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 Stenzel, R.O. & Company, Warehouse

other name/site number Powers Regulator Company; McQueeny-Cain Company; Corona Lithograph Company

2. Location

street & town 1811 Walnut N/A not for publication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 May 31, 2007

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ 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:) _____

Signature of the Keeper Date of Action

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.)

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 Function
(Enter categories from instructions)

COMMERCE/TRADE: Warehouse

Current Function
(Enter categories from instructions)

INDUSTRY: Communications Facility

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT

Materials
(Enter categories from instructions)

foundation CONCRETE
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

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)

ARCHITECTURE

Period of Significance

1948

Significant Dates

1948

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kivett & Myers (Architect)

Universal Construction Company (Builder)

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

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

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	3/6/3/1/7/0	4/3/2/8/1/0/0
2	/	/ / / / /	/ / / / / /
3	/	/ / / / /	/ / / / / /
4	/	/ / / / /	/ / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
The South 1 foot of Lot 446 and all of lots 447 thru 449, inclusive, Block 33, McGee's Addition, Kansas City, Jackson County, Missouri.

Property Tax No. N/A

Boundary Justification
(Explain why the boundaries were selected.)
The boundary encompasses the parcel of land historically associated with the building.

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

11. Form Prepared By

name/title Elizabeth Rosin, Principal

organization Rosin Preservation, LLC date 2 January 2007

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 Julie & Sam Meers, Members, Gator Bear, LLC

street & number 601 West 63rd Streeet telephone 816-474-4920

city or town Kansas City state MO zip code 64113

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 R.O. Stenzel & Company Warehouse (Stenzel Warehouse) is located at 1811 Walnut Street, Kansas City, Jackson County, Missouri, about one mile south of the central business district. The Stenzel Warehouse sits on the east side of Walnut Street just south of the intersection with 18th Street in the Crossroads, an industrial district described in the National Register of Historic Places Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." The Stenzel Warehouse is a one-story warehouse with Modern Movement styling that illustrates the Commercial Distribution Offices and Warehouses Property Subtype described in Section F of the Multiple Property Documentation Form. The rectangular, concrete block building rests on a concrete slab foundation. Interior structural elements include steel roof trusses that span the width of the building and a single structural masonry wall that bisects the open warehouse. Buff-colored brick veneers the concrete block on the front (west) elevation and wraps around to the west ends of the north and south side elevations. The concrete block remains exposed on the remainder of the side elevations and on the rear (east) elevation. The low, one-story massing; the large, banded window openings; and the buff-colored brick veneer are typical elements of Modern Movement design and illustrate the style as applied to light-industrial buildings during the post-World War II period. A small rectangular block, added to the south end of the main (west) façade in 1964, contains a secondary entrance and foyer. The addition has red brick walls and is lower in height than the original block. The Stenzel Warehouse retains excellent integrity. Alterations have been minimal, leaving the historic form, features, and materials of the building substantially intact and enabling it to convey feelings about and associations with its period of significance.

ELABORATION

SETTING

The Stenzel Warehouse is in Kansas City's Crossroads area, an industrial district that developed during the first half of twentieth century. Some sections of the Crossroads retain their historic character, while the loss of buildings in other areas has significantly reduced the density of the historic built environment. Asphalt parking lots flank the Stenzel Warehouse on the north and south and are found across the street to the west. An abandoned railroad spur track runs up the alley behind (east of) the building. The parking lot to the south is associated with the building.

The Stenzel Warehouse sits a few feet east of the concrete sidewalk. At each entrance a set of steps rises from the sidewalk to the doors. Below the windows, low, red brick planters fill the space between the sidewalk and the building façade. A third, matching planter sits adjacent to the sidewalk in front (west) of the parking lot

immediately south of the building. Each planter is about three feet high and about three feet deep. The planters' brick walls are laid in a stack bond framed by a single header course on the top and on the ends. Low evergreen shrubs fill the three planters.

EXTERIOR

The Stenzel warehouse has a flat composition roof. The brick walls have limestone coping, while the concrete block parapet walls have clay tile coping. A tall, slender chimney flue rises from the center of the roof. The buff brick flue matches the main façade.

