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

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 Smith & Sons Manufacturing Company Building

other name/site number Gille Manufacturing Company; Continental Can Company; Proctor & Gamble Warehouse; Firestoen Tire & Rubber Company Warehouse; Belger Storage Company Warehouse; Mid-America Storage Co. Warehouse

2. Location

street & town 1400-26 Guinotte Avenue N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64120

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.)

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ other, (explain:)

Smith & Sons Manufacturing Company Building
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

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

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

Contributing	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.)

Historic Rail Related Commercial and Industrial Resources in Kansas City, Missouri.

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

INDUSTRY:Manufacturing Facility

Current Function
(Enter categories from instructions)

INDUSTRY:Industrial Storage

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER:Brick Industrial Manufacturing Facility

Materials
(Enter categories from instructions)

foundation Stone
walls Brick
roof Asphalt
other

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

Smith & Sons Manufacturing Company 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.

Areas of Significance

(enter categories from instructions)

COMMERCE

Period of Significance

c. 1900 -1957

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

☒ See continuation sheet(s) for Section No. 8

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 #

Primary location of additional data:

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

Missouri Valley Room, Kansas City Public Library

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

Smith & Sons Manufacturing Company Building
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property less than 1 acre

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

	Zone	Easting	Northing
1	1/5	3/6/4/5/9/7	4/3/3/0/5/6/8
2	/	/ / / / /	/ / / / / /
3	/	/ / / / /	/ / / / / /
4	/	/ / / / /	/ / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
Lots 13 thru 22, Block 6; Lots 14 thru 16, Block 8; and all of vacated Flora Avenue lying within said tract, Guinottes Addition, Kansas City, Jackson County, Missouri.

Property Tax No. N/A

Boundary Justification
(Explain why the boundaries were selected.)
The boundary includes the surviving building originally associated with the Smith & Sons Manufacturing Company.

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

11. Form Prepared By

name/title Elizabeth Rosin, Partner and Kristen Ottesen, Associate

organization Rosin Preservation, LLC date May 2007

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

city or town Kansas City state MO zip code 64108

Additional Documentation

Submit the following items with the completed form:

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

Property Owner

name/title Fifth Avenue Properties, LLC (Attn: Nancy Whiton)

street & number 4600 Madison Avenue, Suite 650 telephone 816-753-5678

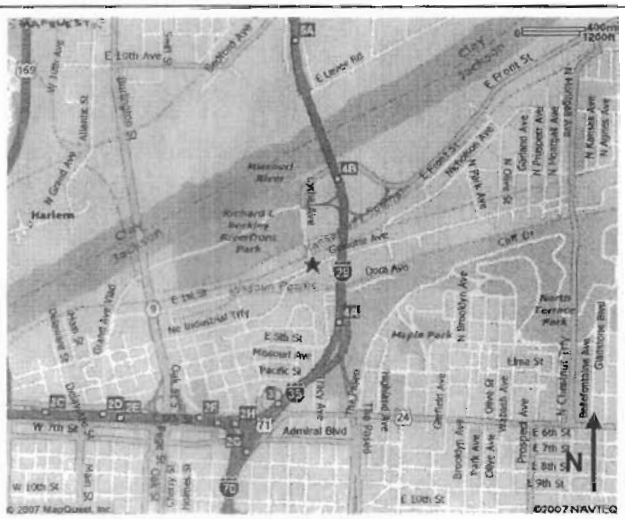
city or town Kansas City state MO zip code 64112

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.*).

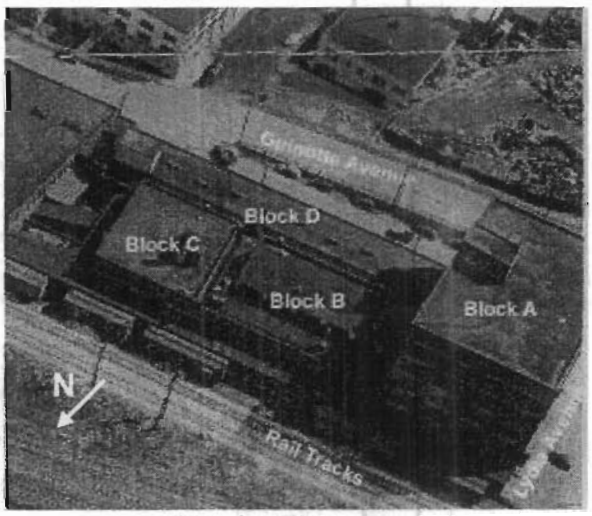
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

