

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Wholesale District

AND/OR COMMON Garment District

2 LOCATION Boundaries as shown on the Site Plan Map (See Item #10)

STREET & NUMBER

CITY, TOWN Kansas City

VICINITY OF

--- NOT FOR PUBLICATION
#5 Hon. Richard L. Bolling

STATE Missouri

CODE
64105COUNTY
Jackson

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership (see continuation sheets)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Office of the Assessor, City Hall - 2nd Floor

STREET & NUMBER

414 East 12th Street

CITY, TOWN

Kansas City

STATE
Missouri 64106**6 REPRESENTATION IN EXISTING SURVEYS**TITLE 1. Kansas City, Missouri Downtown Plan

DATE

1971

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR SURVEY RECORDS Land Clearance for Redevelopment Authority of Kansas City, Missouri

CITY, TOWN

Kansas City

STATE

Missouri 64106

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OWNERS OF SIGNIFICANT PROPERTIES

(Numbers refer to locations on site plan map)

- | | |
|---|--|
| 1. Thomas L. Davidson
600 Central Street
Kansas City, Missouri 64105 | 14. 7th and Central Investment Company
Attn: Carl Westring
321 West 7th Street
Kansas City, Missouri 64105 |
| 3. Tower Properties Co.
911 Main Street, Room 300
Kansas City, Missouri 64105 | 15. 7th and Central Investment Company
Attn: Carl Westring
321 West 7th Street
Kansas City, Missouri 64105 |
| 4. Curtis & Mary Yates, et al.
10617 East 53rd Street
Kansas City, Missouri 64133 | |
| 6. D. R. Realty Co.
P.O. Box 13363
Kansas City, Missouri 64199 | |
| 7. Thomas L. Davidson
600 Central Street
Kansas City, Missouri 64105 | 17. Edward A. Smith and
Robert G. Fisher, Trustees
922 Walnut Street, Room 1411
Kansas City, Missouri 64106 |
| 8. Mel & Lore Mallin
312 West 7th Street
Kansas City, Missouri 64105 | 18. Edward A. Smith and
Robert G. Fisher, Trustees
922 Walnut Street, Room 1411
Kansas City, Missouri 64106 |
| 9. Mel & Lore Mallin
312 West 7th Street
Kansas City, Missouri 64105 | 20. Seven Fifteen May Corporation
c/o Paul S. Kivett
715 May Street
Kansas City, Missouri 64105 |
| 11. Mel & Lore Mallin
312 West 7th Street
Kansas City, Missouri 64105 | 22. Plotsky Investment Co., Inc.
308 West 8th Street
Kansas City, Missouri 64105 |
| 12. Mel & Lore Mallin
312 West 7th Street
Kansas City, Missouri 64105 | 23. Harry J. Epstein
303 West 8th Street
Kansas City, Missouri 64105 |

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- | | |
|---|---|
| 51. Lola A. Corral
& James A. Corral, et al
414 West 9th Street
Kansas City, Missouri 64105 | 62. Merle L. Smith
c/o National Equipment Corporation
920 Broadway
Kansas City, Missouri 64105 |
| 52. Lola A. Corral
& James A. Corral, et al
414 West 9th Street
Kansas City, Missouri 64105 | 63. Willard G. Widder
c/o First National Bank Trust Department
P.O. Box 38
Kansas City, Missouri 64141 |
| 53. Lola A. Corral
& James A. Corral, et al
414 West 9th Street
Kansas City, Missouri 64105 | 64. Willard G. Widder
c/o First National Bank Trust Department
P.O. Box 38
Kansas City, Missouri 64141 |
| 54. Esther R. Schaefer
c/o Adlers Inc./T. Berry
1208 Main Street
Kansas City, Missouri 64105 | 65. National Equipment Corp.
920 Broadway
Kansas City, Missouri 64105 |
| 56. TRI Fox Investors Co.
905 Broadway
Kansas City, Missouri 64105 | 67. Josephine E. Rothenberg Trust
c/o Rothenberg & Schloss
932 Broadway
Kansas City, Missouri 64105 |
| 57. Abe Trillin
c/o United Missouri Bank Trust
P.O. Box 226
Kansas City, Missouri 64105 | 68. Alfred Roberts
931 Broadway
Kansas City, Missouri 64105 |
| 58. Mel & Lore Mallin
312 West 7th Street
Kansas City, Missouri 64105 | 69. Shirley Seiden
935 Broadway
Kansas City, Missouri 64105 |
| 59. Nathan Eveloff
912 Broadway
Kansas City, Missouri 64105 | 70. Sol Stowlowy & Louis Lesky
301 West 10th Street
Kansas City, Missouri 64105 |
| 60. Ben Bloom
c/o United Missouri Bank Trust
P.O. Box 226
Kansas City, Missouri 64105 | 71. Benjamin Apple, et al
412 West 10th Street
Kansas City, Missouri 64105 |
| | 73. Paul Wacknov
1821 Guinotte Avenue
Kansas City, Missouri 64120 |

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74. Duane Erick Peterson
& Betty Olsen
5622 Charlotte Street
Kansas City, Missouri 64110
75. William Rockhill Nelson Trust
1102 Grand Avenue, Room 114
Kansas City, Missouri 64106
76. Antonio Bonino
1010 Broadway
Kansas City, Missouri 64105
77. Parnell Investment Co., Inc.
1014 Broadway
Kansas City, Missouri 64105
78. Richard C. & Ellsworth Parnell
1018 Broadway
Kansas City, Missouri 64105
79. 1026 Broadway Building Co.
1026 Broadway
Kansas City, Missouri 64105

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OWNERS OF NONCONFORMING INTRUSIONS:

(Numbers refer to locations on site plan map.)

