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 Aines Farm Dairy Buildina

other name/site number Foremost Dairy Building

2. Location

street & town 3110-30 Gillham Road N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

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 August 15, 2008

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:) _____

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.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Processing
COMMERCE/TRADE: Specialty Store
COMMERCE/TRADE: Business

Current Function
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Processing
COMMERCE/TRADE: Business

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT: Moderne

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick
Glass
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

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)

INDUSTRY

ARCHITECTURE

Period of Significance

1946-1958

Significant Dates

1946

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lauck, J.F.

Wolf, Gerald W.

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:

Kansas City, Missouri Public Library Special Collections

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

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing
1	1/5	3/6/3/3/7/5	4/3/2/5/6/6/7
2	/	/ / / / /	/ / / / / / /
3	/	/ / / / /	/ / / / / / /
4	/	/ / / / /	/ / / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
All of Lots 50 thru 55, Block 1, Springfield Place, Kansas City, Jackson County, Missouri.

Property Tax No. JA29840070100000000

Boundary Justification
(Explain why the boundaries were selected.)
The nominated property includes the parcel of land historically occupied by the Aines Farm Dairy Building.

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

11. Form Prepared By

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

organization Rosin Preservation, LLC date 15 June 2008

street & number 215 West 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 Nabil and Peggy Haddad

street & number c/o Haddad Restaurant Group, 4717 Grand Blvd., Suite 210 telephone

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.

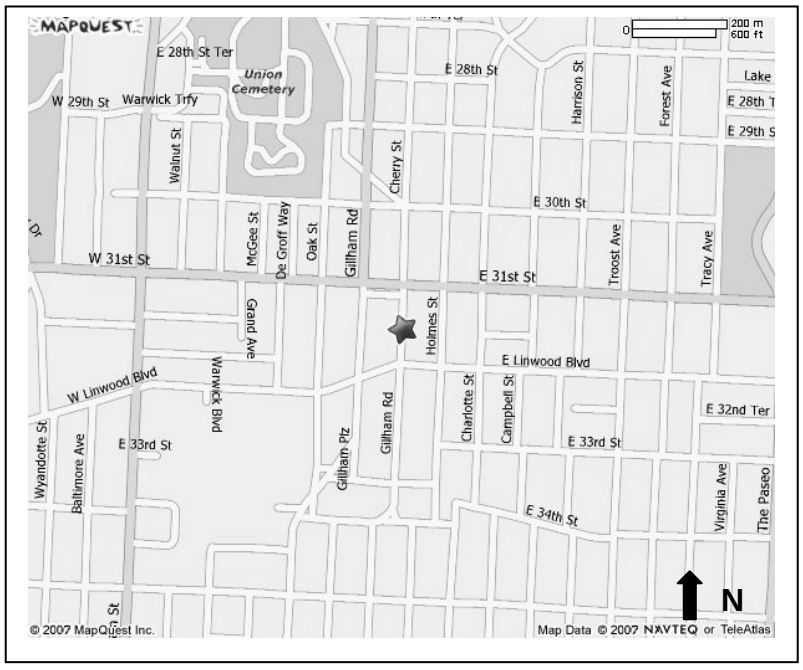
SUMMARY

The Aines Farm Dairy Building ("Dairy Building") at 3110-3130 Gillham Road, Kansas City, Jackson County, Missouri, is in the midtown area of Kansas City, approximately three miles south of the central business district. The building sits on the west side of Gillham Road just north of its intersection with Linwood Boulevard. The Dairy Building, built in 1946, is a two-story warehouse/production facility with Streamlined Moderne styling, expressed by its horizontal massing and banded glass block windows on the second story. The rectangular, buff-colored brick building rests on a limestone-clad concrete foundation. Primary elevations face east and south toward Gillham Road and Linwood Boulevard, respectively. The secondary elevations face an alley on the west and a parking lot on the north. The interior retains much of its historic layout with minimal alterations. The utilitarian processing areas retain most of their historic finishes, including tile floors and glazed tile walls. Some offices on the east side of the building have non-historic partitions, paneled walls, dropped ceilings and carpet. Aside from these finishes, alterations have been minimal, leaving the historic form, features, and materials of the building substantially intact and enabling the Dairy Building to communicate feelings about and associations with its period of significance.

ELABORATION

SETTING

The Aines Farm Dairy Building is located in a mixed-use commercial/residential area of midtown Kansas City. It sits at midblock, surrounded by commercial buildings. Two non-historic buildings (a concrete block car wash and a fast food restaurant) occupy the south end of the block fronting Linwood Boulevard. The El Torreon Ballroom, an early-twentieth century theater, occupies the northwest corner of the block. Behind the Dairy Building and across the street to the east are one and two-story brick commercial buildings that also date from the first half of the twentieth century.



A concrete sidewalk abuts the Dairy Building on the east, separating it from

Gillham Road. Behind the building is a paved alley that bisects the block. North of the Dairy Building is a paved parking lot, and a paved drive on the south provides vehicular access to the building's basement garage. A matching blond brick wall lines the east side of the parking lot north of the building.

EXTERIOR

A flat roof with tight eaves tops the building, reinforcing its horizontal massing. The first story has a rectangular footprint. The second story sets back near the center of the primary (east) facade. A small L-shaped third story rises above the second story along the rear (west) edge near the south end of the building. At the southwest corner is a rectangular, two-story addition that contains a loading dock.

East Elevation.

The basement level is partially above grade and comprises the first story on the east and south elevations. The first story is above grade on the east and south elevations but is level with the parking lot to the north, which slopes up slightly from the street level, and with the alley to the west.

On the primary elevations the fenestration and buff brick walls define the architectural character of the Dairy Building. The east elevation has eleven irregular bays defined by first-story fenestration. The windows filling these openings vary in size although they share a rectangular shape that reinforces the building's horizontal massing. They include multi-light industrial sashes, louvers, glass block, and aluminum-framed storefront windows. A fully-glazed aluminum-framed pedestrian door near the center of the east elevation is the primary public entrance to the Dairy Building.

On the second story, a continuous band of glass block fenestration encircles the east and south (primary) facades, accentuating the building's distinct Streamlined Moderne styling. Steel frames hold large sections of glass block. At the corners the glass blocks are curved. On either side of the setback, square limestone panels interrupt the glass block. Each panel features three horizontal lines in bas relief. Within the setback there are two solid slab pedestrian doors set in metal frames that open onto the first-story roof. One faces north and one faces east.

The styling and rhythm of the east elevation wraps around to the south elevation of the Dairy Building. A two-story loading dock, constructed in 1961, anchors this wall. The east and west elevations of the loading dock have large vehicular openings with overhead doors. Square window openings on the second story define six bays on the south elevation of the loading dock.

The secondary elevations (west and north) of the Dairy Building lack ornamentation or distinct styling. Paint covers the brick walls on these elevations. Openings on the west elevation are limited to a short band of glass block windows that spans the upper wall at the south end, three multi-light industrial sash windows at the second story, and two steel slab pedestrian doors near the north end. A large vehicular opening, filled with a metal overhead door, and three steel slab pedestrian doors are the only openings in the north elevation. All are non-historic.

