NPS Form 10-900
OMB No. 10024-0018
(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Walnut Street Warehouse and Commercial Historic District
other names/site number n/a

2. Location

street & number along portions of Walnut Street between 15th and 17th Streets; 1701-1703 Walnut Street; and 1532 and 1600-1602 Grand Boulevard [n/a] not for publication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 64107

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 [ ] nationally [ ] statewide [x] locally. (See continuation sheet for additional comments [ ].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date 12 August 1999

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

State or Federal agency and bureau

4. National Park Service Certification

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

[ ] 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 see continuation sheet [ ].

5.Classification

Ownership of Property

[x] private
[ ] public-local
[ ] public-state
[ ] public-Federal

Category of Property

[ ] building(s)
[x] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

contributing	noncontributing	
13	0	building
0	0	sites
0	0	structures
0	0	objects
13	0	total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

COMMERCE/TRADE: business
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: warehouse

Current Functions

COMMERCE/TRADE: business
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: warehouse

7. Description

Architectural Classification

LATE VICTORIAN: Romanesque
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT

see continuation sheet [ ].

Materials

foundation Stone
walls Brick
terra cotta
roof synthetics
other stone

see continuation sheet [ ].

NARRATIVE DESCRIPTION

See continuation sheet [x]

8.Statement of Significance

Applicable National Register Criteria

[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.

[X] 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

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
COMMERCE
ARCHITECTURE

Periods of Significance
1899-1946

Significant Dates
N/A

Significant Person(s)
N/A

Cultural Affiliation
N/A

Architect/Builder
DeFoe, Victor
Peters, Nelle
Van Brunt & Howe
Root & Siemens

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

9. Major Bibliographic 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:

[x] State Historic Preservation Office

[ ] Other State Agency

[ ] Federal Agency

[X] Local Government

[ ] University

[X] Other:

Name of repository: Kansas City Public Library

10.Geographical Data

Acreage of Property 3.7 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	363290	4328580	15	363290	4328500

C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	363320	4328500	15	363320	4328420

[X] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cydney E. Millstein

organization Architectural and Historical Research, L.L.C. date April 28, 1999

street & number P.O. Box 22551 telephone 816-363-0567

city or town Kansas City state MO zip code 64113

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

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

name Thomas H. Trabon (form prepared for)

street & number Master Realty Properties, Inc. 410 W. 8th Street telephone 816-474-9333

city or town Kanas City state MO zip code 64105

Summary:

The proposed Walnut Street Warehouse and Commercial Historic District is generally bounded by 15th Street through 17th Streets on Walnut and also includes two additional properties located at 1532 and 1600-02 Grand Boulevard. The proposed district lies just south of the southern boundary (Truman Road) of the Kansas City's Central Business District and anchors the northern edge of the city's Midtown area. There are a total of thirteen properties, all of which are contributing, within the district. Dates of the district's resources range from 1899 to 1946, while the majority of buildings were constructed between 1902 and 1926.

Representing a collage of styles and types, the Walnut Street Warehouse and Commercial Historic District features buildings influenced by the Romanesque Revival, Gothic, Sullivanesque, and designed in variations on common themes, that of the two-part commercial block, and tapestry brick. All of the district's properties are of masonry wall construction with brick exteriors and range in height from one to seven stories. Terra-cotta ornamentation embellishes several of the primary facades. In general, the buildings within the proposed district possess a consistent integrity of design, materials, workmanship, setting and location. They remain in good condition and have retained the majority of their historic features to convey their historic significance, although several storefronts have been altered during the late 1950s through the 1970s.

It is important to note that the boundary for the National Register district skirts a prominent parking lot located on the west side (McGee's Addition, block 24, lots 300-305) of the 1600 block of Walnut across from the historic Emery, Bird and Thayer Building. According to maps and atlases this block has historically remained undeveloped.

Individual Property Descriptions

The following building-by-building descriptions are organized north to south on Walnut Street, the west side followed by the east side; then the west side of Grand Boulevard from north to south. The street address appears first, then the building's historic name (if known), date, architect and/or builder(if known), description (with emphasis on the main facade), and comments on style and integrity. Contributing (C) status and photograph number (#) are also noted.

The west side of Walnut Street, from north to south:

1. 1512-1516 Walnut Street; (1927). Two-story, tapestry brick vernacular commercial building constructed by Orlando O. Concannon, contractor. Built on a stone foundation, this building has a flat tar and gravel roof. Single-light modern

doors with transoms are located at the north and south bays of the main facade. Large display windows feature multi-light transoms. A large multi-panel, metal, non-original overhead garage door (added c. 1956), with wood-framed lintel, is located in the second bay from the south. Modern, one-over-one light, double-hung, sash windows with stone sills and continuous soldier brick lintel are grouped in threes on the second story. A wooden belt course runs below the second story windows. Cut-stone in diamond shapes with leaf motif adorns the parapet wall. Stone coping tops the parapet. With the exception of the addition of an overhead door at the main facade and window replacement, the building remains unaltered from its original design and retains the majority of its historic integrity. (C) Photo #1, 2.

2. **1518 Walnut Street; Smith St. John Manufacturing Company (1926).** Three-story, brick commercial building, designed by J. C. Sunderland, architect and constructed by L. Breitag & Sons Construction Company. This building has a stone foundation and a flat tar and gravel roof. Display windows flank a recessed, centrally-placed entrance, with a paired, single-light door with transom. Both the door and the transom area are covered with stainless steel sheathing. Stainless steel sheathing also covers both the transoms above the display windows and kick plate. The first story is faced with terra-cotta and a terra cotta oundy molding visually separates the first and second stories. Symmetrically-placed terra-cotta medallions, with raised fleur-de-lis motif, adorn the upper section of the first story. Fenestration at the second and third story consists of paired, recessed casement windows with terra-cotta lug sills. The sills feature pellet molding. The parapet wall is embellished with alternating terra-cotta heraldic motif and rectangular panels. The heraldic motif consists of a shield topped with a profile of an eagle. A cut-stone egg and dart banding delineate the rectangle panels. A circle design painted green is located in the center of each panel. Stone copping with fretwork design tops the parapet. There has been scant alteration to this building, therefore it retains the majority of its historic integrity. (C) Photo #1, 2.

