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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Twenty-Twenty Grand Building (preferred)

other names/site number N/A

2. Location

street & number 2008-2020 Grand Boulevard N/A not for publication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 _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _X_ local

Mark A. Miles FEBRUARY 22, 2012

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

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

Twenty-Twenty Grand Building (preferred)
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/Specialty Store
COMMERCE/Warehouse
INDUSTRY/PROCESSING/EXTRACTION/ Manufacturing Facility

Current Functions
(Enter categories from instructions.)

COMMERCE/Specialty Store
COMMERCE/Warehouse

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT/Prairie School
OTHER/Two-Part Commercial Block

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
roof: ASPHALT
other: STONE
CONCRETE

Twenty-Twenty Grand Building (preferred)
Name of Property

Jackson County, Missouri
County and State

8. Statement of Significance

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

[X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B Property is associated with the lives of persons significant in our past.

[ ] 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 old or achieving significance within the past 50 years.

Areas of Significance
COMMERCE

Period of Significance
1922-1962

Significant Dates
1922

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Edwards, Samuel E. (Architect)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
_X_Local government
____University
_X_Other
Name of repository: **Missouri Valley Special Collections, KCPL**

Twenty-Twenty Grand Building (preferred)
Name of Property

Jackson County, Missouri
County and State

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	363202	4327786	3			
2				4			

11. Form Prepared By

name/title Elizabeth Rosin, Principal, Rachel Nugent, Associate

organization Rosin Preservation, LLC date October 2011

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

city or town Kansas City state MO zip code 64108

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Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name Twenty-Twenty Investments, LLC

street & number 705 W. Red Bridge Road telephone

city or town Kansas City state MO zip code 64114

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SUMMARY

The Twenty-Twenty Grand Building (preferred) at 2008-2020 Grand Boulevard, Kansas City, Jackson County, Missouri is a Two-Part Commercial Block with three stories plus a ground-level basement. The Twenty-Twenty Grand Building retains the distinct characteristics of an Office and Sales Building, a property type defined in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." Constructed in 1922 as a speculative commercial/industrial building, the reinforced concrete structure has red brick walls and restrained geometric concrete ornament, illustrating its historic utilitarian commercial function and Prairie School influences. The building was designed to optimize its location between Grand Boulevard and a spur from the Kansas City Suburban Belt Line (Belt Line). The storefronts in the raised first story have direct access to Grand Boulevard, while the west (rear) wall of the basement and first story are recessed to create a sheltered loading dock for the adjacent rail spur. A concrete beltcourse delineates a strong horizontal division between the first story retail space and the utilitarian open floor plans of the second and third stories, which were used for light manufacturing and warehousing. While the Twenty-Twenty Grand Building does not exhibit high-style architectural design, the restrained geometric ornament does reflect the Prairie School influence popular at the time of construction and the massing and façade arrangement exemplify the Two-Part Commercial Block form. The Twenty-Twenty Grand Building retains sufficient integrity of location, design, and materials to communicate feelings about and associations with its period of significance (1922-1962). Although the first-story storefront materials have been altered, the historic fenestration pattern of storefront display and entry remains visible. This common alteration does not diminish the overall integrity of the building.

ELABORATION

SETTING

The Twenty-Twenty Grand Building stands on the west side of Grand Boulevard in the middle of the block between 20th and 21st Streets. Taller but narrower commercial/warehouse buildings of the same vintage occupy lots to the north and south of the building on the east half of the block, while the west half of the block contains a large surface parking lot and a one-story warehouse building. Only half of a block stands between 21st Street and the main track bed of the Belt Line *(Figure 1)*. A standard grid of city streets defines the surrounding blocks. Nearby buildings are similar in height but smaller in footprint than the Twenty-Twenty Grand Building *(Photo 5)*. Many function now or were constructed for retail and warehouse/industrial purposes.

These buildings form a core of manufacturing and warehouse facilities straddling the tracks of the Belt Line. Open lots are paved for surface parking.

While the lot on which the building stands is relatively flat, Grand Boulevard is a raised viaduct with its slope beginning at the north end of the Twenty-Twenty Grand Building. The viaduct spans 21st Street and the Belt Line tracks and ends at the base of the hill to the south. The presence of the viaduct means that the first story of the Twenty-Twenty Grand Building is at street level on the east side of the building and the loading dock is at ground-level on the west side of the building *(Photos 2 and 3)*. Multiple spurs of the Belt Line curve from the east-west orientation of the main rail line and run north at the center of the block between Grand Boulevard and Walnut Street *(Figure 1)*. One of these spurs is angled to travel into the recessed loading dock area on the west side of the Twenty-Twenty Grand Building.