INTERIOR

The public entrance in the east elevation leads to a modest public lobby. In keeping with the Streamlined Moderne style of the Dairy Building, the lobby has minimal architectural detail and simple finishes. Entered at the sidewalk level, a flight of stairs rises from the entrance vestibule to the first story. An office/lobby area is just south of the entrance. Historically, this was a retail shop for dairy products. There are no visible historic finishes. Currently the offices have paneled walls, carpeted floors, and dropped grid ceilings with lay-in panels.

The first floor historically housed the dairy's milk production facility. At the center of the floor is a large open area used for shipping/receiving, staging and storage. To the south and west of the staging area are two large production rooms, walk-in refrigerator/freezers, and the non-historic loading dock.

Office space was historically limited to two offices centered along the east side of the building at the second story. Today there are also offices on a mezzanine level above the main entry and historic retail space. Originally, the mezzanine housed an observation room for visitors to watch the dairy operation. Non-historic partitions divide the observation room into offices and create a corridor that extends to north from the center of the building.

A small second story level rises above the main block along the center of the west wall. The room is open with a refrigerator built into the northeast corner.

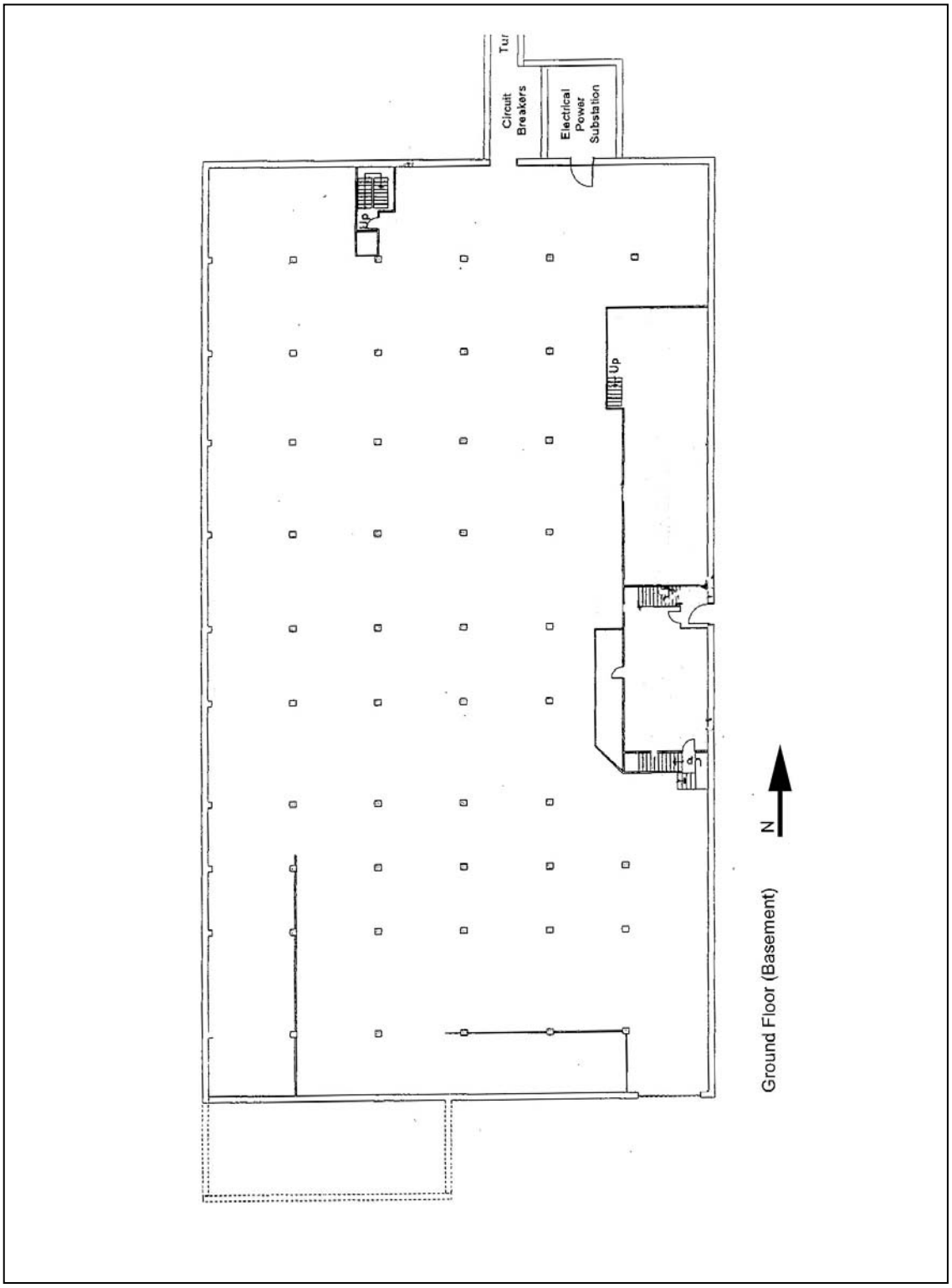
South of the historic retail space, a flight of stairs leads down to the basement. Designed as a garage, the basement has concrete floors, walls and ceilings. There are also a locker room and a restroom in the northeast corner of the basement. A second stairwell on the east side of the building also accesses the basement. The locker room and restroom have terrazzo floors, tile walls and plaster ceilings. A row of glass block windows high on the wall (at the sidewalk level) admits natural light.

