

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Auto Coach Building

other name/site number Hesse Carriage Company, Marshall's US Auto Supply, Cook Paint & Varnish Company, Dan Truog and Clyde Nichols Inc. Overhead Doors, Ace Glass Company

2. Location

street & town 1730-34 Oak Street N/A not for publication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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark A. Miles FEBRUARY 27, 2007
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

Auto Coach Building
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		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

0

6. Function or Use

Historic Function
(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility

COMMERCE/TRADE: warehouse

Current Function
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation brick

walls brick

roof asphalt

other stone

Narrative Description

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

See continuation sheet(s) for Section No. 7

Auto Coach Building
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

INDUSTRY

Period of Significance

c. 1917-1948

Significant Dates

1926

Significant Persons

(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

N/A

Architect/Builder

Raney & Botkin, Architects

Bryant, E.L., Builder

See continuation sheet(s) for Section No. 8

Primary location of additional data:

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

Group Hesse Corporation, Kansas City, Missouri

See continuation sheet(s) for Section No. 9

Auto Coach Building
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No. 29-510-08-05-00-0-00-000

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Tony Gardner

organization Gardner Historic Property Consultants date October 4, 2006

street & number 3000 DeGroff Way telephone 816-262-2515

city or town Kansas City state MO zip code 64108

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

Property Owner

name/title Thomas W. Levitt

street & number 2020 Broadway telephone 816-474-2245

city or town Kansas City state MO zip code 64108

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Property Name:
Auto Coach Building
Jackson County, MO

Summary

The Auto Coach Building is located at 1732-34 Oak Street in Kansas City, Jackson County, Missouri. Constructed in two phases in 1917 and 1926, the Auto Coach Building is a three-story, brick and stone, Two Part Commercial Block. The primary (east) façade features three storefront bays which are distinguished on the north end by an entrance with a classical pediment and on the south end by a large vehicle entrance. The second and third stories are dominated by rectangular, industrial tripartite metal windows. The building is crowned by a shaped parapet featuring pedimented extensions over each of the three bays. Stone roundels and lozenges add a degree of architectural character to this otherwise utilitarian industrial building. The south elevation features several generations of fading, but still legible, signage. The building measures 75 feet across the Oak Street façade and is 125 feet deep. The Auto Coach Building is in good condition and retains a high degree of integrity in its location, design, setting, materials, workmanship, feeling and association. The setting remains mostly intact from what was known as Kansas City's "Automobile Row" during the first half of the 20th century. The building's exterior and interior features remain emblematic of its period of historic significance.

Exterior

Despite being built in two phases, the Auto Coach Building appears to most observers as a single property. The ground story of the primary east façade is composed of three storefront bays separated by brick piers, each of which is topped with cut stone. The main entry door, located on the northeast corner of the building, is topped with a classical pediment featuring a Grecian urn. It is flanked to the left by a group of four tripartite metal windows. The middle bay of the front façade features a typical commercial entry door flanked to the right by three tripartite metal windows. The south bay of the building includes a garage door and one large storefront window. The second and third stories are fenestrated by three groups of six tripartite metal windows featuring hinged, outswinging sashes at the bottom. The windows are set apart by brick piers topped with cut stone. The Auto Coach Building is topped by a parapet wall with pediments extending over each of the three bays. Stone roundels and lozenges accents add a decorative element to the otherwise utilitarian character of the building's main façade.

The north side of the building is unremarkable, with essentially three brick bays and limited fenestration. The first bay, which turns the corner from the primary east façade, has no windows. Its surface was originally used for signage. The second bay has no windows on the ground floor. On the second floor, there are four rectangular wood windows composed of three sashes. The third floor features two rectangular wood windows composed of three sashes. The third bay, located furthest to the rear, or west, of the building, is mildly distinguished by gray paint covering the brick on the ground floor and second story. There are four ground-floor windows, a series of star-shaped turnbuckles, and a set of five rectangular wood windows composed of three

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Property Name:
Auto Coach Building
Jackson County, MO

sashes on both the second and third stories. An elevator penthouse sits atop the northwest corner.

The rear, or west, façade of the Auto Coach Building features three bays and a distinct, early 20th century industrial feeling. The first bay extends a few feet further west than the rest of the building's footprint. The ground floor features an entry door and a garage door, which is topped by a boarded-up transom. A large window opening on the second floor has been boarded up. However, the third floor features an original set of massive, multipaned opaque windows, with three sets of nine-light awning windows, which open from the bottom. Rounding the corner of the first bay are two rectangular, three-sash windows on the second and third floors. The second bay features eleven four-sash windows set within arched brick lintels. Two of these windows on the first floor are partially boarded, and one window on the second floor is boarded completely. The third bay, located furthest south on the rear facade, contains an entry door and a boarded up large display window on the first floor. The second and third floor combines large four-sash and smaller three-sash windows, all set within arched brick lintels. The rear façade also features what appears to be an original fire escape.

The south side of the Auto Coach Building is distinguished by several generations of fading signage. The rear west bay extends beyond the three story roofline framing the rest of the building, and serves as the outer wall of the elevator penthouse. Here, a hand-painted Chevrolet sign and logo is clearly visible. Cordoned along the length of the façade are visual remnants of signs reading "Auto Coach Corp, Ace Glass Company, and Marshall Wholesale Auto Supply."

The fenestration on the south façade of the building is varied. The rear west bay has no doors or windows. The middle bay features a garage door on the first floor flanked to the right by a boarded up two-sash window and a multipaned window with arched lintels. The second floor of the middle bay contains three windows in different sizes. One window has three sashes and two windows have four sashes. All three windows are topped with arched brick lintels. The third floor of the middle bay features a total of five windows with various sizes and pane configurations, all of which are topped by arched brick lintels. The front east bay features an entry door on the first floor, with a large, boarded up transom. The second floor contains one window opening that has been partially boarded. The third floor of the east bay contains two windows. The window closest to the middle bay is composed of six sashes. The window to the right contains three sashes. Both are topped by arched brick lintels.