A public concrete sidewalk abuts the building at the first story on the east elevation. A gravel parking lot abuts the building on the south elevation. The north elevation directly abuts the adjacent six-story building.

EXTERIOR

The long front and rear elevations of this three-story building face east and west, respectively. The primary painted brick façade on Grand Boulevard contains simple geometric concrete ornament, illustrating the Prairie School influence popular at the time of construction in 1922 *(Photo 1)*. Due to the presence of the elevated roadway (Grand Boulevard) the building stands on a raised basement. The first story storefronts are at street level on the east along Grand Boulevard and the loading dock is at ground-level on the west *(Photo 4)*.

In keeping with the Two-Part Commercial Block form, a concrete beltcourse divides the front (east) façade horizontally into two sections: the one-story storefront section and the two-story upper section *(Photo 1)*. Fenestration divides the façade further into eight regular bays. On the first story, flat aluminum and glass storefronts on low bulkheads fill the bays. The regular pattern of wide display windows flanking a narrow glazed panel mimics the historic storefront pattern of display areas flanking narrow recessed entries *(Photo 7, Figure 2)*. Above the concrete beltcourse, brick pilasters divide the façade into bays. The pilasters have low concrete bases and simple caps with applied concrete ornament in a series of small diamond shapes suggestive of pendants. A wide decorative concrete beltcourse spans the façade above the third-story windows. The pilasters extend to the top of the beltcourse, separating it into bays as well, with two dentils in each bay. A flat brick parapet with cast stone coping caps the front

façade. The parapet originally stepped up slightly above the four center bays. This step was removed during a prior renovation.

Large tripartite windows with steel lintels and continuous limestone sills fill each bay on the second and third stories. The second story has one-over-one double-hung or fixed sashes. The third bay from the north on the second story contains non-historic vertical sliding windows. The third story contains similar non-historic sliding windows in the second bays in from the north and south. The remaining windows on the third story are non-historic two-over-two hung windows with fixed transoms. The aluminum and vinyl windows are not historic, but the masonry openings and one-over-one configurations are.

The reinforced concrete frame and brick walls are exposed on the secondary south and west elevations. The south elevation contains six bays *(Photo 3)*. There are four small rectangular windows and paired metal slab doors at the basement level. The upper stories do not have any windows on the south elevation. The west bay of the first floor is open for the recessed loading dock.

The exposed concrete frame creates eight bays on the west elevation *(Photo 4)*. The exterior wall of the basement, first floor, and mezzanine is recessed one bay on the west elevation to create a sheltered loading dock *(Photo 8)*. Portions of the first floor are recessed even further below the mezzanine, providing additional shelter for the entrances to each retail space *(Photo 9)*. Most of these openings now have concrete block infill. The concrete posts that separate each bay continue to the ground to provide support for the upper stories above the loading dock. Each bay contains three single windows. These historic windows have metal three-over-three hung sashes *(Photo 12)*. The third bay from the north on the second story contains two windows and a metal door. The steel I-beam of the hoist projects outward above the door. Traces of historic painted signage advertising the Puritan Compressed Gas Company are extant on the concrete posts of the loading dock.

The north elevation is a brick wall that directly abuts the adjacent six-story building to the north.

The flat roof has a modified bituminous surface. A single chimney, an elevator headhouse, and a penthouse for rooftop access rise above the roof.

INTERIOR

The building is divided into three floors plus a tall basement. The open floor plan and lack of interior ornament communicate the utilitarian function of the spaces. The circulation core stands

at the center of the south end of the building. A wide primary stairwell and narrow secondary stairwell stand adjacent to a large freight elevator. The original steel firedoors with chain and pulley mechanisms separate the secondary stairwell from the finished tenant spaces. The open plan of each floor contains the regular grid of concrete posts, polished concrete floors, and the exposed concrete beams at the ceilings. The perimeter walls are painted brick. A narrow mezzanine level between the first and second floors runs along the west side of the building.

The basement contains the non-historic concrete ramp that leads from Grand Boulevard into the basement parking garage. The grid of the concrete posts divides the open space of the basement. A series of metal firedoors in the west wall open to at least three concrete staircases that lead to the first floor loading dock and commercial spaces, and continue as wood staircases to the mezzanine level.

The first floor has an open plan. Concrete posts and changes in floor and ceiling heights indicate the locations of the formerly separate retail spaces. The partitions between these spaces were removed during an earlier renovation. The floors are carpet and ceilings have a suspended grid with lay-in acoustical tiles. The west wall contains a series of doors that lead to the stairwells that connect the basement and mezzanine levels. Some of these stairwells were removed and the spaces were enclosed with non-historic drywall for tenant purposes.