- | | |
|--|---|
| 2. Thomas L. Davidson
600 Central Street
Kansas City, Missouri 64105 | 40. The Siggins Corp.
706 Broadway
Kansas City, Missouri 64105 |
| 5. Thomas L. Davidson
600 Central Street
Kansas City, Missouri 64105 | 41. Mainstreet Investment Co.
1025 Wyandotte Street
Kansas City, Missouri 64105 |
| 10. 7th & Central Inv. Co.
Attn: Carl O. Westring
321 W. 7th Street
Kansas City, Missouri 64105 | 48. Empire State Bank & Trust Co.
819 Broadway
Kansas City, Missouri 64105 |
| 13. 7th & Central Inv. Co.
Attn: Carl O. Westring
321 W. 7th Street
Kansas City, Missouri 64105 | 55. Textile Building Corporation
801 Broadway
Kansas City, Missouri 64105 |
| 19. Seven Fifteen May Corp.
c/o Paul S. Kivett
715 May Street
Kansas City, Missouri 64105 | 61. Nathan & Sylvia Eveloff
c/o Natco Co.
912 Broadway
Kansas City, Missouri 64105 |
| 21. Plotsky Inv. Co., Inc.
308 West 8th St.
Kansas City, Missouri 64105 | 66. Southwestern Bell Telephone Co.
1010 Pine Street
St. Louis, Missouri 63101 |
| 24. Harry J. Epstein
301 West 8th Street
Kansas City, Missouri 64105 | 72. Allright Parking, Inc.
1111 Wyandotte Street
Kansas City, Missouri 64105 |
| 31. Navran Associates
411 West 7th Street
Kansas City, Missouri 64105 | |
| 37. John J. & Grant Hilburn
c/o Robert W. Wilson
412 W. 12th Street
Kansas City, Missouri 64105 | |

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2. Kansas City, Missouri Downtown Plan: Historic Building
Preservation Analysis
1973 local
Land Clearance for Redevelopment Authority of Kansas City, Missouri
306 East 12th Street
Kansas City, Missouri 64106
3. Preliminary Inventory of Architecture and Historic Sites of Kansas City,
Missouri
1974 local
Landmarks Commission of Kansas City, Missouri
City Hall - 26th Floor, E.
414 E. 12th Street
Kansas City, Missouri 64106
4. Landmarks Commission of Kansas City, Missouri, Survey
1977 local
Landmarks Commission of Kansas City, Missouri
City Hall - 26th Floor, E.
414 E. 12th Street
Kansas City, Missouri 64106
5. Kansas City: A Place In Time
1977 local
City Hall - 26th Floor, E.
414 E. 12th Street
Kansas City, Missouri 64106
6. Missouri State Historical Survey
1978 state
Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65101

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2. James M. Denny, State Contact Person
Department of Natural Resources
Office of Historic Preservation
P.O. Box 176
Jefferson City
314/751-4096
July 31, 1978
Missouri 65102

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Wholesale District within the Central Business District of Kansas City, Missouri, encompasses five full and portions of ten additional city blocks. The historic district is situated in the general vicinity of West 6th Street, Wyandotte Street, West 11th Street and Washington Street.

The Wholesale District consists of sixty-one (61) architecturally and historically important buildings. The majority of the structures line three major focal thoroughfares in the area; Broadway, West 8th Street and West 7th Street. The area is plotted in a directional plan grid. Named thoroughfares generally slope from south to north in a moderate decline. Numbered streets generally slope from west to east in a gradual decline. Some thoroughfares are discontinuous due to the construction of the 6th Street Trafficway and Interstate 70 highway. The buildings within the district were erected during the period from approximately 1874-1931, reflecting a variety of popular architectural designs spanning 57 years of Kansas City development. The majority of buildings under nomination are designed in the Commercial style of architecture, many embellished with details derived from other popular architectural modes from this period.

The historic district is primarily commercial and industrial in character, also containing some multi-family residential structures. The majority of buildings are rectangular in plan, constructed near the street lines on rectangular lots. Railroad freight tracks service manufacturing buildings along May Street and West 7th Street. All buildings, varying in height from one to eight stories, are constructed of brick in various colors with stone, terra cotta and/or cast iron embellishments. Foundations consist of three types: buildings constructed before approximately 1895 use rubble limestone; buildings constructed before 1908 use spread footings; buildings constructed after 1908 use reinforced concrete.

The buildings in the Wholesale District are listed as follows (numbers refer to location on the site plan map):

1. Barton Brothers Shoe Company Building (Davidson's Enterprise Wholesale, Inc. Warehouse), 607-609 Central Street/ 606-608 Wyandotte Street, 1895-1896, architect - Shepard & Farrar.
This five-story, gray brick Commercial/Second Renaissance Revival style building is intact and is in good condition.
3. Syndicate Building, 616-618 Wyandotte Street, 1888, architect - Van Brunt & Howe, builder - T. Howard Oliver.
This four-story, red brick, cast iron, and terra cotta building is in fair condition.
4. Missouri, Kansas & Texas Trust Company Building (Old Union Mission), 620-624 Wyandotte Street, 1889, addition - 1896, architect - Harry Lindsay, builder - T. Howard Oliver.
This four-story, red brick brownstone and terra cotta Victorian Eclectic style building is intact and is in good condition.

