

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 ABC Storage & Van Company Warehouse B

Other names/site number _____

Name of related Multiple Property Listing N/A

2. Location

Street & number 3244 Main Street

N/A	not for publication
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City or town Kansas City

N/A	vicinity
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State Missouri Code MO County Jackson Code 095 Zip code 64111

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Burt R. O. DEPUTY SHPO 10-26-22
Signature of certifying official/Title 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

ABC Storage & Van Company Warehouse B
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
1	0	buildings
0	0	sites
1	0	structures
0	0	objects
2	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE/warehouse

COMMERCE/TRADE/warehouse

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
MOVEMENTS: Classical Revival

foundation: Brick, Concrete
walls: Brick
Concrete
roof: Asphalt
other: Stone

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

ABC Storage & Van Company Warehouse B
Name of Property

Jackson County, Missouri
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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.)

- 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.

Areas of Significance

Architecture

Period of Significance

1908-1912

Significant Dates

1908, 1909, 1912

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.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hucke & Sexton (Builder, 1908)

French, C. G. (Builder, 1909 Addition)

Smith, Rea & Lovitt (Architect, 1912 Addition)

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

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:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Kansas City Public Library

Historic Resources Survey Number (if assigned): _____

ABC Storage & Van Company Warehouse B
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10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 39.06759 -94.58580 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Kelsey Lutz, Principal

organization Historic, LLC date July 11, 2022

street & number 4231 Mercier St. telephone (913) 449-0715

city or town Kansas City state MO zip code 64111

e-mail kelseylnlutz@gmail.com

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**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.

ABC Storage & Van Company Warehouse B
Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: ABC Storage & Van Company Warehouse B

City or Vicinity: Kansas City

County: Jackson County State: Missouri

Photographer: Richard Welnowski

Date
Photographed: 1/23/2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 13: Exterior, main (east) façade; view facing west.
- 2 of 13: Exterior, east façade, detail of main entry; view facing west.
- 3 of 13: Exterior, east and south façades; view facing northwest.
- 4 of 13: Exterior, south façade; view facing north.
- 5 of 13: Exterior, south and west façades; view facing northeast.
- 6 of 13: Exterior, west façade; view facing east.
- 7 of 13: Exterior; partial north façade; view facing south.
- 8 of 13: Interior, first floor lobby; view facing southeast.
- 9 of 13: Interior, second floor; view facing southeast.
- 10 of 13: Interior, third floor; view facing southwest
- 11 of 13: Interior, fourth floor, storage vaults with steel-clad fire doors; view facing north
- 12 of 13: Interior, fourth floor, storage vaults with steel-clad fire doors; view facing northwest
- 13 of 13: Interior, fourth floor; view facing north

ABC Storage & Van Company Warehouse B
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Figure Log:

Include figures on continuation pages at the end of the nomination.

- Figure 1: Location and Site Maps for 3244 Main Street, Kansas City, Missouri, (Lat./Long. 39.06759, -94.58580).
- Figure 2: 1907 Atlas. The location of ABC Storage & Van Company Warehouse B is marked with a red star.
- Figure 3: 1909 Sanborn Map (red box indicates approximate location of nominated property).
- Figure 4: 1909 Sanborn Map with 1951 Overlay (red box indicates location of nominated property).
- Figure 5: ABC Storage & Van Company Warehouse B current floor plan and key to photographs, exterior and first floor.
- Figure 6: ABC Storage & Van Company Warehouse B current floor plan and key to photographs, second floor.
- Figure 7: ABC Storage & Van Company Warehouse B current floor plan and key to photographs, third floor.
- Figure 8: ABC Storage & Van Company Warehouse B current floor plan and key to photographs, fourth floor.
- Figure 9: ABC Storage & Van Company Warehouse B current floor plan, fifth floor
- Figure 10: ABC Storage & Van Company Warehouse B current floor plan, sixth floor
- Figure 11: ABC Storage & Van Company Warehouse B current floor plan, basement
- Figure 12: Color-coded photograph with dates of construction for original building and additions. The original 1908 building is denoted by orange, the 1909 addition by purple, and the 1912 addition by green.
- Figure 13: Maps illustrating the migration of transfer and storage companies in Kansas City from 1900 (left) to 1908 (right); compiled using city directory data.
- Figure 14: The 4-story ABC Storage & Van Company Warehouse B (left side of illustration) as it appeared in 1910, before the 1912 addition.
- Figure 15: ABC Storage & Van Company vehicles, c. 1910 (top) and c. 1912 (bottom).
- Figure 16: Advertisements for ABC Storage & Van Company's Scientific Fur Depositories, 1931.
- Figure 17: Postcard illustrating an art and piano room at ABC Storage & Van Company, undated.
- Figure 18: Top: Explanation and diagram of weighted fire safety devices, 1919. Bottom: Elements of the fireproof system in Warehouse B, from left to right: weighted fire door; weighted sinusoidal wire glass window; rolling fire door, 2022.
- Figure 19: The D. A. Morr Transfer & Storage Company, constructed 1905-06 and located at 2114 Central Street in the Crossroads Historic Freight District, Kansas City, Missouri, 2022.
- Figure 20: The Montgomery Ward and Company General Merchandise Warehouse, constructed in 1908 and located at 819 E. 19th Street, Kansas City, Missouri, 2022.
- Figure 21: The former Perky Brothers Transfer and Storage Company, constructed in 1913 and located at 2431 Prospect Avenue, Kansas City, Missouri, 2022.
- Figure 22: (Top) Entry doors to narrow vault at the basement level, 2022. (Bottom) Narrow vault interior, basement level. The yellow circles highlight the location of mounts for valet rods, 2022.
- Figure 23: The original iron stairwell, placed at the northeast corner of the building, provides access to all floors, 2022.
- Figure 24: First floor interior, view facing south; original freight elevator, 2022.
- Figure 25: Dock area at the south elevation with original rolling fire shutters and hinged steel-clad fire door, 2022.
- Figure 26: Original dock area, now a through bay at the south elevation; view facing northeast, 2022.
- Figure 27: First floor interior, double door entry to lofted vault (left) and the vault's interior (right), 2022.
- Figure 28: Views of storage vaults on the fifth (left) and sixth (right) floors, 2022.
- Figure 29: Interior, sixth floor, typical view of larger storage area with rolling fire door.

