NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Old Town Historic District (Boundary Increase II)

other names/site number N/A

2. Location

street & number 136 Main Street [N/A] not for publication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 [ ] nationally [ ] statewide [X] locally.
(See continuation sheet for additional comments [x].)

Mark A. Miles 08/17/05

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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[ ] 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
See continuation sheet [ ].

Signature of the Keeper Date

5. Classification

Ownership of Property

[x] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property

[x] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

56

6. Function or Use

Historic Function

COMMERCE: specialty store

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility

Current Functions

VACANT

7. Description

Architectural Classification

OTHER

Materials

foundation stone
walls brick
stone
roof asphalt
other

Narrative Description

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

see continuation sheet

8. Statement of Significance

Applicable National Register Criteria

[x] 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

[X] 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

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.

Areas of Significance

COMMERCE
ARCHITECTURE

Periods of Significance

1905--1955

Significant Dates

1905

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Brown, George L. and Son, contractor

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

9. Major Bibliographic 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

#_____

Primary location of additional data:

[X] State Historic Preservation Office

[ ] Other State Agency

[ ] Federal Agency

[X] Local Government City Hall

[X] University

[x] Other:

Name of repository:
Kansas City Missouri Public Library

10. Geographical Data

Acreage of Property less than one

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	362970	4330160			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date February 8, 2004

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state Missouri zip code 64108

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

Photographs

Representative black and white photographs of the property.

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

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

name First and Main, LLC
street & number 210 W. 5th Street, Suite 102 telephone 816.808.9848

city or town Kansas City state MO zip code 64105

Summary

The Old Town Historic District Boundary Increase II is comprised of the C. A. Burton Machine Company Building, 136 Main Street, Kansas City, Jackson County, Missouri, located directly to the east and north of the original Old Town Historic District. It is important to note that the original district and its recent expansion, situated in the general vicinity of Grand and Missouri Avenues, Wyandotte and Second Streets, will be visually and physically enhanced by this second district expansion.

As stated in the Old Town Historic District NR Nomination, the original Old Town National Register District is comprised of some 10 blocks and 5 partial blocks, plus the Public Market area, a space that originally comprised 8 blocks. The district is located in the Riverfront District of Kansas City, Missouri, and is situated in the general vicinity of Grand and Missouri Avenues, Wyandotte and Second streets. The original district featured approximately 54 structures of various age and design. Fifty-two of these buildings were included for nomination because of their architectural and/or historical importance. The district has a long history as a commercial area and the buildings reflect that use. The only residential utilization consisted of living space above the stores. The recent expansion includes 4 contributing buildings: The Kansas City Water Department Building (201 Main Street), The Townley Metal and Hardware Company Building (200-210 Walnut Street), The Kawmo Grocery Building (207-09 Walnut Street), and the Schwarzschild and Sulzberger Beef and Provision Company Building (119 Walnut Street). The single, non-contributing building in the district's expansion is the Christopher Mercantile Building (213-217 Walnut Street). This subsequent expansion will add one contributing building to the district.

Typically the buildings are constructed near the street line with the long axis of the building at right angles to the street. Most of the buildings are rectangular in plan. The structures vary in size from two to six stories. All are flat roofed with the exception of the hip roofed Board of Trade Building located at 502 Delaware Street. When visible, the foundations consist of usually random or coursed rubble limestone. The primary building material is brick. The buildings vary in size and design, many are narrow, rectangular structures with facades close to the street, and multi-storied with living quarters often included above the business portion. Rich stone, brickwork and cast iron facades embellish several of the buildings. In good to excellent condition, the integrity of location, design, setting, materials, workmanship, feeling and association of each building has been retained.