Interior

The first floor interior consists of two open spaces with concrete flooring, brick walls and cast iron columns featuring a sawtooth motif. The ceiling on the south side of the building is exposed wood. The ceiling on the north side of the building is partially clad in original ornamental pressed tin, which is in fair condition. There is one bathroom and three dock doors.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Property Name:
Auto Coach Building
Jackson County, MO

The second floor of the building is comprised of three open studio spaces with a combination of wood and vinyl tile flooring. The wood floors are in fair to good condition. The walls are brick and the ceilings are exposed wood. There is also a small two unit office with wood paneling and carpeting on the southeast side of the second floor.

The third floor is composed of two open spaces with wood flooring, which appears to be in good condition. The walls are brick, some of which are painted, and the ceiling is exposed wood. Each space has its own bathroom and there is an open kitchen area in the south space.

The interior of the Auto Coach Building exhibits its original open floor plan and displays much the same level of finish that it did in 1917 and 1926.

Setting

The Auto Coach Building, located at 1732 Oak Street in Kansas City, MO, is situated just southeast of downtown, in an area historically known as Automobile Row. From approximately 1910 through the 1920s, the area roughly bounded by Truman Road (14th St.) on the north, 20th St. on the south and from Walnut St. on the west to Locust St. on the east was home to approximately 47% of all the city's automotive related businesses.¹ A survey of automotive-related businesses in Polk's Directory editions from 1919 through the late 1920s shows dozens of companies operated in the area, from dealerships to parts suppliers to rubber tire manufacturers.

The building's historical connection to the automotive industry is particularly clear with respect to two neighboring properties. The Kirkwood Building, a former automobile dealership located just a half-block southwest, at 1737-41 McGee St., was listed on the National Register in 2001 under Criterion A for its significance in Commerce and Transportation. The original Hesse Carriage Company building is located just north of the Auto Coach Building, at 1700 Oak St. A National Register nomination for this property was approved by the Missouri Advisory Council on Historic Preservation on November 17, 2006. Its formal listing by the Keeper of the National Register of Historic Places is currently pending.

In terms of appearance within the setting, the Auto Coach Building retains substantial architectural integrity and is an important brick Commercial Block element in an area increasingly surrounded by contemporary commercial architecture, such as the new *Kansas City Star* printing facility and forthcoming Sprint Center arena located just north of the building.

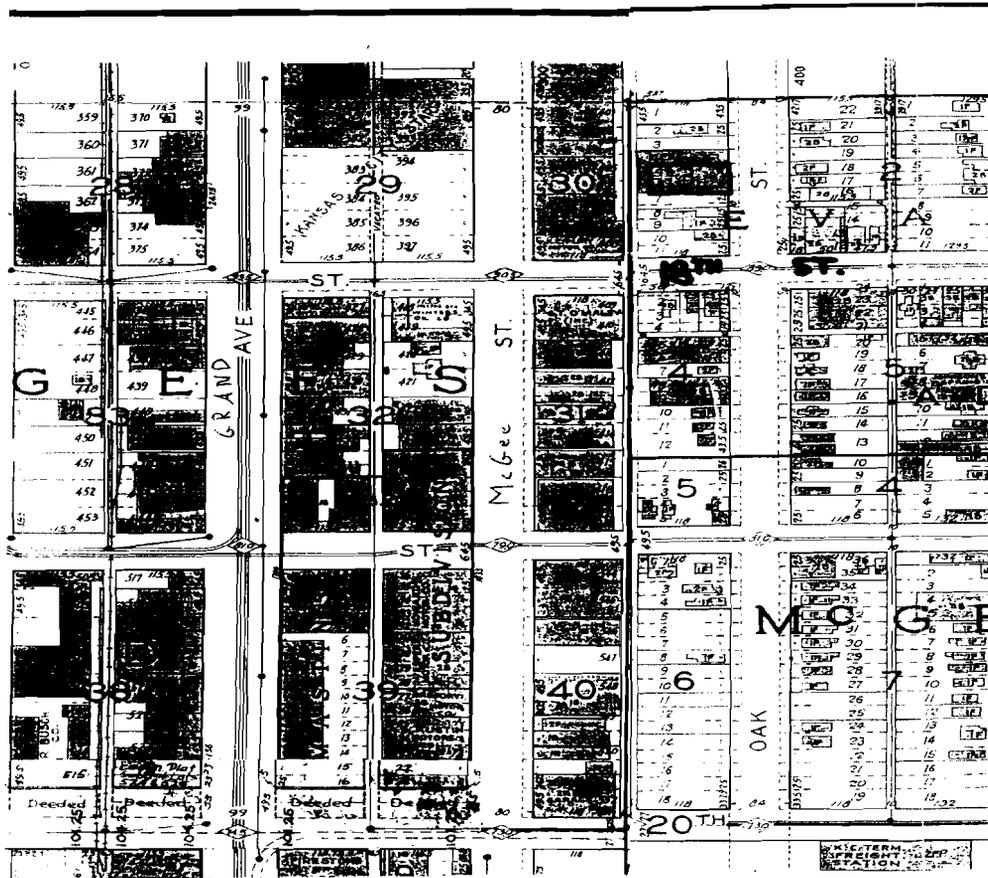
¹ Susan Richards Johnson, National Register Nomination, NPS Form 10-900, Kirkwood Building, February 2001.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Property Name:
Auto Coach Building
Jackson County, MO