3. **1522 Walnut Street; Goldblatt Tool Company (1922).** Two-story, brick commercial building designed by Victor DeFoe, architect and constructed by C. C. Peterson. Built on a stone foundation, this building has a flat tar and gravel roof. Two-story, stone Doric pilasters visually separate the facade into three bays. Two entrances, comprised of multi-light wooden doors with compound Gothic-styled ogee arch surrounds, are located at the first story. One entry is slightly recessed and located at the south end of the facade, while the other is centrally-placed and housed within a cut-stone Gothic arch. The large display window to the north of the central entrance is covered with plywood; lights in the multi-light transom have been painted. Soldier bond brick lintel runs above transoms. Second story fenestration consists of multi-light hinged windows with brick sills. Non-original aluminum awnings cover the windows. A cut-stone course runs above the second floor. Stone copping tops the stepped parapet. Stone brackets are located at the corner of the

parapet wall. Although the storefront has been altered at its northern end, the building retains a high degree of its historic integrity. (C) Photo #1, 2, 3.

4. 1524-1526 Walnut Street; Townsend Printing Company (1924). Two-story, tapestry brick commercial building. Designed by Kansas City architect Nelle Peters and constructed by the Carl Bliss Building Company. Built on a stone foundation, this building has a tar and gravel roof. There are three entrances at the main facade. The northern-most entrance displays a recessed, modern single-light, aluminum frame door. Flanking the entrance are modern display windows (plywood covers the display window to the south). The central entrance is recessed, and covered by plywood, while a third entrance featuring a single-light (obscured by plywood) wooden door is located at the south end of the facade. A brick course runs above the leaded glass multi-light transom. Second story fenestration is paired, six-over-one, double hung, sash with cut-stone continuous sill and brick surrounds with stone accents. One window has been covered with plywood and one upper sash of another window has been obscured by masonite. A rectangular band of brick, laid in soldier course and stone accents, decorates the parapet wall. Six cut-stone squares accent the corners of the parapet wall. Stone copping runs along the parapet. Because there has been minimal alteration to its main facade, the building retains a high degree of its historic integrity. (C) Photo #1, 2.

The east Side of Walnut Street, from north to south:

5. 1509-11 Walnut Street; Grand Avenue Storage Company (1902; 1958, alterations). Five-story, brick warehouse building with Romanesque Revival elements designed by J. O. Hogg, architect and constructed by James T. Patterson, contractor. Built on a stone foundation, this building has a flat tar and gravel roof. The first story facade was altered in 1958. Alterations include: a recessed entrance with a modern, single-light, aluminum frame door with single-light transom and single-light sidelight; tripartite modern aluminum frame windows (upper sash are hinged); and raised rectangular panels with the letter "B" placed in the upper south portion. A metal canopy runs above the first story; original transoms have been covered. A recessed rectangular brick panel is located above the storefront level. A prominent arcade at the fourth story dominates the main facade. Fenestration of the second and third story are paired, one-over-one, double hung, sash with stone sills. A continuous stone sill runs below the second story fenestration. Arched fenestration at the fourth floor is tripartite, one-over-one, double-hung, sash. The fifth story windows consist of paired, one-over-one, double hung, sash windows with stone sills, brick surrounds and lintels. A brick string course runs above the fifth story windows. Elaborate metal tie rods are located on the third and fourth story. Raised rectangular panels adorn the spandrels. The parapet wall terminates in a corbeled brick cornice and stone coping. Although the storefront of this property has been altered, the building retains the majority of its historic integrity. (C) Photo # 4.

6. 1515-17 Walnut Street; General Testing Laboratories (1946; 1948, addition). Two-story, brick commercial building, designed by architect Edwin E. Kratz. Built on a concrete block foundation, this building has a flat tar and gravel roof. The northern portion of this building is a 1948 addition. The first story of the original building consists of centrally-placed, paired recessed entrances. Fenestration of the first floor consists of a tripartite display window; the central unit has been infilled with glass block. Second story fenestration has been infilled with brick and modern, fifteen-light fixed windows. Additional windows, located at the second story of the central bay above the entrance, have been infilled with glass block. A metal canopy projects over the 1946 unit. The 1948 addition consists of a recessed first-story entrance at the far south bay. The entrance features an apron door with six light upper panels above three wooden panels. To the north of the entrance is a tripartite display window; central unit is composed of glass block. Fenestration of the second story is multipaned, hinged industrial. A stone parapet runs along the roofline of the entire building. In spite of alterations to the second-story windows of the original unit, the building retains its historic integrity. (C) Photo # 5, 6.

7. 1529-1535 Walnut Street; Campbell Paint and Glass Company (1915-1916; 1939, addition). Seven-story, brick warehouse building designed by Kansas City architect J. C. Sunderland. The building is constructed on a reinforced concrete foundation and has a flat tar and gravel roof. The first and second stories of the original building were substantially altered in 1974. Alterations include: first floor windows infilled with face stone; walls of the recessed entrance covered with glazed green brick; a modern, single-light, aluminum framed door to the north and a modern aluminum framed door covered with plywood to the south. Brick piers divide the facade into four bays. The second-story fenestration features modern, single-light, fixed windows, while an original opening has been infilled with brick. Each bay of the top five floors is fenestrated with ribboned, one-over-one, double hung, sash modern windows with continuous sill. The windows are further embellished with terra-cotta egg and dart molding surround. A water table acting as a continuous sill visually separates the seventh story from the remaining stories. Ornate terra-cotta brackets, each displaying an eagle standing on a wreath, support a stone cornice. An elaborately designed frieze runs below the cornice. With minor alterations,the secondary facade (south) is similar in articulation at the third through seventh floors. A non-original enclosed corrugated metal walkway, connecting to 1601-1615 Walnut Street, was added to the western-most bay of the fourth story. Alterations to the storefront and second story duplicate that of the primary facade. The central bay of the first and second story has one-over-one, sash windows; lower sash has been infilled with wood and/or louvered vents. Above these windows are small square hopper units. The next two bays (second story) to the east house modern tripartite windows. A one-story addition extended the building to the north in 1939. The addition was faced with stone in 1974. A modern, single-light,

aluminum-framed door is located at the north end of the addition. Fenestration consists of paired multi-light hinged windows. Recessed brick panels are located in the parapet wall. Stone coping runs along the parapet. Although the storefront of this building have been altered and windows have been replaced, the building retains enough of its historic integrity to convey its significance. (C) Photo # 6, 7, 9.