The asymmetrical primary (west) façade of the Stenzel Warehouse has seven bays, which are filled from north to south with an oversized, non-historic metal garage door (in a historic opening); a tripartite window; the main entrance; a tripartite window; a paired window; a tripartite window; and a secondary entrance. Single courses of red header bricks project slightly from the plane of the wall to enframe the bays. There are three frames: one containing the northernmost tripartite window; one containing the entrance; and one containing the three bays of windows south of the entrance. Within the latter frame, red brick pilasters flush with the building wall separate each bay of windows. This treatment clearly reflects the building's Modern Movement design.

On the front elevation, each window opening contains a group of two or three vertical stacks of steel windows. Each stack contains five sashes, only two of which are operable. Counting from bottom, the first sash is a hopper and the third sash is an awning. Metal mesh screens cover the windows on the exterior. Windows on the side elevations are simple six-light steel sashes located high on the walls. Plywood covers the windows on the north elevation.

The Stenzel Warehouse has four pedestrian entrances. The main entrance is an aluminum storefront recessed into the façade of the building. Flanking the central door are sidelights that are equal in size to the door. A full-width transom tops the door and sidelights. The secondary entrance, in the addition at the south end of the front façade, has the same configuration as the main entrance. The two remaining entrances are on the rear (east) elevation and on the south elevation. The appearance of the metal door in the east wall suggests that it may be historic; however, the metal slab door in the south elevation impacts the sill of the window above it and is clearly non-historic.

The building also has three large openings to facilitate the transfer of goods into and out of the warehouse. At the north end of the front elevation is a vehicular opening that provides access from Walnut Street to an interior loading dock for trucks. As mentioned above, a non-historic metal overhead door fills this historic opening. Two openings on the rear (east) elevation have paneled wood overhead doors that provided access to the rail spur in the

alley behind the building. Neither of these doors appears to be original to the building. A raised concrete platform outside the south opening facilitated loading and unloading of train cars.

INTERIOR

Two lobbies and a series of offices line the front (west) wall of the Stenzel Warehouse. The main entrance opens directly into a lobby with wood-paneled and painted plaster walls. Integrated into the east paneled wall is a large rectangular display case. Within the north lobby wall is a receptionist's window. A double-loaded corridor extends south from the east end of the lobby. A conference room and two offices flank the hall on the west side and two bathrooms, a janitorial closet and mechanical rooms flank the hall on the east. A short corridor extends east from the south end of the main corridor and connects the offices to the warehouse area. The secondary entrance and its lobby also connect to this corridor. North of the main lobby is an open office area. The ceilings in the offices and lobbies are a combination of cellulose tiles and dropped ceiling grids with lay-in acoustical panels. Round HVAC vents and rectangular fluorescent light boxes punctuate both ceiling types. The unpaneled walls are painted or covered with non-historic vertical paneling. The carpeted floors have a non-historic rubber base. The rooms with dropped ceilings have radiators on the exterior walls.