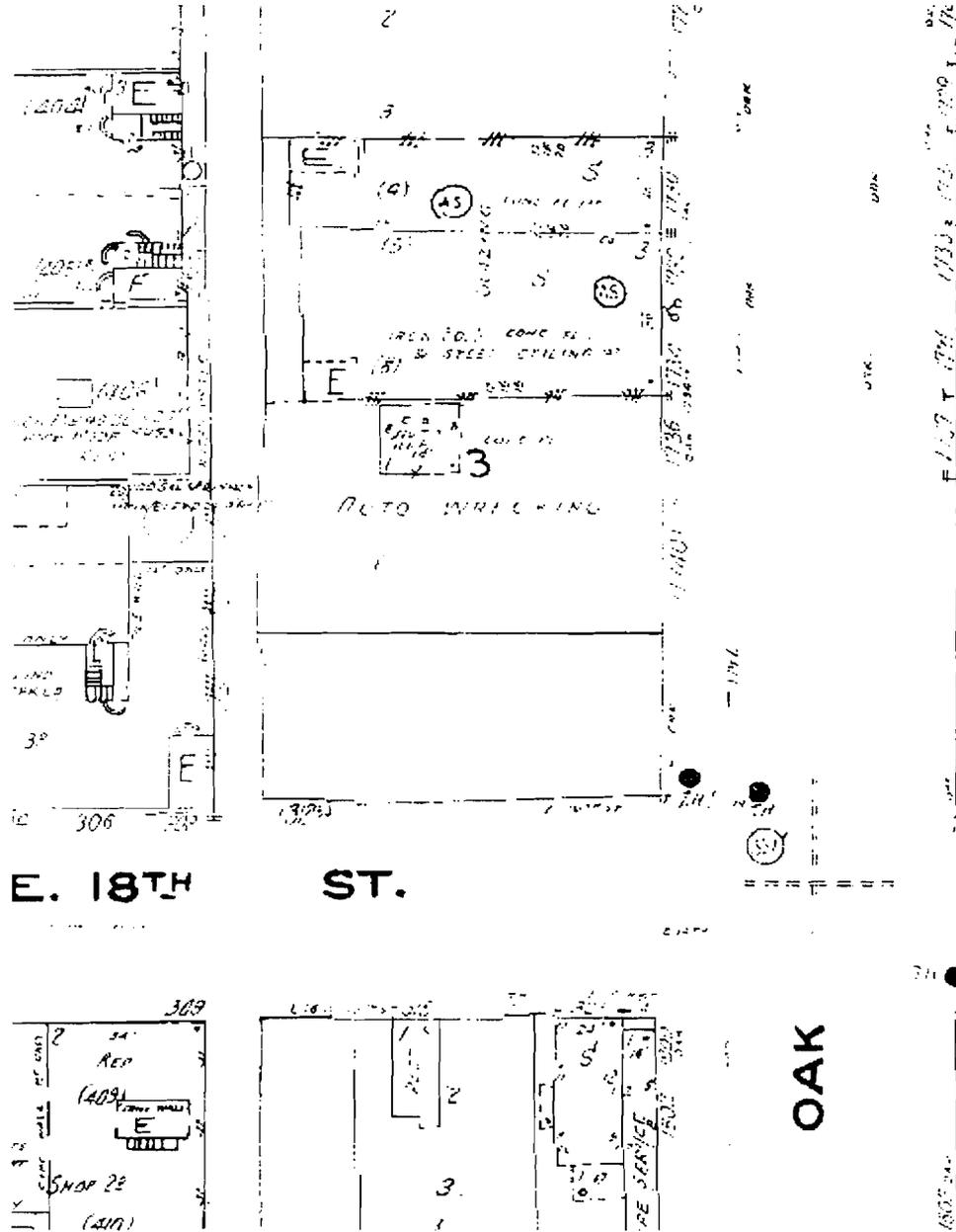
Auto Coach Building, 1732-34 Oak Street
Source: Tuttle Ayres Map Company, 1925

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Property Name:
Auto Coach Building
Jackson County, MO



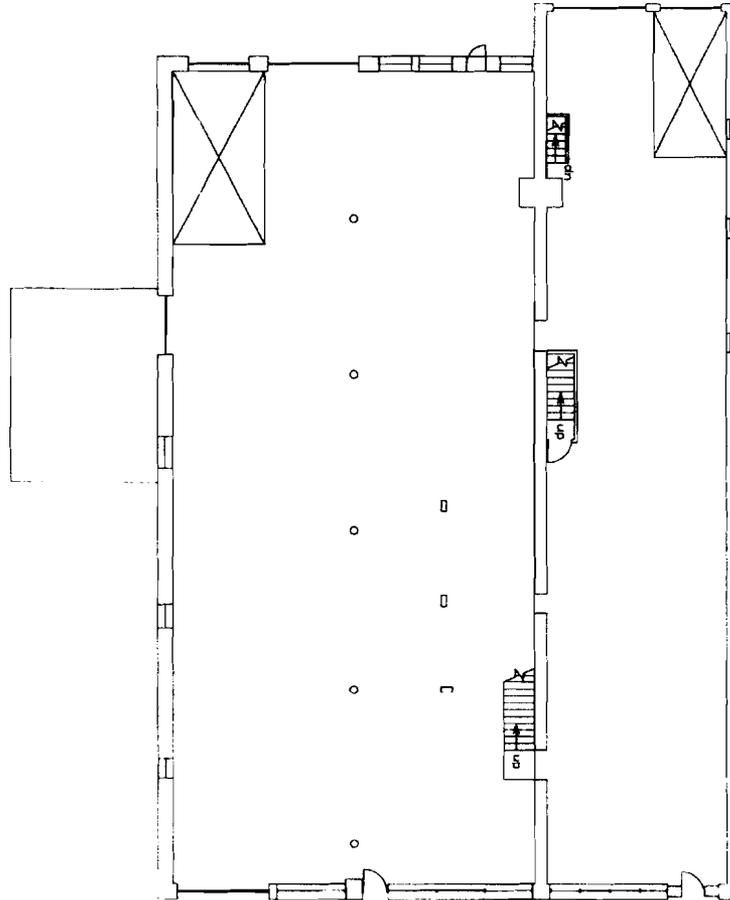
Auto Coach Building, 1732-34 Oak Street
Source: Sanborn Map Company, 1909, with 1950 overlay, Sheet 314