8. 1601-1615 Walnut Street; Emery, Bird & Thayer Company Warehouse (1899-1900; 1905 addition). Six-story, brick warehouse. The original unit was designed by the architectural firm of Van Brunt & Howe and was constructed by Hollinger & Mitchell, contractors. Built on a stone foundation, the Emery Bird and Thayer Company building has a flat tar and gravel roof. The 1905 addition, built to the south of the original unit, essentially replicates the 1899-1900 design. The first story which features horizontal raised brick banding, is distinctive from the upper stories. The central three bays of the first story house multiple entrances. The entrance to the north is a multipaned overhead garage door. The central entrance is a single-light door (cladded in metal sheathing) with display windows and transom, which have been covered with plywood. Additionally, there is a metal overhead garage door. The first story fenestration (north to south) is as follows: first bay features three, segmental arched, six-over-six double-hung sash with stone sills; second bay features paired three-over-three with tripartite transom. Fenestration of the second through six stories is paired, six-over-six, segmental arched with stone sills. Brick quoining marks the corner of the original building (between fourth and fifth bay). Corbeled coursing is located between the first and second stories, while a brick corbeled cornice adorns the parapet wall. The secondary (north) facade features a non-original corrugated enclosed walkway at the fourth floor which extends north to 1529-1535 Walnut. In addition, the eastern-most bay, first story, houses a multi-panel overhead garage door, partially covered with plywood. A metal cornice and plain hood mold tops the entrance. Basement fenestration features one light, fixed windows with radiating voussoirs and stone sills. Remaining fenestration is six-over-six, double hung, sash with radiating voussoirs and stone sills. The building has retained a high degree of its historic integrity, in spite of the rather poor condition of several of the windows. (C) Photo # 8, 9, 10.

9. 1617-1621 Walnut Street; NS Automobile Sales Company (1917). One-story, brick commercial building designed by Herman Stroeh, architect, and constructed by Alex Kinghorn, contractor. This building features a stone foundation and a tar and gravel steel truss roof. The modest unit to the north was constructed first, followed six months later by the construction of the southern unit. The northern section has been altered with the following: display window infilled with glass blocks; modern, single-light, aluminum frame door; and modern, multi-panel, overhead garage door displaying a brick surround, with stone accents. The southern portion displays a multi-light paneled overhead garage door. Some of the display windows at the storefront level to the north, as well as an additional entrance, have been covered with plywood. The northern-most entrance, a single-light door with

multi-light transom, is original. The curved parapet is crowned by stone coping. In spite of alterations, the building has retained the majority of its historic integrity. (C) Photo # 10.

10. 1623-1627 Walnut Street; Exide Battery Depot (1916). Two-story brick commercial building, designed by Herman Stroeh, architect and constructed by Fogel Construction Company. Built on a stone foundation, this building has a flat tar and gravel roof. A smooth concrete plinth is exposed at the first story. A modern, aluminum-frame entrance, located at the south end of the main facade, is covered with non-original plywood. A multi-paneled wooden overhead garage door with multiple lights, is situated at the north end of the main facade. A wooden lintel runs above the garage opening. Projecting two-story piers with stone amortizements, visually divide the facade into bays. Metal-framed, industrial fenestration features multipaned, awning units with stone sills. A corbeled brick cornice and tile coping further adorns the building. Articulation of the secondary (south) facade is similar in design to the main facade, except for the presence of multi-light overhead garage doors. In spite of a few alterations to the first story, the building retains a high degree of its historic integrity. (C) Photo # 10, 11.

11. 1701-1703 Walnut Street; The Taylor Building (1902). Five-story brick warehouse building with Sullivanesque and Classical elements. The design of the Taylor Building is attributed to the Kansas City architectural firm of Root & Siemens. Built on a stone foundation, this building has a flat tar and gravel roof. The recessed modified main entrance features paired centrally-placed, single-light aluminum framed modern doors. A denticulate cornice, supported by plain brackets, crowns the main entrance. Eight-over-eight, double-hung, sash basement windows are obscured by metal security screens. A prominent cut-stone water table runs above the street level fenestration. The second story displays one-over-one, double-hung, sash with multipaned sidelights and transoms set below tripartite compound arches. A projecting stone band course separates the second and third stories. Fenestration at the third and fourth stories is one-over-one, double-hung; second-story units display flat stone lintels and stone lug sills, while the third story windows feature stone sills. Two-story brick surrounds frame the third and fourth story windows. Fifth story fenestration is paired, double-hung, sash placed within a Palladian motif; the base of these units rest on a projecting denticulated sill supported by acanthus brackets. A stone stringcourse defines the parapet wall and is supported by consoles that are deeply undercut with Sullivanesque ornamentation. The secondary facade (north) is similar in design to the of the main facade. A square tower with the name "Taylor" in relief, is placed at its eastern facade. In addition, the three eastern-most bays of the first story contain the following (e-w): paired one-over-one, double-hung, sash, rounded arch windows with continuous stone sill and radiating brick voussoirs; and a recessed entrance featuring an apron panel wooden door flanked by sidelights. The remaining bay has been infilled with concrete block. A pressed metal lintel separates