Several wood staircases lead from the first floor to the mezzanine level. The mezzanine has a series of small rooms, the width of each original storefront. Openings were cut and doors installed connecting each space at the west end of the room. The mezzanine has composite tile floor, plaster walls, and exposed concrete ceilings.

The second and third stories have predominantly open floor plans with a few historic plaster and glazed partitions that delineate offices and smaller rooms. Some areas of the floors have composite tile covering the concrete floor. Likewise, some areas of the ceilings have acoustical tile adhered directly to the concrete ceiling.

INTEGRITY

The Twenty-Twenty Grand Building retains strong integrity of association, location, and setting by virtue of its proximity to the Belt Line tracks and Union Station. Grand Boulevard remains a major commercial thoroughfare in Kansas City and the building retains its primary first-floor storefront configuration. The alley at the middle of the block, running along the west side of the building, retains the railroad bed and metal tracks, although neither is currently utilized. Within this setting, the building retains sufficient integrity to communicate its historical commercial

significance as an Office and Sales Building property type. The Twenty-Twenty Grand Building retains all of its historic metal windows on the west façade, the few historic interior partitions in the open floor plan of the upper stories, as well as historic wood and concrete stairs in the mezzanine and loading areas. Original partitions between the retail spaces were altered and removed during prior renovations as commercial tenants required more space in different configurations. The first floor currently contains a single retail space, but varying floor heights reflect the multiple original retail spaces. Although the first-floor storefront materials were altered during previous renovations, the storefronts remain open. Non-historic aluminum frames mimic the pattern of entry and display windows historically designed for the front façade. The historic masonry openings in the upper stories are retained. The non-historic windows on the second and third floors of the east elevation maintain the original one-over-one configuration and fill the historic masonry openings. Although these alterations compromise the integrity of materials, design, and workmanship, they are described in the MPDF as typical for historic railroad-related buildings in Kansas City and do not impact the ability of the building to communicate information about its commercial associations or its property type. The massing and primary façade arrangement of the Twenty-Twenty Grand Building clearly communicate its period of significance and historic commercial and manufacturing functions.

SUMMARY

The Twenty-Twenty Grand Building (preferred), at 2008-2020 Grand Boulevard in Kansas City, Jackson County, Missouri, is locally significant under National Register Criterion A for the area of COMMERCE. As defined in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," the Twenty-Twenty Grand Building possesses the distinct characteristics of the Office and Sales Building property type. Built in 1922 as a speculative commercial and industrial warehouse by local real estate developer Irwin R. Kirkwood, the Twenty-Twenty Grand Building occupies a prominent location with well-defined retail frontage on Grand Boulevard on the east and direct railroad access on the west. A long recessed loading dock along the west side of the building shelters an internal spur to facilitate the transfer of goods. Early tenants included small manufacturing concerns, such as KC Oxygen Gas Company and E.R. Squibb & Sons chemists, that imported raw materials by railroad and exported finished products regionally by rail and locally by truck. The three-story building exhibits the typical façade arrangement of the Two-Part Commercial Block with restrained Prairie School ornament on the primary (east) façade. A wide concrete beltcourse visually separates the retail spaces from the warehouse space above. The tall tripartite windows on the front and rear elevations providing ample light and ventilation to the interior, and the central circulation core communicate the historic warehouse function of the building. The rear loading dock is intact and the Twenty-Twenty Grand Building continues to function as a retail, warehouse, and distribution facility.

The building meets the registration requirements for individual listing as described in the MPDF. It is an excellent example of the Office and Sales Building property type and Two-Part Commercial Block form, retaining a strong integrity of association and location. The Twenty-Twenty Grand Building illustrates the commercial expansion that occurred in the Crossroads area as railroad freighting expanded in Kansas City following construction of Union Station in 1914. The period of significance, 1922 to 1962, begins with the date of construction and ends when long-time tenant Puritan Compressed Gas Company moved out of the building.

ELABORATION

The Twenty-Twenty Grand Building is an excellent example of the development trends outlined in the MPDF. The building was constructed in the Crossroads in 1922 on the west side of Grand Boulevard, south of 20th Street and north of the Belt Line. This Office and Sales Building and Two-Part Commercial Block was built as a speculative commercial/ warehouse building. It was designed to maximize its location with its close proximity to both rail lines and a major street.

