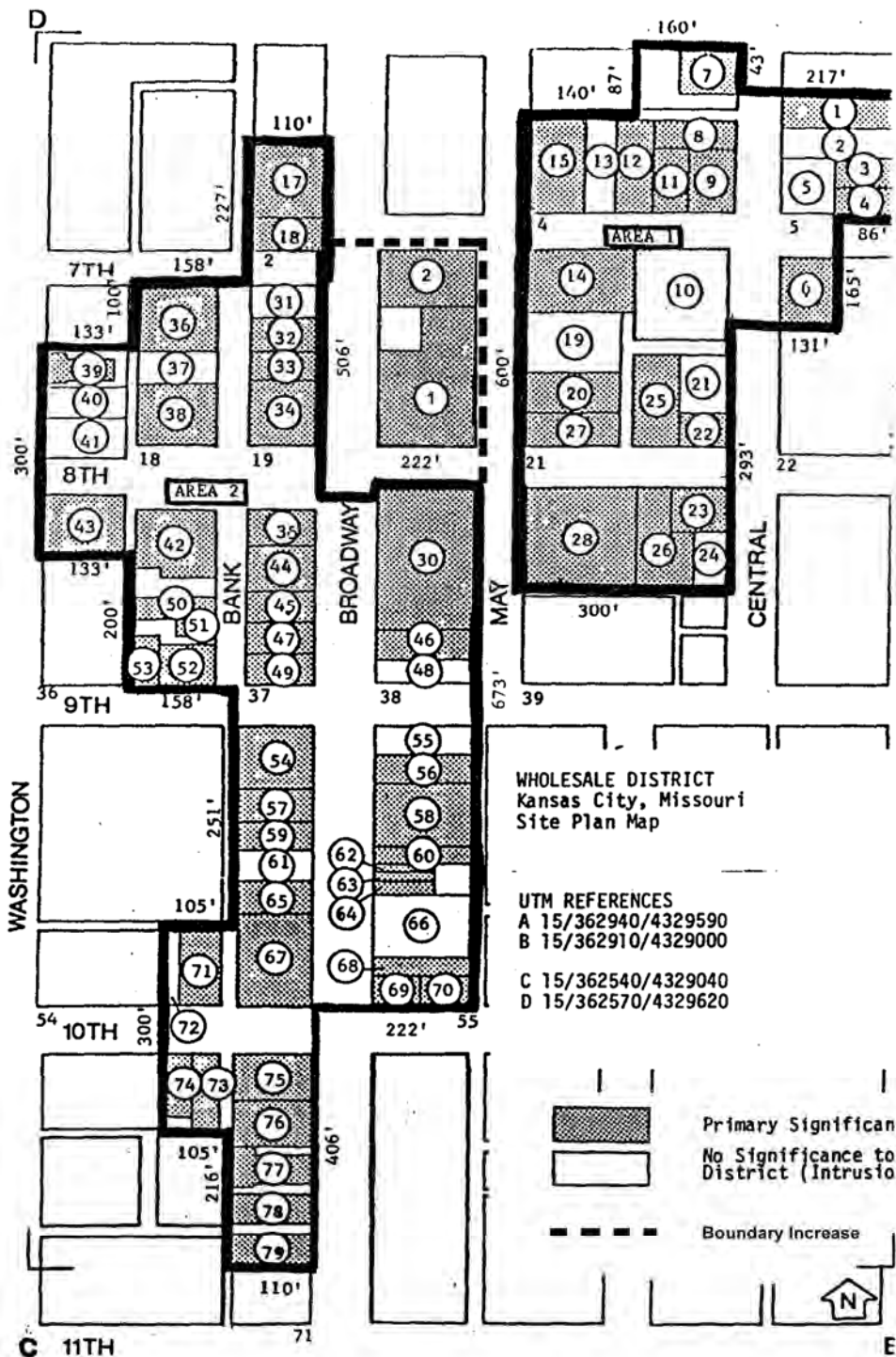
BOUNDARY JUSTIFICATION

The boundary at the northeast corner of Area 2 extends north to include the 700 block of Broadway Boulevard(see *attached Boundary Increase Map*). It is believed that the buildings on this parcel were excluded from the original nomination in 1979 due to owner objection. The Wholesale District (Boundary Increase I) includes buildings with the same physical and functional characteristics as those in the District that surround them.