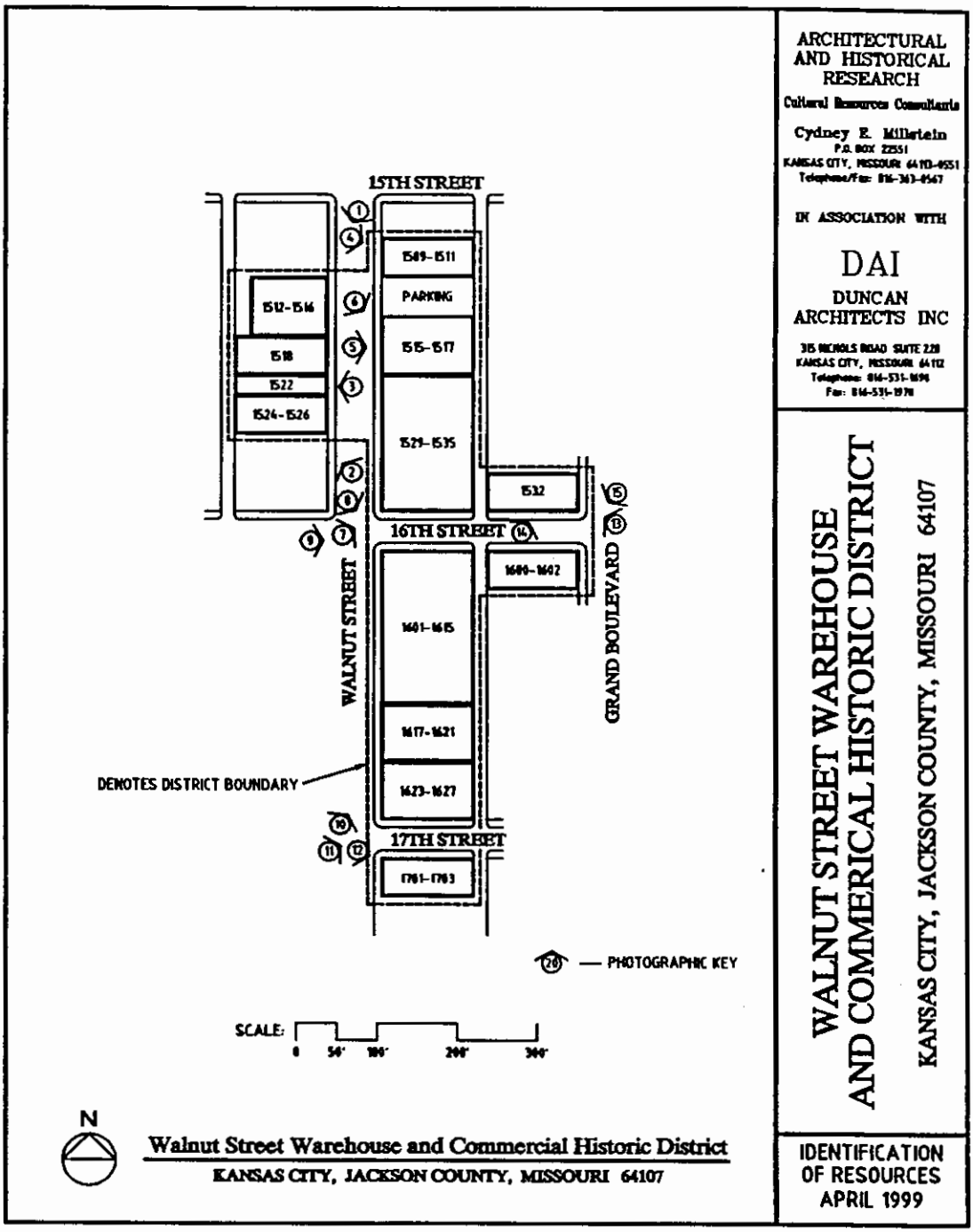
the concrete block portion from multi-light rounded transom. With the majority of its original exterior features intact and in good condition, the building retains a high degree of its historic integrity. (C) Photo # 12.

The west side of Grand Boulevard, from north to south:

12. **1532 Grand Boulevard; Crane Company (1925).** Two-story brick commercial building designed by R. H. Sanneman and constructed by Miller-Stauch Construction Company. Originally the main facade faced south. Presently the main facade faces east and has been altered (date unknown). Modern plate glass display windows, with paired transom, have replaced the original fenestration of the first story. A modern, single-light, aluminum-framed door, with sidelight and triple light transom, is located at the north bay. A stone plinth runs below the first story windows, while a cut-stone water table runs above the first story. A bracketed stone cornice table runs below the second story windows. Second story fenestration features modern, one-over-one, double-hung, sash windows with continuous stone sills and soldier bond brick lintels. A plain frieze rests below a denticulate cornice. Paired brackets support the denticulate cornice. Stone coping runs along the parapet. The south facade is similar in design to that of the main facade, except for the following alterations: basement windows infilled with brick; three easternmost bays of the first story infilled with brick; original entrance, central bay, infilled with brick; and modern, tripartite windows (transoms have been obscured) in the western-most bays. The north facade is without articulation. Although the building has undergone modification to its storefront and general orientation, it retains a high degree of its historic integrity. (C) Photo # 13, 14.

13. **1600-1602 Grand Boulevard; Mitchell Motor Company (1909-1910).** Two-story, buff brick, commercial building designed by the architectural firm of Root & Siemens and constructed by the Urban Construction Company. Concrete foundation and a flat tar and gravel roof. The first story consists of modern plate glass display windows obscured by metal security bars. Modern, single-light, aluminum-framed doors with single-light transom are located at the north and south bays of the main facade. A canvas awning shields the first story. Terra-cotta, terminating in a scroll and festoon design, clads the first story. The second story fenestration displays terra-cotta surrounds with guilloche and fret motif. Fenestration of the second story has been obscured by metal sheathing. A denticulate terra-cotta cornice table runs below a shaped parapet. Terra cotta coping runs along the parapet. The north façade measures nine bays wide. Terra-cotta treatment at the first and ninth bay repeats that of the main facade. The first three bays (e-w) of the first story consist of modern, aluminum-framed, display windows with multi-light transoms (first bay of both the first and second story are multi-light). With the exception of the central bay, the display windows and transoms have been painted. The next four bays house original prominent, one-over-one, sash windows with transoms. The ninth bay

displays a slab door with a cornice hood, flanked by display windows and a transom covered with plywood. Directly above the entrance are paired, fixed multipaned wood-framed windows with transom. Fenestration of the second story, first through eight bays (e-w) is paired, one-over-one, sash with painted transoms. Four fixed windows with transoms (covered with plywood) are located at the ninth bay. In spite of the fact that the second-story fenestration of the east facade has been obscured, the building retains much of its historic integrity. (C) Photo # 9, 15.