Multiple retail/commercial spaces on the east side of the first floor faced Grand Boulevard, and a sheltered loading dock and adjacent railroad spur ran on the west side of the building. A decorative concrete beltcourse spans the first-floor storefronts. The upper stories contain wide bays filled with tall tripartite windows on the east and west elevations. While the individual storefronts have been altered, the historic fenestration pattern of storefront entries and display areas remains legible.

As described in the context "Railroad Freight Lines in the Crossroads Area," companies locating along the Kansas City Suburban Belt Railway (Belt Line) in the Crossroads, between Broadway and Grand Boulevard, north to 15th Street, were mostly warehouses, factories, and specialty manufacturers, a departure from the livestock and grain industries that remained concentrated in the West Bottoms. The Belt Line, constructed in 1890 along the southern edge of Kansas City's commercial center, provided smaller industrial plants with convenient access to major rail lines for importing raw materials and exporting finished products. Many of the blocks north of the Belt Line contained rail spurs and sidings running for at least one block through the alleys. Buildings such as Twenty-Twenty Grand were specifically designed to utilize rail transport, often with sheltered or internal loading docks facing these rail spurs.

Main Street and Grand Avenue were early north-south thoroughfares through the expanding city. The Grand Avenue Railway cable car linked the downtown commercial district of Kansas City with the residential and commercial areas of Westport.[1] The presence of the cable car and eventually the automobile along these major routes encouraged pedestrian traffic in the Crossroads. Businesses with retail components were drawn to the area, specifically along Grand, for its convenient access to rail lines for product transport and heavily-traveled streets for pedestrian patronage. As described in the context "Commercial and Industrial Buildings and Structures 1900-1950," these buildings exhibited cubic forms with minimal ornament, often exhibiting the Two-Part Commercial Block building form. The simple, geometric shapes popular in the early 1920s provided measured ornament. As exemplified at Twenty-Twenty Grand, the front façade contained restrained ornament in the form of engaged pendants at the pilaster caps and formal storefronts to identify it as the primary façade while the secondary facades were highly utilitarian without any ornament.

The concentration of transportation options, including rail, cable car, and automobile, gave rise to the Office and Sales Building property type, described in the MPDF. The Office and Sales Building was designed for mixed uses with spaces for vending, lobby, showroom, or office, and

[1] Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," Kansas City, Missouri, 2000, E-7.

warehouse and loading areas for the receipt and distribution of goods.[2] Like commercial buildings throughout the city regardless of their proximity to the railroad, the Office and Sales Building often exhibited the Two-Part Commercial Block form. Between two and four stories tall, the first story contained one or more commercial storefronts. The upper stories contained multiple windows allowing light and ventilation into the warehouse and manufacturing spaces. A strong horizontal band, such as a stone beltcourse, divided the façade into two distinct sections, visually separating the building according to use.[3] The rear of the building offered direct access to the rail lines and often featured a loading dock. The Twenty-Twenty Grand Building exhibits the functional distribution of space that characterizes the commercial and industrial Office and Sales Building property type. The distinct separation of the primary façade, the interior layout, and the proximity to the railroad clearly express the original function and subsequent use of the Twenty-Twenty Grand Building as an Office and Sales Building.

PROPERTY HISTORY

A blacksmith shop and the People's Ice, Storage & Fuel Company, Plant No. 2 stood on this site prior to 1922. These industrial facilities utilized the adjacent railroad spurs that connected to the Belt Line. In 1922, local real estate developer Irwin R. Kirkwood filed a building permit for the construction of a three-story building, 150 feet long by 117 feet wide, at 2010-2020 Grand Avenue.[4] Kansas City architect Samuel E. Edwards designed a building with eight storefronts facing the avenue.[5] Each storefront had individual access to the rear loading dock, designated storage space in the basement, and a storeroom on the mezzanine level. Edwards designed the upper stories with open floorplans, two stairwells, and a freight elevator. An opening in the west wall of the second floor accessed a hoist system. The basement provided access to the loading dock that runs the length of the west elevation. This arrangement was ideal for small manufacturing or wholesale companies that wanted direct access to rail transport in a centralized commercial district. While Edwards' plans identified the building as "A Business Building for Irwin R. Kirkwood," by 1955 the building was listed in city directories as "Twenty-Twenty Grand Building."

The first tenants in 1923 and 1924 were typical of the retail and small manufacturing concerns operating in Kansas City during the early twentieth century. Tenants included McDougall-Martin Company, confectionary wholesalers; KC Oxygen Gas Company; Gill Piston Ring Company; Pyrene Manufacturing Company, manufacturer of fire extinguishers; Harvey D. Rush Cigar

[2] Schwenk, F-5.
[3] Schwenk, E-18.
[4] Grand Avenue was renamed Grand Boulevard in the 1990s.
[5] Samuel E. Edwards, "Business Building for Irwin R. Kirkwood," Historic plans, 1922. Western Historical Manuscript Collection, University of Missouri, Kansas City.