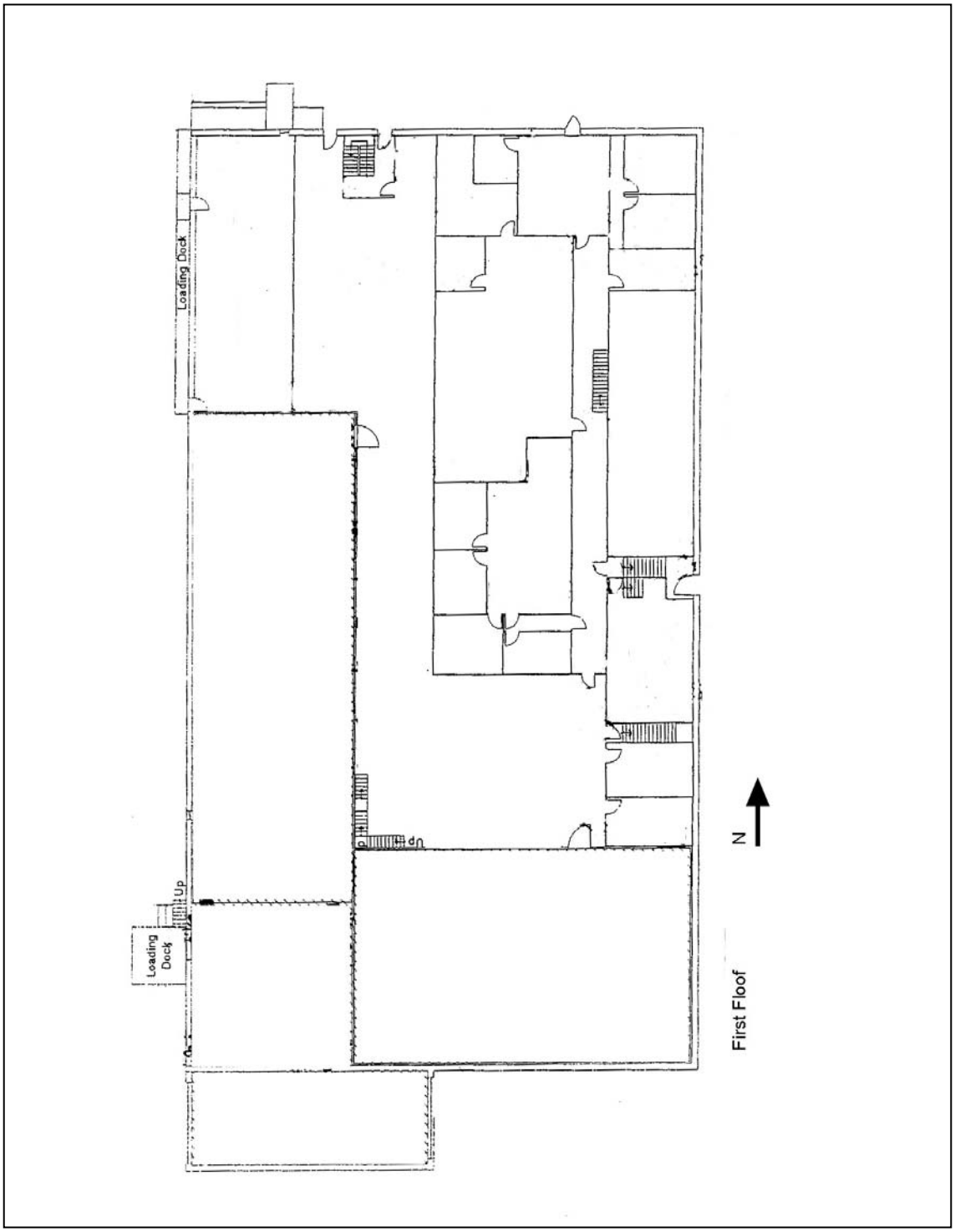
Historic finishes remain throughout most of the building. Most walls are glazed tile and most ceilings are painted plaster. Flooring includes tile pavers in much of the first and second story, terrazzo in restrooms and locker rooms, and concrete in the production rooms and walk-in refrigerators/freezers. While offices typically have non-historic finishes, some retain painted plaster or sheet rock walls. Cosmetic improvements have included paneled walls, carpeted or vinyl tile floors, and dropped ceiling grids with lay-in tiles.

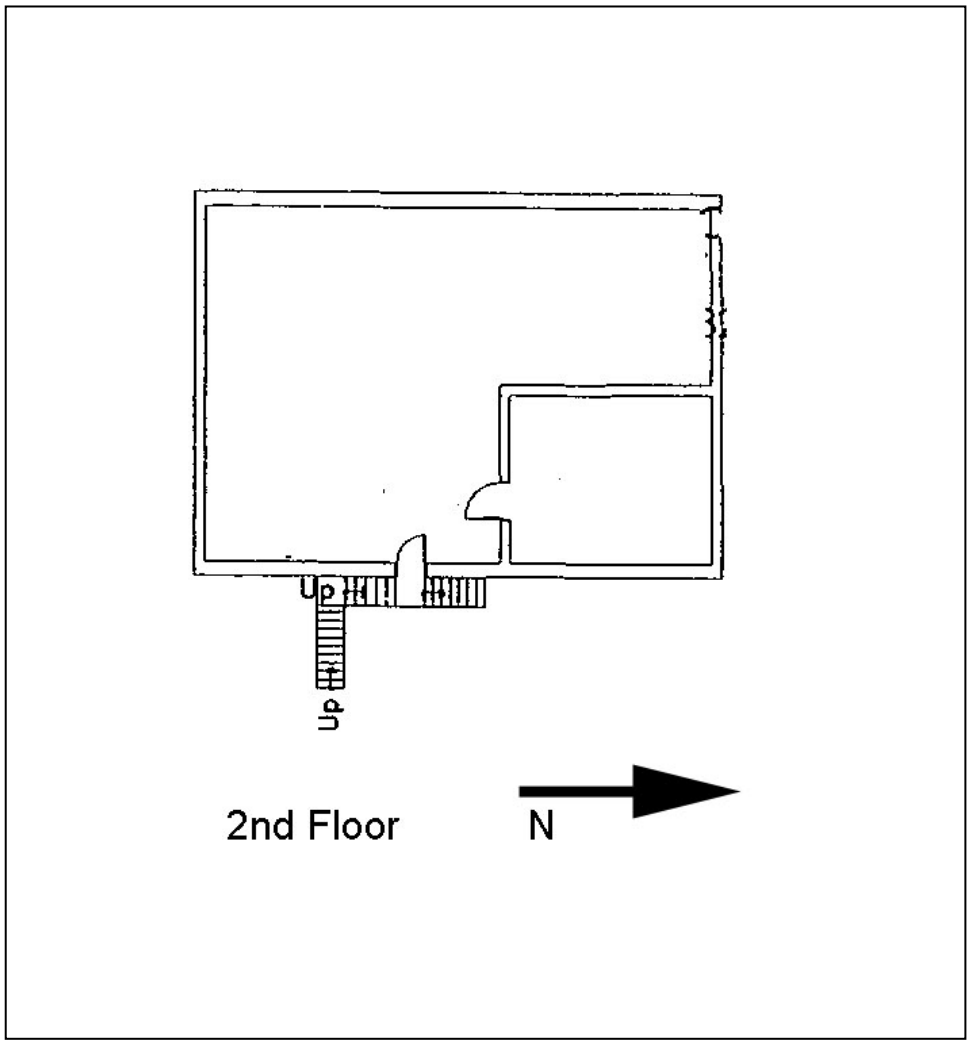
Glass block windows set in glazed tile along perimeter walls.

INTEGRITY

The Aines Farm Dairy Building retains integrity in the areas of location, setting, design, materials, and workmanship. The building's exterior materials and design, including its buff brick walls, horizontal massing, continuous bands of glass block windows, and minimal ornamentation clearly communicate its Streamlined Moderne style. The floor plan and utilitarian finishes reflect the building's primary industrial function and distinguish the large open production area from the smaller offices and restrooms clustered near the front of the building. The construction of additional partitions in the production area has not diminished the historic feelings of the space. Likewise, the utilitarian finishes, including easily washable tile floors and glazed tile walls, reflect the building's historic, dairy processing function. The small addition at the southwest corner, constructed shortly after the main building, does not detract from the original design or workmanship. Overall, the building clearly conveys its original design and industrial function.