15TH STREET
16TH STREET
17TH STREET
WALNUT STREET
GRAND BOULEVARD
1509-1511
PARKING
1512-1516
1515-1517
1518
1522
1524-1526
1529-1535
1532
1600-1602
1601-1615
1617-1621
1623-1627
1701-1703
DENOTES DISTRICT BOUNDARY
— PHOTOGRAPHIC KEY
SCALE:
0 50' 100' 200' 300'
N
Walnut Street Warehouse and Commercial Historic District
KANSAS CITY, JACKSON COUNTY, MISSOURI 64107
ARCHITECTURAL AND HISTORICAL RESEARCH
Cultural Resources Consultants
Cydney E. Millstein
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Fax: 816-531-1970
WALNUT STREET WAREHOUSE AND COMMERICAL HISTORIC DISTRICT
KANSAS CITY, JACKSON COUNTY, MISSOURI 64107
IDENTIFICATION OF RESOURCES
APRIL 1999

Summary:

The Walnut Street Warehouse and Commercial Historic District is locally significant under National Register Criterion A for the area of COMMERCE and under Criterion C for the area of ARCHITECTURE. The Walnut Street Warehouse and Commercial District represents one of the remaining continuous linear commercial areas associated with the early development of the Midtown area of Kansas City, Missouri. Its growth pattern followed the advent of mass transit, Kansas City's railroads and Union Station which, in turn, spurred on a real estate boom in the surrounding area. The intact grouping of brick commercial buildings, linked by common architectural urban dialects and function, are designed by some of Kansas City's most prominent architects, including J. O. Hogg, Victor DeFoe, Nelle Peters, Van Brunt & Howe and Root & Siemens. In addition, the Walnut Street Warehouse and Commercial District was the location of several buildings that were associated with some of the most prominent historical commercial enterprises in Kansas City, namely the Emery, Bird and Thayer Company, Smith-St. John Company and John Taylor Dry Goods Company. The period of significance begins in 1899 and ends in 1949 at the arbitrary fifty-year cut-off date for National Register properties.

Elaboration:

Located in the northern-most central section of the Midtown area of Kansas City, the Walnut Street Warehouse and Commercial Historic District was once the location of a residential neighborhood. As illustrated in a 1900 atlas of Kansas City, Walnut Street from 15th through 17th Streets were dotted with modest one-story wood framed houses and a small assortment of brick buildings. Many of the lots, especially in the blocks south of 16th Street, including portions of blocks 23, 24, and 27, remained unimproved. The actual transition from a mostly residential neighborhood to a warehouse and commercial district actually began 1899 and continued a steady growth pattern into the first decades of the twentieth century.

It appears that the introduction and ensuing success of the cable car and electric trolley had much to do with the overall development of the Walnut Street Warehouse and Commercial District area. Cable railways operated good routes from the West Bottoms and the Central Business District southward beginning in 1885, promoting the development of Midtown commercial and residential neighborhoods, especially close to Main Street and Troost Avenue. The Grand Avenue Railway Company received a franchise in 1886 to run a cable car line south from the city market area along Grand Avenue (now Boulevard) and Main Street to Westport (40th Street). Subsequent lines followed. By 1908, nearly all the city's cable lines had been converted to electricity (Piland and Uguccioni, 18; Millstein, 23). Accessible transportation united the city, linking its commercial areas, such as the Walnut Street Warehouse and Commercial District with the CBD to the north and residential areas lying generally to

the south and east.

The early development of the Walnut Street Warehouse and Commercial Historic District was also generated by the fact that Kansas City had become a major railroad center. Manufactured goods, along with passengers, could be transported in and out of the metropolitan area on as many as 400 trains that ran daily on twenty-six lines.

Benefiting from reliable inter-city mass transit and railroad transportation was the Emery, Bird and Thayer Company Warehouse building, the earliest extant commercial property in the Walnut Street Warehouse and Commercial Historic District. Constructed in 1899-1900 at 1601-15 Walnut Street, Emery, Bird and Thayer more than likely took advantage of the Metropolitan Street Railway Company's line that ran directly east of their warehouse, through the alley to a large sub-station located at 1501-07 Walnut Street. At this point, the Metropolitan's line snaked south to the Chicago, Minneapolis and St. Paul rail yard at 21st Street and Baltimore Avenue. Emery Bird and Thayer, touted as "the largest institution of its kind in the southwest" (*Kansas City Star*, September 21, 1913), maintained buying offices in cities throughout the world, including New York, London, Paris, Berlin, Yokohama, Kobe and Hong Kong, and were perpetually dependent on rail to keep an adequate and up-to-date stock.

In Kansas City, department stores such as Emery, Bird and Thayer, "grew from the coincidence of large urban populations and the availability of ever more consumer goods" (Schirmer and McKenzie, 51). The company began selling dry goods in 1863 as a small general merchandise shop and later launched into one of the most impressive and popular department stores in Kansas City. The vernacular brick warehouse at 16th and Walnut Street, with stables located at the first two floors, served as storage for the downtown retail store until its closing in 1968. As the largest building in the Walnut Street Warehouse and Commercial Historic District and one of the most significant of its type in the entire Midtown area, the EBT building is the last surviving vestige of a once unrivaled retail store that served seven generations of Kansas Citians. Coincidentally, the warehouse building was designed by Van Brunt and Howe, the architects of the retail store that once stood at 11th and Grand.

The most active period of construction in the Walnut Street Warehouse and Commercial Historic District occurred during the first two decades of the twentieth century, mirroring the local building boom. It was during this period that the general complexion of the area noticeably changed. While several of the 19th century dwellings were extant as late as 1909 (i.e., at the eastern half of block 17), by 1925, the area was entirely commercial in nature. This increase was undoubtedly due to a fifty-four percent jump in the city's population and the erection of Union Station (1910-14) at 24th Street and Grand. "This major construction project had a considerable impact on the surrounding Midtown area setting off a real estate boom

in the area of 17th and Main Streets" (Piland and Uguccioni, 27). Additionally, Kansas City's love affair with the automobile accelerated during this era, which in turn, prompted the formation of automobile-related enterprises.

Paralleling the function of the EBT building, the two earliest properties from this period of construction in the Walnut Street Warehouse and Commercial Historic District were also designed as warehouses. The Taylor Building, located at 1701-1703 Walnut and built in 1902, was erected as a storage facility for the John Taylor Dry Goods Company, founded in Kansas City in 1881. Taylor's remained a landmark store (the original retail address was at 10th and Main) until it was purchased by Macy's in 1947. The five-story brick and stone warehouse on Walnut Street, with its Sullivanesque and Classically-inspired ornamentation, stands as one of the most distinctive buildings in the district. Its design, which called for basement stables, is attributed to the prominent Kansas City architectural firm of Root & Siemens. The remaining warehouse building from this period is the Grand Avenue Storage Company Building (1509-11 Walnut), designed in the Romanesque Revival by Kansas City architect J. O. Hogg and constructed in 1902. The Berlau Paper House, which handles the wholesale distribution of industrial and printing papers, has occupied this corner location since 1915.