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6. Charles E. Brown Printing Company/Teachenor-Bartberger Engraving Company, 701-707 Central Street, 1904, addition - 1911, architect - James Oliver Hogg (original and addition), builder - George L. Brown & Son (original and addition).
This four-story Commercial style industrial building has had its brick facades and some windows painted gray. The box cornice has been removed.
7. Commercial Building (Davidson's Enterprise Warehouse, Inc.), 600 Central Street, 1909.
This four-story building has had its front brick facades and some windows painted blue and white. The building is in good condition.
8. Burnham-Munger Manufacturing Company Building (S.A. Maxwell Company), 612 Central Street, 1892, architect - Walter C. Root.
This five-story, red brick, Commercial/Neo-Romanesque style building is intact and is in excellent condition.
9. Builders and Traders Exchange Building, 616 Central Street, 1889, architect - Knox & Guinotte.
This five-story red brick, cast iron and cut stone building is a rare surviving example of High Victorian Italianate style architecture in Kansas City. The massive metal entablature has been removed.
11. McPike Drug Company Building, 306 West 7th Street, 1917, architect - G.H. Thomas Washburn, builder - Latimer & Benning.
This five-story, red brick building with vent light windows is intact and is in excellent condition.
12. McPike Drug Company (West Building), 312 West 7th Street, 1904-1905, architect - William W. Rose (Kansas City, Kansas).
This three-story red brick building is intact and is in excellent condition.
14. Burd & Fletcher Company, 701-707 May Street, 1916, addition - 1921, architect - J.C. Sunderland, builder - Mosby-Goodrich Construction Company.
This six-story industrial building with ventlight windows originally consisted of a four-story structure topped by a two-story addition. The main and secondary brick facades are painted white.
15. Kansas City Paper House (Burd & Fletcher Company-Purchasing Building), 318-322 West 7th Street, 1916, architect - Shepard, Farrar & Wiser, builder - George L. Brown & Son.
This seven-story, tapestry-brick designed industrial building has had an enclosed skywalk added, adjoining it to Site #14. The building is in excellent condition.

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17. Montgomery Ward & Company Building (Nelson Company), 626 Broadway, .
1902, architect - Charles A. Smith, builder - George L. Brown & Son.
This six-story, gray brick building has had its ground story storefronts surfaced with corrugated metal siding.
18. Reicher & Sons/A.I. Robinson & Sons (Nelson Company), 628 Broadway,
1904, architect - Smith & Rea, builder - George L. Brown & Son.
This five-story, gray brick building has had its first story storefronts surfaced with corrugated metal siding.
20. Lechtman Printing Company Building (Pioneer Cap Company), 711-721
May Street, 1915, architect - Shepard, Farrar & Wiser, builder -
Mosby-Goodrich Construction Company.
This five-story, tapestry-brick design industrial building is in excellent condition.
22. Phoenix Hotel, 300-304 West 8th Street, 1888.
This three-story, red brick, Neo-Romanesque style building has cast iron storefronts and round arched windows. It is in good condition.
23. Exchange Hotel, 301-303 West 8th Street, 1889.
This three-story red brick building is intact and is in excellent condition.
25. Armour Building/Volker Building (Plotsky Investment Company, Inc.),
306-310 West 8th Street, 1902, architect - William W. Rose (Kansas City,
Kansas), builder - George L. Brown & Son.
This seven-story gray brick Commercial/Second Renaissance Revival style building is intact and is in excellent condition.
26. Lewis Printing Company Building (Sinclair & Valentine Company),
307 West 8th Street, 1930-1931, architect - J.C. Sunderland, builder -
Burt Dyche.
This two-story, L-shape, tapestry-brick designed building with ventlight windows is intact and is in good condition.
27. Bond Shoe Company Building (Fabric Factory Outlet/Hammer Brothers, Inc.),
725 May Street/312 West 8th Street, 1899, architect - A. Van Brunt &
Brother. This five-story, buff brick, Commercial/Second Renaissance Revival style building is intact and is in excellent condition.

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28. Burnham-Hanna-Munger Manufacturing Company Building (F.A.C. Co., Inc.), 313-323 West 8th Street/805 May Street, 1903-1904, architect - George Mathews, builder - George L. Brown & Son.
This monumental, eight-story, gray brick, Commercial/Second Renaissance Revival style building is intact and is in excellent condition.
30. Burnham-Hanna-Munger Dry Goods Company Building (H.T. Poindexter & Sons), 801 Broadway, 1901, architect - George Mathews, builder - George L. Brown & Son.
This monumental, eight-story, gray brick, Commercial/Second Renaissance Revival style building is intact and is in excellent condition.
32. Maxwell-McClure Notions Company Building (Siggins Company), 704-706 Broadway, 1900.
This six-story, gray brick building is intact and is in excellent condition.
33. E.J. Roe Hat Company Building, 708-710 Broadway, 1902.
This five-story, gray brick building, with its first story painted white, is identical in design to Site #32.
34. Faxon, Horton & Gallagher Company Building (Eisen Building), 712-718 Broadway, 1903-1904, architect - Smith & Rea, builder - George L. Brown & Son. This large, gray brick, Commercial/Second Renaissance Revival style building is intact and is in excellent condition.
35. Harvey-Dutton Dry Goods Company Building (Issacs Building), 800-802 Broadway, 1903, architect - Adriance Van Brunt & Brother, builder - George L. Brown & Son.
This seven-story, gray brick and cut stone building is intact and is in excellent condition.
36. Midwest Envelope Company Building, 411 West 7th Street, 1930, architect - Victor J. Defoe, builder - Morris Hoffman Construction Company. This single-story, red brick Modernistic style building with Art Deco elements is intact and is in excellent condition.