Circuit Breakers
Electrical Power Substation
Up
Up
N
Ground Floor (Basement)


Loading Dock
Up
Loading Dock
Up
N
First Floof


Up
Up
2nd Floor
N

SUMMARY

The Aines Farm Dairy Building at 3110-30 Gillham Road, Kansas City, Jackson County, Missouri is locally significant under National Register Criterion C for the area of ARCHITECTURE and Criterion A for the area of INDUSTRY. The building illustrates mid-twentieth century trends in the dairy industry occurring both locally and nationally. It also presents a unique industrial expression of Streamlined Moderne architecture in Kansas City. Beginning in 1912, the Aines Farm Dairy was a leading producer and distributor of milk and milk products in Kansas City. The company built its first plant on a lot just north of the nominated building in 1916. Thirty years later, a desire to modernize the facility coupled with public demand for their products led the Aines Farm Dairy to build the extant dairy plant. The Aines Farm Dairy Building served its historic function through the late twentieth century, although the company itself had been subsumed into a large, national dairy conglomerate. The design of the building by architect Jesse F. Lauck features a functional, open floor plan and limited office and public spaces. All are executed with a variety of modern, sanitary materials, such as glazed tile and glass block. The exterior architecture incorporates horizontal streamlined massing, bands of glass block windows, and buff-brick walls that clearly communicate elements of the Streamlined Moderne architecture that was popular in the 1940s. The period of significance for the Aines Farm Dairy Building begins with its construction in 1946 and continues through 1958, the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be defined.

ELABORATION

STREAMLINED MODERNE ARCHITECTURE

Streamlined Moderne architecture was an extrapolation of two design idioms that originated in Europe during the early twentieth century (the Art Deco and the International styles) that also reflected American fascination with automobiles and speed. Art Deco's influence in America began around 1925, following the Paris exhibition *L'Exposision Internationale des Art Decoratifs et Industriels Modernes*. Exposed to this novel approach to design, American designers transformed curvilinear decorative motifs into rectilinear zigzags, sunburst, and angular designs that they applied to everything from buildings to cars, appliances, fabrics, and other products.[1] With the onset of the Great Depression, the American penchant for whimsical Art Deco styling waned and more-subdued, functional, Moderne styling gained favor.

Moderne architecture was strongly influenced by the European International Style, which called for the elimination of waste and promoted industrialization and efficiency.[2] Developed in Europe during the 1920s, the International Style embraced functionalism and rejected the applied ornament of nineteenth-century revival styles

[1] Martin Grief, *Depression Modern: The Thirties Style in America*, (New York: Universe Books, 1975), 28.
[2] Hasan-Uddin Khan, International Style: Modernist Architecture from 1925 to 1965, (Milan: Taschen, 2001), 91.

and of Art Deco design.[3] Its no-nonsense philosophy espoused geometric regularity and straight lines, asymmetry, horizontal massing, horizontal bands of windows, and flat roofs. Made famous by European architects such as Walter Gropius, Ludwig Mies van der Rohe, and Charles Edouard Jeanneret (Le Corbusier), elements of International Style design first appeared in the United States during the late 1930s.

In the United States, Moderne design first came to widespread public attention during the Chicago Century of Progress World's Fair in 1933, just as the American public had become enamored with the grand vision of classical design provided by the World's Columbian Exposition, staged in Chicago forty years earlier. Historically-influenced revival styles dominated American architecture during the first quarter of the twentieth century. The Moderne buildings constructed for the Century of Progress World's Fair were new and bold and stood in stark contrast to the buildings most Americans saw in their hometowns. Like the Moderne buildings at the Fair, the Dairy Building was a bold design for its time and place. The low, blond brick building with banded glass block windows stood out from the traditional red brick commercial and industrial buildings that were typically built in this part of Kansas City during the early twentieth century.

As a variety of Moderne design, the Streamlined Moderne attempted to replicate in buildings the aerodynamic designs of automobiles that were popular at the time. In the 1930s and 40s, as a symbol of the modern industrial era and of the automobile age, streamlined architecture expressed the constantly expanding role of the automobile in American life. Buildings with low-slung forms, curved corners, and strong horizontal designs, such as that of the Dairy Building, expressed not only movement and speed, but forward thinking ideas. Industrial leaders were particularly quick to adopt the efficiency and simplicity of Streamlined Moderne architectural trends. As the Dairy Building demonstrates, the simple designs and functional plans translated into plants that were cost-effective to construct and efficient to operate. [4]

Usually constructed of brick or stucco, Streamlined Moderne buildings had horizontal massing and rounded streamlined forms. Designers removed all ornament, leaving buildings with clean, uncluttered facades, while a simple form reflected an efficient interior plan.[5] Abundant fenestration often utilized multi-light industrial steel sashes or glass blocks. Besides their aesthetic appeal, glass block windows provided translucence without visibility, light with little heat transmission, effective sound insulation, and low maintenance costs. Their low heat transmission, in particular, made glass blocks ideal for buildings designed with central air conditioning systems.[6]

[3] Khan, 14.
[4] Greif, 50.
[5] Ibid, 31.
[6] Ibid, 38.

The Aines Dairy Building clearly expresses its Streamlined Moderne architecture through its low, horizontal massing, banded glass block windows, and lack of ornamentation. On the interior a large production area, minimal office space, and utilitarian finishes complete the design. The building's form reflects its historic function as an industrial processing facility. Minimal fenestration and the use of glass block reflect the building's limited office space and provide efficiency for its modern cooling system. For an industry that relied heavily on trucks to transport raw and finished products, the Streamlined Moderne style was an extremely appropriate and modern architectural choice for the Dairy Building.

THE TWENTIETH-CENTURY DAIRY INDUSTRY

Well into the nineteenth century, most Americans received milk from cows that they or their neighbors owned. As American society became industrialized and the population became increasingly urban, city dwellers were less likely to maintain livestock. They relied on a secondary source to acquire dairy products. By the end of the nineteenth century, dairy farming was a major agricultural industry in the United States.

Early dairy farms were on the outskirts of urban centers and in rural areas. Farmers delivered milk and dairy products to retail outlets and directly to customers' homes. Farms near urban areas often lacked sufficient space to house animals. As a result, many cows were kept in unsanitary conditions. Contamination from excrement and other sources of disease translated into problems with milk quality.[7] While lack of space was not a problem at rural dairies, the longer travel times required to bring their products into the city gave bacteria time to grow in perishable milk.[8] Letting milk become too warm, leaving milk uncovered, and failure to pasteurize milk were common mistakes. Some dairies even knowingly added sugar, bicarbonate of soda, chalk, or other substances to the milk to hide the taste and smell of spoilage.[9]

In the early twentieth century, Kansas Citians consumed more than twelve million gallons of milk each year.[10] Area dairy farmers sold their milk in one of three ways. Some sold milk in large cans to a corporate distributor, who collected milk from the farm twice per day. The distributor would pasteurize, bottle, and sell the milk under its name. Others farmers processed and bottled their milk under their own name. A corporate distributor would then take the bottled milk to market. The last group of farmers bottled their own milk and maintained their own distribution systems.[11]

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[7] Ronald F. Wright and Paul Huck, "Counting Cases about Milk, Our 'Most Nearly Perfect' Food, 1860-1940," *Law and Society Review*, 2002, http://findarticles.com/p/articles/mi_qa3757/is_200201/ai_n9027703/pg_5 (accessed 28 January 2008).
[8] Ibid.
[9] Ibid.
[10] M.E. Ballou, *Jackson County, Missouri: Its Opportunities and Resources*, (Jackson County, Missouri: Rural Jackson County Chamber of Commerce, 1926), 28. Special Collections, Kansas City (Missouri) Public Library.
[11] Ballou, 29.