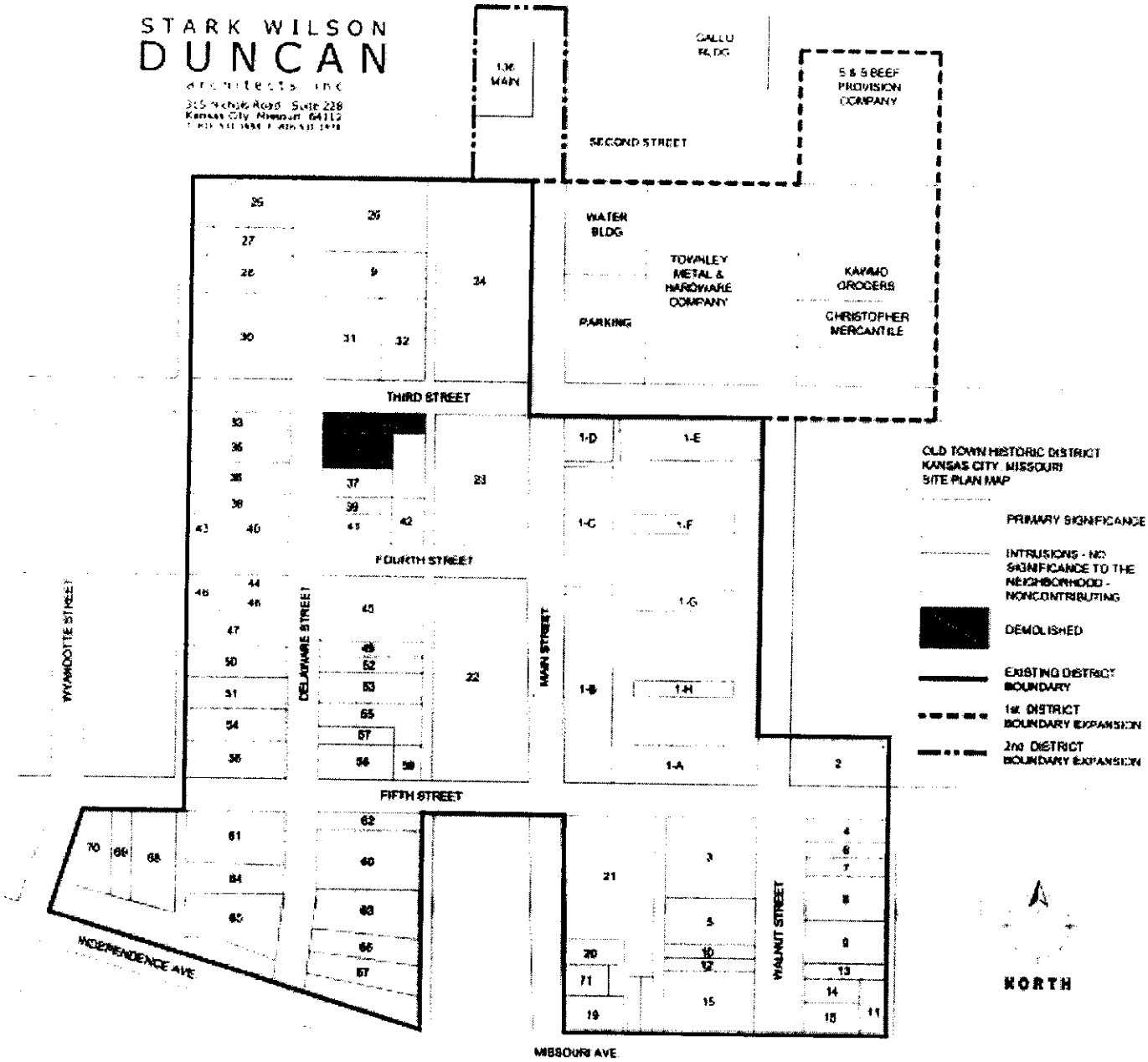
Elaboration

The main façade of the C. A. Burton Machine Company building faces east. Divided into seven bays, the east façade is characterized by stout brick piers and wide spandrels that frame the fenestration. The 2nd and 3rd, 5t and 6th bays (moving south to north) feature the original industrial sash, multipaned fenestration (lower portion features hoppers) with stone sills. The remaining fenestration has been infilled with brick. A single-leaf door at the 6th bay is non-original. The articulation of the east façade is repeated at the south façade where original fenestration is located at the 1st and 3rd bays (moving west to east). Like the east façade, the remainder of the

windows has been infilled with brick. Two loading docks at the first story level have been infilled or covered with plywood. A single segmental arched basement window, located at the far east bay, has been modified and features a security screen. The rear or north façade is divided into five bays and is articulated like the main and south facades, with its large piers and wide spandrels. A portion of the original industrial sash fenestration remains, while the remaining units have been infilled. A metal fire escape is placed at the center of the rear façade and is in poor condition. The west façade reads as a masonry wall and is without any articulation. Here, the stone foundation is exposed and a non-original canopied stair leads to a single-leaf metal door at the far south end of the façade. The 1966 concrete block and metal one-story addition with a covered loading dock is linked to the building at the northwest façade and is in poor condition.

Future Plans

Currently there are plans for the rehabilitation and adaptive re-use of the C. A. Burton Machine Company Building. Plans for the project, prepared by SWD Architects, Kansas City, Missouri, are in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Once the proposed plans are completed, they will be submitted to the Missouri State Historic Preservation Office and the National park Service for review and compliance.


STARK WILSON
DUNCAN
architects inc
136 MAIN
GALLO BLDG
S & S BEEF PROVISION COMPANY
SECOND STREET
WATER BLDG
TOWNLEY METAL & HARDWARE COMPANY
KAWMO GROCERS
CHRISTOPHER MERCANTILE
PARKING
THIRD STREET
FOURTH STREET
FIFTH STREET
WYANDOTTE STREET
DELAWARE STREET
MAIN STREET
WALNUT STREET
INDEPENDENCE AVE
MISSOURI AVE
OLD TOWN HISTORIC DISTRICT
KANSAS CITY, MISSOURI
SITE PLAN MAP
PRIMARY SIGNIFICANCE
INTRUSIONS - NO SIGNIFICANCE TO THE NEIGHBORHOOD - NONCONTRIBUTING
DEMOLISHED
EXISTING DISTRICT BOUNDARY
1st DISTRICT BOUNDARY EXPANSION
2nd DISTRICT BOUNDARY EXPANSION
NORTH

Summary

The Old Town Historic District Boundary Increase II is an extension of the historic district that was listed in 1977. This boundary increase, like the original National Register listed district and the first expansion, is eligible for listing in the National Register of Historic Places under Criteria A and C in the area of COMMERCE: The area has a continual history of commercial use since the first merchant, Thomas Smart, established himself at the landing in 1839. The C. A. Burton Machine Company, specializing in blacksmithing and machinery occupied the building beginning in 1905. Subsequent occupants/owners were involved in various kinds of commercial trade through the 1980s. ARCHITECTURE: Executed in the vernacular, the C. A. Burton Machine Company building, which comprises the Old Town Historic District Boundary Increase II, reflects the general character of buildings located within the original district and the expansion I. The addition of this building further enhances the integrity of the district as a whole. Its location, date of construction, original use, scale, size, materials and overall design are compatible with the original NR district. The period of significance is 1905 to 1954, the construction date to the arbitrary 50 cut off date.