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ABC Storage & Van Company Warehouse B

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Summary

The ABC Storage & Van Company Warehouse B (hereinafter Warehouse B), located at 3244 Main Street, Kansas City, Jackson County, Missouri, is a six-story, rectangularly-shaped, reinforced concrete and red brick warehouse with contrasting stone detailing and a flat roof (Photos 1, 3), designed in the Classical Revival style. Constructed in 1908 by the prominent Kansas City firm of Hucke & Sexton, the building was soon after modified to meet the demands of a growing business concern (Figure 12). The original four-story building measured 75' x 50'. Shortly after completion, a 50' x 75' full-height addition was constructed to the rear in 1909.¹ The addition of two stories and changes to the main façade, designed by the Kansas City architectural firm of Smith, Rea, and Lovitt, were completed in 1912, further modifying the building.² Warehouse B retains character-defining features of its Classical Revival styling as applied to a commercial warehouse, including intricately carved stone entry columns, patterned brickwork (both projected and recessed), engaged pilasters with contrasting stone capitals and bases, symmetry at the main façade, and overall monumentality of scale. From 1895-1940, the Classical Revival Style experienced a resurgence of popularity in building design, including for commercial warehouses, as exemplified by Warehouse B. Additionally, Warehouse B was constructed using an early method of reinforced concrete construction known as the beam-and-girder method, which reduced the number of vertical support elements needed on each floor compared to frame and masonry methods of construction.³ The ABC Storage & Van Company took full advantage of the benefits afforded by this construction method to operate Warehouse B as a fireproof warehouse dedicated to rentable space for household goods storage. Open warehouse spaces, as well as floor to ceiling, compartmentalized storage units with steel clad fire doors (also referred to as vaulted storage or vaults), were made possible because of the beam-and-girder construction. These spaces are retained in the nominated property, as are original industrial wire glass fenestration and other fireproofing devices. The interior and exterior of Warehouse B remains remarkably intact from the period of significance. As such, Warehouse B retains its historic integrity as a warehouse designed in the Classical Revival style. A gravel parking lot, located to the west of the building, is included as a contributing structure to the nominated property.

Setting

¹ City of Kansas City, Missouri, Historic Preservation Commission, Building Permits for 3310-3318 Main Street (Permits 45124, 46793, 51710, 8836), 1908, 1909, 1912.

² Ibid. The building permit from 1912 does not indicate façade modifications; however, the National Register Nomination for the ABC Storage & Van Company Building (Warehouse A), indicates that the main façade was modified by Smith, Rea, & Lovitt during this 1912 building campaign. See: Kerry Davis, "ABC Storage & Van Company Building," National Register of Historic Places Nomination Form, Kansas City, Jackson County, Missouri, December 2006, 8:19. A search of multiple repositories (Kansas City Public Library, State Historical Society of Missouri, Jackson County Historical Society, etc.) has not yielded original architectural plans for the building or a photograph of the building before 1912 for a comparison to confirm exactly what changes occurred at the main façade. Although an illustration of the streetscape at the southwest corner of Main Street and Linwood Boulevard was included in a 1910 *Kansas City Star* article (Figure 14), the nominated building is not depicted clearly enough to identify main façade modifications other than the addition of two stories.

³ When compared to the previous frame and masonry methods. See: George A. Hool, *Reinforced Concrete Construction: Retaining Walls and Buildings*, Vol. II (NY: McGraw Hill Book Company, 1913), 72-73.

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ABC Storage & Van Company Warehouse B
Name of Property
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N/A
Name of multiple listing (if applicable)

Warehouse B is sited along Main Street near the southwest corner of Main Street and Linwood Boulevard in the Midtown area of Kansas City in Block 2, Lot 4, and the north ½ of Lot 5 in the Hyde Park subdivision (Figure 1).⁴ A gravel parking lot, located immediately west of the building, is included as part of the boundary of the nominated property and is reached through a larger gravel lot further west (not included in the boundary) that is part of the parcel for 19 W. Linwood Boulevard. A vacant lot is located outside of the property boundary immediately to the south of the building. As is typical for Kansas City, the utility easement, which includes the sidewalk in front of the building, is not included within the plat for the property. A three story enframed window wall commercial property shares a party wall with Warehouse B to the north (Photos 3, 5, 6). Outside of the nominated property's boundary, the look and feel of the area can be described as semi-urban, with a combination of property uses. Commercial development with adjacent parking lots lines both sides of Main Street and portions of Linwood Boulevard in this area. Infrastructure, such as concrete curbs, sidewalks, and streetlights, are also part of the streetscape of these thoroughfares. Residential development surrounds Main Street and typically consists of residential lots with multi and single-family homes of predominately early twentieth century construction. Historically, Warehouse B's setting has changed over time, most significantly with the implementation of the Mid-Town Redevelopment Plan of Kansas City (also known as the Glover Plan) in 2000 (see discussion on integrity, below). This has resulted in various commercial infill and vacant lots along Main Street.

Exterior Description

Main (east) Façade

Overall, the scale and massing of Warehouse B give a sense of monumentality. The main façade of Warehouse B faces east (Photo 1) and is generally divided vertically into six bays. The horizontal division is marked between the first and second stories and the fifth and sixth stories by stone watertables, while a stone stringcourse separates the third and fourth stories.