During the late nineteenth century, physicians and researchers discovered that many bacterial diseases were transferred via tainted milk. Milk quality became an important public health issue, and lawmakers, social reformers, and consumers demanded stricter controls on dairy production. [12] Around this time, dairy operations in Kansas City became subject to state regulations. In a 1911 newspaper article, the *Kansas City Times* described the results of inspections at Kansas City dairies. The state inspector found much room for improvement. Dairies were graded on equipment and methods. Roughly half of the dairies listed in the article scored a less-than-passing grade.[13]

Many dairy farmers rejected industry regulations, claiming that they would increase product cost. However, larger dairies welcomed the regulations, realizing that the added costs would force many smaller dairymen out of business.[14] By 1920 all of the states had regulations governing the production, processing, and distribution of milk. Pasteurization was routine.[15] Death rates declined as milk quality improved. In 1924, the United States Public Health Service developed the Standard Milk Ordinance, known today as the Pasteurized Milk Ordinance. The ordinance enacted uniform measures governing the production, processing, packaging, and sale of Grade A milk and milk products nationwide.[16]

There was much truth to the farmers' concerns, and the trend toward larger dairy companies is clearly evident in Kansas City. The 1912 Kansas City city directory lists just over 100 dairies. Of these, approximately 80-percent were small family-owned farms and 20-percent were dairy companies. By 1917, as industry regulation increased, the number of dairies in Kansas City dropped to 48, of which 75-percent were family-owned and 25-percent larger corporate dairy companies. The 1924 Pasteurized Milk Ordinance precipitated the end of the family dairy. While larger dairy companies were able to adapt to the additional regulations and required standardization, smaller family-owned farms were not. In 1925, one-half of Kansas City's dairies were family-owned. Ten years later, in 1935 no family-owned dairies survived in Kansas City. The sixteen dairies providing milk to area residents were all corporate entities.

As Kansas City's corporate dairies prospered, companies allied to form even larger, stronger conglomerates. One notable dairy conglomerate was American Dairies, Inc., formed in 1928 when three Kansas City-based dairies merged. The unified entity was one of the largest dairy companies in the region. American Diaries joined the American Butter Company and the Meriden Creamery Company of Kansas City, Missouri; the DeCoursey

[12] Wright and Huck.
[13] *Kansas City Times*, 1 December 1911. Mounted Clippings. Special Collections. Kansas City (Missouri) Public Library. Microfilm.
[14] Wright and Huck.
[15] Wright and Huck.
[16] Pete Kennedy, ed., "An Overview of U.S. State Milk Laws," *A Campaign for Real Milk*,[n.d.], www.realmilk.com/milk-laws-1.html (accessed 28 January 2008).

Creamery Company of Kansas City, Kansas; and the Patton Creamery Company of Springfield, Missouri. The Meriden Creamery brought to the merger subsidiary facilities in Hutchinson, Kansas and Kearney, Nebraska. The individual firms produced a wide variety of products, including butter, ice cream, milk, condensed milk, condensed and powdered buttermilk, dressed poultry, and eggs. Under the arrangement, the individual plants would continue to function independently, but each would benefit from economies gained through joint purchasing, sales, and distribution activities. The Meriden Creamery contributed a three-story building at 2100 Central Street in Kansas City, Missouri as headquarters for the new conglomerate.[17] By 1952, American Dairies ranked as one of the top dairies in the southwestern United States.[18] Its umbrella covered fourteen dairy plants and three East Coast sales offices. In addition to the original members, the Aines Farm Dairy and the Arctic Dairy Products Company were also subsidiaries.

Industry regulation coupled with technological innovations made the urban milk processing and distribution plant the preferred vehicle for milk production and distribution by the mid-twentieth century. The surviving dairy companies found that larger plants with standardized facilities streamlined production and yielded greater profits. The farmer delivered his milk to a rural shipping plant each morning. Trucks transported the raw milk to the city to be processed and distributed. At the plant, the milk was pumped into holding tanks and pasteurized. After it cooled, it was bottled. Meanwhile, the truck tanks were scrubbed and sterilized. Milkmen loaded the bottled milk onto delivery trucks for distribution throughout the city. The milk plant was then cleaned and sterilized, in preparation for the next milk delivery.[19] Cleanliness was so important that it took more time to wash and sterilize tanks, bottles, holding tanks, and other equipment than it did to actually transport and process the milk.[20]

The number of dairies operating in Kansas City continued to decline through the second half of the twentieth century, as companies built larger plants capable of handling greater volumes of milk. In 1945 there were nineteen; this number dropped to only five by 1955.

AINES FARM DAIRY COMPANY

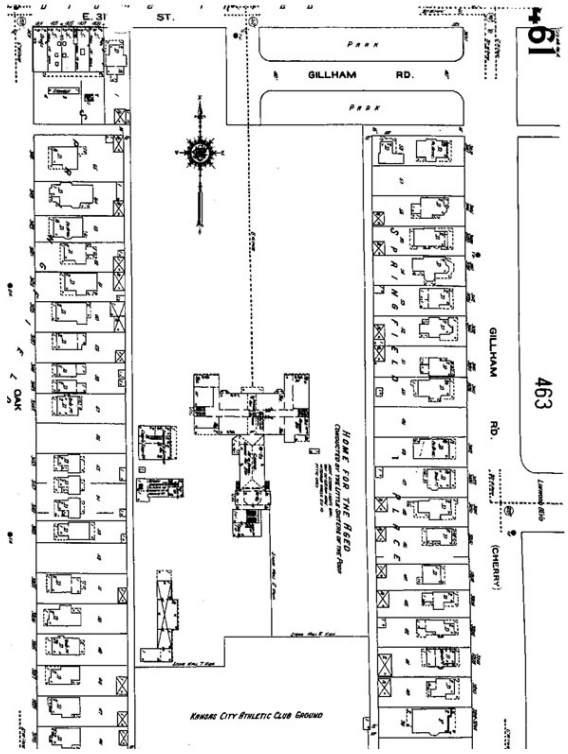
The Aines Family

Lewis Gilbert Aines and his sons Lewis H. and Carroll H. Aines established the Aines Farm Dairy in Overland Park, Kansas around 1912. A native of Whiting, Vermont, Lewis G. Aines was born in 1867. Following his schooling, he worked for the Chicago, Rock Island & Pacific Railroad Company, which brought him to

[17] *Kansas City Star*, 21 October 1928, Mounted Clippings, Special Collections, Kansas City (Missouri) Public Library.
[18] Richard Fowler, *Leaders in Our Town*, (Kansas City, Missouri: Kansas City Star, 1952), 97.
[19] E.J. Finneran, "From Cow to Kitchen," *Nation's Business*, June 1937, volume 25, 170. Miller-Nichols Library, University of Missouri-Kansas City.
[20] Ibid, 172.