Elaboration

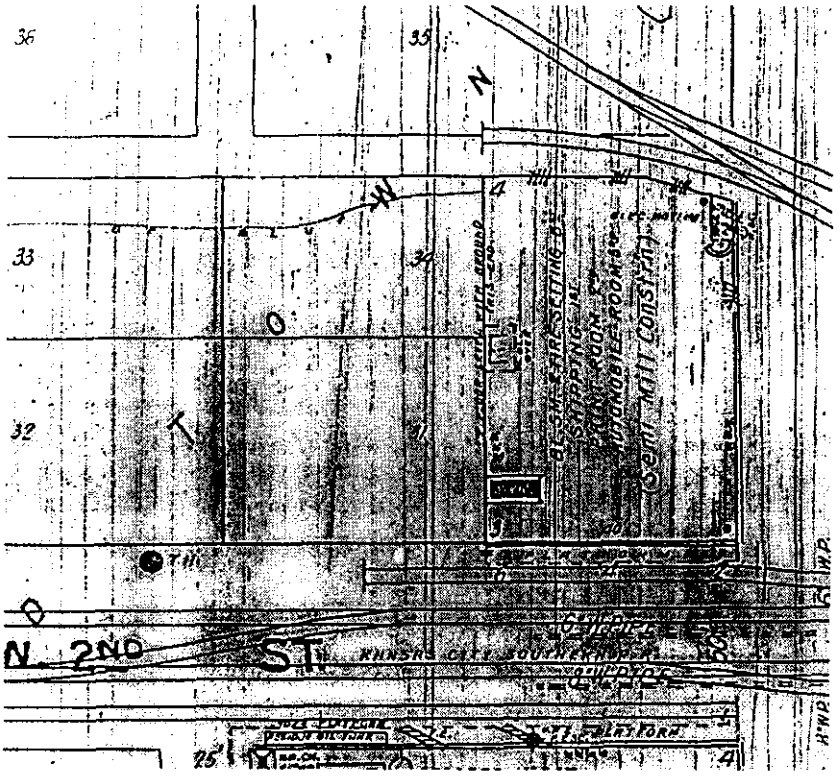
As stated in the original Old Town Historic District Nomination, the district is "significant historically for several reasons. It is the site of the original Kansas City and became an important early Missouri River landing site. Included in the district are the sites of the original town square, city market, cemetery and original city and early county government buildings. A number of prominent historical personalities are associated with the district and the architecture remaining in the area represents an important era in Kansas City history."[1] The following property is linked to the historical context of the original Old Town Historic District Nomination and the Expansion I because of its architectural and commercial significance and its relationship to the original town square and the overall continued development of Kansas City's birthplace. The C. A. Burton Machine Company is indisputably connected to the framework of the area and helps to further define its boundary.

On July 15, 1905, a Kansas City, Missouri, water permit was issued to Clarence A. Burton for the construction of his building on the northwest corner of Second and Main Streets.[2] The contract was let to George L. Brown and Sons for the construction of the C. A. Burton Machine Company. The building, as originally designed, is three stories high, of semi-mill construction, with a 75' front on Second Street and 108' on Main Street. The cost of construction was approximately $30,000. The building was scheduled for completion by September 1, 1905.

Since the building was sited between the rail lines of Kansas City Suburban Belt Railroad to the south, and the former Union Terminal Railroad on the north, the plant originally had switching facilities at both the basement and second floor levels.[3] At the time of construction, the second floor on the west façade was at ground level (See Figure 1).[4]

---

[1] Sherry Piland, "Old Town Historic District," National Register of Historic Places Nomination, May 11, 1977, Section 8, Page 1.
[2] Kansas City Water Department, Water Permit #28021 July 15, 1905.
[3] *Western Contractor*, July 12, 1905, 22. A building permit for the property has not been located.
[4] Sanborn Insurance Company, *Sanborn Map, Kansas City Missouri: 1909* Volume 1 (New York: Sanborn Insurance Company 1909), Sheet 6.



⇑ N

Figure 1

Clarence Burton opened a blacksmith and machine shop at 136 Main Street, Kansas City Missouri, in 1905. Burton's business remained at this location until 1910 at which time his office was listed at 710 Delaware Street. Subsequently, in 1915, Burton maintained an office on McGee Street. Burton had been a representative for the Kewanee Boiler Company prior to opening his own machine shop and later returned to Kewanee serving as general manager from 1915 until his retirement in 1931.[5]

After Burton moved his business from the property at 136 Main, E. W. Biggs, a fur trader, occupied the building. Prior to 1915, E. W. Biggs and Company operated a fur and hide business at several locations throughout the Old Town District. By 1915, Edward A. Biggs and his partner Arthur E. Turner located their fur, hides and wool business at 136 Main. From 1915 through 1934, Biggs and Turner's business remained at this location.

[5] "Death of C.A. Burton," *Kansas City Star* 2 April 1934, 5. Although the map in Figure 1 identifies the third floor as an "Automobile Room," no known automobile company at this time, could be linked to this location.

A change to the property occurred just prior to Biggs and Turner's move from the building. In 1934 a building permit was issued to Interstate Paper House to "shore up *[sic]* building" at 136 Main. More than likely, this work exposed the west façade of the building that stood below grade (see above). According to Kansas City, Missouri, *City Directories*, Interstate Paper House was first listed at 136 Main in 1934. The contractor on record for Interstate's project was W. A. Bovard, who was in the wrecking and moving business in Kansas City.

In 1937 another permit was issued for a 70' x 40' foot brick and steel addition with a stone foundation for $7,000. F. A. Taylor was listed as the contractor.[6] However, the 1939 Sanborn Map shows no discernible alteration to the exterior footprint of the original 1905 building; instead, a change order may have been issued for structural repair to the west facade. As illustrated in the *Sanborn Map*, the first floor served as storage for baled paper, a sorting area was located on the second floor and a wool strip facility was located on the third floor.[7]

A 1947 aerial view offers a perspective of 136 Main in relation to the entire Industrial Paper Stock Company operation (see Figure 2).[8] This later, very prominent wedge-shaped addition was more than likely constructed sometime after 1939. In October 1950 a permit was issued for "Alterations, replacing existing exterior frame walls with masonry and other alterations in the amount of $70,000 to Industrial Paper Stock Company." The owner listed was Oberg Dodman.[9] The firm of Renne, Giffey and Elliot of Kansas City, Missouri prepared plans.[10]

---

[6] Building Permit No. 4751-A

[7] Sanborn Insurance Company, *Sanborn Map, Kansas City Missouri: 1939-1969*. (New York: Sanborn Insurance Company 1969), Plate 44.