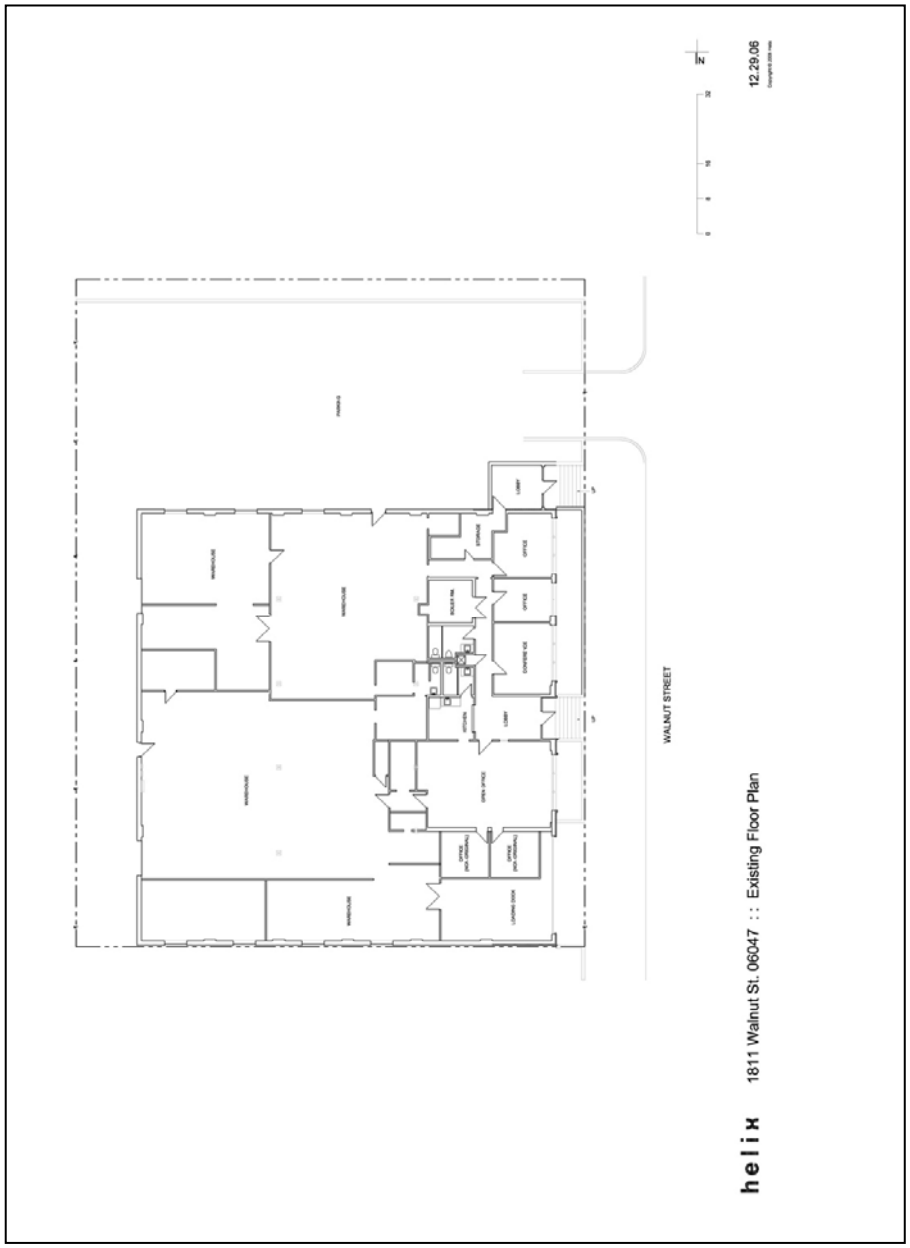
A large, unfinished warehouse space dominates the interior of the building. The truck loading dock is recessed within the building at the northwest corner. Non-historic partitions built of wood studs and drywall divide the warehouse into smaller work areas for the current occupant. The concrete floor and the walls are painted. There is a dropped ceiling with lay-in acoustical tiles.

INTEGRITY

The Stenzel Warehouse retains excellent integrity in the areas of setting, design, materials, and workmanship. The building clearly conveys its historic use as a commercial warehouse and reflects the attributes of the Commercial Distribution Offices and Warehouses Property Subtype described in Section F of the Multiple Property Documentation Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." The vehicular loading dock facing the street and the loading docks facing the rail spur in the alley are distinct design features that convey information about the building's historic relationship to both train and truck transportation. The configuration of spaces and the size and placement of windows reflect the distribution of functions between the large open warehouse that dominates the interior of the building and the smaller area of partitioned offices at the front of the building. The building's exterior materials and design, including its rectangular façade, enframed bands of steel windows, brick veneer, and flat roof clearly communicate its Modern Movement style. The interior warehouse retains the feel of its original open configuration even though non-historic partitions have been constructed. Minimal finishes throughout the building communicate its continued use as a light industrial building. The small addition constructed in 1964 recalls the Modern Movement design of

the main building and does not detract from the original design or workmanship. Overall, the building clearly conveys its original design and industrial function.