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Property Name:
Auto Coach Building
Jackson County, MO

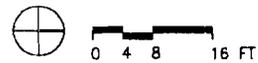
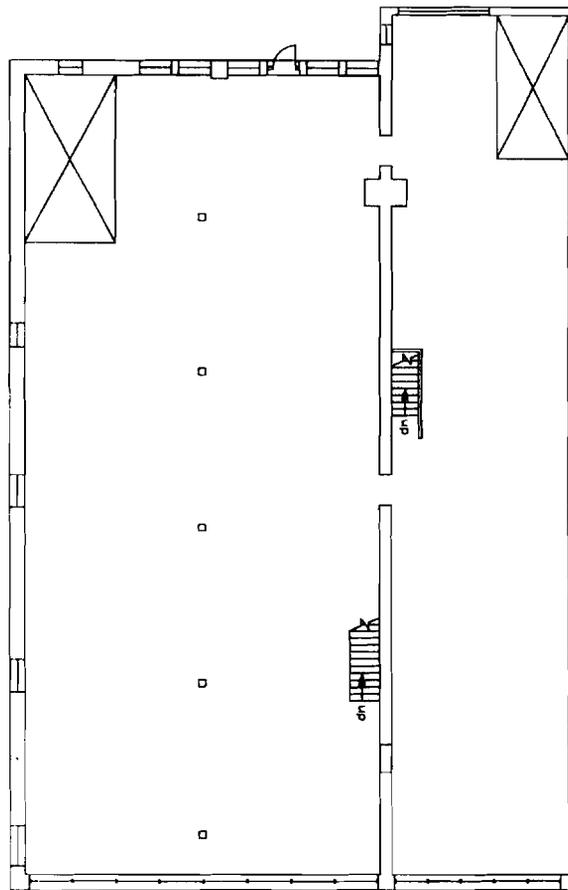


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Property Name:
Auto Coach Building
Jackson County, MO



1732 Oak Existing 2nd Floor

11 Oct 2005 BNIM Project No. 05127

copyright © 2005 BNIM Architects

berlebe nelson immenschuh mcclowry architects

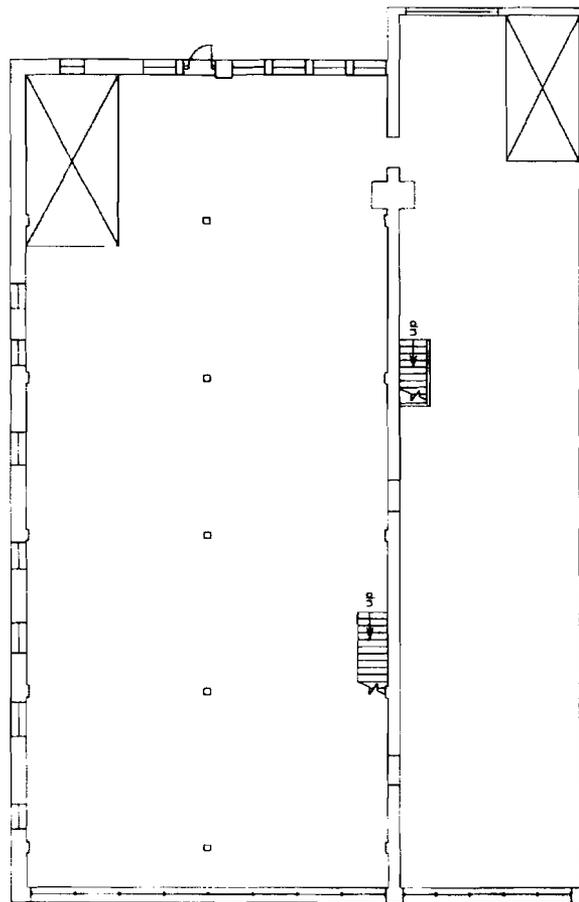
106 West 14th Street Suite 200 Kansas City Mo 64105 816 783 1500 1 816 783 1881 bnim.com

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Property Name:
Auto Coach Building
Jackson County, MO



1732 Oak Existing 3rd Floor

11 Oct 2005 BNIM Project No. 05127

copyright © 2005 BNIM Architects

berkshire nelson erumreich richardson architects

100 West 14th Street Suite 200 Kansas City Mo 64105 816 783 1000 f 816 783 1001 www.bnim.com

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

**Auto Coach Building
Jackson County, MO**

Summary

The Auto Coach Building, located at 1732-34 Oak Street, Kansas City, Jackson County, Missouri is eligible for listing in the National Register of Historic Places under Criterion A, with local significance in the area of INDUSTRY. The property represents a key phase in the growth of the Hesse Carriage Company, which holds the distinction of being Kansas City's oldest existing area-based business.¹ The Auto Coach Building was constructed in two phases at the direction of Otto H. Hesse to serve his rapidly expanding transportation company, which already occupied a 1903 four-story building at the north end of the block.² The original structure was built in 1917. In 1926, Hesse ordered the construction of a large addition. Hesse's use of the Auto Coach Building coincided with a period of exponential growth in which the company emerged as a national leader in the manufacture of custom bodies for trucks and attained a prominence in the transportation industry that the company still enjoys today. The period of significance is 1917 through 1948, when the building was leased to new tenants and no longer served the transportation industry.

Elaboration

According to Kansas City building permits, O.H. Hesse was granted a permit on July 18, 1917 to "Wreck 3 Bldgs" at 1732-34 Oak St.³ A permit dated August 27, 1917 granted owner Otto H. Hesse and builder E.L. Bryant permission to build at that location a three story brick and stone structure measuring 50 by 125 feet on a projected budget of \$15,000.⁴ The construction of this property, which would later become known as the Auto Coach Building, enabled the company to begin mass-producing delivery van bodies that could be attached to the chassis of the standard Ford Model T.⁵ This innovative technique set Hesse apart from its competitors and put the company in an ideal position to benefit from the booming automobile industry. Within a decade, Hesse's surging business demanded even more physical space. In 1926, the company built an addition to the Auto Coach Building, expanding its footprint by 33%.⁶

Prior to this era, the company's development was more incremental.