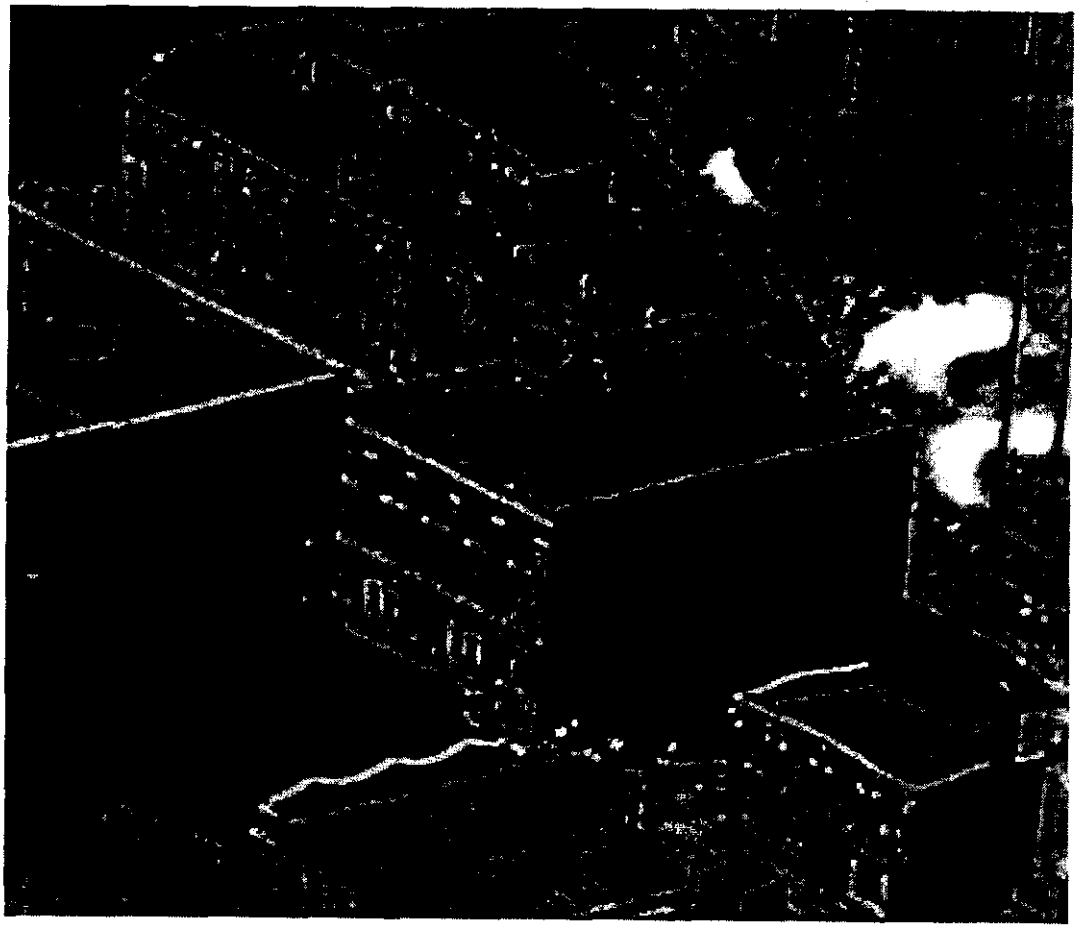
[8] Landmarks Commission, "Aerial Photo of Old Town for 1947 Bond Issue" Photo ID: 1947Bond. Landmarks Commission, Kansas City, Missouri.

[9] Kansas City, Missouri, "136 Main, Building Permit, 29054A" October 5, 1950. Card File for Main Street, Landmarks Commission, Kansas City, Missouri.

[10] Renne, Giffey and Elliot, "Plans: Industrial Paper Warehouse Company" 1950. Aperture card file, No. 100.001, Western Historic Manuscript Collection, University of Missouri,-Kansas City. Grant Renne, Jr., was a structural engineer, Mark Giffey was an engineer and Lowell Elliott was an architect. Renne Jr., was a prominent figure in Kansas City construction history. He began in business with his father Grant Renne, Sr., as house and building movers in the 1920s. To date, nothing has been found on either Giffey or Elliott.

Figure 2

1947 aerial view (facing northwest) of 136 Main Street showing the Industrial Paper Stock Company addition



By November 1965 the three-story, wedge-shaped addition had been demolished and replaced by a one-story, 100' x 244' warehouse and bundled waste paper plant that was completed in 1966 (see Figure 3).[11]