With the building of three warehouse facilities in a span of three years, the Walnut Street Warehouse and Commercial Historic District was anchored at all three blocks. Subsequent development, which did not take place for seven years, brought in new and varied businesses, including The Mitchell Motor Company, an elaborately embellished, two-story buff brick building designed by Root & Siemens constructed in 1909-10; The Campbell Paint and Glass Company, a four-story, three-part vertical block building located at 1529-35 Walnut Street. Designed by J. C. Sunderland, the Campbell Paint and Glass Company, in business since 1879, established branch offices in five other cities. Additionally, several automobile-related enterprises, including The Exide Battery Depot (1623-27 Walnut Street) and NS Automobile Sales Company (1617-21 Walnut Street), established their firms in the district. These two commercial buildings were designed by Kansas City architect Herman Stroeh.

Like the preceding decade, the pace of construction in the district was fairly consistent in the 1920s, and the construction of smaller commercial buildings was the norm. The overall change in scale and size of buildings may be attributed to the fact that in 1920 the first City Planning Commission was formed to regulate controls on the built environment. As building heights increased, the zoning ordinance required set-backs on new high-rise construction. Although these new stipulations may have impacted the general direction of building design in the Walnut Street Warehouse and Commercial District, it may have been simply that the available lot size coupled with an instituted trend toward more modest design in the Midtown area, affected the overall architectural vocabulary of the district. Furthermore, the general character

of the district trade naturally eschewed the more sophisticated, high-style architectural trends that defined the central business district to the north.

Five businesses chose to locate in the Walnut Street Warehouse and Commercial Historic District during the decade of the 1920s through the peak of the building boom in 1927 including: The Goldblatt Tool Company (1522 Walnut Street), built in 1922; The Townsend Printing Company (1524-26 Walnut Street), constructed in 1924; The Crane Company, a plumbing supply firm (1532 Grand Boulevard), constructed in 1925; and the Smith St. John Manufacturing Company, a hotel supply firm (1518 Walnut Street), erected in 1926. Smith St. John grew to become one of the oldest restaurant equipment suppliers in the nation. A two-story commercial building located at 1512-16 Walnut and constructed in 1927, remained vacant for several years. Generally speaking, these two and three story brick buildings feature a modest display of terra-cotta or stone trim at the main facade. Two buildings, the property at 1512-16 Walnut Street and the Townsend Printing Company, designed by Nelle Peters, exhibit Tapestry Brick. The Goldblatt Tool Company Building, designed by Victor DeFoe, is embellished with Gothic-inspired stone ogee arches at the main facade.

Construction in the Walnut Street Warehouse and Commercial Historic District was non-existent during the 1930s, partly due to the lack of attractive lots for sale in the district, yet mostly due to the economic depression. The last building to be constructed in the district was the General Testing Laboratories Building (1515-17 Walnut Street). Designed by local architect Edwin E. Kratz and constructed in 1946, the polygonal storefront in buff brick adds a modern interest to the district.

Businesses located within the Walnut Street Warehouse and Commercial District continued to prosper during the ensuing decades. Emery Bird and Thayer Company occupied their warehouse until 1970 when the property was sold, following the closing of their retail store in 1968. Smith St. John Manufacturing Company occupied their original building at 1518 Walnut Street until 1992. The Berlau Paper Company still operates their wholesale trade from 1509-11 Walnut Street. At the present time it is planned to rehabilitate several buildings within the district, including 1532 Grand Boulevard, 1529-35 and 1601-15 Walnut Street. Because these are tax credit projects, all proposed work will comply with the Secretary of Interior's Standards for Rehabilitation.

Brief Biographies of Related Architects

Victor DeFoe
After working as a clerk and architect for American Sash, Door and Fixture Company, Kansas City, Victor Jacques DeFoe (1892-1975) became employed as a draftsman for the J. C. Nichols Company, then as an architect with J. W. McCallum Construction

Company. In 1920, DeFoe set up an independent practice from his residence in Kansas City. Over the following six years, DeFoe was responsible for over twenty designs for Westheight Manor, a residential neighborhood in Kansas City, Kansas. DeFoe entered into partnership for a brief period with Maurice Carroll in 1922 (the year he designed the Goldblatt Tool Company Building, 1522 Walnut Street) and subsequently formed a second partnership with Walter A. Besecke, first as DeFoe and Besecke, then as Besecke and DeFoe. The partnership dissolved in 1928. In addition to his Westheight projects, DeFoe also was responsible for the design of a number of residences in the Sunset Hill Neighborhood and the Westport Methodist Episcopal Church. In 1930, DeFoe was hired by the Quivira Lakes Development Company to design a clubhouse and several homes in the residential community. By 1934, DeFoe closed his firm and reportedly all but retired from practicing architecture until his death in 1975.

J. O. Hogg
James Oliver Hogg (c. 1858-?) studied architecture of the University of Illinois before coming to Kansas City c. 1886. Shortly after his arrival, Hogg formed brief partnerships with several local architects, including the prominent Kansas City, Kansas, architect William W. Rose. Some of Hogg's early works include the Grand Avenue Storage Company (1509-11 Walnut, 1902); The Advance Thresher Company Building (1300 Liberty, 1907), and the Abernathy Residence (3600 Madison, 1901-02). Additional designs by Hogg include a building for Park College, Parkville, Missouri; a courthouse for Ft. Smith, Arkansas, a church in Orange, Texas, and a bank in Tulsa Oklahoma.

Nelle Peters
Born in North Dakota, Nelle Elizabeth Nichols (1884-1974) completed her education at Buena Vista College in Storm Lake, Iowa. Without technical training, Nelle Elizabeth Peters was employed as a "draftslady" for the Sioux City, Iowa, firm of Eisentraut, Colby and Pottenger. In 1909 the firm sent her to their Kansas City office. Because business was slow, Nichols set up a solo practice, where she began her independent career designing residences. After marrying William H. Peters, she continued designing modest apartment buildings of two and three stories, and in 1913, began working for the Kansas City developer, Charles E. Phillips. While associated with Phillips, Peters launched into designing larger apartment units, including "court group" units. By the mid-1920s, Peters was associated with developers outside of Kansas City. Besides the Belnord Court (4024-50 Warwick Blvd, 1921) and Townsend Printing Co. Building (1524-26 Walnut Street, 1924) Peters was well known for the design of the Ambassador Hotel (3560 Broadway, 1925) and several Spanish-style, kitchenette apartments on the Country Club Plaza. In addition to designing several single-family residences, other works of Peters include: The Luzier Company Building (3216 Gillham Plaza, 1928) and the Ohio Street United Methodist Church (Butler, Missouri, 1959).