FLOOR PLAN



SUMMARY

The R.O. Stenzel & Company Warehouse at 1811 Walnut Street, Kansas City, Jackson County, Missouri is locally significant under National Register Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." The Stenzel Warehouse illustrates the thematic contexts "The Evolution of Kansas City Railroad Freight Industry, 1859-1950" and "Commercial and Industrial Architecture in Kansas City's Railroad Freight Districts, 1859-1950." The building possesses the distinct characteristics of the Commercial Distribution Office and Warehouse property subtype defined in Section F of the MPDF and reflects the evolution of wholesale distribution and warehousing businesses in Kansas City in the late-1940s. The building's simple Modern Movement design, created by architects Kivett & Myers, illustrates the architectural trends popular in the post-World War II period. As described in the MPDF, the majority of freight distribution buildings constructed in Kansas City's freight districts during the 1930s and 1940s had simple masonry construction that often incorporated light-colored brick veneer, functional styling and minimal ornamentation. With its simple cubic form, flat surfaces, and banded windows, the Stenzel Warehouse clearly illustrates these trends. The design also expresses the building's original warehouse function. The Stenzel Warehouse has loading bays on the front and rear that facilitated the shipment of products by both truck and rail. Minimal fenestration on the side and rear elevations consists of small, high windows that distinctly reflect the building's warehouse function. On the interior, the large open warehouse space that dominates the building and the small area of offices along the street-facing elevation also reflect the distinct characteristics of the property subtype. The Stenzel Warehouse retains a very high degree of integrity and is an excellent example of the Commercial Distribution Office and Warehouse property subtype constructed during the post-World War II period. The period of significance for this property is 1948, the year the building was designed and constructed.

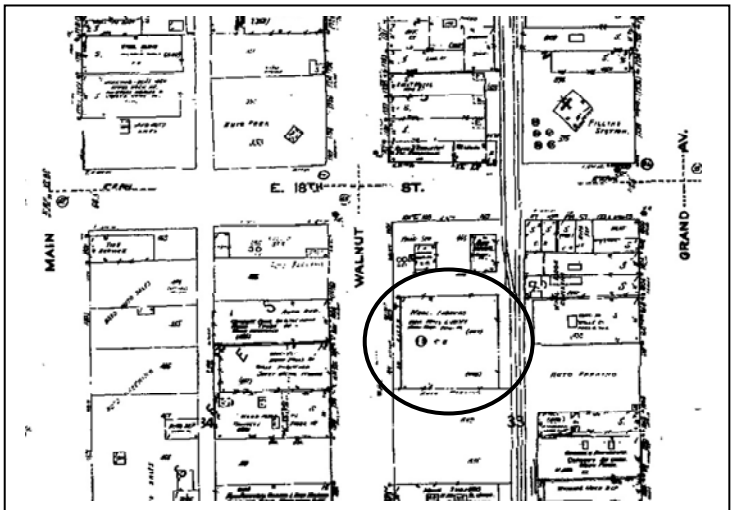
ELABORATION

PROPERTY HISTORY

At the turn of the twentieth century, single-family dwellings, multi-family flats, and retail stores dominated the neighborhood surrounding the intersection of 18th and Walnut Streets. The neighborhood changed considerably following the announcement in 1905 that the new Union Station would be built nearby, although the station was not completed for nearly a decade. Railroad spur lines soon appeared in alleys throughout the area, encouraging the construction of new industrial buildings. By the time the Stenzel Warehouse was constructed in 1948, the surrounding building stock consisted of large, one- and two-story structures housing a variety of industrial businesses, such as sheet metal fabrication and plumbing suppliers, as well as automobile sales and service stations.

Raymond Stenzel began his wholesale liquor business between 1943 and 1945 at 228-234 West 4th Street, near Kansas City's historic city market. It was one of fifteen wholesale liquor operations listed in the city directory that year. Four of these were in the Crossroads area north of Union Station, where Stenzel would soon build.

The building permit for 1811 Walnut Street, dated 1948, lists the architects as Kivett & Myers and the contractor as Universal Construction Company. Stenzel operated the wholesale liquor warehouse at this location until approximately 1956. Subsequent occupants included the Powers Regulator Company, a thermostat manufacturer; the McQueeny-Cain Company, manufacturers of plumbing and heating equipment; and the current tenant, printer Corona Litho Company.



Sanborn Map Company, 1951.

After closing the liquor warehouse, Stenzel became president of the Niles & Moser Cigar Company and later was Chairman of the Board at the drug company McPike, Inc. It appears that Stenzel left Kansas City in 1962 after commissioning Kivett & Myers to design a house in Colorado.