Company; E.V. Schnoor Cigar Company; and Brunswick-Balke-Collender Company, manufacturer of billiard tables.[6] Several of these businesses, including Pyrene and Brunswick-Balke-Collender, were established national companies that selected the Twenty-Twenty Grand Building for their Kansas City operations.[7]

The Brunswick-Balke-Collender company had 43 office and sales or distribution facilities scattered throughout the United States by 1912, including one in Kansas City. The company moved from the 1300 block of Main Street into the Twenty-Twenty Grand Building in 1922 and remained until 1940. While the Twenty-Twenty Grand Building was designed as a speculative commercial and warehouse facility, the historic plans include a "Billiard Display Room," presumably designed specifically for Brunswick-Balke-Collender.[8]

The KC Oxygen Gas Company, founded by Parker Browne Francis in 1913, was the first oxygen manufacturer in Kansas City, and the first such company west of the Mississippi River.[9] KC Oxygen Gas Company, renamed the Puritan Compressed Gas Corporation by 1935, was an important contributor to the war effort during World War I and II, supplying resuscitative equipment for field hospitals and manufacturing compressed oxygen for British naval planes flying at high-altitudes.[10] Puritan supplied compressed gases to nearby hospitals as well, including the growing General Mercy Hospital complex (now Children's Mercy Hospital) just a few blocks from 20th and Grand Boulevard. By the 1940s, Puritan was operating nationally. The company' corporate headquarters occupied the entire first floor of Twenty-Twenty Grand. In 1961, Puritan converted the basement of the building into a parking garage. The north bay on the first story of the east façade became a vehicular entrance. A concrete ramp was constructed in the east half of that retail bay to access the garage from Grand Boulevard. Puritan moved to a larger industrial complex at 13th Street and Eastern Avenue in 1962.[11]

Other companies related to the nearby healthcare industry established laboratories in the Twenty-Twenty Grand Building, including chemists E. R. Squibb & Sons from 1930 to 1953 and Abbott Laboratories from 1945 to 1960. Various manufacturers of x-ray equipment and

[6] City Directories for Kansas City, 1923, 1924, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.
[7] "The Brunswick Story," Brunswick Billiards company website, 2011 http://www.brunswickbilliards.com/our_rich_history/brunswick_story/index.html (accessed 26 August 2011); "Pyrene Co," Grace's Guide, The Best of British Engineering, 1750-1960s, website, 2011 http://www.gracesguide.co.uk/Pyrene_Co (accessed 15 September 2011).
[8] Edwards, Sheet 3.
[9] Citizens Historical Association, "Parker Browne Francis," *Biographical Data of Kansas Citians Index* (Indianapolis, IN: The Association, 1938) 154-55.
[10] "Puritan Compressed Gas Corp." *Kansas City Star*, May 27, 1945, Mounted Clippings, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.
[11] "Firm Marks 50th Year," *Kansas City Star*, April 14, 1963, Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

prosthetic limbs and accessories occupied the building from the 1970s into the 1990s.

Irwin Kirkwood died in 1927, not long after Twenty-Twenty Grand opened. The building passed to his heirs and remained in the family until 1970, when Knit-Rite, Inc., a prosthetic manufacturer, purchased it.

The owners of KC Costume Company purchased the building in 1998.[12] KC Costume, a retail and rental company, also manufactures costumes, and continues to use the building as it was originally intended. Retail space occupies the entire first floor, utilizing all of the storefront display space. The second and third floors have offices, production, and warehouse space. Although the railroad tracks are no longer utilized, the paved railroad bed connects to city streets and is used by trucks serving the business. The rear loading dock provides direct access to the freight elevator.

IRWIN R. KIRKWOOD – DEVELOPER

Irwin R. Kirkwood, born in Maryland in 1878, came to Kansas City from Baltimore in 1905. He began his career as a real estate agent for the B. T. Whipple Real Estate Company before starting his own real estate company, the Maryland Land Company, with an investor from Texas in 1908.[13] In November 1910, Kirkwood married Laura Nelson, daughter of William Rockhill Nelson, an important Kansas City real estate developer and founder of the *Kansas City Star*. Upon Nelson's death in 1915, Kirkwood assumed control of the daily activities at the highly successful newspaper. In addition to this new endeavor, Kirkwood continued to develop residential and commercial property throughout the city. Shortly before the Twenty-Twenty Grand Building was erected, Kirkwood commissioned an automobile showroom building at 1737-41 McGee Street. Wight and Wight designed the four-story building in 1920.[14] The *Kansas City Star* described Kirkwood's commercial real estate holdings as "improved property in the business section of Kansas City" he maintained until his death in 1927.[15]