SUMMARY

The Smith and Sons Manufacturing Company Building (Smith & Sons Building) at 1400-1426 Guinotte Avenue, Kansas City, Jackson County, Missouri sits on the northeast corner of the intersection of Lydia and Guinotte Avenues in Kansas City's East Bottoms industrial district. The property possesses the distinct characteristics of the Industrial Manufacturing Facilities and Warehouses property subtype defined in Section F of the National Register of Historic Places Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." When constructed c. 1900, the Smith & Sons Building occupied an area bounded by Guinotte Avenue, Lydia Avenue, Salisbury Avenue (now Vine Street), and the railroad tracks.[1] The plant included seven components that varied in height, footprint, and roof shape as required by specific manufacturing needs. In 1926 the complex split into two separate factories. Then, around 1950 the east half of the property was demolished, leaving the four blocks that now comprise the historic property. Despite this loss, the property retains a cohesive appearance, unified by red brick walls, limestone foundations, flat composition roofs, segmental-arched window openings, and simple, industrial-style architecture. Variations in height and structural system and the internal arrangement of spaces distinguish the individual blocks. The most prominent block (Block A) is a six-story tower that anchors the west end of the building. Extending east from the east elevation of Block A are Block B on the north and Block D on the south. Block C extends east from Block B and parallels the east half of Block D. Blocks B and C are two stories, and Block D is one story. All four blocks have full basements. Articulated brick pilasters (most noticeable on the street-facing elevations), segmental arched windows on all of the blocks, and corbelling at the eave line of Block A give the property a vaguely Romanesque character. Concrete loading docks with limestone foundations line the north, east



Location Map.



Massing Illustration.

[1] Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri.* New York: Sanborn Map Company, 1909. Database online. Available at http://kclibrary.org:2269/; Internet, accessed January 18, 2007.

and west building elevations. An enclosed wood structure sits on top of the north dock. The east and west docks are open. The west loading dock ramps up to the raised first floor from the south. Open spaces designed to maximize storage and to accommodate manufacturing machinery define the interior of the Smith & Sons Building.

ELABORATION

SETTING

Kansas City's East Bottoms is an industrial district that developed during the first half of the twentieth century. Numerous rail lines traverse the East Bottoms, including the historic tracks of the Missouri Pacific Railroad and the Kansas City Southern Railroad, which pass directly north of the building. The building's south elevation abuts the concrete sidewalk along Guinotte Avenue and there is a small parking area facing Lydia Avenue on the west. East of the property is an asphalt parking lot. Slightly east of the property is the overpass for Interstates 35 and 29. Weeds and scraggly deciduous trees grow along the building's north elevation.

BLOCK A

Exterior

Block A, the warehouse, has concrete floor slabs supported by steel columns in the basement and first floor and heavy timber posts supporting floors two through six. A one-story brick elevator penthouse penetrates the roof on the east side of the block. Metal coping covers the parapets.

Articulated brick pilasters divide all four elevations into bays. The south and north elevations each have four bays of paired windows, and the east and west elevations each have eight bays of single windows. On the street-facing south and west elevations, decorative brick corbels define the tops of each bay and a narrow dentil course lines the eaves. The bays on the east elevation are neither recessed nor ornamented and are visible only above the third floor. Basement window openings punctuate the bottom of each bay on the south elevation from the sidewalk to the limestone string course.

1940 Tax Assessor Photograph.
Block A, west and south elevations.

Although all of the block's window openings remain intact, window frames and sashes are extant only on the east elevation and above the main entrance on the south elevation. Historic metal, multi-light industrial sashes fill the east elevation openings. The two openings directly above the main entrance have non-historic aluminum slider sashes. Concrete blocks with stucco parging fill the basement window openings. Sheets of corrugated fiberglass fill the remaining openings. Historic photographs depict six-over-six, double-hung sashes in the upper stories of Block A and paired four-light sashes in

the basement openings.

The main entrance into the building occupies the easternmost bay on the south elevation of Block A. A flat-roofed portico with brick piers shelters the doorway. Two concrete steps rise from the sidewalk to the non-historic wood door, which has a glazed window in the upper half. Research suggests that this formal entrance was added in 1926 when the property was bifurcated.

Vehicular bays fill the third, fourth and fifth bays from the north on the west elevation. Non-historic, overhead metal doors fill the openings.

On the south elevation, a metal fire-escape rises from the first story to the roof at the first and second bays from the west.

A one-story wood structure with horizontal wood siding sits atop the concrete loading dock that covers the entire length of the north elevation (Blocks A, B and C). New wood framing and plywood walls suggest that the structure is not historic. The west end of the structure has a shed roof and the east end has a flat roof.

Interior

Befitting a warehouse, Block A has open floors interrupted only by the brick elevator/stair shaft that rises through the building along the center of the east wall. Within the open shaft, a wood staircase rises adjacent to the large freight elevator. Brick walls remain exposed on all floors; some are painted. Ceilings throughout the block have exposed wood beams and concrete decks. Floors are concrete slabs with the exception of the third floor, which has tongue and groove wood planks over the slab. The basement extends under the sidewalk on the west elevation and under the loading dock on the north elevation.

On the first floor non-historic partitions enclose a small office area that includes two bathrooms and the main entrance lobby. The formal pedestrian entrance on the east side of Block A opens into the lobby at ground level. Stairs rise from the doorway to the first floor within the office space.

BLOCK B

Exterior

Block B was constructed as the Smith & Sons foundry and later served as the lithography and printing shop for the Continental Can Company. It has wood floors supported by brick piers in the basement and concrete columns on the first floor. The second story has a clear span. A clerestory with a flat roof rises through the main, flat roof of Block B. Below the windows, the clerestory walls slope down to the north and south to meet the main roof surface. Clay tile coping tops the parapet walls.