Missouri.[21] After thirty-two years with the railroad, Lewis G. purchased farmland in Overland Park, Kansas, just outside Kansas City, Missouri.

Aines' sons, Lewis H. and Carroll were young men when the family started the dairy. After studying at Central College in Fayette, Missouri, Lewis H. worked as a clerk at the First National Bank of Kansas City. He left the bank to complete a one-year dairy course at Kansas State College of Agriculture and Applied Science (now Kansas State University) in Manhattan, Kansas before joining his father in business.[22] Carroll H. also studied at Kansas State, but his course of study is unknown.



1909 Sanborn Map.

The brothers initially sold Aines Dairy milk from a wagon. As the company grew, they opened a Kansas City production and distribution plant in 1914 with Lewis H. serving as general manager. [23] The first dairy plant, located at 3834 Main Street, produced cheese and butter in addition to pasteurized milk. [24]

Two years later, with Lewis H. as company president, the Aines Farm Dairy Company built a grand, new $75,000 facility at the corner of 31st Street and Gillham Road, just north of the nominated property.[25] At the turn of the twentieth century, one-and-a-half and two-story frame dwellings filled regular lots on this block of Gillham Road. West of the alley was a Home for the Aged run by the Little Sisters of the Poor. The 1909 Sanborn Map shows a large T-shaped building at the center of the block with three smaller outbuildings along the west property line.[26]

[21] *Citizens Historical Association: Biographical Data of Kansas City Index*, (Kansas City, Missouri: Citizens Historical Association, 1938), 29. Special Collections, Kansas City (Missouri) Public Library.
[22] Ibid*;* Aines, Lewis H. Obituary, *Kansas City Times*, 1 May 1942, Mounted Clippings, Special Collections, Kansas City (Missouri) Public Library.
[23] "New Aines Dairy Products Plant to Be an All-Glass Structure," *Kansas City Star*, 17 September 1916. Mounted Clippings. Kansas City, Missouri Public Library.
[24] *Citizens Historical Association*, 29.
[25] This building was demolished sometime after 1950.
[26] In 1926 the Little Sisters of the Poor sold their land to a development company. The company announced plans to raze the Home for the Aged, to construct a 60-foot wide extension of Gillham Road (now named Gillham Plaza), and to develop a

Noted Kansas City architects Shepard, Farrar & Wiser designed the first Aines Farm Dairy building with a glazed, white terracotta exterior and vast expanses of steel-sash windows. Three stories in height, it had the structural capacity to accept a two-story addition if needed in the future. The new facility became a regional collection center for raw milk with the capacity to pasteurize 1,000 gallons of milk per hour. It also produced ice cream, butter, cottage cheese, and condensed milk.[27]

The plant was highly regarded for its design and for its production methods, which adopted the most current practices of dairy management. A 1916 newspaper article described it as "a glass house," noting that "milk pasteurization will not be such a mysterious matter … after the Aines Farm Dairy Company completes its new building…."[28] Ten years later, a book promoting Jackson County commerce and industry heralded the building as "one of the most elaborate milk plants in the west."[29] Even in the 1940s, three decades after its construction, the Aines Farm Dairy Company's 1916 plant was still recognized as a "Mid-Western dairy showplace."[30]

Aines and his sons ran the company until c. 1921. Lewis G. subsequently worked in the maintenance department of the Arctic Dairy Products, while his son Lewis H. worked for the Consumers Milk Company and the Arctic Dairy Products. After serving overseas during World War I, Carroll joined his brother in founding the Linwood Ice Cream Company in 1921.[31] This business was located at 321-325 East 31st Street, roughly one block east of the Aines Farm Dairy building. Their father, Lewis G. managed the Linwood Ice Cream Company until his death in 1937.[32] Carroll subsequently became company manager, a position he held until his death November 1, 1939 at the age of fifty.[33] Lewis H. was company president when he passed away May 1, 1942 at the age of 54.[34]

The Aines Farm Dairy Building

After the Aines family members sold their interest in the Aines Farm Dairy Company, the business continued to produce and distribute milk and milk-products. By 1928, brothers Walter F. Labhart and Irving U. Labhart were

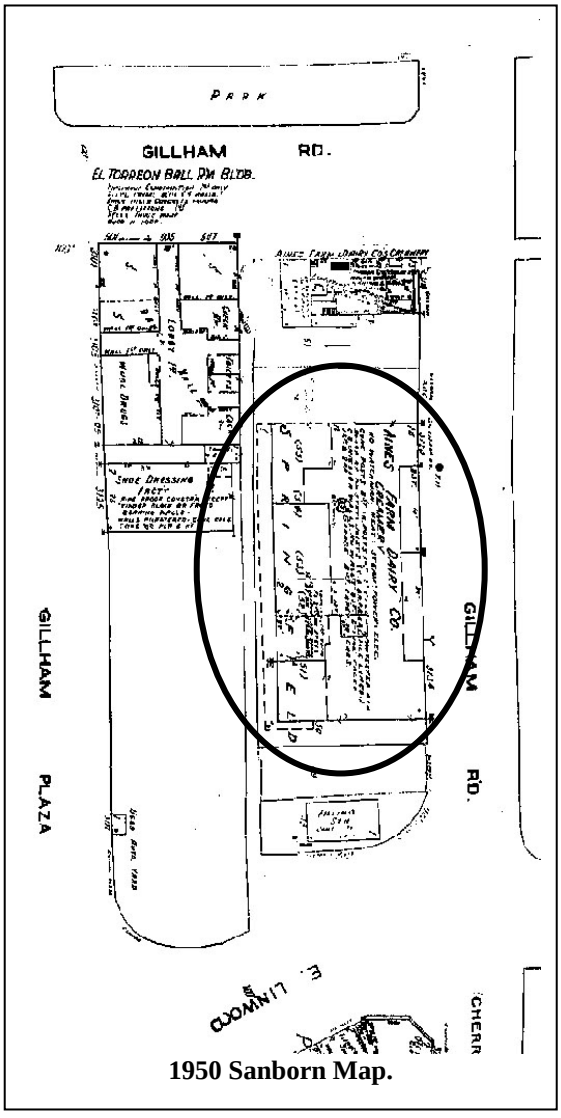
commercial hub along the block between 31st Street and Linwood Boulevard. *Kansas City Star*, 12 December 1926, Mounted Clippings, Special Collections, Kansas City (Missouri) Public Library.
[27] "New Aines Dairy Products Plant…."
[28] Ibid.
[29] Ballou, 56.
[30] "America's Most Modern Dairy Now in Operation," *Kansas City Star*, 31 October 1948. Kansas City (Missouri) Public Library. Microfilm.
[31] *Citizens Historical Association*, 29.
[32] Ibid.
[33] Aines, Carroll H. Obituary, *Kansas City Times*, 2 November 1939, Mounted Clippings, Special Collections, Kansas City (Missouri) Public Library.
[34] Aines, Lewis H. Obituary.

the company directors. The exact nature of the transfer is not clear. The company eventually joined the American Dairies conglomerate, which Walter served as an officer beginning around 1947.