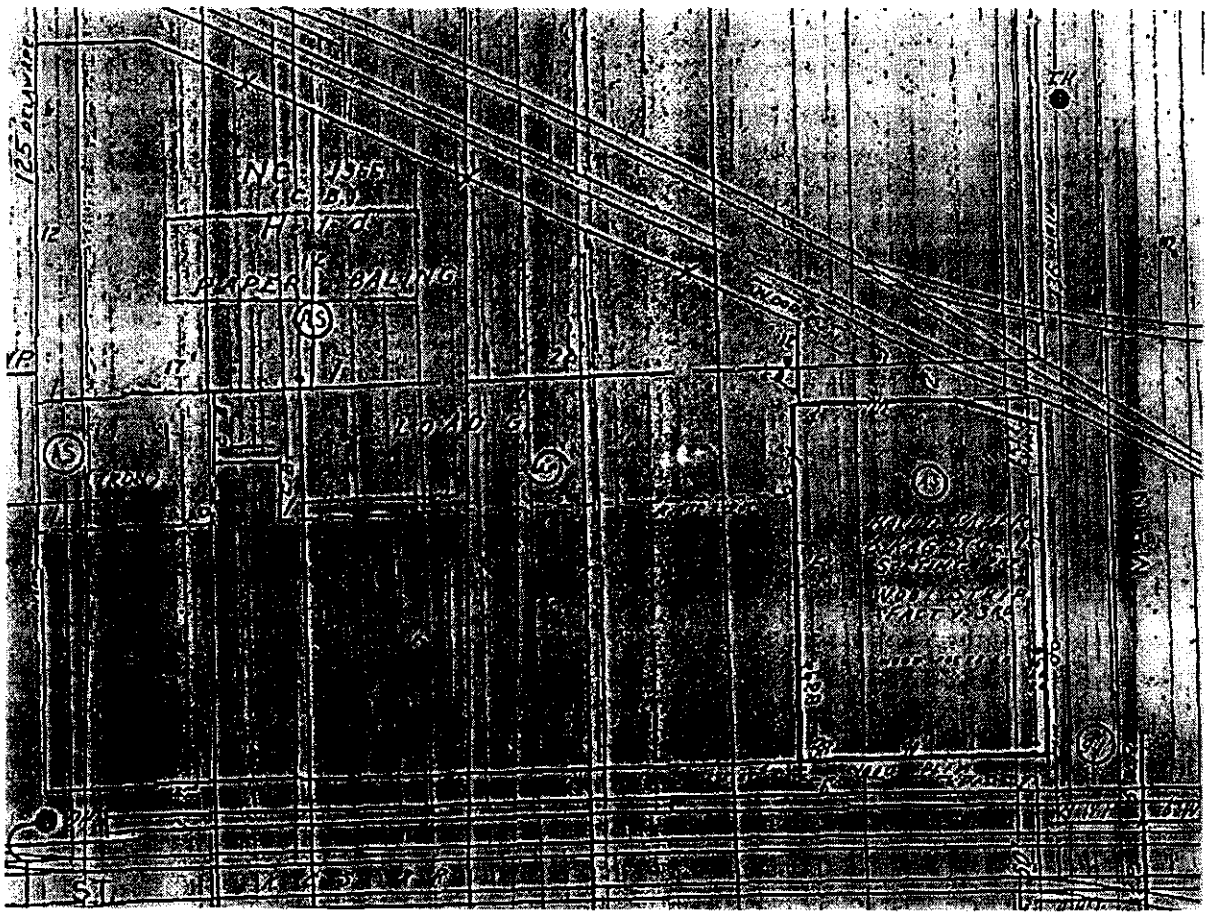


Figure 3

⇑ N

Today, the C. A. Burton Machine Company Building, as well as the large concrete block and metal addition built in 1966, remains vacant.

[11]Sanborn Map Company, *Sanborn Map: Kansas City, Missouri 1939/1969* Volume 2 (New York: Sanborn Insurance Company, 1939/69), sheet 44.

Clarence A. Burton (1857-1934)
Clarence A. Burton, the original occupant/owner of 136 Main Street, was born in Dixon, Illinois, and moved with his family to Kansas in 1869. He moved to Kansas City, Missouri, in March 1878. Burton was trained in blacksmithing and as a machinist and worked as such his entire life.

Burton was active in Kansas City politics from 1910 through 1914 when he served as a member of the upper house of the Kansas City, Missouri, city council. In 1913 he introduced an ordinance before the council providing for a board to be elected to frame a new city charter. In 1914 he was the non-partisan commission government candidate for mayor but lost by a small margin.

Burton had strong civic connections in Kansas City, Missouri. He was a Rotarian, a Mason, a member of the Scottish Rite, and a member of the North Side Improvement Association. He was the founder of the Business District League serving as its president for many years. In 1921 he was chair of the "Get It Done" committee that pushed for a free bridge to North Kansas City, Missouri. In 1926 Mr. Burton was once again elected to the city council, serving a four-year term. Later in his life, he was a self-published author of verse. He died after a long illness on April 2, 1934.[12]

George L. Brown and Son Construction Company
George L. Brown, responsible for the construction of 136 Main Street, was born in Montreal, Canada, in 1842 and later moved to Missouri with his family, where they eventually settled in the Kansas City area. George was the son of Samuel Brown, also a contractor and builder, born in Belfast, Ireland.

Educated at the Kansas City Academy, George Brown later attended private school. After graduation in 1859, Brown began his apprenticeship in the carpenter's trade with the firm of Deardorff and Adams. He was an indentured apprentice until 1862. During that time he worked with construction crews on several prominent buildings in Kansas City, Missouri, including the State Bank of Missouri at Second and Main Streets, which later served as the office for the Santa Fe Coach Company.

After serving in the Missouri Militia under Colonel Coates during the Civil War, Brown returned to Kansas City in 1866. He continued to work for Deardorff and Adams for several more years, until 1873, when he opened his own contracting firm. His firm built the residence of Bernard Corrigan at Seventeenth and Summit Streets, which gained him notoriety as a builder in Kansas City. Subsequently, Brown went on to become a prolific builder in

[12] "Death of C. A. Burton," *The Kansas City Star* 2 April 1934, 5.

Kansas City. His son, Samuel J. Brown, joined his father in business after first serving as an apprentice. Around 1898, Samuel was made a partner in his father's business and the name was changed to George L. Brown and Son. By 1908 George L. Brown was retired but continued to serve as an advisor to the firm.[13]

To date, the Kansas City Landmarks Commission has identified eighty-one properties built by George L. Brown and Son including: Burnham-Munger Manufacturing Company; The First National Bank building; the New England National Bank building; Faxon and Gallagher; William Volker and Sons and many other prominent business and residential buildings. The above named buildings are all listed in the National Register of Historic Places.

[13] Carrie Westlake Whitney, *Kansas City, Missouri: It's History and It's People, 1800-1908* (Chicago: S. J. Clark Publishing Company, 1908), 260-262.

Selected Bibliography
Published

"Death of C. A. Burton." *Kansas City Star*, 2 April 1934, 5.

Sanborn Map Company. *Sanborn Map Kansas City Missouri: 1909* Volume 1. New York: Sanborn Insurance Company, 1909.

_____. *Sanborn Map: Kansas City, Missouri 1939/1969* Volume 2. New York: Sanborn Insurance Company, 1939/69.

Western Contractor, 12 July 1905.