Irregularly placed window openings punctuate the second story of the north elevation and constitute the only through-wall fenestration. Five bays of tripled windows on the north and south elevations of the clerestory also illuminate the interior of Block B. Window openings pierce the loading dock's stone foundation to allow light

into the basement. Only the south side of the clerestory retains its original window three-light pivot windows. Concrete block and plywood sheets fill the remaining window openings.

The loading dock and wood structures that runs along the north elevation of Block A continues the length of Block B.

Interior
Steel columns, wood floors and exposed ceiling joists define the open first floor space of Block B. The second story has a tongue-and-groove wood floor and exposed wood trusses that span the open space. The clerestory provides additional height. The brick walls remain exposed on both floors.

BLOCK C

Exterior
Block C housed the Wheel Room (1st floor) and Pattern shop (2nd floor) for the Smith & Sons Manufacturing Company. It has steel columns and concrete floors. The flat roof has clay tile coping on the low parapet walls

Block C has limited fenestration. The second story of the north elevation has three bays with paired window openings. The east elevation has an irregular configuration with four bays of paired window openings on the second story, and two vehicular openings and three single window openings on the first story. At the first story loading dock, a concrete ramp descends toward the west to a vehicular opening into the basement. Block C retains multi-light industrial sashes in the east elevation window openings, but on the north elevation the window sashes are missing and corrugated fiberglass fills the openings.

Interior
Block C has steel columns that support concrete floor slabs. A partition running east-west bisects the second floor. A brick shaft encloses an elevator along the west wall and there is a staircase at the east end of the block. The brick walls and wood ceiling beams and deck are exposed on the first floor. The second floor has painted plaster walls and an exposed concrete ceiling structure.

BLOCK D

Exterior
Block D adjoins Block A to present the building's primary façade facing Guinotte Avenue. It originally housed a wood working shop in the basement and a store room on the upper floor. Brick piers in the basement support the single-story clear span. The south elevation has a dentiled brick cornice, and clay tile coping covers the parapet on all elevations. A one-story brick elevator penthouse rises above the flat roof at the east end of the block.

On the south elevation, articulated pilasters define ten bays, each filled with three segmental-arched window openings. Two bays of the brick wall (the fourth and fifth from the east end) have collapsed leaving a large gap in the facade. Single basement window openings fill the bottom of each bay from the sidewalk level to the

limestone string course. The window openings of Block D retain neither window frames nor sashes. Corrugated fiberglass fills the tall window openings on the south elevation, and parged concrete block fills the basement openings. A historic photograph depicts nine-over-nine double hung sashes in the openings.

1940 Tax Assessor Photograph.
Block A (left) and Block D (right)

The east elevation of Block D historically abutted another structure that is no longer extant. As a result, the first and second stories of this elevation have oversized openings that open into the elevator shaft and man doors that open into the stairwell.

Interior

Brick piers in the basement of Block D support a wood floor on the first story. Wood roof trusses span the block from east to west, creating a large open space. The brick walls remain exposed and tongue and groove wood planks cover the ceiling, concealing the trusses. At the east end of the structure are an elevator shaft and a stairwell. Several years ago, the roof trusses near the center of Block D and a section of the south wall collapsed, leaving the building open at this location.

INTEGRITY

The Smith & Sons Building clearly communicates its historic use as an industrial warehouse and manufacturing facility and reflects the attributes of the property type as defined in the MPDF. At six-stories, the Block A warehouse is a visual and physical anchor for the low, rambling blocks that comprise the remainder of the property and that historically housed manufacturing operations. The four brick blocks that compose the nominated property have functional, open interior spaces; utilitarian finishes; simple exterior styling; and an understated pedestrian entrance; as is typical at manufacturing facilities constructed during the early twentieth century. Loading docks on the north, east and west elevations inform about the building's relationship to both rail and truck transportation. The numerous window openings retain their original configuration, although the window sashes are missing from the majority of openings. This type of alteration was anticipated by the MPDF and does not automatically render the property ineligible for register listing. New window sashes have not been installed, and the infill (corrugated fiberglass, plywood sheets, and concrete blocks) is easily reversible. The loss of material from the wall and roof collapse of the south elevation on Block D has minimal impact on the overall integrity of the building and does not detract from the original design or workmanship. It reflects a minor interruption to the visual congruity of the south façade, but the regular rhythm of the bays and fenestration continue to communicate the original form of the façade.

The most significant change to the property was the demolition of the eastern half of the original manufacturing facility, which extended east along Guinotte Avenue to Vine Street. Archival information suggests that this loss of fabric occurred circa 1950, although the property split into two distinct manufacturing facilities around 1926. The Smith & Sons Manufacturing Company occupied the east half of the facility (1500 Guinotte Avenue), and the

Continental Can Company housed its factory in the west, surviving half of the complex (1400-1426 Guinotte Avenue). The work areas located in the nominated property reflect key aspects of the Smith & Sons Manufacturing Company business. In addition to warehouse functions, the foundry, wood working and pattern shops and wheel room were located at 1400-1426 Guinotte. After 1926, the property continued to house both manufacturing and warehouse functions for other metalware companies through 1940. After World War II, access to rail lines and truck routes made the facility a desirable warehouse location for several large industrial concerns with factories elsewhere in the Kansas City area. The nominated property retains sufficient size and mass as well as details of design, workmanship and materials to convey the industrial manufacturing functions and warehouse activities historically associated with the facility.