ARCHITECTS[1]

The architectural firm of Kivett & Myers was prolific in Kansas City. Established in 1940 by Clarence Kivett and Ralph Myers, the firm thrived for thirty years. Following World War II, it was Kansas City's leading architectural design firm and produced a broad spectrum of projects, including some of Kansas City's most notable structures. Growing from less than ten employees to almost one hundred employees at its peak, the firm's popularity grew with the increasing acceptance of Modern Movement architecture. Throughout the firm's history Kivett & Myers maintained a philosophy based on purity of form, structural expression and technological innovation that resulted in a high degree of stylistic consistency.

Clarence Kivett graduated from the University of Kansas in 1928. His first job was with the Kansas City firm Madorie & Bihr. During 1930 – 1931, he joined Hoit, Price & Barnes, the Kansas City architectural firm that

[1] The biographical information about Clarence Kivett and Ralph Myers comes primarily from two sources: Donald Hoffman, "A Foundation of Midwest Architecture: Clarence Kivett is the Mentor of More than 50 Design Firms," *Kansas City Star*, 18 October 1982, 1B; and Joe Gose, "Incredible Inspiration is Gone: Clarence Kivett, a Leading Force in Kansas City Architecture Dies at 91.," *Kansas City Star*, 5 December 1996, A1. Both articles were found in the Clarence Kivett Vertical File at the Kansas City (Missouri) Landmarks Commisison office.

designed the Power and Light Company Building and the Fidelity Bank and Trust Building, two of Kansas City's most notable Art Deco skyscrapers.[2] As the economy crashed during the Great Depression, Kivett was laid off from his job. He immediately started his own firm, taking small jobs remodeling stores and commercial buildings and managing construction projects. In 1934, he teamed with the firm Frohwerk & Bloomgarten to design the Moderne-style Katz Drug Store at Westport Road and Main Street in Kansas City, Missouri.

After graduating from the University of Illinois in 1940, Ralph Myers joined Kivett's architectural practice. The two were separated during World War II, but reunited in 1945 and began their abundant and progressive career.

Through the 1950s, Kivett & Myers' projects included small commissions, such as office remodelings and home additions, as well as larger commissions, such as designs for residential and commercial buildings, hotels, libraries, country clubs and nursing homes. Kivett & Myers did the majority of design work for the local Katz Drug Store chain, which was owned by Kivett's uncles, and for the Woolf Brothers department store chain.

During the 1960s and 1970s, Kivett & Myers received larger, more prominent commissions. These included schools, airports, stadiums, banks, and hospitals, although the firm completed interior office renovations, additions and residential designs throughout its history. Kivett & Myers worked mostly in the Kansas City area, but their portfolio also includes projects built across the United States. During the firm's later years, Kivett & Myers received commissions for the Boise Cascade paper company in locations around the country; for athletic stadiums in New Jersey, Buffalo, New York and Santa Clara, California; for hotels in Des Moines, Iowa and Arlington, Virginia; and for a remodeling project at the Waldorf-Astoria Hotel in New York City. Locally their most notable works include the Missouri Public Service Company Building (1956) in Raytown, Missouri; and Temple B'nai Jehudah (1959-demolished), the Missouri State Office Building (1960), Kansas City International Airport (1967), the Jackson County Sports Complex (1967), and the Alameda Plaza Hotel (1971), all in Kansas City, Missouri.

The Stenzel Warehouse was a typical commission awarded to Kivett & Myers during the firm's early years. The building's cubic, Modern Movement styling and its simple form directly relate to its function, and clearly reflect the design philosophy to which the firm adhered throughout its history.

[2] Both the Kansas City Power and Light Company Building and the Fidelity Bank and Trust Building are listed in the National Register of Historic Places.

MAJOR BIBLIOGRAPHICAL REFERENCES

City of Kansas City, Missouri Landmarks Commission. Building Permit. Building permit number 16854. 1948.

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Gose, Joe. "Incredible Inspiration is Gone: Clarence Kivett, a Leading Force in Kansas City Architecture Dies at 91." *Kansas City Star*, 5 December 1996. City of Kansas City, Missouri Landmarks Commission. Clarence Kivett Vertical File.