A centralized, deeply recessed main storefront entrance, featuring an original single-leaf glass and wood door flanked by plate glass display windows, is reached by a set of stone stairs at the first story (Photo 2). The whole is flanked by wood-framed display windows (plate glass) with wide transoms. Most noteworthy of the primary facade is a pair of canted, carved stone columns with stylized capitals, marking the entrance. Large, nearly bay-wide, fixed storefront windows with wide transoms flank the recessed entry bay; the transom of the southern window has been infilled with a wood panel supporting a window A/C unit. It is unknown if the storefront windows are original or historic but non-original; building permits and sources do not include this detail. A wood sign stating the name of the building, "A B C Storage & Van Co.," is placed above the entry bay. A pair of small, two-over-two wire glass windows are placed on a diagonal at the northern end bay of the first story; the southern end bay is open and provides through access along the south elevation of the building at the first story to the dock area. Six, original, two light, awning type window units (two units to the south and four units to the north of the main entry) are set in the wide, stone foundation; metal security bars have been installed across these

⁴ City of Kansas City, Missouri Government, "3244 Main Street", KIVA Parcelviewer (GIS Database), accessed Feb. 8, 2022, <https://maps.kcmo.org/apps/parcelviewer/>.

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ABC Storage & Van Company Warehouse B
Name of Property
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N/A
Name of multiple listing (if applicable)

windows. Metal fencing, which was installed in the open bay entry, secures the property from pedestrian access along Main Street.

The second and third stories are horizontally framed by the previously mentioned contrasting stone watertable (between first and second stories) and a contrasting stone stringcourse (between third and fourth stories). The end bays of the second and third stories each feature two, weighted, two-over-two, wire glass, awning type window units, vertically stacked and centrally placed between prominent, projecting, engaged pilasters; each pilaster is articulated with a stone capital and base. The remaining area of the second and third stories are characterized by eight, weighted, wire glass, two-over-two, awning type windows (two equally spaced groups of four units), placed among brick corbeling and racking; the windows also are surrounded by projecting brick.

A contrasting stone stringcourse between the third and fourth stories and the stone watertable between the fifth and sixth stories make the fourth and fifth stories appear as one visual unit. The fenestration of the central bays at the fourth and fifth stories are identical to that of the second and third stories (eight, weighted, wire glass, two-over-two, awning type windows, placed in two equally spaced groups of four units). Single, two light, square, fixed windows, with contrasting stone surrounds and corners that feature square geometric detailing, are placed centrally at the end bays between the fourth and fifth stories.

The brick work at the fourth and fifth stories is primarily set in Flemish bond (alternating stretchers and headers), with the exception of a band of running bond vertically flanked by two rows of soldier course near the top of the fifth story, below the stone watertable. Five contrasting stone brackets stretch vertically between the rows of soldier course in this band; one bracket is placed centrally, while the others demarcate the boundaries of the end bays.

Additional corbeling and coursing (alternating soldier course and running bonds) continue at the sixth story, where single, two-over-two, weighted, wire glass, awning type window units (slightly taller units than those featured at the central bays of the building) are centrally placed at the end bays, each topped by a shaped parapet with stone geometric detailing and stone coping. These end bay windows are emphasized first by a contrasting stone surround, followed by several layers of different brick patterned detailing, including a unique design where the brick is laid in stacked header bond with wide mortar joints. Fenestration of the central bays at the sixth story is two-over-two, weighted wire glass, awning type, slightly recessed, with contrasting, square, stone detailing at the upper corners, set below a stone stringcourse with widely set, stone dentils. The cornice features rows of brick coursing and corbeling with simple, geometric, contrasting stone accents. Contrasting geometric stone accents, placed above each window at the cornice line, punctuate each window at this story.

The age, type, and condition of the windows on the upper stories indicate that they are either original, or non-original but historic.⁵ An historic, shaped, metal and neon lit sign with the name of the building, "A.B.C.", is centrally placed and is set perpendicular to the main façade.

⁵ Fireproof insurance publications contemporary to the time of construction feature weighted, wire glass windows nearly identical to those featured on the main façade (Figure 18).

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ABC Storage & Van Company Warehouse B

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

South Elevation

The south elevation generally reads as a masonry wall, except at the first story, where six, wide dock entrances are divided by concrete (three western bays) and brick (three eastern bays) piers (Photos 4, 5). The three eastern bays with brick piers correspond to the original 1908 construction; the three western bays distinguish the 50' x 70' full height addition to the rear completed in 1909 (Figure 4, Figure 12). The open bays partially obscure the building's original south elevation and dock, recessed slightly to the north.⁶ At the first bay (from west to east) of the original south elevation, a single loading entrance covered by a hinged, single leaf fire door is set to the west of a two light, fixed, window unit with an arched brick lintel. The original (1908) and non-original but historic (1909) dock area, further recessed from the original south façade at the second and third bays (west to east), features a wood loading platform, rolling overhead fire shutters, and a steel-clad fire door (Figure 25). The remaining three bays of the original façade (bays 4-6 from west to east) each feature single, double-hung, two-over-two window units with stone sills. Access to the loading dock, originally through the far southern bay of the main façade, is now placed at the west elevation. Miscellaneous types of non-original fence panels (chain link, wrought iron, metal grid) are placed around the access points for the recessed area/dock to secure the building.

West Elevation

Fenestration of the west or rear elevation is primarily characterized by a 5 x 3 grid of the same window type found at the primary façade (industrial sash, two-over-two with wire glass) at floors 2-6; stone lugsills further define these windows (Photo 6). The first floor features an open bay at the south end and an offset overhead rolling fire shutter near the center bay. A window typical of this façade is placed to the north of this fire shutter and is offset from the previously mentioned window grid; an original window placed to the south of the overhead door has been infilled. Additional features of this façade include a centrally placed concrete dock platform and a single cellar door access to the basement level.

North Elevation

The lower four stories of the Warehouse B are obscured at the north elevation by an adjacent three-story building, which shares a party wall with Warehouse B (Photo 7). The two unobscured stories repeat the brick coursing and corbeling of the south elevation.