STATEMENT OF SIGNIFICANCE

The Smith & Sons Manufacturing Company Building at 1400-1426 Guinotte Avenue, Kansas City, Jackson County, Missouri is significant under National Register Criterion A for the area of COMMERCE as described in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri."[2] It has significant associations with two contexts defined in the MPDF: "The Evolution of Kansas City's Railroad Freight Industry, 1859-1950" and "Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1950" and possesses the distinct characteristics of the defined Industrial Manufacturing Facilities and Warehouses property type. The Smith & Sons Building was a typical turn-of-the-century manufacturing complex that featured compound massing composed of individual blocks, each of which has a simple form, brick walls, and restrained architectural features. Large window openings provided natural light and ventilation to the open, interior spaces. Loading docks accommodated trucks on the west and east elevations and railroad box cars on the north elevation. From c. 1900 through 1960, the businesses housed in the property benefited from the proximity to railroad tracks and to major roads. This location facilitated the delivery of raw materials from and the distribution of finished products to local, regional, and national customers. The Smith & Sons Manufacturing Company produced railroad and road construction equipment. In 1926, shortly before the company closed, Smith & Sons Manufacturing Company divided the property to create two industrial plants. Subsequent owners used the nominated, west half of the facility to manufacture and distribute hardware, tin cans, tires, and soap products. Notable alterations have included the removal of many window sashes and the collapse of a small section of wall and roof on the south side of the building (Block D). Additionally, the east-half of the complex (functionally and legally separated from the nominated portion in 1926) was demolished c. 1950. In spite of these changes, the Smith & Sons Building retains the distinct stylistic and functional characteristics that identify it as an Industrial Manufacturing Facility. It continues to inform about the industrial development of Kansas City's East Bottoms. The period of significance for this property begins with its construction in circa 1900 and continues to 1957, the fifty-year cut-off date for National Register eligibility.

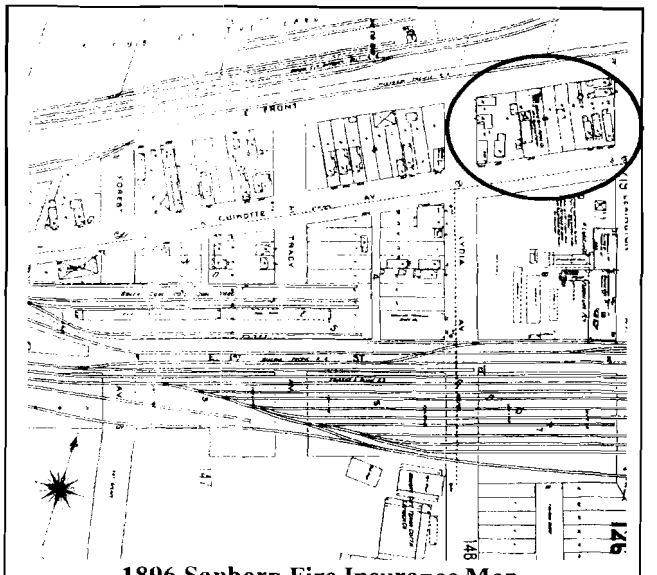
ELABORATION

EAST BOTTOMS

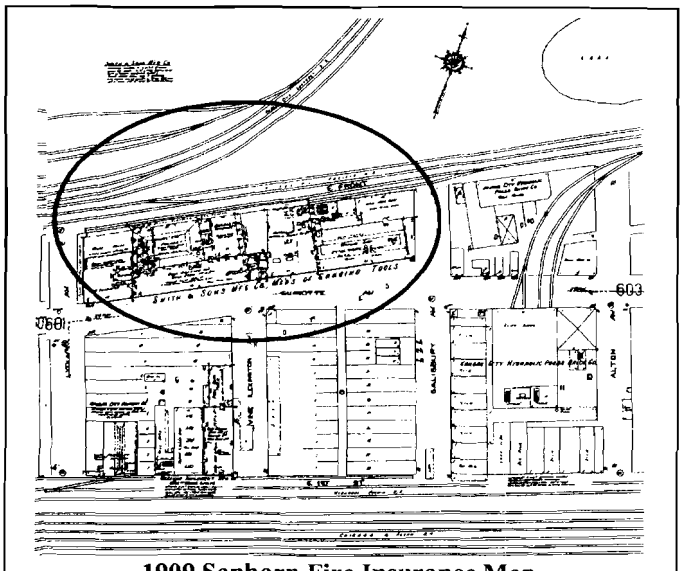
As its name suggests, the East Bottoms was an area of river bottom land located just east of Kansas City's Old Town area. Development in the East Bottoms was patchy and diverse prior to 1900. Farmers initially populated the agriculturally rich area sandwiched between the Missouri River and tall bluffs. By the turn of the century, the level ground also carried the tracks of numerous railroads as they entered Kansas City from the east and continued around the bluffs to the railroad station and burgeoning freight district in the West Bottoms. The presence of the rail lines and of developable land spurred industrial construction, which soon overtook the residential and agricultural character of the area. By the early twentieth century, sprawling industrial facilities dominated the East Bottoms.