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38. Noyes-Norman Shoe Company/Ellet Kendell Shoe Company Building,
(Boese-Hilburn Company), 412-420 West 8th Street, 1907, architect -
Shepard & Farrar, builder - George L. Brown & Son.
This six-story, gray brick, industrial building is relatively intact.
Ground story windows have been modernized.
39. Hotel Winwood, 709-711 Washington Street, 1887, builder - Malcolm Bliss.
This four-story, mansard roofed hotel building is a rare surviving
example of Second Empire Style architecture in Kansas City. Original
front facade porches and cresting have been removed.
42. Maxwell-McClure-Fitts Dry Goods Company Building (Foam City Company),
407 West 8th Street, 1906, addition - ca. 1960, builder - George L.
Brown & Son. This six-story, gray brick industrial building is intact
and is in excellent condition. A single story brick addition is
located along the south facade.
43. Barton Brothers Shoe Company Building (Fashionbilt Garment Company),
423 West 8th Street, 1900-1901, architect - Stroeh, Brown & Germain.
This six-story, gray brick, industrial building is intact and is in
excellent condition.
44. Butler Brothers Company Building, 804-806 Broadway, 1909, architect -
Frank S. Rea; builder - George L. Brown & Son. This four-story, gray brick
building with ventlight windows is intact and is in excellent condition.
45. Goldstandt-Powell Hat Company Building, 812 Broadway, 1902.
This five-story, red brick building with a fire escape along its front
facade is in good condition.
46. Gatlin Building (Empire State Bank Building), 819 Broadway/818 May Street,
1910, architect - Smith, Rea & Lovitt, builder - Joseph H. Stone. This
seven-story Commercial/Second Renaissance Revival style building has had
its brick facades painted white and beige, the ground floor has been
modernized with a canopy addition constructed along the south facade.
47. Kansas City, Ft. Scott and Gulf Railroad Company Building, 816-818
Broadway, 1889, architect - Walter C. Root.
This five-story, red brick and terra cotta, Victorian Eclectic style
building is in good condition. An iron fire escape has been added
along the front facade.
49. Thayer Building (Bracken Building), 820-822 Broadway, 1883-1884,
architect - Walter C. Root (Chicago). This four-story, red brick, stone
and terra cotta, Victorian Eclectic style building is in good condition.

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50. John Totten Rooming House and Saloon, 816 Bank Street, 1903,
architect - Braecklein & Martling, builder - Flanagan Brothers.
This two-story gray brick building with a projecting, semi-hexagonal,
second-story bay, has had its first story altered.
51. Caton Printing Company Building, 818 Bank Street, 1909,
builder - Robert E. Kelsey. This single-story, gray brick commercial
building with ventlight windows is in good condition.
52. Commercial Building, 408-416 West 9th Street, 1889. The red brick
facades of this two-story, Italianate building are presently painted
white.
53. Easter Brothers Restaurant, 418 West 9th Street, 1901.
This two-story, red brick building has had its store fronts modernized
and original sash windows replaced with glass bricks and ventlight
windows.
54. Commercial Building, 900-902-904-906 Broadway, 1913, architect -
Walter U. Lovitt, builder - A.F. Morris. This stepped, single-story
commercial structure contains four store units. The building is in
excellent condition.
56. Liebstradter Millinery Company Building (Fried-Siegel Company),
905 Broadway, 1902. This five-story, red brick commercial building is
intact and is in excellent condition.
57. B. Adler & Company/Kelly-Williams Company Building, 908-910 Broadway,
1903, architect - Adriance Van Brunt & Brother.
This six-story, gray brick building has had its store fronts altered
and a fire escape added to its front facade.
58. McCarren Millinery Company/Jay & King Hat Company Building, 909-911
Broadway, 1904-1905, architect - Shepard & Farrar.
This five-story, red brick and terra cotta embellished building is
nearly intact. Original Chicago sash windows along the third and fourth
stories have been replaced with sash windows.
59. Lyon Brothers Millinery Company Building, 912-914 Broadway,
1908-1909, architect - John Schultz, builder - Flanagan Brothers.
The ground story of this four-story, gray brick commercial building has
received some modernization.

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60. Hershberger & Rosenthal Company Building (Textile Machinery Company), 915 Broadway, 1909, architect - Edwards & Sunderland, builder - Martin Carroll Construction Company. This three-story, red brick and cut stone embellished building is intact and is in excellent condition.
61. Commercial Building, 917 Broadway, 1896, remodeled - 1926, architect - H.F. Brandenberger (remodeling), builder - Joe Eagles (remodeling).
The original red brick, Italianate facade of this two-story building is presently surfaced with buff brick veneers.
62. Commercial Building, 919 Broadway, 1890, remodeled - 1926, architect - H.F. Brandenberger (remodeling), builder - Joe Eagles (remodeling).
Similar in design to site #61, the original Victorian front facade of this two-story, brick building is presently surfaced with buff brick veneers.
63. Powers & Thomson Saloon, 921 Broadway, 1883, remodeled - 1926, architect - H.F. Brandenberger (remodeling), builder - John M. Jackson, Joe Eagles (remodeling).
The original Italianate front facade of this two-story, red brick building is presently surfaced with buff brick veneers.
65. George P. Ide & Company Building (National Equipment Corporation), 920 Broadway, 1921, architect - F.A. Taylor, builder - William R. Jewell, Jr
The sloping entablature of this three-story, tapestry brick building has been removed.
67. Rothenberg and Schloss Company Building, 922-932 Broadway, 1912, architect - Smith, Rea & Lovitt, builder - George L. Brown & Son. This four-story buff brick building is in excellent condition. Some Chicago sash windows have been replaced with glass bricks.
68. James E. Fitzpatrick Saloon, 931 Broadway, 1911, architect - Thurtle & Thayer, builder - Flanagan Brothers.
This three-story, tapestry-brick building with a two-story projecting bay is intact and in excellent condition.
69. Brackett Brothers Drugstore/Hulett & Moulton Drugstore Building (Seiden's), 935 Broadway, ca. 1874
The red brick facades of this two-story, Italianate building have been painted white. Second-story windows have been reduced in size.