West Parking/Loading Lot

As previously mentioned in the setting section, a gravel parking lot, measuring approximately 50' x 70', sited to the rear (west) of the building, included in the parcel for the nominated property, is counted as a contributing structure. Historically, this lot would have been associated with company moving vehicle storage and access to the through bay/loading dock area at the building's southern elevation. Sanborn maps indicate that initially a wagon house (Figure 3; destroyed by fire in 1913)⁷ and later, a lumber shed and concrete block wall (Figure 4) were

⁶ Sanborn Map Company, *Insurance Maps of Kansas City, Missouri*, Vol. 4 (NY: Sanborn Map Co., 1909), 458; Sanborn Map Company, *Insurance Maps of Kansas City, Missouri*, Vol. 4 (NY: Sanborn Map Company, 1951), 458. The 1909 Sanborn was created before the 1909 addition and illustrates the through bay as three bays deep. The 1951 Sanborn map illustrates an enlarged through bay and dock area.

⁷ Davis, "ABC Storage & Van Company Building," 8:20.

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N/A

Name of multiple listing (if applicable)

located near the rear of the lot near the western property line; these structures are no longer extant.

Interior Description

The interior of the Warehouse B is primarily characterized by both open storage space for large household items and compartmentalized storage (vaults), as originally designed.⁸ These spaces are unadorned and utilitarian, reflecting their purpose: easy access to and storage of household items of various sizes. To accommodate changing storage needs during the period of significance, some of the smaller storage vaults were either removed or reconfigured. The location of these vaults is evident from the absence of white paint on the ceiling where the walls of these vaults once stood; the bare concrete is revealed in a linear pattern (Photos 10 and 13). Concrete columns, girders and slab ceiling are painted white, as originally intended.⁹ The concrete slab floors are unfinished. Weighted, steel-clad fire doors, either rolling or hinged, divide access between all rooms throughout the building (Figure 18). The original western exterior wall of the 1908 building (brick) was enclosed by the 1909 addition and now functions as an interior wall with doorways that bisect the interior space on floors 1-4. Unless otherwise specified, all fenestration is assumed to be original, as are doors. The original stairwell (placed at the north end bay), with cast iron staircase, provides access to all floors of the building (Figure 23), as does the original freight elevator located at the south-central portion of the building (Photo 9, Figure 24).

First Floor

The original first floor office and receiving desk area are reached through the main entrance off Main Street (Figure 5, Photo 2). The public spaces where customers were received feature finishes such as wood trim, paneling, and decorative tile flooring (Photo 8). Similar to other areas of the interior, the concrete structural members of the beam-and-girder system can be identified (finished with plaster and wood trim in this public area). Historic interior photos of Warehouse B have yet to be located, but photos of similar storage buildings from the same period show receiving desks analogous to the one in the receiving area.¹⁰ At an unknown date, a partial drop acoustic ceiling and removable office cubicle partitioning were added to portions of the receiving area and office (Photo 8).

The remaining space on the first floor beyond the front receiving area is mostly dedicated to open storage and storage vaults, some originally intended for pianos (Figure 17). Some of the partitioning of the vaulted units has been removed on this floor to accommodate changing storage needs. Of note on this floor is a storage vault with a lofted, second tier of storage, reached by iron stairs sited along the north wall of the eastern portion of the building. This unique storage space is accessed by two original steel doors, one with a built-in combination lock (Figure 27). The original dock area is located at the south elevation of the building, west of the freight elevator shaft (Figure 25, Figure 26). This dock, essential to loading/unloading of storage items, is accessed at different points from the interior of the first floor through original rolling fire shutters and other original fireproof doors.

⁸ *American Warehousemen's Association Bulletin* 147 (May 1912): 132-133.

⁹ *Ibid.*

¹⁰ Argyle E. Robinson, "A Modern Fireproof Warehouse," *Fireproof Magazine* 11 (July 1907): 7.

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ABC Storage & Van Company Warehouse B

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Second Floor

The second floor is characterized by open space, minimally partitioned (Figure 6). The elements of the beam-and-girder system of reinforced concrete construction are apparent and easily identifiable. The western exterior wall of the 1908 building bisects this floor, running centrally from north to south. Two non-original, but historic, openings in this originally exterior wall allow access into the portion of the building constructed in the 1909 addition (this is true on floors 1 - 4). At an unknown time, two egress points were added to the adjoining building immediately to the north at this floor and the third floor (one egress on each floor); both egress points are covered with historic sliding, steel-clad fire doors on both sides. Although these points provide access to the adjacent building, there is no indication that Warehouse B ever conducted business activities outside of the proposed building boundary.¹¹ A pair of identical fireproof vaults, each measuring approximately 5' x 12', are located near the southwest corner of this floor.

Third Floor

Almost identical to the second floor, the third floor is spacious and minimally partitioned (Figure 7). Although there is evidence that vaulted spaces may have occupied this floor, changing personalized storage needs may have prompted their removal. The elements of the beam-and-girder system of reinforced concrete construction are apparent and easily identifiable.

Fourth Floor

Rows of original vaulted storage compartments are most prevalent on the fourth floor, which features several sizes of vaulted storage (approximately 24 units), all with original steel-clad fire doors and hollow fire tile partitions (Photos 11, 12). These storage vaults are arranged in three linear rows from west to east; the northern wall of this floor is completely lined with vaults. The rows of vaults create two west to east corridors at the western half of this floor (Figure 8). Additional space on this floor is open.

Fifth Floor

As previously mentioned, the fifth and sixth floors were added as part of the 1912 building campaign. Both floors are similar in design and reflect a movement towards larger household items storage space with fewer partitions than the lower floors (Figure 9, Figure 10). Original floor to ceiling fire tile partitions on this floor divide space into roughly six large compartments; each compartment features an original rolling fire door at its entry (Figure 28). The components of the original beam-and-girder method of reinforced concrete construction are visible.

Sixth Floor

¹¹ The installation of these egress points is not indicated in building permits for Warehouse B or the adjoining building. There is no indication that the ABC Storage & Van Company operated outside of the 3212-3214 Main Street address (now 3244 Main Street), either in city directories, company advertising, or local newspaper articles. The two Sanborn Fire Insurance maps available for this area, a 1909 map and a 1909 map with a 1951 overlay, were either published before the construction of the building to the north or did not show these openings, respectively (Figure 3, Figure 4).