[2] Sally F. Schwenk, December 2000, National Register Multiple Property Documentation Form for "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," Historic Preservation Services, LLC, Kansas City, Missouri.

By the late 1800s Kansas City had developed into one of the nation's major transportation hubs with dozens of rail lines servicing the community. Three of those lines passed within a block of the Smith & Sons Building. The tracks of the Missouri Pacific Rail Road and the Kansas City Suburban Belt Railroad ran just north of the building on East Front Street, while the tracks of the Chicago and Alton Railroad passed about one block to the south. The 1896 Sanborn map shows seven single family dwellings, one saloon, one store and a roofing paper factory occupying the block where the Smith & Sons Building would be constructed. Other dwellings were sprinkled throughout the adjacent blocks.[3] A furniture factory occupied the entire block directly south of the property.



1896 Sanborn Fire Insurance Map.



1909 Sanborn Fire Insurance Map.

Thirteen years later, in 1909, the Smith and Sons Manufacturing Company occupied the entire block along Guinotte Avenue between Lydia and Salisbury (now Vine Street) Avenues. The former furniture factory housed a foundry and implement manufacturing company. The Kansas City Hydraulic Press Brick Company occupied two blocks to the east of Smith and Sons. Very few dwellings remained in the adjacent blocks.[4] The area retains this industrial character today.

PROPERTY HISTORY

Smith & Sons Manufacturing Company

William J. Smith established the Smith and Sons Manufacturing Company in 1900 to manufacture grading tools for railroads and streets. The exact date of construction for the Smith & Sons Building is unknown, but archival

[3] Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri.* New York: Sanborn Map Company, 1897. Database online. Available at http://kclibrary.org:2269/; Internet, accessed January 18, 2007.
[4] Sanborn Map and Publishing Company, 1909.

sources confirm that it was built by 1908. The Sanborn map published the following year shows the facility composed of approximately eight or nine distinct components.[5] The six-story warehouse tower (Block A) at the corner of the Guinotte and Lydia Avenues was a visual anchor for the otherwise low, rambling construction. The nominated property includes the four surviving blocks from the original complex (Blocks A, B, C and D).

William J. Smith was a prominent resident of early Kansas City. Born in New York City in 1836, Smith arrived in Kansas City from Ohio in 1866 at the age of thirty. He had been educated at the Irving Institute in Tarrytown, New York before moving to Peoria, Illinois with his mother and stepfather in 1852.[6] After arriving in Kansas City, Smith and George J. Keating established Smith & Keating, a store selling agricultural implements. Located at 407-409 Walnut Street, the store was directly across the street from City Hall.[7] Smith & Keating soon built a warehouse in the West Bottoms and expanded their successful business into Fort Scott and Wichita, Kansas and St. Joseph, Missouri. Smith and Keating sold the implement business to the Kingman Moore Company in 1887.[8]

In addition to his business venture, Smith was a significant investor in Kansas City's street railway companies. In 1878 he and Keating became involved with Robert Gillham, a civil engineer from Hackensack, New Jersey. Passing through Kansas City on his way to Denver, Gillham recognized the city's need for improved public transportation, specifically at the 9th Street incline from the West Bottoms to the city's center at the top of the bluffs, which was traversed at that time by mule-drawn cars. After being turned down by many Kansas City business leaders, Gillham approached Smith and Keating to help fund a cable railway. With Smith and Keating's support, Gillham organized the Kansas City Cable Railway Company on April 20, 1882. When construction of the line was finished in 1885, Kansas City became the third city in the country (behind Chicago and San Francisco) to build a cable railway system.[9] In addition to the 9th Street Incline, the Kansas City Cable Railway Company also constructed lines on Troost Avenue and Summit Street.[10] In 1894 Smith sold his interest in the railway company for $852,000, and it was consolidated with the Grand Avenue Cable Railway.[11]

Following these successes, Smith established the Smith & Sons Manufacturing Company in 1900. Joined by his two sons, Edward B. and William F., Smith & Sons fabricated grading tools for railroad and street construction, including plows, rock crushers, road rollers and scrapers.[12] During this period the construction of street railways and vehicular roads surged. By 1908 the business employed eighty men in a modern Kansas City factory. Block A, the warehouse, had direct access to truck and rail docks; Block B, the foundry, had a dirt floor and clerestory to provide additional interior light; Blocks C & D housed manufacturing areas, such as the wheel room, wood

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[5] Ibid.
[6] Carrie Westlake Whitney, *Kansas City Missouri: Its History and Its People, 1800-1908, Volume 2*, Chicago: The S.J. Clarke Publishing Company, 1908, 444.
[7] "Mrs. W.J. Smith Obituary," *Kansas City Star*, 25 November 1928. Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.
[8] Whitney, 444.
[9] " Mrs. W.J. Smith Obituary."
[10] Whitney, 444.
[11] *Kansas City Times*, 9 November 1915, William J. Smith Obituary. Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library.
[12] Whitney, 444.