The company's roots can be traced back to William G. Hesse, who was born in Henningslaben, Saxony, Germany. According to biographical sketches edited by Frank W. Blackmar of the Kansas State Historical Society, William left home at age 15, and "after a voyage of 42 days in

¹ *Kansas City Business Journal*, "Top 25 Oldest Area-Based Businesses," May 28, 2004.

² Cydney Millstein, National Register Nomination, NPS Form 10-900, Hesse Carriage Company Building, November 2006.

³ Kansas City Landmarks Office. Building Permit #62914

⁴ Kansas City Landmarks Office. Building Permit #12282

⁵ "Hesse Carriage Co., Hesse Corporation," Coachbuilt: Online. Accessed October 3, 2006.

⁶ Kansas City Landmarks Office. Building Permit #84716

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

**Auto Coach Building
Jackson County, MO**

an old-fashioned sailing vessel," landed in New York. After brief tenures in Philadelphia, Washington, Baltimore and St. Louis, William settled in Leavenworth, Kansas. In 1847, he opened a wagon and carriage shop on Shawnee Street to service the westward expansion. Three years later, William moved to a larger space at 7th St. and Metropolitan Ave., where he "outfitted many large freighters with wagons."

According to Blackmar, an 1871 fire destroyed the Shawnee Street location, so Hesse established a new factory on Cherokee St. and, "so enlarged upon it as to make it par excellence with all others of its kind. It gives employment to 28 skilled workmen and does an annual trade of \$40,000. In 1880, Mr. Hesse began a more extended manufacture of light works and he proposed now to make it his specialty." By 1903, Hesse's holdings covered a "space of fifteen lots on Pawnee and Dakota Streets." William Hesse died in 1907.

William's son, Otto H. Hesse, was born in Leavenworth in 1865. Otto proved himself to be adept at the family business, learning from his father every aspect of the trade, including blacksmithing, woodworking, painting and trimming. Otto also displayed a gift for engineering when he invented and patented one of the company's most successful products, the short-tongue Ludlow spring wagon.⁷

Around 1898, the company expanded its reach across the river to Kansas City, MO, when Otto Hesse and partner Joseph Falk acquired the Grand Avenue Carriage Company at 17th and Grand Ave.⁸ By 1900, Otto had assumed management responsibilities and focused on the new Kansas City properties while his father continued to run the Leavenworth operation.⁹ In 1903, construction began on a parcel measuring 105 x 124 feet located at the corner of 17th and Oak Streets.¹⁰ This four story brick building was later designated with the address of 311-319 East 17th Street. On August 7, 1903, William, Otto and Joseph Falk incorporated the Hesse Carriage Company.¹¹

At the turn of the 20th Century, Kansas City was fast becoming one of the nation's most important transportation centers. Working from the properties at 17th and Oak, the company rose to the occasion and developed wagons to serve many functions, particularly in the delivery industry. According to Hesse company archivist Diana Brittingham, the company "built all kinds of wagons, to sell bread and pull hearses."¹²

⁷ Frank W. Blackmar. "Otto H. Hesse," *Kansas: a cyclopedia of state history, embracing events, institutions, industries, counties, cities, towns, prominent persons, etc. ... / with a supplementary volume devoted to selected personal history and reminiscence.* (Standard Pub. Co.: Chicago, 1912.

⁸ "Work to Start on the Hesse Plant Unit," *The Kansas City Star*, June 26, 1960

⁹ Blackmar

¹⁰ Blackmar

¹¹ Missouri Secretary of State, Online. Accessed October 13, 2006

¹² "Star 50" *The Kansas City Star*, 1999.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

**Auto Coach Building
Jackson County, MO**

As traffic increased in busy Kansas City, so did the number of traffic accidents. Otto Hesse recognized a need and added a body repair shop to his operations. This created a lucrative revenue stream to help pay for new construction. In 1909, Hesse, working with architect Washington I. Morley, built the four-story Hesse Carriage Company Building, which is still standing at 1700 Oak Street.¹³

As the transportation industry segued from wagons to automobiles with the 1908 introduction of the Ford Model T, Hesse Carriage Company began adapting their wagon bodies to fit automobile frames. According to the Group Hesse archives, this ability to transform the form and function of vehicles generated a successful partnership with the Coca-Cola Company. The popularity of beverage required the company to develop a specialty vehicle to provide deliveries. Coca-Cola came calling on Hesse Carriage Company, and soon customized beverage trailers loaded with soda were navigating the busy streets.

The company's partnership with Coca-Cola prompted another round of construction. In 1915, Hesse expanded the 1700 Oak Street building by adding a two-story addition designed by architects Raney & Dumas.¹⁴

Two years later, Hesse identified and perfected a method of manufacturing delivery van bodies that could be affixed to any ordinary Model T chassis. This streamlined engineering feat gave the company a significant advantage over its competitors. Hesse needed more room for production of these bodies, so Otto Hesse acquired three buildings down the block at 1730-34, demolished them and constructed a new building in their place. This property was later known as the Auto Coach Building.

Building on its modification of truck bodies, Hesse in the 1920s pioneered the production of auto bodies that could be adapted according to the climate. As the seasons changed from summer to winter, wealthy automobile owners could swap out one car body for another. Naturally, Hesse Carriage Company offered storage services for the out-of-season auto body.¹⁵

In 1926, Hesse built an addition to the property at 1730-34 Oak Street. According to Polk's City Directory and Water Permits from the City of Kansas City, the property was referred to as the Auto Coach Corporation or Automobile Coach Corporation.