Whitney, Carrie Westlake. *Kansas City, Missouri: It's History and It's People, 1800-1908.* Chicago: S. J. Clark Publishing Company, 1908.

Unpublished

Kansas City, Missouri. Building Permit No. 4751-A. October 11, 1937.

_____. "136 Main, Building Permit, 29054A" October 5, 1950.

Kansas City Water Department. Water Permit No. 28021. July 15, 1905.

Landmarks Commission. City of Kansas City, Missouri. "Aerial Photo of Old Town for 1947 Bond Issue."

Renne, Giffey and Elliot, "Plans: Industrial Paper Warehouse Company" 1950. Aperture card file, No. 100.001, Western Historic Manuscript Collection, University of Missouri, Kansas City, Missouri.

Verbal Boundary Description

All that part of Lots 31 and 34, Block 4, OLD TOWN, a subdivision in Kansas City, Jackson, County, Missouri, more particularly described as follows: Beginning at the Southeast corner of said Lot 31, said corner also being the intersection of the North right-of-way of 2nd Street and West right-of-way of Main Street as now established; thence South 75 degrees 42 minutes 07 seconds West along the South line of said Lot 31and along the North right-of-way line of 2nd Street a distance of 76.43 feet; thence North 14 degrees 10 minutes 03 seconds West a distance of 108.07 feet; thence North 75 degrees 27 minutes 29 seconds East a distance of 47.07 feet; thence North 87 degrees 08 minutes 49 seconds East a distance of 29.88 feet to a point on the East line of said Lot 34, said point also being on the West right-of-way line of Main Street; thence South 14 degrees 12 minutes 23 seconds East along the East line of said Lot 34 and Lot 31 and the West right-of-way line of Main Street a distance of 102.34 feet to the Point of Beginning. Containing 8,108 square feet or 0.19 acres. All bearings are referenced to the Missouri State Plane Coordinate System of the 1983 West Zone Station JA-104.

Boundary Justification

The nominated property of the Old Town Historic District Boundary Increase II includes the entire parcel historically associated with the C. A. Burton Machine Company building.

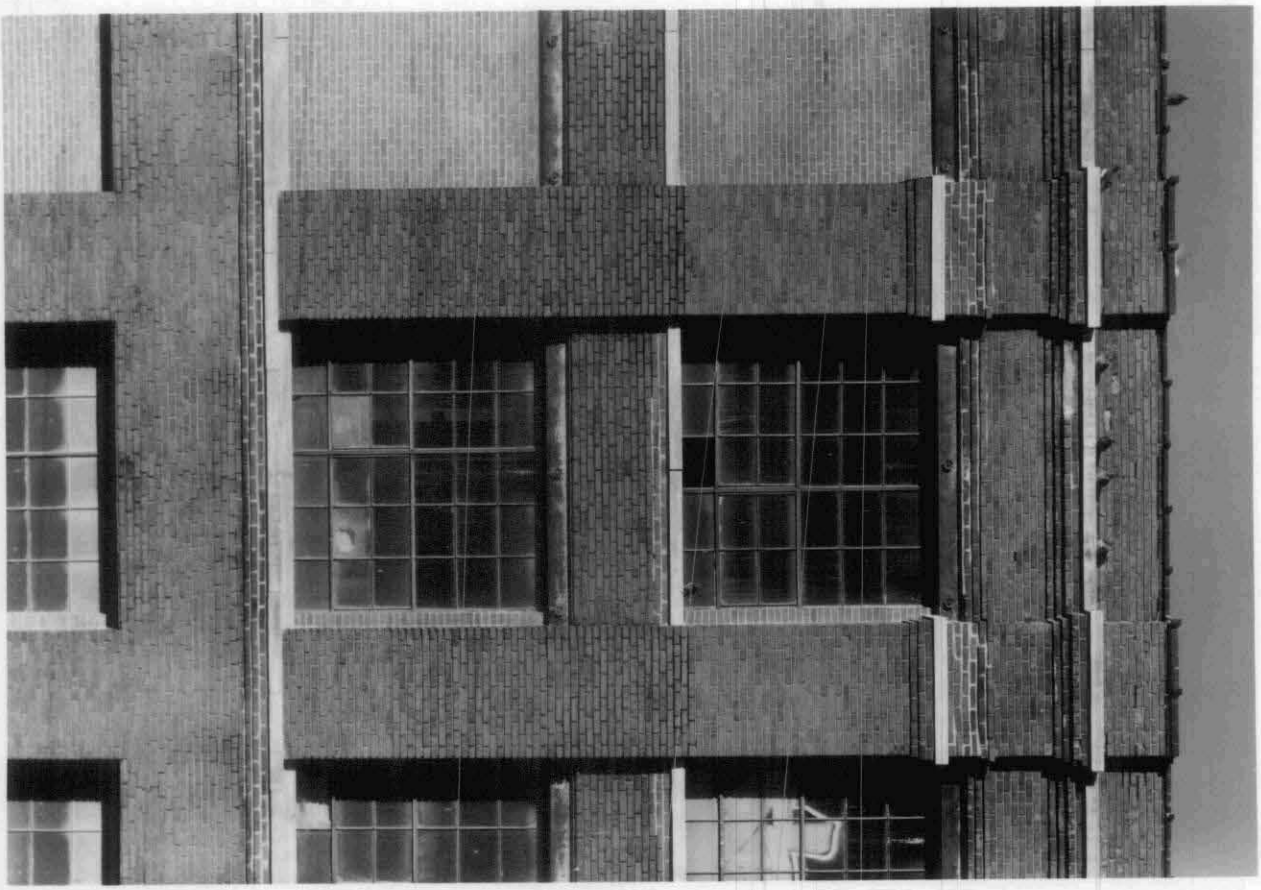
Key to Photographs

Photographer: Jeff Nichols, North Kansas City, Missouri
Date: January 29, 2005
Negatives are housed at Architectural and Historical Research, LLC, Kansas City, Missouri