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70. Adler Building, 318 West 10th Street, 1908, architect - Daniel Sutter, builder - Daniel Sutter Construction Company.
This three-story, buff brick, Commercial/Neo-Classic Revival style building is intact and is in excellent condition.
71. Missouri Interstate Paper Company (Star Shoe Company), 412 West 10th Street, 1909, architect - Harry E. Williams, builder - Clark-Williams Realty Company. This four-story, buff brick building is intact. A fire escape has been constructed along the front south facade.
73. A. Booth & Company Building, 411 West 10th Street, 1905-1906.
This two-story, gray brick building is intact and is in excellent condition.
74. Eads Water Company Building, 415 West 10th Street, 1905-1906.
This two-story, gray brick building is nearly identical in design to Site #73.
75. Frankel, Frank & Company Building, 1000 Broadway, 1905, architect - Adriance Van Brunt & Brother, builder - George L. Brown & Son.
This seven-story, gray brick building with Chicago sash windows is intact and is in excellent condition.
76. Homer Reed Investments Company Building, 1010 Broadway, 1890.
The first story storefronts of this two-story, red brick Italianate building have been modernized. Original Palladian style windows along the second story have been sealed with brick and replaced with ventlight windows.
77. Lorraine Apartments, 1012-1016 Broadway, 1901, architect - John W. McKecknie, builder - William Brothers.
This seven-story, T-shape, glazed white, buff and red brick Georgian Revival style building has had its front facade porches and penthouse pergola removed.
78. Estill Flats (Estill Hotel), 1018 Broadway, 1897-1898. This five-story red brick, Georgian Revival style building has elaborate veranda porches along the front facade.
79. Cunningham Brokerage Company Building, (Kap-pel Fabrics), 1026-1028 Broadway 1908, architect - Smith & Rea.
The front facade of this two-story, red brick building has been covered by aluminum siding and metal grading.

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NONCONFORMING INTRUSIONS:

2. Surface parking lot, Lot 72 BLK 10 Hubbard's Add.
5. Surface parking lot, Lots 4,5 & 6 BLK 10 Dobson & Douglas Sub.
10. Commercial Building, 700 Central Street
13. Commercial Building, Lots 15 & 16 incl. BLK 7 King Res. of Hubbard's Blks 5,6,7 & 8.
19. Surface parking lot, Lot 28 & S 30 of Lot 29 BLK 6 of Hubbard's Add.
21. Surface parking lot, 716 Central Street.
24. Surface parking lot, S 86 FT of Lot 1 & S 86 FT of E 20 FT Lot 2 Kings Res. of Hubbard's Blks 5,6,7 & 8.
31. Commercial Building, 700 Broadway.
37. Surface parking lot, Lot 22, BLK 2 Lucus Place.
40. Commercial Building, 713 Washington Street.
41. Surface parking lot, 422 West 8th Street.
48. Surface parking lot, 336 West 9th Street.
55. Surface parking lot, 901 Broadway.
61. Surface parking lot, 916 Broadway.
66. Commercial Building, 923-929 Broadway.
72. Surface parking lot, E 30 FT Lot 2 BLK 4 Hopkins Resurvey of Blks 1,2,3, & 4 Coates Add.

CONDITION

The Wholesale District as a whole is in good condition. There is a high rate of occupancy of the buildings by businesses and industries in the district.

PRESENT STATUS

Portions of the present historic district are presently included under a three-phase redevelopment plan which would involve demolishing buildings along the extreme fringes of the historic district.¹ The blocks involved include Nos. 2, 5, 18, 21, 22, 39, 55, 71, and 72. The central core of buildings around the intersection of West 8th Street and Broadway are under no immediate threat of demolition. To the north, south, and west outside the historic district, the area consists primarily of vacant lots and surface parking lots. Smaller commercial structures and surface parking lots are located to the east of the historic district.

FOOTNOTES

1. Historic Building Preservation Analysis, Kansas City, Missouri, Downtown Plan, (Kansas City, Missouri: Land Clearance for Redevelopment Authority of Kansas City, Missouri, 1973), p. 30.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION		Prominent Owners and Occupants	

SPECIFIC DATES ca. 1874-1931

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Wholesale District in Kansas City, Missouri, is a significant, north end industrial and commercial area, which greatly contributed to Kansas City's position as a major jobbing center for the manufacturing and distribution of a variety of wholesale goods at the turn of the century.¹ The wholesale businesses within the district made and/or distributed such products as clothing, dry goods, pharmaceuticals, home furnishings, furniture, paper products, wholesale printing, hats, caps and millinery goods.²

The Wholesale District, spanning the years from ca. 1874-1931, displays an elaborate array of commercial architecture developed from Victorian modes of the third quarter of the nineteenth century; to massive, multi-story buildings, influenced by design and engineering innovations coming from Chicago architecture at the turn of the century; to simplified lines found in modern commercial architecture. The Wholesale District, particularly along Broadway, West 8th and May Streets, provides nearly unaltered, monumentally proportioned, commercial and industrial streetscapes, preserved intact.

HISTORICAL DATA

The Wholesale District began as a residential area during the early years of incorporation of the young City of Kansas. Much of the area was laid out in the 1850's by Colonel Kersey Coates, who had settled here in 1854.³ Coates platted many of the streets bisecting the district which included, Broadway linking the center of the City of Kansas with the town of Westport to the south and the Santa Fe Trail beyond. At the intersection of Broadway and Lancaster Street (now West 10th Street), Coates erected, in 1868, the first Coates House Hotel (demolished in 1889). Two years later, diagonally across from the hotel, Coates erected the popular Coates Opera House (destroyed in 1901).⁴ This initial development transformed the intersection into one of the city's major cultural hubs for many years.