By the 1930s, Hesse had concentrated much of its efforts in the beverage industry, consistently turning out innovative designs and high-quality products. This focus enabled the company to pare down its property holdings. According to Polk City Directories, by 1940, the Auto Coach

¹³ Historic Inventory Sheet # 41-M, Kansas City Landmarks Office

¹⁴ Historic Inventory Sheet # 41-M, Kansas City Landmarks Office

¹⁵ Group Hesse archives

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

**Auto Coach Building
Jackson County, MO**

Building was leased to Marshall's US Auto Supply. In 1945, Hesse leased the property to the Cook Paint & Varnish Company's glass division. In 1948, Otto Hesse leased the building to Dan Troug and Clyde Nichols Inc., who manufactured garage doors. Nichols was the son of J.C. Nichols, developer of the Country Club Plaza area of Kansas City.¹⁶

By 1948, Hesse commenced operations at a new building located at 6700 St. John Avenue in northeast Kansas City.¹⁷ In addition to adding this location, the company also changed names, becoming Hesse Corporation.

Through the 1950s and into the 60s, Hesse continued to lead its industry with innovative applications. The company closely followed developments in the steel industry and began manufacturing lighter-weight, more pliable aluminum products. In 1964, the company was honored when one of its all-aluminum truck bodies was displayed at the World's Fair.¹⁸ Eventually, the firm narrowed its scope of services and exclusively concentrated on bodies for beverage trucks.¹⁹

In 1972, Kansas City businessman Ray Maher acquired Hesse Corporation and made it a division of his own company. In 1991, the company was sold to Remcor, a Canadian firm. Known today as Group Hesse, the company still operates out of the facility on St. John Avenue. The property at 1732 Oak Street is currently vacant but still retains a strong degree of architectural integrity and exhibits the design, setting, materials, workmanship, feeling and association required to merit inclusion in the National Register of Historic Places.

¹⁶ "Lusty Growth of Young Firm is Consummated in a New Lease," *The Kansas City Star*, April 4, 1948

¹⁷ Group Hesse archives

¹⁸ Group Hesse archives

¹⁹ "Trucking Into Antiques," *The Kansas City Star*, August 10, 1975

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Auto Coach Building Jackson County, MO



18th and Oak Streets, Facing North, c. 1920
(Courtesy Tom Levitt)



18th and Oak Streets, Facing North, c. 1922
(Courtesy Tom Levitt)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

**Auto Coach Building
Jackson County, MO**



Jackson County Tax Assessor Photo, c. 1940

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

**Auto Coach Building
Jackson County, MO**



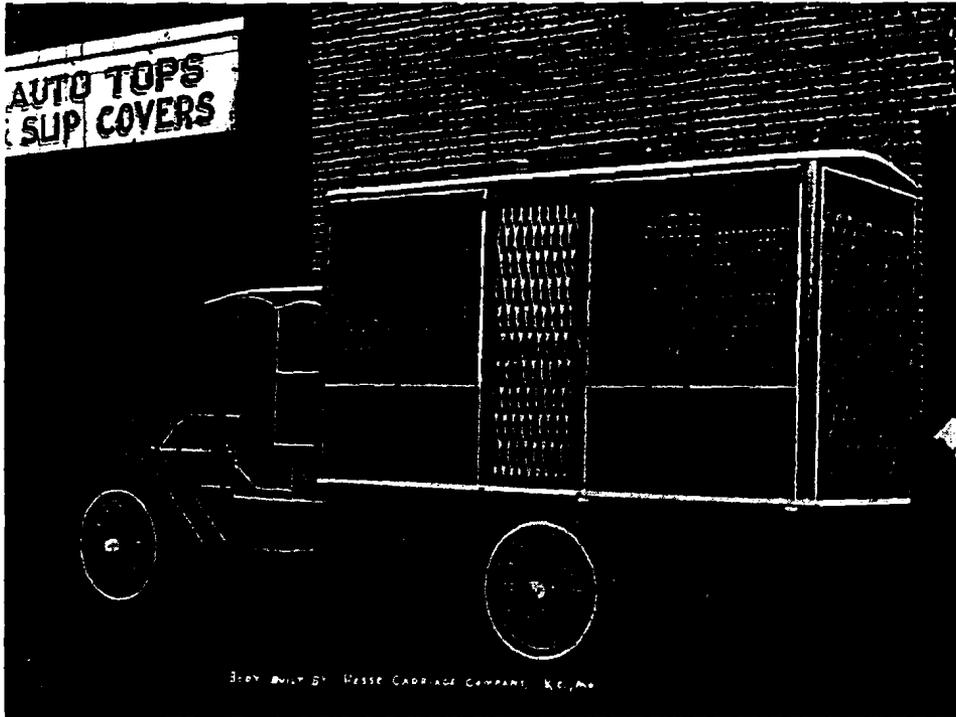
18th and Oak Streets, Facing North, c. 1950s
(Courtesy Tom Levitt)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 16

**Auto Coach Building
Jackson County, MO**



**Delivery Van Body, c. Early 20s
(Group Hesse Archives, Kansas City, MO)**



**Winter Car Body, c. 1930s
(Group Hesse Archives, Kansas City, MO)**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 17

**Auto Coach Building
Jackson County, MO**



Beverage Delivery Truck Body, c. 1940s
(Group Hesse Archives, Kansas City, MO)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 18

**Auto Coach Building
Jackson County, MO**



Beverage Delivery Truck Body, c. 1950s
(Group Hesse Archives, Kansas City, MO)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 19

**Auto Coach Building
Jackson County, MO**



Fender Fabrication Shop
(Group Hesse Archives, Kansas City, Missouri)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 20

**Auto Coach Building
Jackson County, MO**



**Wheel Repair Shop
(Group Hesse Archives, Kansas City, Missouri)**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 21