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PHOTOGRAPHIC INFORMATION

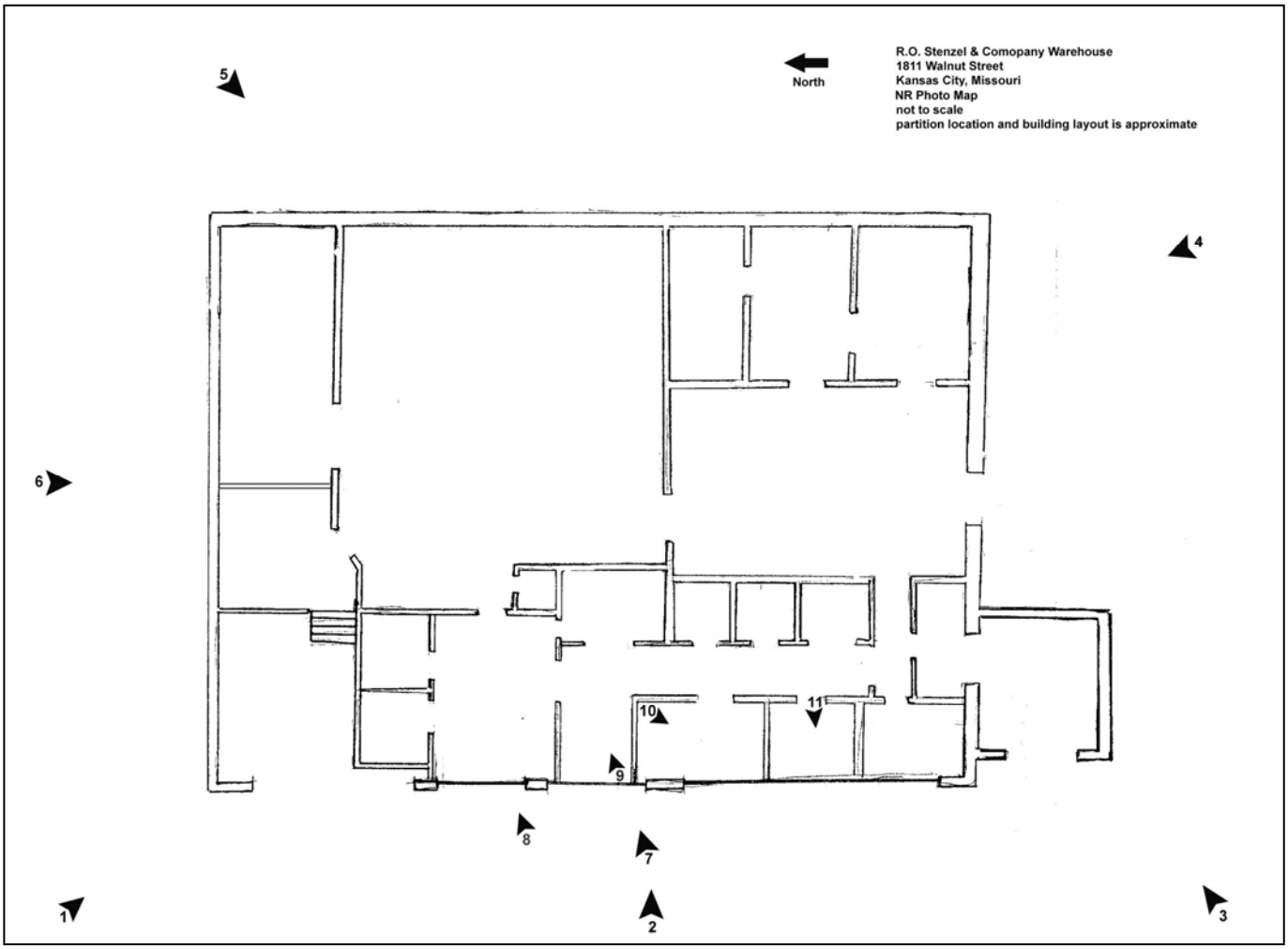
Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs: September 2006

Location of Original Photographs: GatorBear, LLC
601 West 63rd Street
Kansas City, MO 64113

Photograph Number	Description	Camera View
1.	North and west elevations	SE
2.	Front (west) elevation	E
3.	South and west elevations	NE
4.	South Elevation	N
5.	Rear (east) elevation	SW
6.	North elevation	SE
7.	Main entrance, west elevation	NE
8.	West elevation windows, exterior view	E
9.	Main lobby	NE
10.	Conference room	SW
11.	West elevation windows, interior view	W