SAMUEL E. EDWARDS – ARCHITECT/BUILDER

Not much is known about the life of Samuel E. Edwards. He practiced architecture in Kansas City from 1893 to 1939, serving as the City's Superintendent of Buildings from 1904 to 1906.[16]

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[12] Warranty Deed, Book 3283, Page 1463, October 1, 1998, Jackson County Recorder of Deeds.
[13] "Kirkwood, Irwin R., Death, Aug. 29," *Post*, August 29, 1927, Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.
[14] The Kirkwood Building (1737-43 McGee) was listed in the National Register of Historic Places 25 July 2001.
[15] "Estate of Mr. Kirkwood" *Kansas City Star* January 26, 1928. Microfilm, Clippings, Missouri Valley Special Collections, Kansas City Public Library.
[16] Ellen J. Uguccioni, National Register of Historic Places Nomination Form "Fire Department Headquarters, Fire Station #2," Listed 2 September 1982, Kansas City, Missouri, 8-2.

Edwards partnered with Joseph K. Guinotte from 1893 to 1897 and J.C. Sunderland from 1904 to 1911. He subsequently maintained his own practice until 1939. During his career, Edwards designed numerous single-family residences, apartment buildings, highly utilitarian commercial office and warehouse buildings, churches, and municipal facilities buildings including the Water Department Building and two fire stations.[17]

[17] Kansas City Historic Preservation Commission Office, "Samuel E. Edwards," list of works in Kansas City, Missouri, generated 20 September 2011. Three single-family residences at 3629 Harrison Street, 3633 Locust Street, and 3642 Charlotte Street are contributing resources to the Hyde Park Historic District listed in the National Register of Historic Places 21 November 1980. The New England Apartments (1116 The Paseo) and the Maples Apartments (1401 E. 10th Street) were listed in the National Register 22 October 2002. The Hershberger & Rosenthal Company Building (915 Broadway) is a contributing resource in the Wholesale District listed in the National Register 25 October 1979. The Water Department Building and Street Main Building (sic) are similar buildings constructed in 1906 at 2000 and 2010 Vine Street. Fire Department, Engine House No. 3 was built at 215-217 West 19th Street in 1911. Fire Department, Engine House No. 2, built at 1020 Central Ave in 1905-06, was listed in the National Register on 2 September 1982.

BIBLIOGRAPHY

Citizens Historical Association. "Parker Browne Francis," *Biographical Data of Kansas Citians Index.* Indianapolis, IN: The Association, 1938.

Edwards, Samuel E. "Business Building for Irwin R. Kirkwood." Historic plans, 1922. Western Historical Manuscript Collection, University of Missouri, Kansas City. Microfiche.

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"Firm Marks 50th Year." *Kansas City Star*, April 14, 1963. Mounted Clippings file, Missouri Valley Special Collections, Kansas City Public Library. Microfilm.

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VERBAL BOUNDARY DESCRIPTION

The Twenty-Twenty Grand Building occupies Lots 77 through 84 of Union Station Addition.

BOUNDARY JUSTIFICATION

The boundary of the nominated resource includes the parcels of land historically associated with the property.

LIST OF FIGURES

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Figure 2. The Twenty-Twenty Grand Building, Historic Photograph, 1955.
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Figure 6. Third floor photo map, 2011.

FIGURE 1. SANBORN FIRE INSURANCE MAP. 1951. SHEET 327.