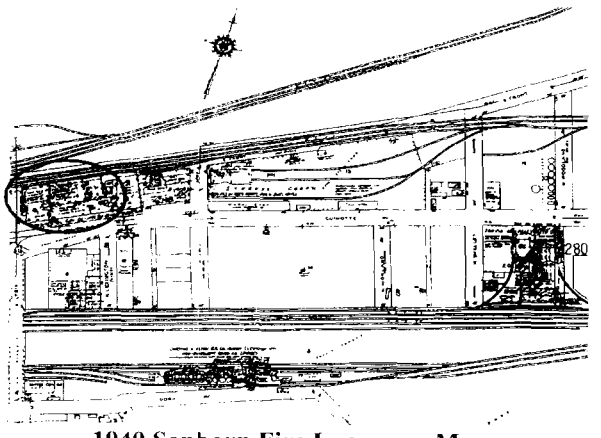
working shop, paint room, and pattern shop. The east half of the complex (now demolished) housed a machine shop, raw material storage, and a parts-assembly area, as well as an office and a sample room. Smith & Sons distributed products across the country through sales offices in cities as far reaching as Atlanta, Georgia; Los Angeles and Oakland, California; Seattle and Spokane, Washington; Boise, Idaho; and Portland, Oregon.[13]

William J. Smith died at home on November 8, 1915. His obituary heralds him as one of Kansas City's most prominent businessmen and well-respected citizens.[14] He was survived by his wife, Elizabeth Bussell Smith, and eight children, including his sons Edward and William F.

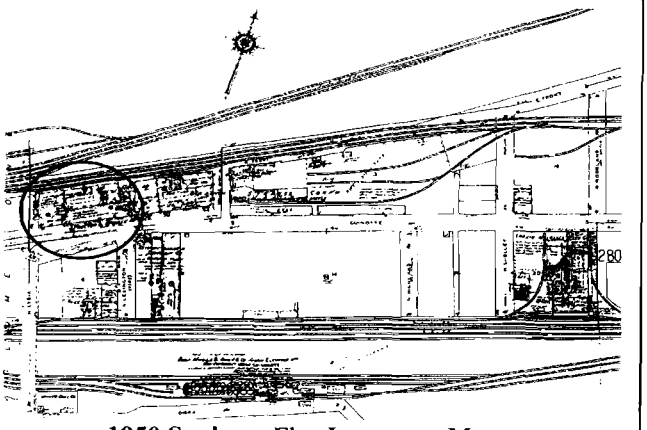
Elizabeth Smith succeeded her husband as president of the Smith & Sons Manufacturing Company. William F. Smith was vice-president and Edward B. was secretary and treasurer. In 1926 the company moved from the 1400 block of Guinotte Avenue to 1500 Guinotte Avenue. The company dissolved a year later, shortly before Elizabeth's death in 1928. Neither son continued in manufacturing. Edward became a contractor and builder, while William F. worked as a real estate agent, a salesman, and a foreman.

Metalware Factory through the 1930s

After the Smith & Sons Manufacturing Company moved to the east side of Lexington Avenue in 1926, the manufacturing complex in the 1400 block of Guinotte Avenue was divided into two parcels. A Trustee's Deed filed that year documents an agreement to create a legal party wall at the mid-point of the building.[15]



1940 Sanborn Fire Insurance Map.



1950 Sanborn Fire Insurance Map.

Over the next twenty years, two new businesses operated factories in the nominated, west half of the original Smith & Sons building. Like Smith & Sons, these businesses were also involved with the fabrication of metal

[13] Ibid.

[14] *Kansas City Times*, 9 November 1915.

[15] Jackson County, Missouri, Deed Records, Book B-2734, p. 376. The addresses for the eastern half of the original complex disappear from city directories after 1949, although the buildings appear on the 1950 Sanborn Map. This suggests that this portion of the complex was demolished around 1950 or 1951.

products, an industry that boomed in Kansas City during the 1920s, and were probably attracted to the building by the existence of foundry space.[16]

Between 1926 and 1933, the Gille Manufacturing Company fabricated sheet metal as well as specialty tin products and Japanned ware in the west half of the Smith & Sons Building. Henry S. Gille, Sr., a resident of Kansas City, Kansas, ran the company with his sons Henry S. Gille, Jr. and James M. Gille. Gille owned the building when the party wall was established with Keystone Corporation. The company and the Gille family disappear from city directories around 1934.

Around 1930, the Continental Can Company, manufacturer of tin cans and metal ware, also began operating at in the Smith & Sons Building. Through 1933, Henry S. Gille was manager of both companies.[17] In 1934, the first year that there is no directory listing for the Gille Manufacturing Company, Harry A. Rapelye became factory manager of the Continental Can Company. He was succeeded the following year by Leo A. Hanson. Hanson ran the factory at this location through 1944, and likely manufactured products during World War II to support the war effort.