PHOTO ANGLE KEY



STENZEL, R.O.
+ COMPANY,
WAREHOUSE
1811 WALNUT
KANSAS CITY,
JACKSON COUNTY,
MISSOURI

UTM:
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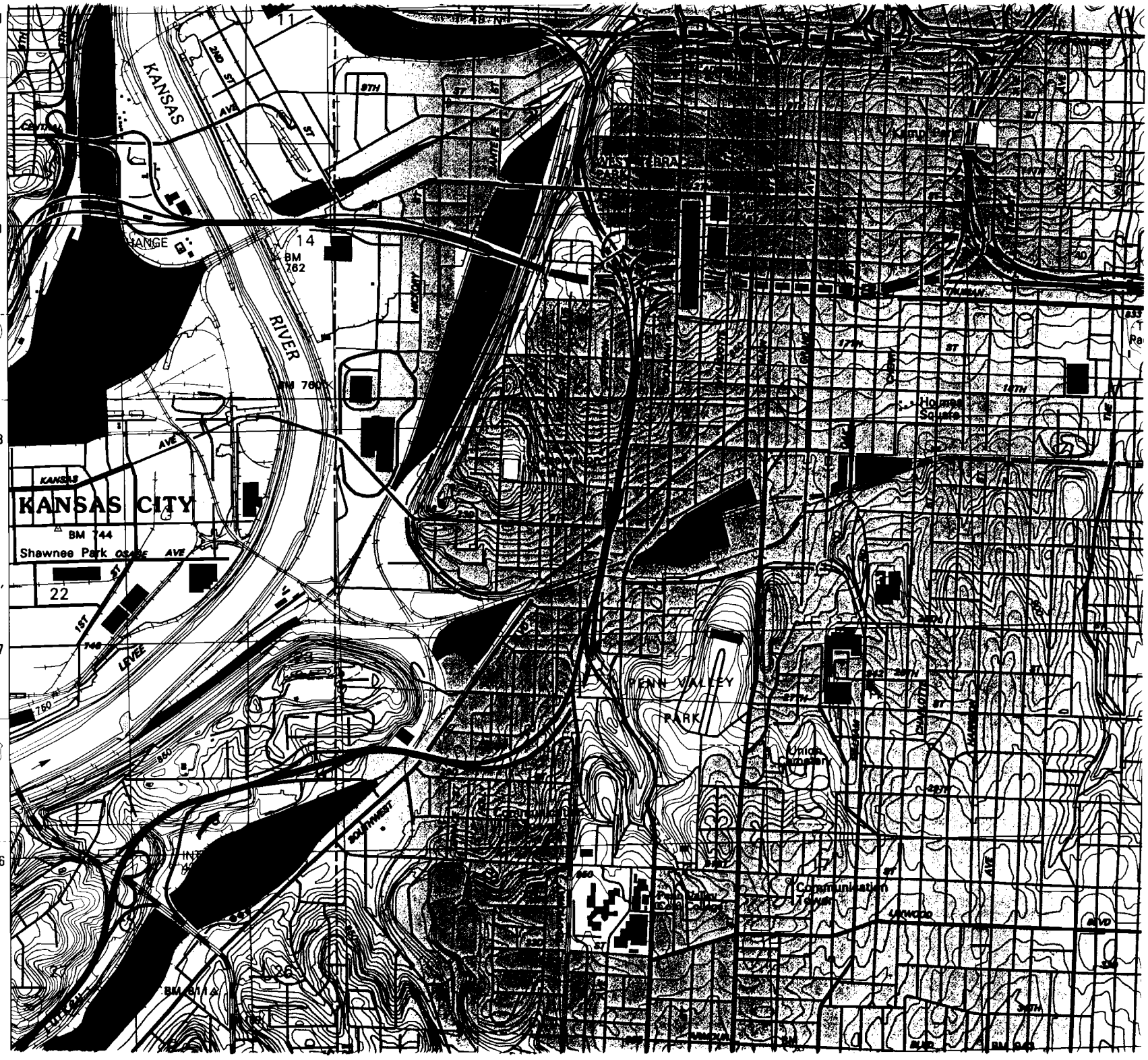
15/4328100N



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