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The sixth floor features the same configuration of fire tile partitioning of the fifth floor (Figure 10, Figure 29). An original steel-clad, weighted, hinged fire door provides entry to the roof access stairwell and freight elevator penthouse (Figure 18).

Basement

The basement level, similar to the other floors of the building, includes vaulted storage (several configurations) with fireproof doors and rolling fire shutters. The building's original steam boiler is extant at this level. Two long, narrow, storage vaults, located along the northern wall of the building (Figure 11), are each entered by first opening a fireproof, vault door with a rotary combination lock, followed by a set of locking, double swinging doors (Figure 22). Inside these vaults, along the east and west walls, are mounts for industrial strength valet poles, which were removed after 2000 (Figure 22).¹² It is possible that these vaults were the location of Warehouse B's scientific fur depository (discussed in Section 8 company history section, below) due to the naturally cool environment of the stone basement, the valet poles, and double doored security feature.

Integrity

The ABC Building retains integrity of location, design, materials, workmanship, feeling, and association to convey its significance as a representative example of the Classical Revival style as applied to a warehouse. Character defining features related to the area of significance in architecture include the intricately carved stone columns at the entry bay (Photo 2), patterned brick work, engaged pilasters with contrasting stone capitals and bases, symmetry at the main façade, and overall monumentality of scale imparted by the building's massing. All of these features are intact and unchanged from the period of significance (Photos 1, 2, and 3).

The interior of Warehouse B is remarkably intact from the period of significance. The concrete beam-and-girder system of reinforced concrete construction (consisting of concrete girders, columns, and slab floors (Photo 9), open warehouse spaces (Photo 10), individual compartmentalized vaulted storage spaces with iron fire doors (Photo 11), and original industrial wire glass fenestration are all original, extant, and in good condition. Wood trim, paneling and flooring of the public spaces in the receiving desk area have been retained, as have some lighting and steam radiators (Photo 8). Although a non-historic drop ceiling and the installation of non-permanent office partitioning has occurred in the lobby area, these alterations are easily removeable and do not affect the building's ability to convey its historic significance. Selected interior spaces of the building have been altered to reflect the changing needs of consumer household storage throughout the years; nonetheless, these alterations do not inhibit the building's ability to convey its historic function as a Classical Revival style commercial warehouse. Some of the fireproof compartmentalized storage unit partitions were removed to accommodate larger household goods; however, the vast majority of these original utilitarian spaces remain intact and in good condition while reflecting the expansion and modernization of the business.

¹² In an interview with former building owner Rick Kappa, who acquired the building c. 2000, these valet poles, similar to the poles used in closets to hang clothes, were removed after he took ownership of the building to make more usable space in the vaults.

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It should be noted that while the building's setting has been somewhat compromised by the implementation of the Mid-Town Redevelopment Plan of Kansas City (also known as the Glover Plan) in 2000, whereby buildings along Main Street to the east of the nominated property were raised for commercial development. Nevertheless, historic residences dating from the turn of the twentieth century, commercial properties (such as the funeral home to the northwest) and institutions (a social hall and church to the west) are extant. Although regrettable, the loss of a portion of the original setting from the Midtown Redevelopment Plan has not fully impacted the ability of Warehouse B to convey its historic significance. Warehouse B continues to be a striking, six-story edifice anchoring the southwest corner of Main Street and Linwood Boulevard much as it did more than one-hundred years ago.

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Summary

The ABC Storage & Van Company Warehouse B (hereafter called Warehouse B), 3244 Main Street, Kansas City, Jackson County, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. Built to house the business operations of the ABC Storage & Van Company, an innovative company at the forefront of storage industry standards, Warehouse B is a locally significant example of the Classical Revival style as applied to a warehouse in Kansas City. Warehouse B fully utilized the benefits of reinforced concrete construction for fireproof storage at the interior with a Classical Revival designed exterior. While this method of “cloaking” the structurally utilitarian interior of a commercial property with an attractive exterior design was typical of commercial buildings from this era,¹³ the degree of ornamentation, including the intricately carved stone entry columns; complex, patterned brickwork (both projected and recessed); contrasting geometric stone details; engaged pilasters with contrasting stone capitals and bases, and overall symmetry and monumentality of scale of Warehouse B make it a significant and distinguished local example. The period of significance for the nominated property is from 1908, the date of construction, to 1912, the date of the last addition to the property. The significant dates are the 1908 date of construction of the four story-portion, the 1909 date of rear expansion, and the 1912 date of the addition of the fifth and sixth floors.

The Classical Revival Style

Drawing inspiration from and directly imitating elements from Classical architectural styling, Classical Revival architecture was first popular as a building style in the United States from 1770-1830.¹⁴ The resurgence of the style, beginning nationally in 1895, can be linked to the 1893 World's Columbian Exposition in Chicago. Buildings for the exposition, the majority of which were temporary, were designed with a Classical theme to help unify the structures.¹⁵ As the event was widely publicized and well attended, images of these buildings were reproduced many times, sparking a renewed interest in the style.¹⁶ This second “revival” period, lasting from roughly 1895-1940, is sometimes referred to as Neoclassicism in an attempt to distinguish it from the first revival period.¹⁷

Features prominent in this style include an array of design elements that borrow or directly imitate the Classical tradition, including a “weighty” or “solid” scale (monumentality), the use of columns and/or pilasters (often paired), symmetrical façade compositions, and ornamentation emphasizing “the inherent character and the nature of the building’s structure.”¹⁸

¹³ Logan I. Ferguson, “Germantown Fireproof Storage Warehouse,” National Register of Historic Places Nomination Form, Philadelphia County, Philadelphia, Pennsylvania, 2021: 13.

¹⁴ Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (NY: W. W. Norton & Co., 1998): 63-64.