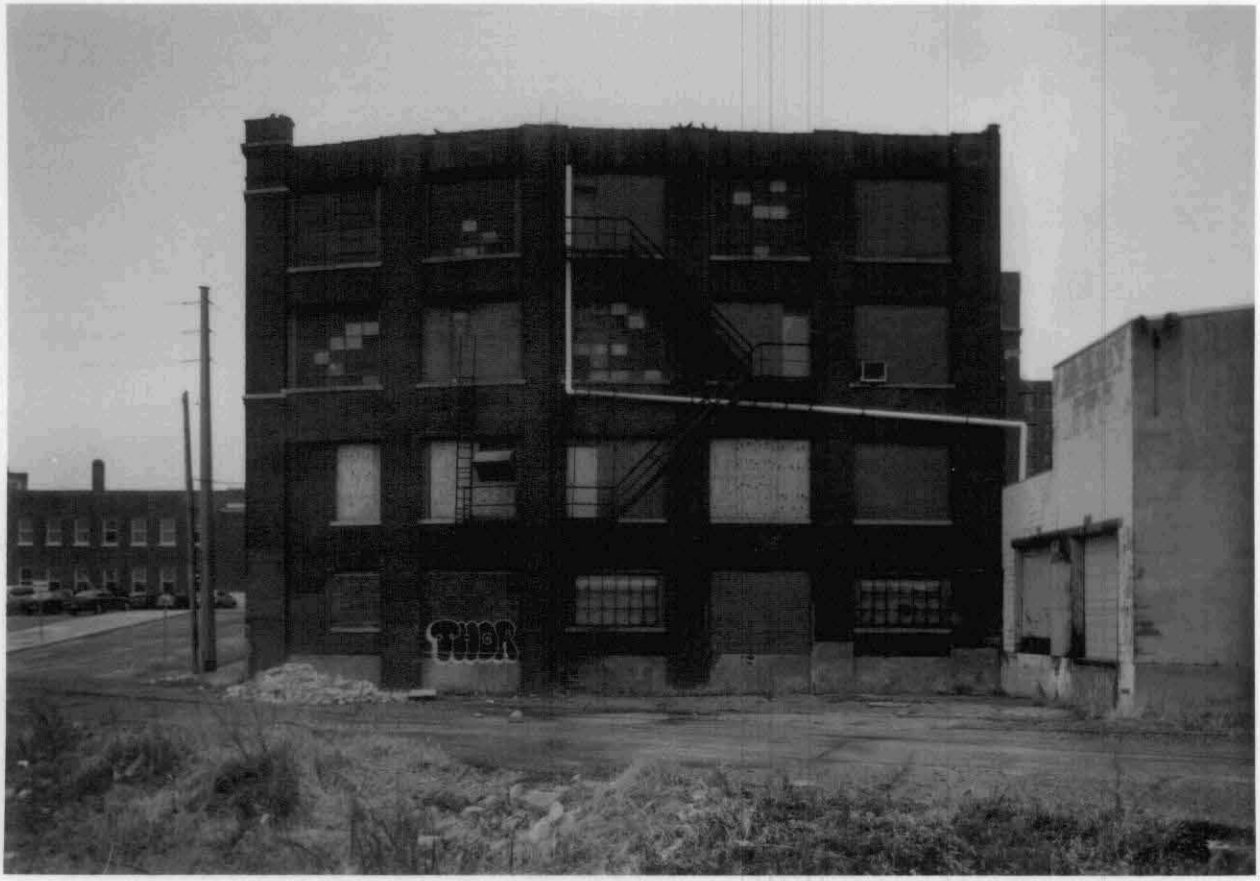
1. The main or east façade, facing west
2. Detail of the upper fenestration of the main façade, facing west
3. The main and south facades, facing northwest
4. The south façade, facing northwest
5. Detail of the south façade, facing north
6. The rear or north façade, facing south
7. The rear or north façade, facing southeast
8. The west façade, facing east
9. Interior first floor facing southwest
10. Interior third floor facing northeast