**Auto Coach Building
Jackson County, MO**



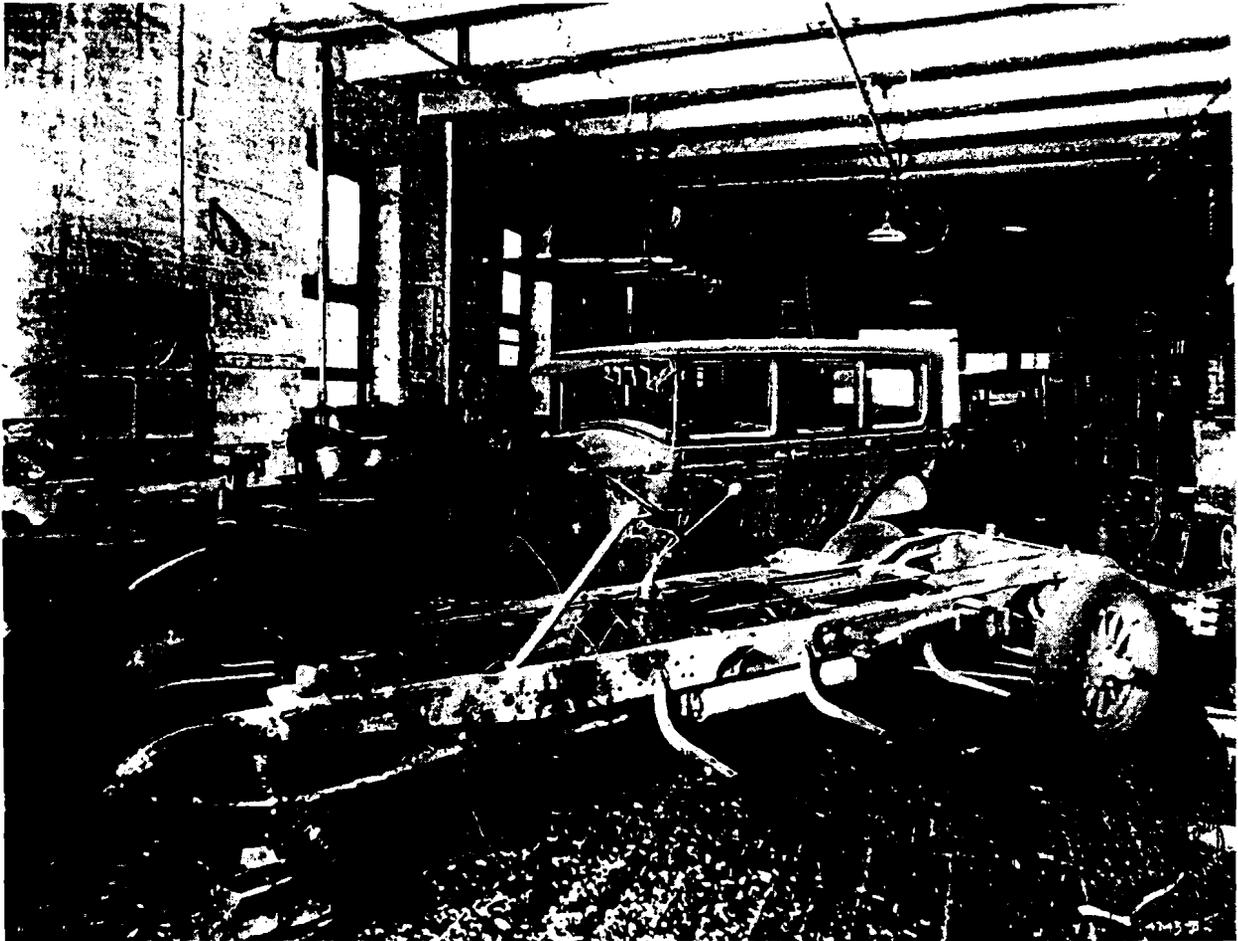
Car Body Fabrication Shop
(Group Hesse Archives, Kansas City, Missouri)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 22

**Auto Coach Building
Jackson County, MO**



**Car Wreck Repair Shop
(Group Hesse Archives, Kansas City, Missouri)**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 23

**Auto Coach Building
Jackson County, MO**

Bibliography

Blackmar, Frank W. Ed., "Otto H. Hesse" Kansas: a cyclopedia of state history, embracing events, institutions, industries, counties cities, towns, prominent persons, etc. .../ with a supplementary volume devoted to selected personal history and reminiscence. (Standard Pub. Co.: Chicago, 1912.).

Brittingham, Diana. Office Manager, Archivist, Interviews. Group Hesse, 6700 St. John Ave. Kansas City, Missouri. November 9, 2006. Conducted by Tony Gardner.

Falk, Joe. Grandson of Hesse Carriage Company co-founder. Telephone interview. December 6, 2006. Conducted by Tony Gardner.

Falk, Jim. Grandson of Hesse Carriage Company co-founder. Telephone interview. December 11, 2006. Conducted by Tony Gardner.

"Greater Kansas City." *Western Contractor*, Vol. 27 15 May 1915.

"Group Hesse," Online. Accessed on October 3, 2006. <http://www.grouphesse.com>.

Hesse Carriage Company, Hesse Corporation," Coachbuilt: Online. Accessed October 3, 2006.

Johnson, Susan Richards. National Register of Historic Places Registration Form, "Kirkwood Building, Jackson County, Missouri," February 20, 2001.

The Kansas City Business Journal, "Top 25 Oldest Area-Based Businesses." May 28, 2004.

Kansas City Landmarks Office. Building Permit #62914.

Kansas City Landmarks Office. Building Permit #12282.

Kansas City Landmarks Office. Building Permit #84716.

Kansas City Landmarks Office. Historic Inventory Sheet # 41-M, Kansas City Landmarks Office.

The Kansas City Star, Star 50 Business Profiles. Online. Accessed October 3, 2006. <http://www.kcstar.com/item/pages/star50-1999>.

Millstein, Cydney E. National Register of Historic Places Registration Form, "Hesse Carriage Company Building, Jackson County, Missouri," (nomination pending).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 24

**Auto Coach Building
Jackson County, MO**

Missouri Secretary of State's Office. Online. Accessed October 13, 2006.

"Trucking Into Antiques," *The Kansas City Star*, August 10, 1975.