Under the Labharts' ownership, Aines Dairy flourished. The company began planning for the construction of a new, significantly larger, production facility just south of the existing building on Gillham Road around 1940. Kansas City architect J.F. Lauck, working with Gerald W. Wolf as associate architect, designed a striking, Streamlined Moderne dairy processing plant. The start of World War II delayed construction, but when the project got under way in 1946, the Fogel Construction Company was general contractor. By this time, the Aines Farm Dairy Company was part of the American Dairies conglomerate.

The new Aines Dairy plant was a state-of-the-art, 50,000-square-foot facility with the capacity to produce 100,000 gallons of milk and milk products daily. A basement garage housed the dairy's fleet of trucks. The first floor accommodated the plant's production facilities on a single level. Special acid-resistant, no-slip floor tiles promoted work place safety. Cork insulated the walls of refrigerated areas. Stainless steel equipment and glazed ceramic wall tiles promoted a clean, sterile environment. An electric pipe-washing machine cleaned the stainless steel pipes after each production run. Automated operations minimized the handling of milk and equipment and promoted sanitary conditions, while an on-site laboratory constantly monitored product quality. The retail sales room included a glass-walled area where visitors could observe the dairy operations.

The "Dairy of Tomorrow" opened with great fanfare on October 31, 1948. Newspaper articles heralded the building as a "marvel of scientific design."[35] Once again, the Aines Farm Dairy Company had set a standard for design and for the adaptation of technology that dairies around the country emulated.[36]



1950 Sanborn Map.

[35] "America's Most Modern Dairy …."
[36] Ibid.

Plans originally called for two phases of construction. The first phase would occupy 213 feet of frontage at the south end of the Aines Farm Dairy property on Gillham Road and would house the primary Aines Farm Dairy operations. The second phase would fill the lot between the old and new buildings and would house Arctic Dairy Products, then located at 416 W. 16th Street.[37] Company offices would remain in the old building at the north end of the property. After completion of the first phase in 1948 (the nominated building), the second phase was never executed. Arctic Diary Products never moved to the facility, and remained at its 16th Street location until 1955.

The Aines Farm Dairy operated until c. 1957. The city directory first identifies the nominated building as part of Foremost Dairies in 1958. Foremost Dairies had offices at 2438 Broadway in 1957. This location had a long association with American Dairies, having been the headquarters of the American Butter Company before 1928. This suggests that Foremost, a national dairy conglomerate, acquired American Dairies, the regional dairy conglomerate, around this time. Foremost Dairies operated the Gillham Road dairy plant well into the late-twentieth century.

Foremost Dairies[38]

By the mid-1950s Foremost Dairies was one of the world's largest dairy companies. Legendary retailer J.C. Penney founded Foremost Dairies during the Great Depression when he purchased a creamery in Jacksonville, Florida. The decline of dairy cattle stock and the practice of breaking up herds upon the death of an owner sparked his interest in dairy cattle. By contrast, in Europe dairy herds often stayed together for generations. At this time, Penney also owned Emmadine Farm at Hopewell Junction, New York and a pedigreed Guernsey bull named Langwater Foremost.

Penney named his new Florida creamery after his prized bull. The Foremost Dairy initially operated in twelve southern communities. Under Penney's ownership, the company doubled the number of communities it served by 1944. In 1945, Foremost expanded its operations by acquiring the Southwest Dairy Products Company.

The company received a huge boost when it received a contract to sell milk products to the United States military during World War II. After the war, Foremost was the world's third largest dairy. Its plants operated in twenty-three states, Japan, the Philippines, Guam, and Hawaii in 1954.

[37] "Aines Farm Dairy Plans New Building on Gillham Road," *Kansas City Star*, 17 March 1946, Microfilm, Kansas City (Missouri) Public Library.
[38] Unless otherwise noted, information about Foremost Dairies comes from: Karg, Pamela J., Field Editor, "Foremost Farms Traces its Name to J.C. Penney," www.rurdev.usda.gov/rbs/pub/june00/past.htm, (accessed 24 January 2008).

In 1962, the Federal Trade Commission intervened. Concerned about Foremost's dominance in the milk industry, the Federal Trade Commission broke up the company. To comply, Foremost sold its ten most recent acquisitions, as well as its milk and ice cream plants east of the Mississippi River.

The Foremost Dairy name is now owned by the Wisconsin Diaries Cooperative in Baraboo, Wisconsin. The cooperative acquired the Foremost whey operations, research library, patents, and name rights from McKesson in 1984. In 1995 three Wisconsin cooperatives consolidated under the Foremost Farms USA name.

As a side note, in 1952 Penney, a native of Hamilton, Missouri, donated his dairy herd and 495 acres from the J.C. Penney Farm to the College of Agriculture at University of Missouri-Columbia. Now a teaching and research facility, the Foremost Dairy Center is dedicated to improving the health of dairy herds and the quality of their milk.[39]

ARCHITECT

Architect Jesse F. Lauck had a long and productive career in Kansas City. Born in Denver in 1888, he spent most of his life in Kansas City. After graduating from the University of Pennsylvania, Lauck formed a partnership with architect Elmer Boillot around 1907.

From the beginning, Boillot and Lauck designed many single-family homes in some of Kansas City's newest up-and-coming residential areas. During the early 1910s, multiple residences by Boillot and Lauck graced the streets of the Coleman Highlands neighborhood, a newly developed upper-middle class enclave in Midtown Kansas City. A decade later, a cluster of houses designed by the firm was erected in the exclusive Sunset Hills neighborhood, a subdivision growing just south of the Country Club Plaza. Their work in Sunset Hill and in the adjacent Country Club district on either side of Ward Parkway was prolific during the late 1920s and again after World War II. Most of these houses were fairly traditional designs in keeping with the architectural fashions of the day. Properties by Boillot and Lauck in the Coleman Highlands, Sunset Hill, and Old Hyde Park neighborhoods are now listed on the Kansas City Register of Historic Places and on the National Register of Historic Places.

The firm also designed larger multi-family residential buildings in Kansas City during the 1920s. Teamed with architect Nelle E. Peters, Boillot and Lauck designed the poet–themed apartment buildings and the Park Manor Apartments just west of the Country Club Plaza. Both of these resources are listed on the National Register of Historic Places. Boillot and Lauck were also architects for the nearby Walnuts Apartments, one of Kansas City's early co-operative apartment developments.