Broadway began to blossom as a burgeoning commercial avenue in the 1870s and the early 1880s. Two of the surviving buildings from this period include the building originally housing the Brackett Brothers Drugstore, 935 Broadway (site #69) and the Thayer Building 820-822 Broadway (site #49). Much of the surrounding area, east and west of Broadway still remained residential in character until the mid-1880s.⁵

By 1885, a major construction boom occurring in the city reached a climactic peak. It began to change the residential aspects into a commercial area. In 1886, a national competition was held for the design of the second Kansas City Board of Trade

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Building which was to be built on a tract of land at West 8th and Wyandotte Streets. The commission was awarded to Burnham and Root of Chicago.⁶ The construction of the Board of Trade/Exchange Building (demolished in 1968), called the attention of capitalists from financial centers of the East Coast and Chicago to the possibilities of new markets and investments in Kansas City.⁷ By 1890, commercial buildings, many financed by eastern capitalists, studded the area around the Board of Trade/Exchange Building. These included: The Missouri, Kansas & Texas Trust Company, 622-24 Wyandotte Street (site #4); the Builders & Traders Exchange Building, 616 Central Street (site #9); and the Syndicate Building, 618-20 Wyandotte Street (site #3). Several prominent hotels were also built within the district during this period, including:

the Phoenix Hotel, 300-306 West 8th Street (site #22); the Exchange Hotel, 301-303 West 8th Street (site #23), and the Hotel Winwood, 707-711 Washington Street (site #39), as well as several commercial buildings along Broadway.

The warehouse and wholesale houses of the nineteenth century were situated in the West Bottoms and near the bend of the Missouri River. However, in 1898, Swofford Brothers Dry Goods Company began construction of a new building at West 8th Street and Broadway.⁸ It was this building that signaled the shift of the wholesale district, south and east to 8th Street. Within a ten year period, West 8th Street was lined with large wholesale houses for several prominent jobbing firms.⁹

The continued development of the Wholesale District extended south along Broadway to 11th Street. By approximately 1918, most of the Wholesale District resembled much of its present layout. Kansas City, during this period had become a great jobbing center because its commercial territory was the largest ever covered by any distribution point in the world.¹⁰ Due to its location, Kansas City became a great division point for nearly all of the nation's railroads, and the wholesale houses of Kansas City distributed finished articles from the manufacturing centers of the world, to the developing American West and Southwest.¹¹ Many of the wholesale houses, concentrated in the Wholesale District, were major factors in this trade, increasing the economic growth of Kansas City.

Following the end of World War I, Kansas City's importance as a territorial capital in jobbing circles somewhat declined and was overshadowed by its importance as a national textile manufacturing center. The development of Kansas City's garment industries began during this period when small areas of the upper floors of several wholesale buildings, mostly on Broadway, were utilized for sewing space. In the early twenties, the growing industry was considered largely as a convenient auxiliary of the jobbing trade. Early factories soon grew and other manufacturers arrived. The Kansas City garment industry brought in notable designers. This development then, as now, contributed to Kansas City's reputation

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as the jobbing center for wholesale garments and clothing products.¹² Kansas City-made garments dominated much of the U.S. market. Such jobbers as H.T. Poindexter, Dawson & Co., Geisler Apparel Company, Sam Reichman, Fried-Siegel Company, Gate City Garment Company (many of these still in existence), were sole representatives of several locally based clothing manufacturers.¹³ The core of the garment trade was centered around the intersection of West 8th Street and Broadway within the area that is still popularly known as Kansas City's Garment District.

The survey of Missouri's sites is based on the selection of sites as they relate to theme studies in "Missouri: State Historic Preservation Plan." The Wholesale District is therefore being nominated to the National Register of Historic Places as an example of the themes of "Architecture," "Economics," "Society," "Technology," and "Urban Design."

FOOTNOTES

1. E.O. Wild, comp., Kansas City, As It Is, [Kansas City, Mo.: Union Bank Note Co., 1905] pp. 17-19; James Donahue, comp., Greater Kansas City Official Year Book, [Kansas City, Mo.: (n.p.), 1905] p. 137.
2. Donohue, op. cit., pp. 11, 24, 27, 29, 46, 203.
3. "Names Of Our Streets," Kansas City/Missouri/Star, May 16, 1897, p. 9;
"Released from Pain," Kansas City Daily Journal, April 25, 1887, p. 1.
4. Ibid.; "Coates Opera House Brought City Culture," Kansas City/Missouri/Star, October 7, 1970, sec. B, p. 12.
5. G.M. Hopkins, C.E., The Complete Set of Surveys and Plats of Properties of Kansas City, Mo., [Philadelphia, Pa.: G.M. Hopkins, C.E., 1886], plates 2, 4, 11, 13.
6. Frank M. Howe, "The Development of Architecture in Kansas City, Mo.," Architectural Record, Feb. 1904, Vol. XV, No. 2, New York, N.Y., P. 139, 140, 142.
7. Ibid.
8. "Swoffords New Building," Kansas City/Missouri/Star, March 5, 1899, p. 7;
"Swoffords Bros' New Wholesale Dry Goods Building," Kansas City/Missouri/Star, September 22, 1899, p. 4.

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West 7th Street, thence 165' south, thence 131' west to the west curb of Central Street. It thence extends south to a point equivalent to the south property lines of properties on the south side of West 8th Street. The boundary thence extends west to the east curb of May Street, thence 600' north to a point equivalent to the north property lines of properties on the north side of West 7th Street, thence 140' east, thence 87' north to the south curb of West 6th Street. The boundary thence extends east until it terminates at the point of origin.