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Jackson County, Missouri

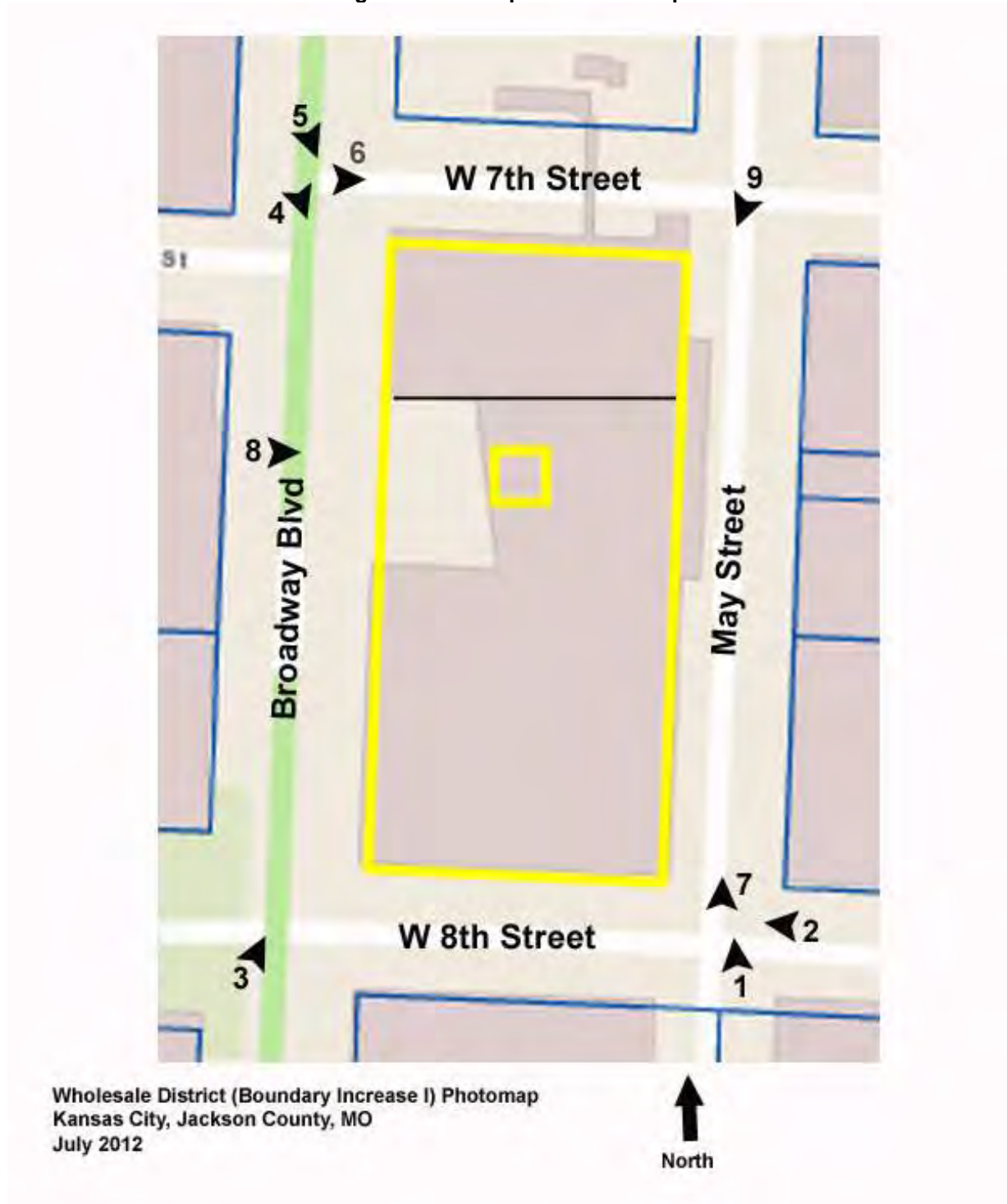
Figure 1. Boundary Increase Map



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Jackson County, Missouri

Figure 2. Site Map and Photo Map



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Wholesale District (Boundary Increase I)
Jackson County, Missouri

Name of Property: Wholesale District (Boundary Increase I)

City or Vicinity: Kansas City

County: Jackson County **State:** Missouri

Photographer: Rebecca Reese

Date Photographed: July 2012

Description of Photograph(s) and number:

All digital images labeled as follows: MO_Jackson County_Wholesale District BI1_#.tif

1 of 9. View NW, S and E facades of 330 W. 8th St. and 701 Broadway

2 of 9. View W, looking west on W. 8th street with S façade of 330 W. 8th St.

3 of 9. View NE, looking north on Broadway with S and W facades of 330 W. 8th St. and 701 Broadway

4 of 9. View SE, looking south on Broadway with N and W facades of 701 Broadway and 330 W. 8th St.