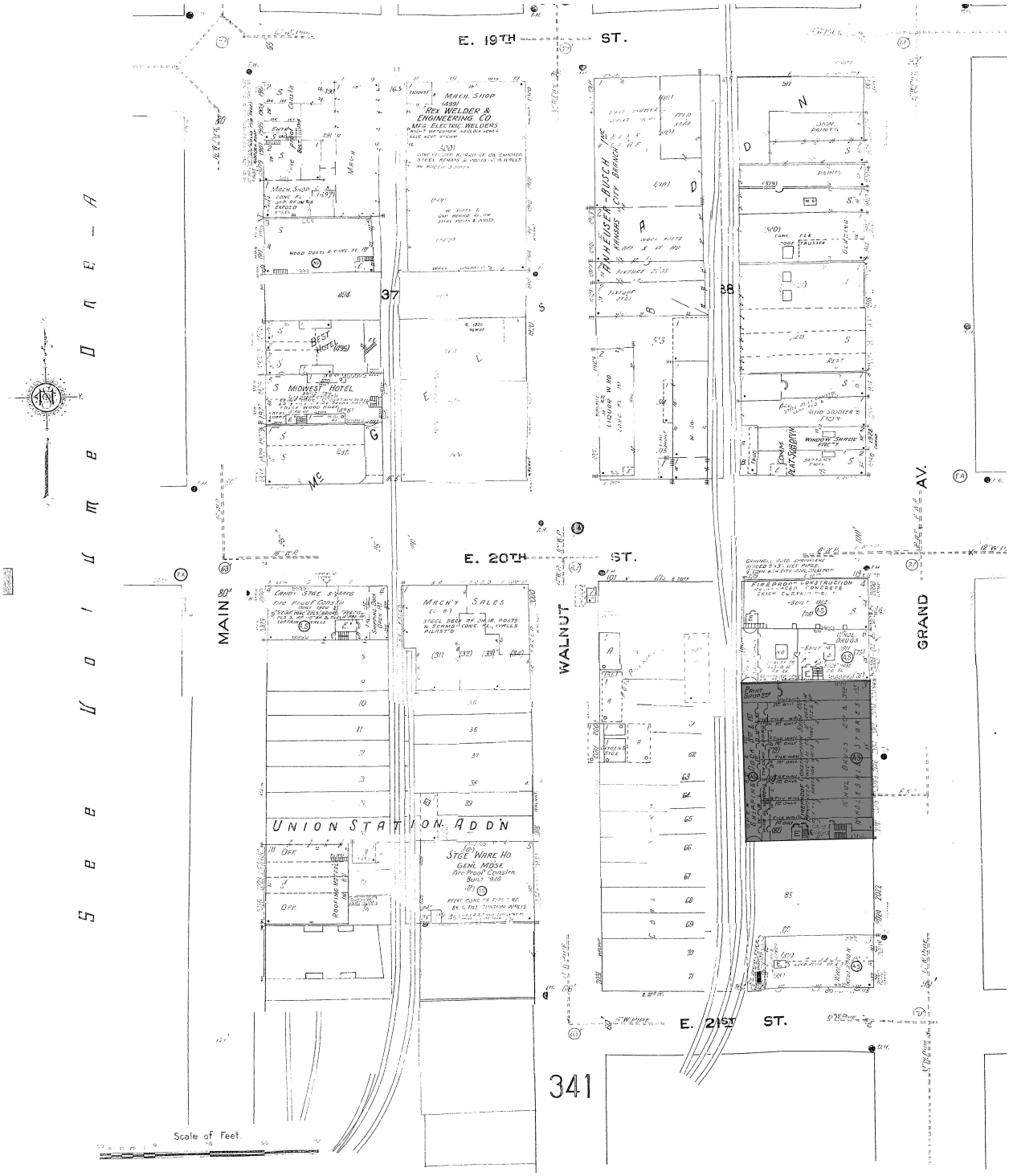


FIGURE 2. HISTORIC PHOTOGRAPH. 1955

Courtesy of Missouri Valley Special Collections, Kansas City Public Library

FIGURE 3. EXTERIOR PHOTO MAP

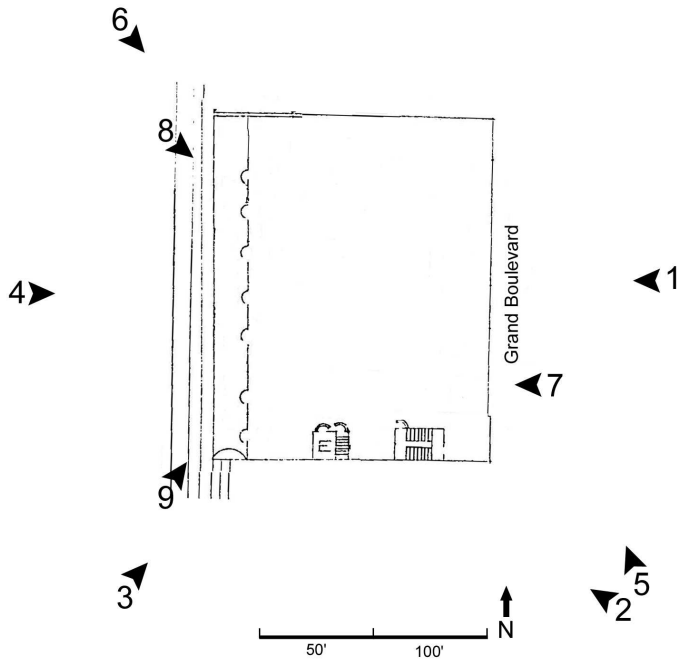


FIGURE 4. FIRST FLOOR PHOTO MAP

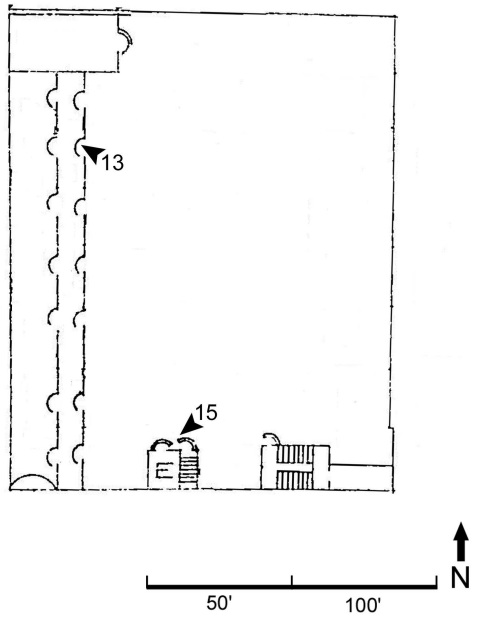


FIGURE 5. SECOND FLOOR PHOTO MAP

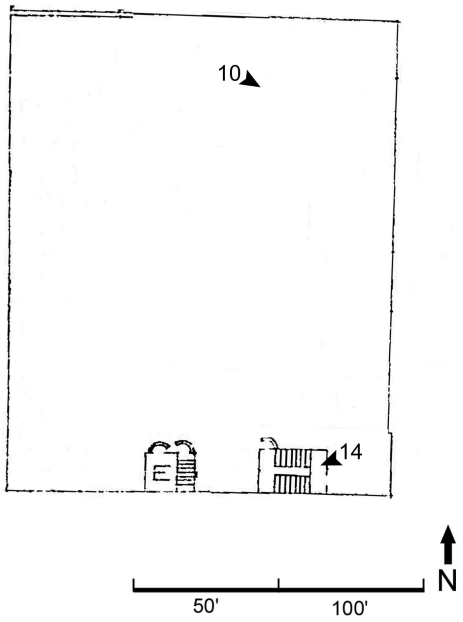
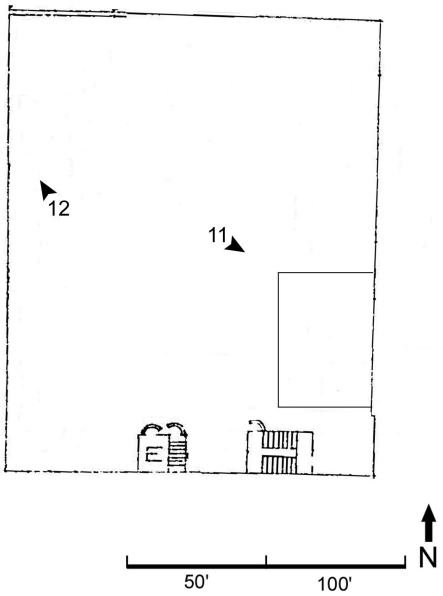


FIGURE 6. THIRD FLOOR PHOTO MAP



Name of Property: Twenty-Twenty Grand Building

City or Vicinity: Kansas City

County: Jackson **State:** Missouri

Photographer: Brad Finch

Date Photographed: August 2011

Description of Photograph(s) and number:
All digital images labeled as follows: MO_JacksonCounty_Twenty-TwentyGrandBuilding_#.tif

1 of 15. Front (east) elevation, view west.

2 of 15. Front (east) and south elevations, view northwest.

3 of 15. South elevation, view northeast.

4 of 15. Rear (west) elevation, view east.

5 of 15. Commercial buildings lining the west side of Grand Boulevard, view northwest.

6 of 15. Loading docks and Belt Line railroad spurs on the west side of Twenty-Twenty Grand Building (posts are two different colors), view southeast.

7 of 15. Replacement storefront with historic entry and display window configuration, view west.

8 of 15. Recessed west wall and sheltered loading dock, view southeast.

9 of 15. Sheltered loading dock, view northeast.

10 of 15. Second floor, open plan, view southeast.

11 of 15. Third floor, historic office partitions, view southeast.

12 of 15. Historic metal hung windows on west elevation, view northwest.

13 of 15. Concrete and wood stairs between basement, first floor, and mezzanine, view west.

14 of 15. Primary stairwell, view southwest.

15 of 15. Freight elevator, view southwest.

TWENTY-TWENTY GRAND BUILDING
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