¹⁵ Norman Bolotin and Christine Laing, *The World's Columbian Exposition: The Chicago World's Fair of 1893* (Champaign, IL: University of Illinois Press, 2002), 16.

¹⁶ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (NY: Alfred A. Knopf, 2018), 446.

¹⁷ Harris, *American Architecture*, 63-64.

¹⁸ Carole Rifkind, *A Field Guide to American Architecture* (NY: Bonanza Books, 1980), 219.

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Other elements of Classical Revival styling include the use of pediments, entablatures, arcades, quoins, and dentils.¹⁹

Kansas City's Growth and the Classical Revival Style of Warehouse B

By 1908, the year of the founding of ABC Storage & Van Company, new commercial concerns, especially those in warehousing, followed the city's growth to the south and east, establishing businesses along major roads and away from more industrial, rail-adjacent areas of the city, such as the West Bottoms and Crossroads.²⁰ Warehouses in these more industrial areas were often less ornamented and more utilitarian in design (Figure 19). Following their client base, new storage and transfer companies established their warehouses to the south and east of previously built storage warehouses (Figure 13).

As household furniture storage warehouses became more common in residential areas along major thoroughfares in the first decade of the twentieth century, their architectural style changed to match their new surroundings.

The finely designed furniture warehouses of today are as welcome a sight on principal avenues as apartment houses or hotels. They are pleasing to the eye without, and attractive to every sense within... The very manner of its location testifies to the respectability of modern furniture warehousing.²¹

The design of Warehouse B reflected the shift from the utilitarian storage warehouse with little or no exterior ornamentation to an attractive, well-designed, modern storage facility, in this case with elements of the Classical Revival style. Constructed within a short distance of the affluent subdivisions of Hyde Park, Coleman Highlands, and Janssen Place (Figure 2), the Classical Revival design elements of Warehouse B harmonize with the stylistic detailing of the area.²² Exterior Classical Revival details of Warehouse B, such as the ornate patterned brick work, carved entry columns, engaged pilasters, and monumental massing, give the building a fortress-like impression and communicate the building's function as a safe, impenetrable repository for valuables.

The elements of the Classical Revival style are also evident in the articulation and detailing of the main façade. The composition of Warehouse B's main façade can be divided into roughly three horizontal segments, parallel to the divisions of a Classical column.²³ The weighty "base" of the column consists of the first story, where a contrasting stone foundation acts as a visual anchor (Photo 1, Photo 2). Stories 2-5 represent the "shaft" of the column, outlined by the stone

¹⁹ Harris, *American Architecture*, 28, 92, 124, 186.

²⁰ Warehouses in these more industrial areas were often less ornamented and more utilitarian in design, such as the D. A. Morr Transfer & Storage Company, seen in Figure 19.

²¹ Harry Albert Haring, *Warehousing: Trade Customs and Practices, Financial and Legal Aspects* (NY: Ronald Press Co., 1925), 123.

²² Tuttle & Pike, Civil Engineers, *Tuttle & Pike's Atlas of Kansas City and Vicinity* (Kansas City, MO: Tuttle & Pike, 1907), Plates 5-7, 15-17, and 25-27.

²³ It is assumed that the three horizontal divisions of the main façade would have more closely aligned to a Classical column prior to the addition of two stories, as evident in Figure 14.

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watertable between first and second stories and the stone watertable between fifth and sixth stories. This area is further subdivided horizontally by stone stringcourse between the third and fourth stories; however, unity is achieved through repetition of similar shapes in the stone brackets outlining the end bays at the top of the fifth story and the smaller brackets below the stringcourse between the third and fourth stories. The sixth story, which parallels the “capital” of the column, is detailed with textural repetition of pattern and contrasting stone geometric details.²⁴ The “capital” is further defined by the shaped parapets at the end bays at this story.

Reinforced Concrete Construction and Fireproof Technology in Warehouse B

Although not related to the Warehouse B’s significance in architecture as a Classical Revival styled warehouse, reinforced concrete construction and fireproof technology were important to the building’s overall function as a successful fireproof warehouse for household goods. Advances in building material technology in the last decades of the nineteenth century allowed for the proliferation of reinforced concrete building construction in the beginning of the twentieth century.²⁵ By combining the high tensile strength of steel members into the wet, plastic, concrete, a balanced, strong, and highly versatile material is formed— reinforced concrete.²⁶

An early method of reinforced concrete construction was the beam-and-girder method, which “...most directly imitated traditional timber-framed construction by relying on a system of columns, cross beams, girders, and slab floors.”²⁷ The beam-and-girder method was used to construct the interior of Warehouse B. Superseded by a superior method by the 1920s, the use of the beam-and-girder method for Warehouse B represents a formative time period for reinforced concrete as a material. The use of the beam-and-girder system worked synergistically with the establishment of Warehouse B as a facility for the rental of space for household storage. The fire resistance afforded by reinforced concrete and the ability for more open floor space compared to frame or masonry construction made Warehouse B a superior storage facility. Other fireproofing building elements were also incorporated into the construction of the building to complement the fire-resistant qualities of reinforced concrete, in alignment with cutting edge fireproofing standards of the day.²⁸ A dry standpipe system for firefighting and the use of compartmentalized storage units partitioned by hollow fire tiles and enclosed with steel-clad fire doors represent updated measures installed to keep abreast of advancing fire safety technology.²⁹

Fire resistance was an important quality for a building, especially in the time before the introduction of modern building codes when fires involving multiple buildings were not uncommon. Most often, a fireproof building is constructed with a fire-resistant material, such as

²⁴ This analogy was patterned from a description of tall buildings in Rifkind, *A Field Guide to American Architecture*, 219.

²⁵ Amy E. Slaton, *Reinforced Concrete and the Modernization of American Building* (Baltimore, MD: The John Hopkins University Press, 2001), 15-16.

²⁶ Carl W. Condit, *American Building: Materials and Techniques from the Beginning of the Colonial Settlements to the Present* (Chicago, IL: University of Chicago Press, 1968), 168.

²⁷ Slaton, *Reinforced Concrete*, 15-16.