Root and Siemens

Walter Clarke Root and George M. Siemens were partners in the Kansas City firm of Root and Siemens for more than thirty years. After completing his education in New York, Walter worked for the office of Burnham and Root (John Root was his brother) where he remained for six years. In 1886, Walter Root came to Kansas City where he managed the firm's office. Jefferson City-born Siemens was graduated from the school of architecture at Cornell University before moving to Kansas City. Some of the more outstanding works designed by Root and Siemens include: The Scarritt Building and Scarritt Arcade, (818 Grand Blvd./819 Walnut Street, 1906-07); Penn Valley Park Maintenance Bldg., (3001 Central, 1909-10), The Studebaker Brothers Manufacturing Company Bldg., (1320 W. 13th Street, 1903); and The Country Club Congregation Church (205 W. 65th Street, 1925-26). The firm may also have been responsible for the design of the Taylor Building (1701-03 Walnut Street), designed in 1902.

Van Brunt and Howe

The nationally renown firm of Henry Van Brunt, (1832-1903) and Frank Maynard Howe (1849-1909) formed a partnership in Boston in 1883 after working together since 1868. In 1885, Howe moved to Kansas City to set up an office for the firm and two years later, was joined by Van Brunt. In 1893, Van Brunt and Howe were selected to design the Electricity Building for the World's Columbian Exposition in Chicago. Over the years, Kansas City architects such as Ernest Farrar, John G. Braecklein, Harry Drake and Frank Jackson worked for the highly respected firm. Although Van Brunt and Howe designed more than fifty residential, commercial and warehouse buildings in Kansas City, no more than twelve remain. Some of the properties that have been destroyed include The Emery, Bird and Thayer Building (11th and Grand); The Kansas City Club (12th and Wyandotte) and The Gibraltar Building (818 Wyandotte Street). Extant buildings include Frank Howe's Residence (1707 Jefferson Street); The August Meyer Residence, The Coates House and the Emery, Bird and Thayer Warehouse Building (1601-15 Walnut Street). Van Brunt contributed frequently to the *Atlantic Monthly* and was elected president of the AIA in 1899. Howe was later a senior partner in the successor firms of Howe, Hoit and Cutler and later, Howe and Hoit.

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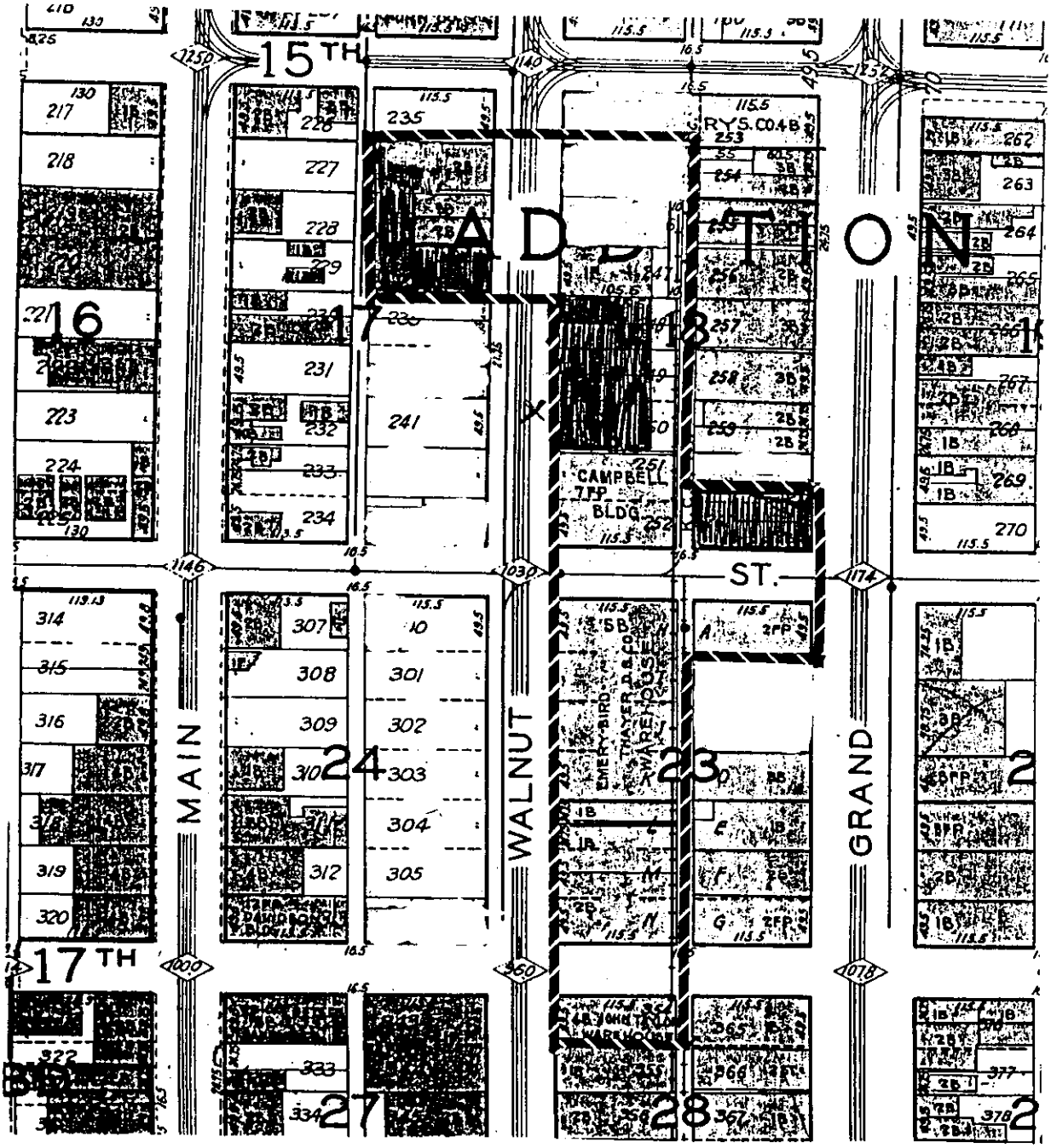
Verbal Boundary Description:
(Source: Tuttle-Ayers-Woodward, *Atlas of Kansas City, Missouri and Environs, 1925.*) The boundary of the Walnut Street Warehouse and Commercial Historic District is shown as the diagonal line on the accompanying map. Scale is 1" to 160'



Boundary Justification:
The nominated property includes the entire parcel historically associated with the Walnut Street Warehouse and Commercial Historic District: portions of Walnut Street from 15th Street to 17th Street and portions of Grand Boulevard from 1532 to 1600-02. This area remains commercial in use and retains historic integrity. To the immediate north of the district is the southern boundary of the central business district. To the south, east and west are additional commercial neighborhoods that have seen alterations over time, thus affecting their historic character and significance.