5 of 9. View SE, N and W facades of 701 Broadway and 330 W. 8th St.

6 of 9. View E, looking east on W. 7th Street with N façade of 701 Broadway

7 of 9. View N, looking north on May Street with E facades of 330 W. 8th Street and 701 Broadway

8 of 9. View E, west facade of 330 W. 8th St. 1949 addition

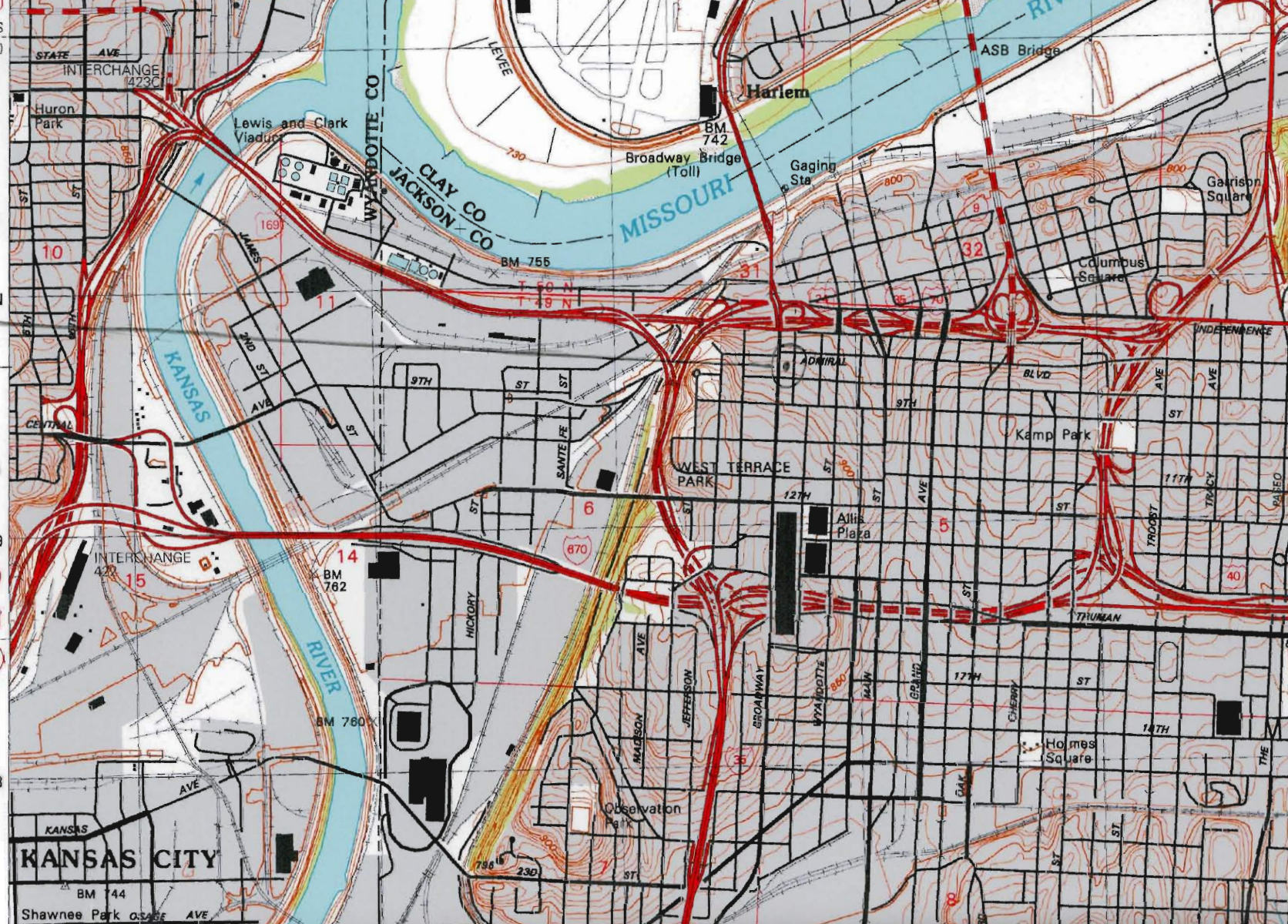
9 of 9. View SW, looking south on May Street with W facades of 330 W. 8th Street, the 1949 addition, and 701 Broadway

92 500 METERS
(KS)

Wholesale
District
Boundary
Increase

Kansas City,
Jackson
County,
MO

UTM
Reference:
15/362711/
4329653







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