²⁸ The construction of the ABC Building was modeled after building types located in the eastern US. See *American Warehousemen’s Association Bulletin* 9 (November 1908): 334.

²⁹ *American Warehousemen’s Association Bulletin* 147 (May 1912): 132.

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reinforced concrete.³⁰ The “unit system,” also known as compartmentalization, is another way that fireproof buildings contain a fire. This system compartmentalizes the interior spaces of a building into smaller units, which can be closed off during a fire by different mechanisms.³¹ The fire within the compartment is then extinguished by either lack of air or materials to burn.

Warehouse B utilizes a compartmentalization system comprised of vaulted storage (Photos 11, 12), counterweighted fire doors on all interior egress points, and sinusoidal wire glass windows with automatic closing weights (Figure 18) in combination with reinforced concrete construction, which is naturally fire resistant.³² The individual storage vaults are of varying sizes and are partitioned with hollow fire tile. Additionally, the vaulted storage compartments have steel-clad fire doors, each with individual security locks and latching that prevents heat warping.³³ If the contents of one of these storage vaults were to ignite, closing the door would cut off the air to the fire and contain the burning contents until it could be extinguished.

The vast majority of interior and exterior opening within the nominated property feature fire protection measures, whether by steel-clad fire doors, fire shutters, or sinusoidal wire glass windows. The main stairwell employs a cast iron staircase (Figure 23) and each floor is separated from the stairwell by counterweighted, fusible link fire doors. The weights on the fire doors (both rolling and hinged, dependent on location) are attached to lead fusible link chains. In the event of a fire, these fusible link chains melt, dropping the weight and automatically closing the door.³⁴ The same weighted fusible link system is employed with the sinusoidal wire glass windows (Figure 18). These fireproofing elements were considered modern at the time. For example, in the July 1907 issue of the fire safety trade periodical, *Fireproof*, many of the same materials and methods used in Warehouse B are listed as improvements made to the Hebard Express Storage & Van Company in Chicago to maintain their “established reputation as a leading firm.”³⁵

Comparisons of Warehouse B to Other Warehouses in Kansas City

Warehouses in Kansas City were once almost exclusively located adjacent to rail lines in industrial areas, which were integral to their function before the advent of better transportation methods and infrastructure. These rail-adjacent facilities express a utility of form not seen in

³⁰ The history of fireproof buildings is combined with technological and public safety history at length in Sara E. Wermeil’s *The Fireproof Building*. Buildings constructed using hollow fire tiles/bricks or “fire cut” thick wood beams, which are allowed to collapse without disturbing the exterior walls in a fire, are other fire-resistant predecessors to reinforced concrete.

³¹ Joseph B. Baker, “Fireproof Storage Warehouses,” *Insurance Engineering* 15 (March 1908): 163-67.

³² Concrete contains chemically bound water particles, which are released when exposed to high heat. The release of these particles prevents the concrete from failing at high temperatures, where other materials would ignite. See: Ernest L. Ransome and Alexis Saurbrey, *Reinforced Concrete Buildings: A Treatise on the History, Patents, Design and Erection of the Principal Parts Entering into a Modern Reinforced Concrete Building* (NY: McGraw-Hill Book Company, 1912), 184.

³³ Robinson, “A Modern Fireproof Warehouse,” 10.

³⁴ “Windows and Doors that are Planned to Trap and Outwit Fire,” *Popular Science Monthly* 94 (May 1919): 81.

³⁵ Robinson, “A Modern Fireproof Warehouse,” 7.

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later warehouses, the latter more integrated into residential and commercial areas. The D. A. Morr Transfer & Storage Company (Figure 19, constructed 1905-1906, James Oliver Hogg, architect) is representative of this earlier warehouse type. Located at 2114 Central Street as contributing resource in the Crossroads Historic Freight District in 2000, this six-story warehouse shares the same number of stories and construction methods (reinforced concrete with masonry) and materials as Warehouse B.³⁶ Although the D. A. Morr Transfer & Storage Company features some Classical Revival elements, such as rustication at the first story and arched windows at this sixth story, the building is less ornamented than Warehouse B overall.

Built the same years as Warehouse B, The Montgomery Ward and Company General Merchandise Warehouse (Figure 20, constructed 1908, John W. McKecknie, architect) is a massive nine story reinforced concrete and red brick warehouse, located at 819 E. 19th Street. Elements of the Classical Revival style featured in the Montgomery Ward and Company General Merchandise Warehouse, such as a symmetrical façade with a “three-part base-shaft-cap organization,” and engaged pilasters with contrasting stone bases and capitals, are also seen in Warehouse B.³⁷ Other exterior features shared with Warehouse B include a contrasting stone foundation and coping at the roofline. Warehouse B and the Montgomery Ward and Company General Merchandise Warehouse have identical methods of reinforced concrete construction at the interior (the beam-and-girder method) with masonry construction at the exterior.³⁸ When compared to the Montgomery Ward and Company General Merchandise Warehouse, Warehouse B features more intricate ornamentation (patterned brickwork, contrasting stone geometric details, carved stone columns).

The former Perky Brothers Storage & Transfer Company, now KC Storage (Figure 21, constructed 1913, architect unknown), located at 2431 Prospect, is a five-story reinforced concrete and brick warehouse.³⁹ Constructed five years after Warehouse B, The Perky Brothers Storage & Transfer Company building has the same construction method as Warehouse B. Contrasting stone geometric details are featured on both buildings, although The Perky Brothers Storage & Transfer Company building is less intricately ornamented.

Warehouse B, in comparison with other reinforced concrete warehouses in Kansas City, is a significant local example of a warehouse designed in the Classical Revival style. Warehouse B is distinguished by its intricately carved stone entry columns, ornately patterned brickwork, engaged pilasters with contrasting stone capitals and bases, and overall symmetry and monumentality of scale.

Company History: The ABC Storage & Van Company

³⁶ Sally F. Schwenk, “Crossroads Historic Freight District,” National Register of Historic Places Nomination, Kansas City, Jackson County, Missouri, 2000: 7:8.