Photographic Description:
The following is the same for all photographs (see continuation sheet 9 for photo key map):

3. Photographer: C. Millstein, Architectural and Historical Research, L.L.C., Kansas City, Missouri.
4. Date of photograph: February 1999.
5. Location of negatives: Architectural and Historical Research, L.L.C., Kansas City, Missouri.
6. Description of view indicating direction of camera:

Photo Number	Property and View
1.	1512-16, 1518, 1522, and 1424-26 Walnut Street; view looking southwest.
2.	1512-16, 1518, 1522, and 1424-26 Walnut Street; view looking southwest.
3.	1522 Walnut Street; view looking west.
4.	1509-11 Walnut Street; view looking southeast.
5.	1515-17 Walnut Street; view looking east.
6.	1515-17, 1529-35 Walnut Street; view looking southeast.
7.	1529-35 Walnut Street; view looking northeast.
8.	1601-15 Walnut Street; view looking southeast.
9.	1529-35, 1601-15 Walnut Street and 1600-02 Grand Boulevard; view looking east.
10.	1601-15, 1617-21, 1623-27 Walnut Street; view looking northeast.
11.	1623-27 Walnut Street; view looking northeast.
12.	1701-03 Walnut Street; view looking northeast.
13.	1523 Grand Boulevard; view looking northwest.
14.	1523 Grand Boulevard; view looking northeast.
15.	1601-02 Grand Boulevard; view looking southwest.

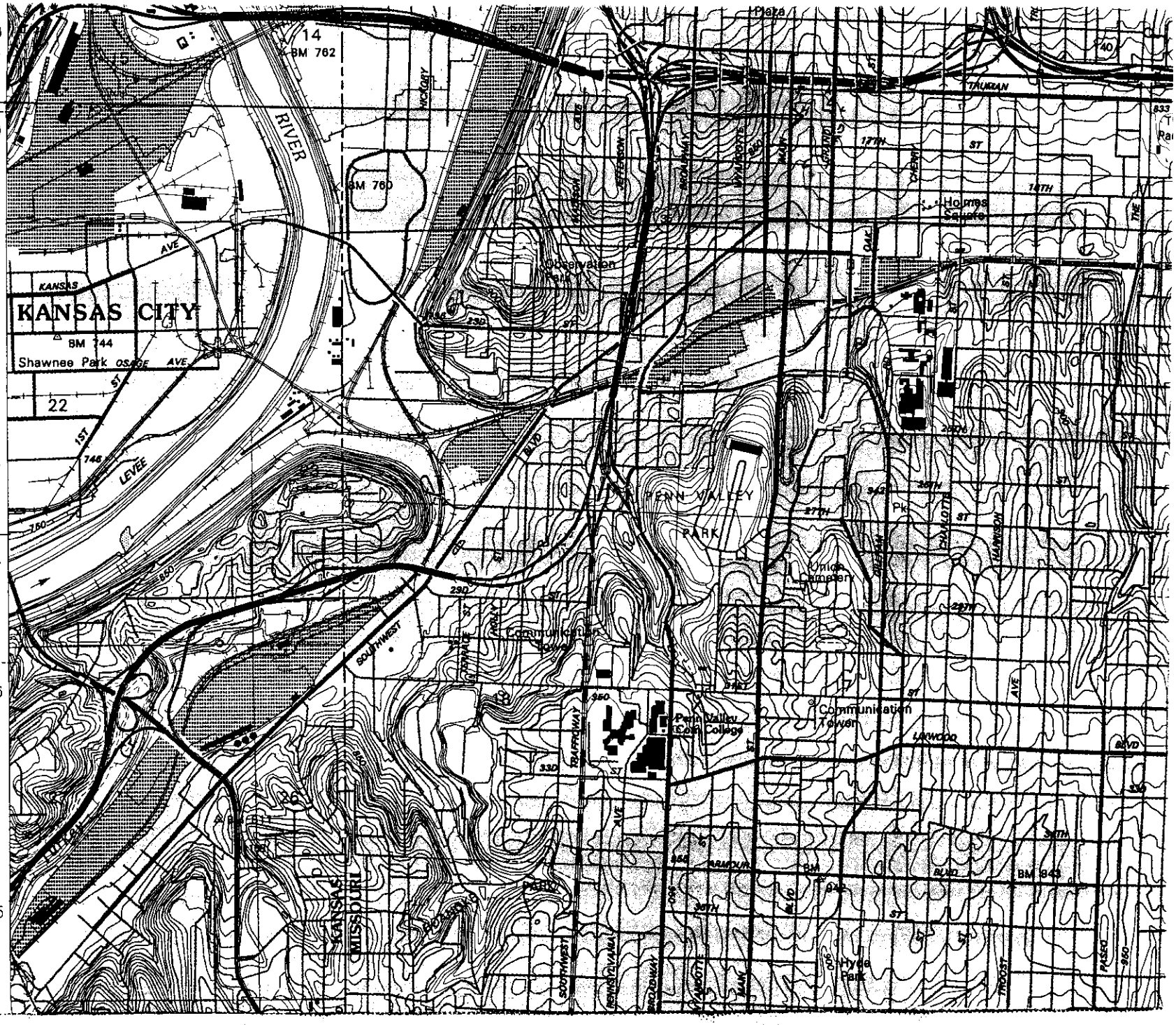
Geographical Data
UTM References

	Zone	Easting	Northing
5.	15	363280	4328420
6.	15	363280	4328290
7.	15	363320	4328290
8.	15	363320	4328520
9.	15	363180	4328520
10.	15	363180	4328580

Wood Street [illegible]
and Commercial District
Kansas City,
Jackson County,
Missouri

UTM References

A 15/363290/4328580
B 15/363290/4328500
C 15/363320/4328500
D [illegible]/4328420
E 15/363280/4328420
F 15/363280/4328290
G 15/363220/4328290
H 15/363220/4328520
I 15/363180/4328520
J 15/363180/4328520



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