A Shift to Warehousing in the 1940s and 1950s

After World War II, the Smith & Sons Building remained desirable for its access to rail and truck transportation. With a hub of railroad lines and proximity to raw materials, Kansas City had been a leading location for warehousing and wholesale facilities since the late nineteenth century. While the number of wholesale businesses in Kansas City dropped after World War I, local companies needed warehouse facilities to store manufactured products prior to shipment.[18]

Deed records indicate that the Continental Can Company sold the Smith & Sons Building to the Kansas City Macaroni Importing Company in December 1944.[19] The Continental Can Company had moved its manufacturing operations, and only a sales office in downtown Kansas City appears in the city directory. The Kansas City Macaroni Importing Company owned the Smith & Sons Building until 1956. During that period they leased the property to the Proctor and Gamble Manufacturing Company (1949-1952) and the Firestone Tire and Rubber Company (1953-1956).

The next owner, the Sands Realty Company continued the warehouse function, leasing the property to the Belger Warehouse Company from 1957 through 1960. It later housed the Mid-America Storage Company.

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[16] Schwenk, E-15.
[17] It is unclear from available information if Henry Gille Sr. or Jr. was involved with the business at this time.
[18] Schwenk, E-13-15.
[19] Jackson County, Missouri, Deed Records, Book B-3730, p. 201.

The Smith & Sons Building has been vacant for several years. Current plans propose a historic tax credit rehabilitation and adaptive-reuse as multi-family housing.

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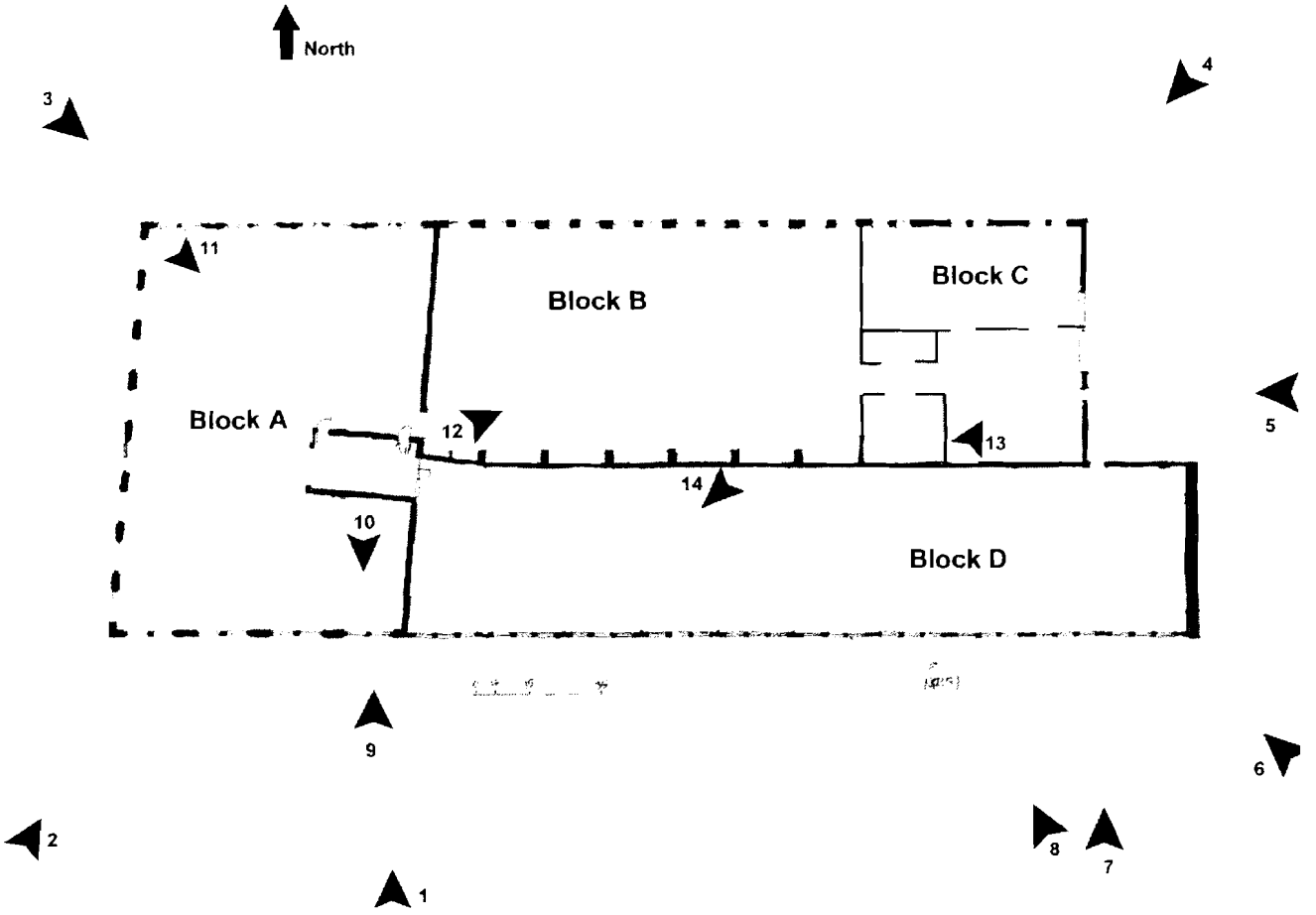
PHOTOGRAPHIC INFORMATION