West, Jewell. Leavenworth County, Kansas Historian. Telephone Interviews. November and December 2006. Conducted by Tony Gardner.

Western Contractor, Vol. 32, No. 571, 5 September 1917.

"Work to Start on the Hesse Plant Unit," *The Kansas City Star*, June 26, 1960.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 25

**Auto Coach Building
Jackson County, MO**

Verbal Boundary Description

Evans BF Addition Lots 4, 5 and 6, Block 3, except that part in street.

Boundary Justification

Nomination includes the parcel acquired and developed by Otto Hesse in 1917 and the structure later referred to as the Auto Coach Building. This parcel is separate and distinct from the parcel and structure commonly referred to as the Hesse Carriage Company Building, nominated for the National Register by Cydney E. Millstein in November 2006. The two properties are under separate ownership.

Key to Photographs

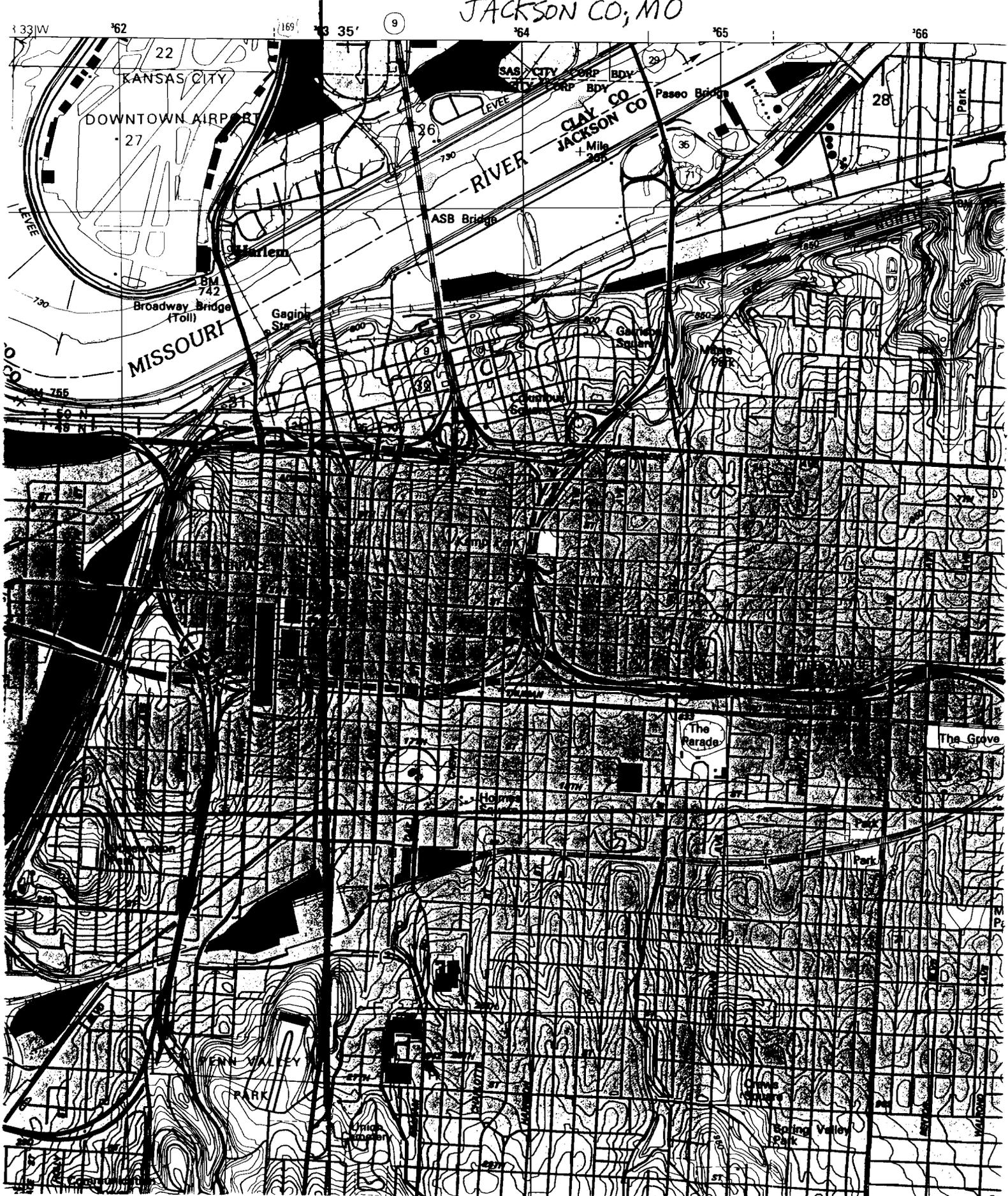
Tony Gardner, Photographer. October 2006. Negatives on file with Gardner Historic Property Consultants, Kansas City, MO.

1. Streetscape, Facing Northwest
2. Streetscape, Facing Southwest
3. Front (East) Façade, and North Façade, Facing Southwest
4. North Façade, Facing Southwest
5. Rear (West) Façade, Facing Southeast
6. Rear (West) Façade, Facing Northeast
7. South Façade, Facing North
8. South Façade, Facing Northeast
9. First Floor Interior, Facing North
10. First Floor Interior, Facing West
11. First Floor Interior Column, Facing West
12. First Floor Interior, Facing West
13. Second Floor Interior, Facing Southwest
14. Third Floor Interior, Facing South
15. Third Floor Interior, Facing West

T OF THE INTERIOR
GICAL SURVEY

Auto Coach Building
1732 Oak St.
Kansas City, MO
JACKSON CO, MO

UTM REFS.:
15/363440 e
15/4328220 N

































FACTORY BUILDING
PARKING
prox. 27,000 sq ft
FOR INFORMATION CONTACT...

PARKING FOR
SAFEGATE AUTO GLASS
EMPLOYEES & CUSTOMERS
ONLY
ALL OTHERS WILL BE TOWED
AT OWNER'S EXPENSE