The historic boundary of Area 2 begins at the southwest corner of the intersection of West 8th and May Streets. The boundary extends 673' south along the east property line of properties on the east side of Broadway to the north curb of West 10th Street. It thence extends west to the northwest corner of the intersection of West 10th Street and Broadway, thence 406' south along the west curb of Broadway, thence west to the east curb of Bank Street, thence north to a point equivalent to the south property lines of properties on the south side of West 10th Street. From this point the boundary extends 105' west, thence 300' north to the north property line of properties on the north side of West 10th Street, thence 105' east to the east curb of Bank Street. It thence continues north along the east curb of Bank Street to the northeast corner of the intersection of Bank and West 9th Streets, thence 158' west along the north curb of West 9th Street. The boundary extends 200' north, thence 133' west to the east curb of Washington Street, thence 300' north. The boundary thence extends 133' east thence 100' north to the south curb line of West 7th Street. It thence extends east to the southeast corner of the intersection of West 7th and Bank Streets. The boundary thence extends 227' north along the east curb of Bank Street thence 110' east, thence 506' south along the west curb of Broadway, to the northwest corner of the intersection of West 8th Street and Broadway. It thence extends 222' east along the south curb of West 8th Street until it terminates at the point of origin.

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9. "In The New West Side Jobbing District," Kansas City [Missouri] Star,
March 17, 1905, p. 13.
10. Donohue, op. cit., p. 137.
11. Ibid.
12. Kansas City [Missouri] Star, January 23, 1938, Sec. C, pp. 1-3.
13. Ibid.

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3. Historic Building Preservation Analysis, Kansas City, Missouri, Downtown Plan, Kansas City, Missouri: Land Clearance for Redevelopment Authority of Kansas City, Missouri, 1973 .
4. Hopkins, G.M., C.E. The Complete Sets of Surveys and Plats of Properties of Kansas City, Mo. Philadelphia, Pa.: G.M. Hopkins, C.E., 1886.
5. Kansas City Daily Journal, April 25, 1887, p.1.
6. Kansas City [Missouri] Star, May 15, 1897, p.9.
7. _____, March 5, 1899, p.7.
8. _____, September 22, 1899, p.4.
9. _____, March 17, 1905, p.3.
10. _____, January 23, 1938, Sec. C, pp. 1-3.
11. _____, October 7, 1970, Sec. B, p. 12.
12. Wild, E.O., comp. Kansas City, As It Is. Kansas City, Mo.: Union Bank Note Co., 1905.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Donohue, James, comp. Greater Kansas City Official Year Book 1904-05.
Kansas City: [n.p.], 1905 p. 137.
2. Howe, Frank M. "The Development of Architecture in Kansas City, Mo."
Architectural Record. Feb. 1904, Vol XV, No. 2, New York, N.Y. p. 135-157.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20.37 acres (8.23 hectares)

UTM REFERENCES

ZONE	EASTING	NORTHING
A 15	362940	4329590
B 15	362910	4329000
C 15	362540	4329040
D 15	362570	4329620

VERBAL BOUNDARY DESCRIPTION

The district is contained in SECTION 5 TOWNSHIP 49, RANGE 33. The district is divided into two segments. The district boundary of Area 1 begins at the southwest corner of the intersection of West 6th and Central Streets. The boundary extends 43' south along the west curb of Central Street. It thence extends east to the west curb of Wyandotte Street, thence south to the northwest corner of the intersection of West 7th and Wyandotte Streets. From this point the boundary extends 86' west along the north curb of (continued:)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Edward J. Mischczuk, Chief Research Historian

ORGANIZATION

Landmarks Commission of Kansas City, Missouri

DATE

February 15, 1978

STREET & NUMBER

City Hall - 26th Floor E., 414 E. 12th Street

TELEPHONE

(816) 274-2555

CITY OR TOWN

Kansas City

STATE

Missouri 64106

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☐

LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Director, Department of Natural Resources and
State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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4. Hopkins, G.M., C.E. The Complete Sets of Surveys and Plats of Properties of Kansas City, Mo. Philadelphia, Pa.: G.M. Hopkins, C.E., 1886.
5. Kansas City Daily Journal, April 25, 1887, p.1.
6. Kansas City [Missouri] Star, May 15, 1897, p.9.
7. _____, March 5, 1899, p.7.
8. _____, September 22, 1899, p.4.
9. _____, March 17, 1905, p.3.
10. _____, January 23, 1938, Sec. C, pp. 1-3.
11. _____, October 7, 1970, Sec. B, p. 12.
12. Wild, E.O., comp. Kansas City, As It Is. Kansas City, Mo.: Union Bank Note Co., 1905.