PHOTOGRAPHER: Brad Finch
F-Stop Photography
Kansas City, Missouri

DATE OF PHOTOGRAPHS: January 2007

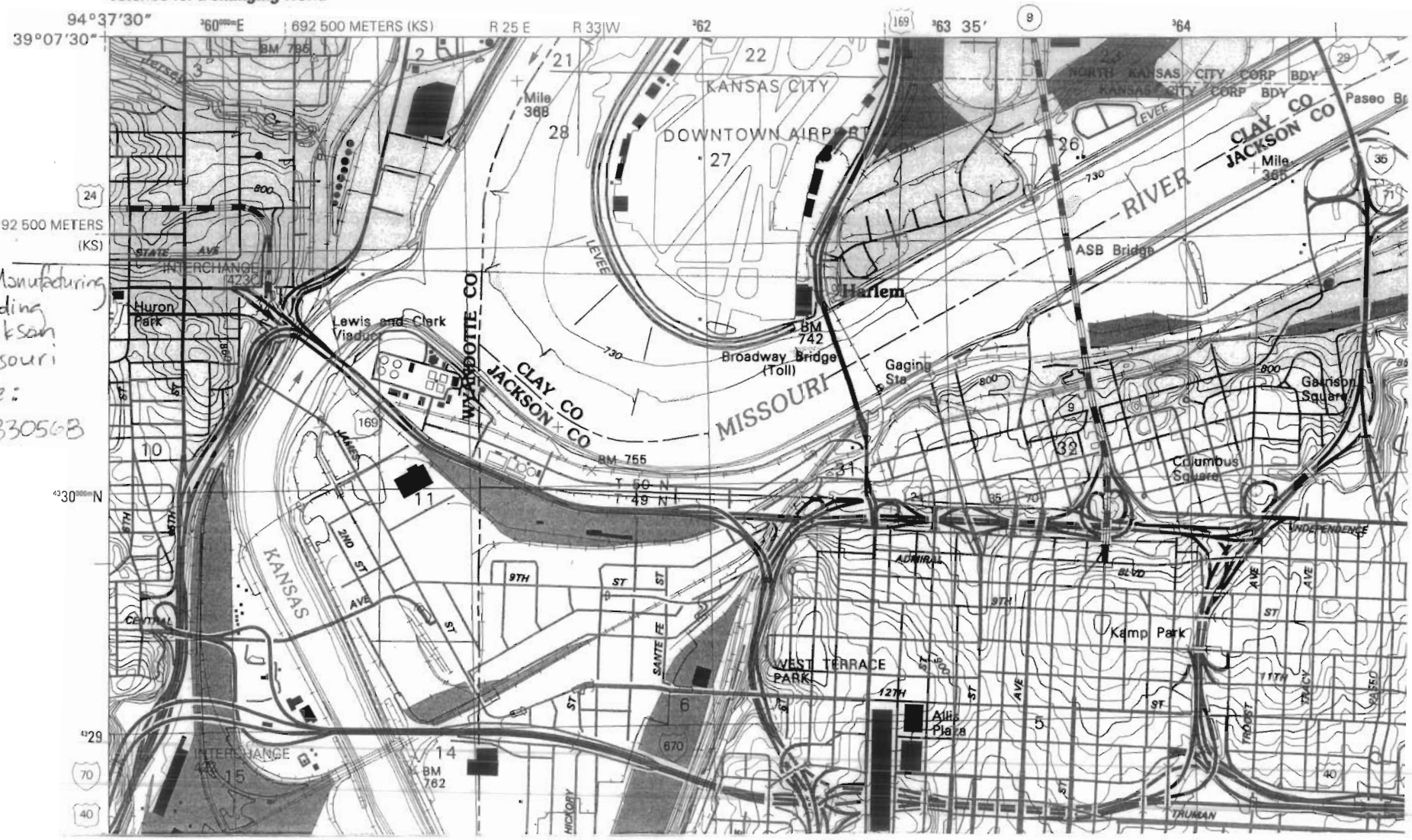
LOCATION OF NEGATIVES: Guinotte Historic Developers, LP

PHOTO NUMBER	DESCRIPTION	CAMERA VIEW
1	Front (south) elevation, Blocks A and D	N
2	Southwest corner, Block A	NE
3	Northwest corner, Block A	SE
4	Northeast corner, Blocks B and C	SW
5	East elevation, Blocks C and D	W
6	Southeast corner, Blocks D and A	NW
7	East end of south elevation, Block D	N
8	South elevation, Block D	NW
9	Main entrance, south elevation, Block A	N
10	Main entrance lobby, Block A	S
11	6th floor, Block A (typical interior)	SE
12	2nd floor, Block B (typical interior)	NE
13	2nd floor, Block C (typical interior)	NE
14	Block D (typical interior)	SW



**Smith & Sons Manufacturing Company Building
Kansas City, Jackson County, Missouri
First Floor Plan**

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



Smith and Sons Manufacturing Company Building
Kansas City, Jackson County, Missouri
UTM Reference:
15/364597/4330568

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