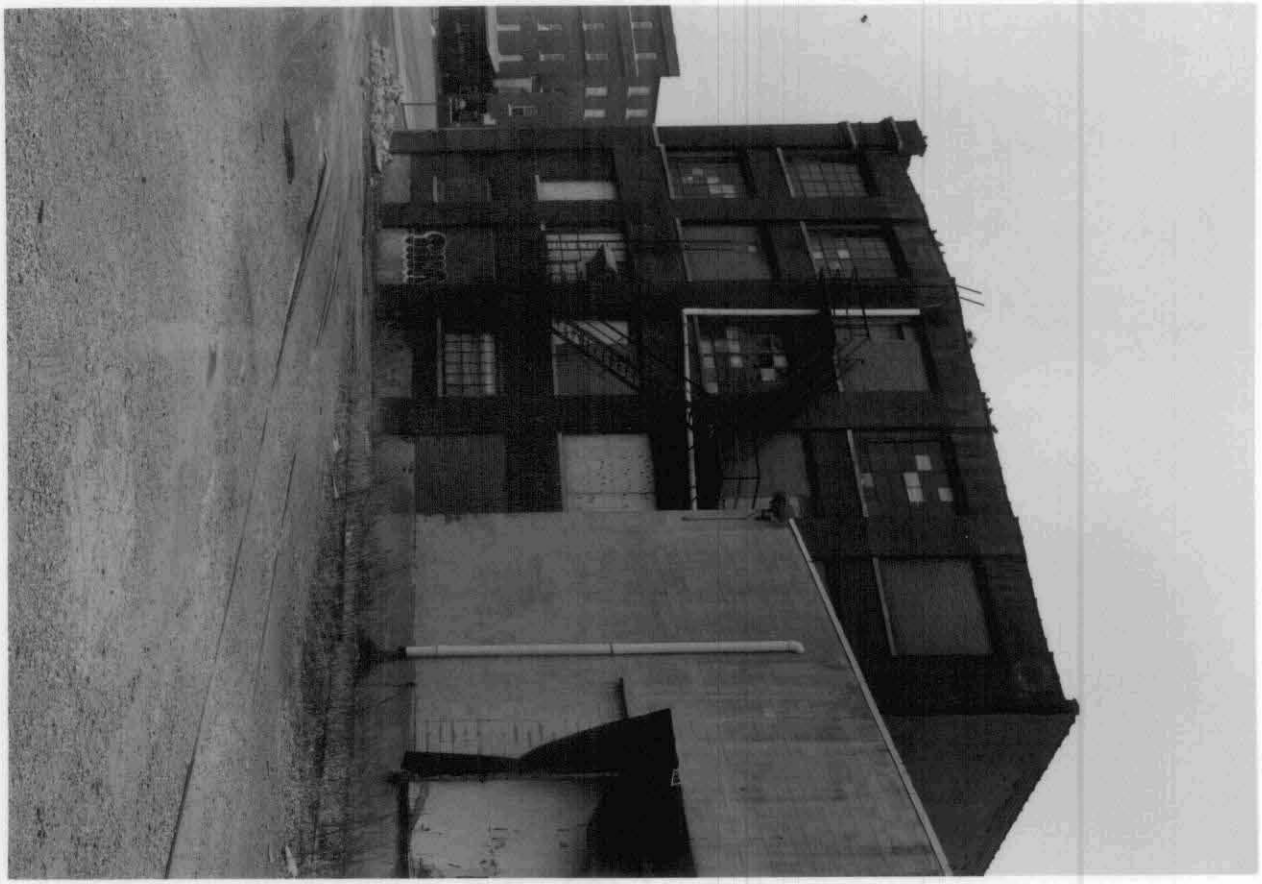
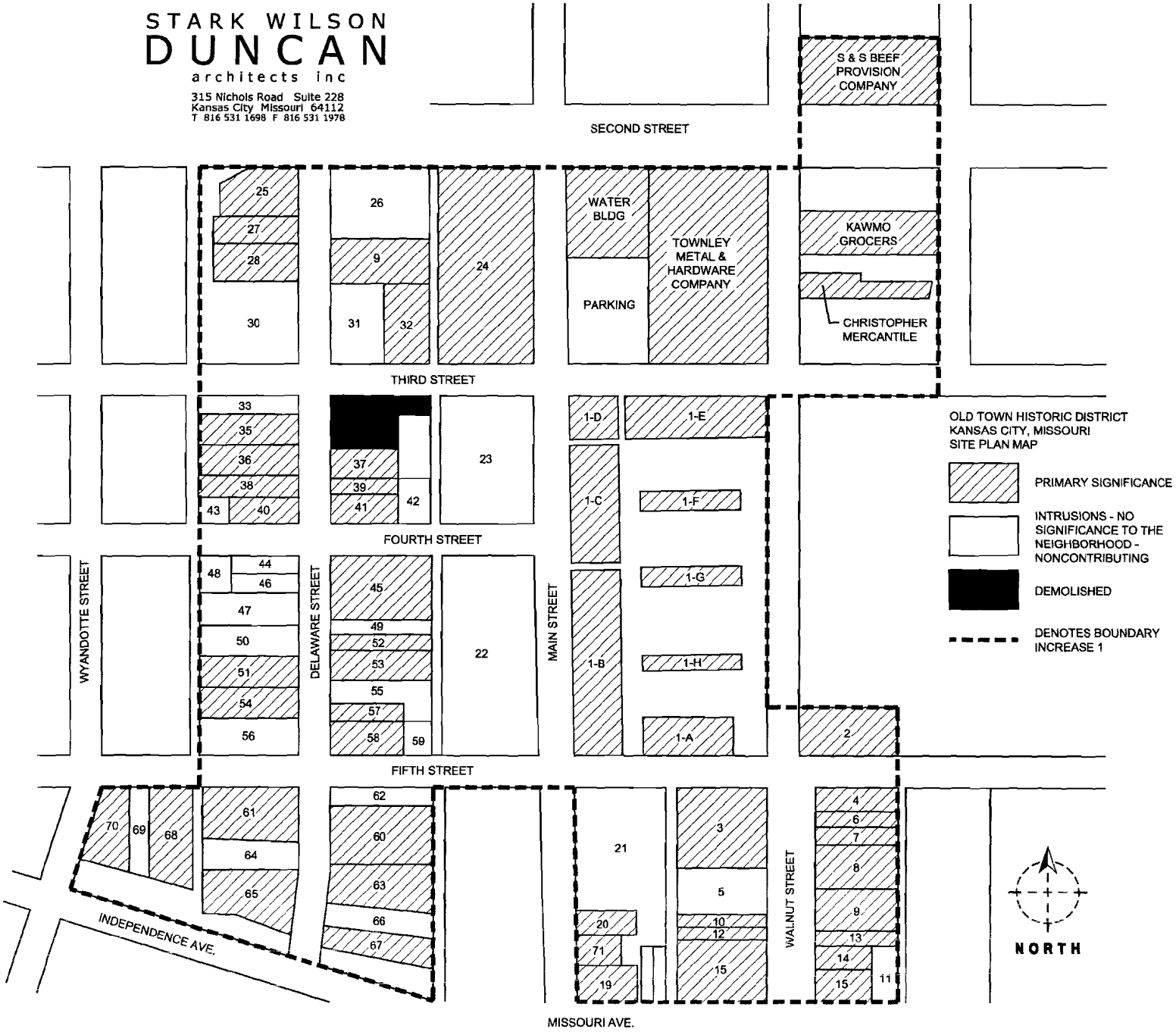
USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



REPUBLIC


THOR



STARK WILSON
DUNCAN
architects inc
315 Nichols Road Suite 228
Kansas City Missouri 64112
T 816 531 1698 F 816 531 1978