[39] "About Foremost Dairy Center," *University of Missouri Agricultural Experiment Station*, [n.d.], http://aes.missouri.edu/foremost/about/ (accessed 25 January 2008).

Other work by the firm included, the National Register-listed Hotel Phillips in Kansas City, Missouri. Lauck is also credited with planning and design of facilities at the Fort Riley military base near Junction City, Kansas. During World War II, Lauck was again involved with renovating and modernizing the base as the army prepared troops for a new conflict.

Following Boillot's death circa 1947, Lauck continued to practice as J.F. Lauck Associates, designing many low-rise multi-family garden apartments and single family houses. During this period, Lauck's work also included larger apartment buildings, several of which were constructed in the Quality Hill neighborhood just west of downtown. The Quality Hill Towers were among the earliest urban renewal projects built in Kansas City.

For the first time, during the post-war period industrial buildings appear in the list of Lauck's designs. In addition to the Aines Dairy Company, he designed buildings for the Physician's Exchange Ambulance Service and Bar-Rusto Plating Works in 1949.

Jesse Lauck retired from architecture in 1966. He died three years later in September 1969 at age 81.[40]

[40] "Jesse F. Lauck Dies," *Kansas City Times*, 29 September 1969, 3D, Jesse F. Lauck, Architects Vertical File, Kansas City (Missouri) Landmarks Commission.

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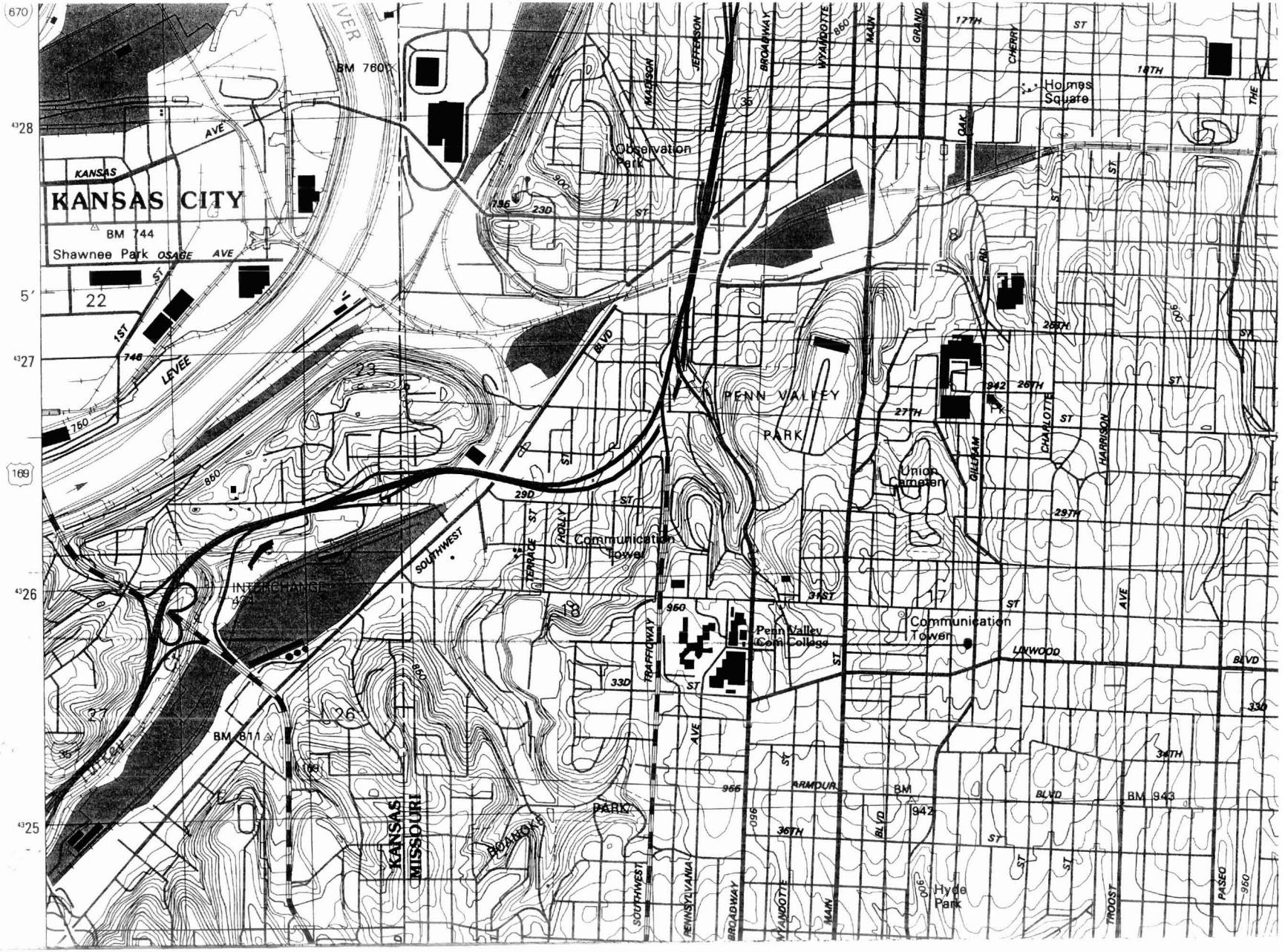
PHOTOGRAPHIC INFORMATION

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

Date of Photographs: January 2008

Digital images submitted with nomination on CD-ROM

Photograph Number	Description	Camera View
1.	East (front) and north elevations	Southwest
2.	Building site and streetscape	Southwest
3.	Building site and streetscape	Northwest
4.	East (front) elevation	West
5.	Window detail, 2nd story, east elevation	Southwest
6.	Window detail, 2nd story, east and south elevations	Northwest
7.	West and south elevations	Northeast
8.	West and north elevations	Southeast
9.	North elevation	South
10.	East perimeter wall	Northeast
11.	Central room on the interior	Northwest
12.	Room at the southwest corner	Southwest
13.	Second story room	West
14.	Freezer door in second story room	North


KANSAS CITY
BM 744
Shawnee Park
OSAGE AVE
KANSAS AVE
1ST ST
LEVEE
BM 760
Observation Park
MADISON
JEFFERSON
BROADWAY
WYANDOTTE
MAIN
GRAND
CHERRY
OAK
17TH ST
18TH
Holmes Square
THE
PENN VALLEY PARK
Union Cemetery
GILLHAM
CHARLOTTE
HARRISON
25TH
26TH
27TH
29TH
31ST
Communication Tower
Penn Valley Com College
LINWOOD BLVD
TRAFFICWAY
SOUTHWEST
TERRACE
HOLLY
INTERCHANGE
BM 811
KANSAS
MISSOURI
BOANOKE
PARK
ARMOUR BLVD
BM 942
BM 943
36TH
34TH
Hyde Park
TROOST
PASEO
PENNSYLVANIA
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EXIT