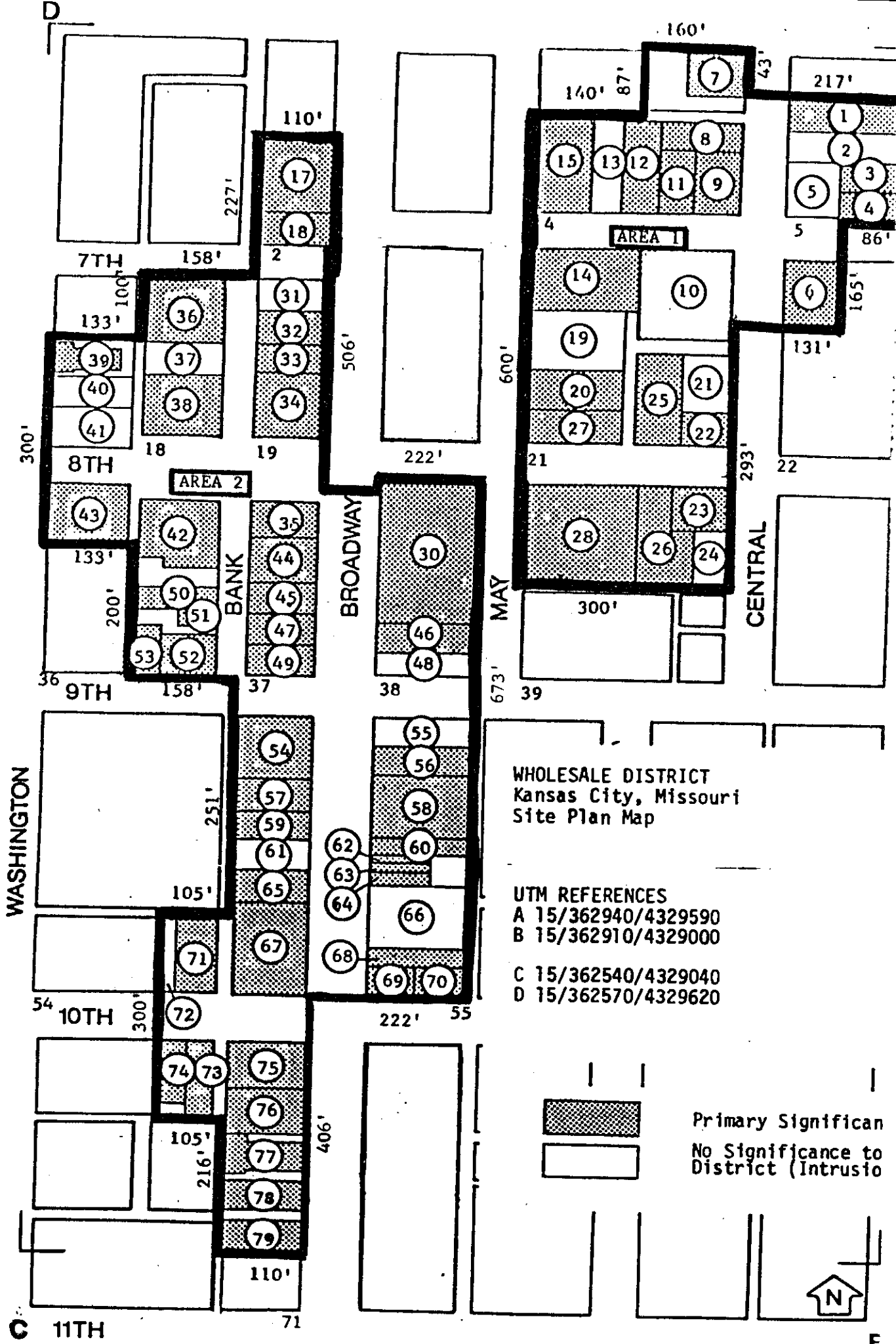


Photo Log:

Name of Property: **Wholesale District**

City or Vicinity: **Kansas City**

County: **Jackson County**

State: **MO**

Photographer: **Robert Noback**

Date

Photographed: **1976**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 12. N side of W 8th Street, view looking NW. View shows (from right to left): Bond Shoe Company Building, 312 W 8th Street (site #27), Faxon, Horton & Gallagher Company Building, 712/716 Broadway (site #34, Noyes-Norman Show Company Building, 412/420 W 8th Street (site #38).

2 of 12. SE corner of the MO, KS & TX Trust Company Building, 620/624 Wyandotte Street (site #4), looking NW.

3 of 12. W side of the 600 blk. of Broadway, view looking W. View shows: the Reicher & Sons/ A.I. Robinson & Sons Building, 629 Broadway (site #18) on the left and the Montgomery Ward & Company Building, 626 Broadway (site #17) on the right.

4 of 12. E side of the 900 blk. of Broadway, view looking NE. View shows (from left to right): The Commercial Building, 917 Broadway (site #62), The Commercial Building, 917 Broadway (site #63), the Powers & Thomson Saloon, 921 Broadway (site #64).

5 of 12. N side of W 7th Street, view looking NE. View shows: The McPike Drug company Building, 306 W 7th Street (site #11) on the left and the Builders and Traders Exchange Building, 616 Central Street (site #9) on the right.

6 of 12. NE corner of Burd & Fletcher Company (E Bldg.), 700 Central Street (site #10), view looking SW. This is considered an intrusion structure.

7 of 12. SE corner of the Rothenberg & Schloss Company Building, 922/932 Broadway (site #67), view looking NW.

8 of 12. E side of the 600 blk. of May Street, view looking NE. View shows the Kansas City Paper House, 318/322 W 7th Street (site #15).

9 of 12. SW corner of the Brackett Brothers Drug Store Building, 935 Broadway (site #69), view looking NE.

10 of 12. Intersection of Broadway and W 8th Street, view looking NW. View shows the Harvey Dutton Dry Goods Company Building, 800 Broadway (site #35) in the center and the Faxon, Horton & Gallagher Company Building, 712/710 Broadway (site #34) on the right.

11 of 12. E façade of the Builders and Traders Exchange Building, 616 Central Street (site #9), view looking W.

12 of 12. N façade of the A. Booth & Company Building, 411 W 10th Street (site #73) on the left and the Eads Water Company Building, 415 W 10th Street (site #74) on the right, view looking S.









NATIONAL EQUIPMENT CORP.
EXHIBIT SHOPS

NEC

NEC





BURD & FLETCHER CO.
MAKERS OF FOLDING PAPER BOXES

BURD & FLETCHER CO.
MAKERS OF FOLDING PAPER BOXES