³⁷ Elizabeth Rosin and Rachel Nugent, “Montgomery Ward and Company General Merchandise Warehouse,” National Register of Historic Places Nomination, Kansas City, Jackson County, Missouri, 2000: 7:2.

³⁸ Ibid, 8:7.

³⁹ *American Contractor* 34 (February 8, 1913): 65.

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Although not nominated under Criterion A in the area of Commerce, the following information is important to illustrate the importance of the ABC Storage & Van Company, the longest occupant of the building. While the property may be eligible in this area, the loss of original company records has prevented further substantiation for this criterion consideration, despite exhaustive research at multiple repositories.⁴⁰

Samuel E. Sexton, Schuyler Colfax (S. C.) Blackburn, and W. M. Barber established ABC Storage & Van Company in 1908.⁴¹ Soon after incorporation, construction commenced on two fireproof, reinforced concrete warehouses— Warehouse A at 1015 E. 8th Street and Warehouse B at what was then 3314-18 Main Street.⁴² The contracting and building firm of Hucke & Sexton, of which Samuel E. Sexton was a founding member, was responsible for the construction of both buildings.⁴³ Prior to the ABC Storage & Van Company's founding, Kansas City lacked "up-to-date warehouses for the exclusive storage of household effects."⁴⁴

Catering to an affluent residential clientele, Warehouse B offered climate-controlled storage for pianos and art works and safety deposit boxes for valuables such as silver tableware and jewelry (Figure 17).⁴⁵ Although client records for ABC Storage & Van Company have yet to be located, an inspection of auction listings for delinquent storage accounts listed in *The Kansas City Star* offer a glimpse of the types of household wares stored in Warehouse B: a pool table with balls, cues, and all the fittings; mahogany and oak furniture; pianos; and an antique French canopy bed.⁴⁶

Beginning in 1913, ABC Storage & Van Company was one of the first moving and storage companies in the area to supplant their horse-drawn moving vans with gas-powered transport trucks (Figure 15).⁴⁷ The demand for the household storage services warranted the construction of a third ABC location in 1920. Warehouse C, 3127 Prospect Avenue (no longer extant) was a six-story reinforced concrete warehouse designed by the Kansas City architectural firm of Smith, Rea & Lovitt.⁴⁸ The construction of Warehouse C in 1920 made ABC Storage & Van Company the only Kansas City moving and storage company with more than two locations.⁴⁹

In the 1930s, ABC established an in-house division of services specifically for fur coats at each ABC warehouse. The ABC Scientific Fur Depositories, as they were called, offered "scientific"

⁴⁰ The information presented in this section has been edited to reflect a brief company history.

⁴¹ "Warehouses," *Manufacturer's Record* 53 (March 12, 1908): 59.

⁴² Address numeration changes in this area were possibly affected by the re-naming of what is now Linwood Boulevard.

⁴³ City of Kansas City, Missouri, Historic Preservation Commission, Building Permit #8836, June 1, 1908. Also: Davis, "ABC Storage & Van Company Building," 8:17.

⁴⁴ *American Warehousemen's Association Bulletin* 9 (November 1908): 334.

⁴⁵ *Ibid.*

⁴⁶ List compiled from classified advertisements in *The Kansas City Star* from the following dates: November 13, 1910, April 28, 1912, and March 12, 1916.

⁴⁷ Davis, "ABC Storage & Van Company Building," 8:19.

⁴⁸ *Ibid.*, 8:21.

⁴⁹ Gate City Directory Company, *Kansas City, Missouri, City Directory and Business Catalog* (Kansas City, MO: Gate City Directory Co., 1920, 1921), 2656.

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protection of furs through humidity control and fumigation (Figure 16). Coupled with ABC's fireproof facilities (and their high fire insurance protection), the ABC Fur Depositories appear to be the first instance of such a service in Kansas City not associated with a clothing store.⁵⁰ Oscar W. Thomas became the president of ABC Storage & Van Company after the death of S. C. Blackburn, the company's founding president, in 1942.⁵¹ Eventually, Thomas' sons would follow their father and take over the business. The company continued providing storage and moving solutions for the Kansas City area until the 1980s, when a failed merger facilitated the sale of the company, including Warehouse B.⁵² Warehouse B continued to operate as a storage facility under new ownership until the sale of the property in 2021; the building continuously operated as a storage facility for more than 113 years.

Conclusion

Warehouse B, a six-story reinforced concrete and brick warehouse that once housed the ABC Storage & Van Company, is a locally significant example of the Classical Revival style as applied to a warehouse in Kansas City. The character-defining features of its Classical Revival styling, including intricately carved stone entry columns, patterned brickwork (both projected and recessed), engaged pilasters with contrasting stone capitals and bases, symmetry at the main façade, and the building's monumental scale and massing have been retained at the exterior. Interior spaces of Warehouse B are also remarkably intact, including the elements of the beam-and-girder system of reinforced concrete construction, vaulted storage spaces, and fireproofing measures. An impressive edifice near the corner of Main Street and Linwood Boulevard, Warehouse B effectively communicates its historic function as a warehouse designed in the Classical Revival style.

⁵⁰ Under the "Fur Storage" heading of the 1931 Kansas City directory there are two entries: ABC Fireproof Warehouse Company and Harzfeld's, a clothing store. An additional "Fur Storage and Repairs" heading lists Kline's, a women's clothing store, as the only entry. Gate City Directory Company, *Polk's Kansas City (Missouri) Directory 1931* (Kansas City, MO: Gate City Directory Co., 1931), 2886.

⁵¹ "Schuyler C. Blackburn Dies," *The Kansas City Star*, October 23, 1942, 1.

⁵² Davis, "ABC Storage & Van Company Building," 8:23.

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ABC Storage & Van Company Warehouse B

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

_____. "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri."
National Register of Historic Place Multiple Property Documentation Form, Kansas City, Jackson
County, Missouri, 2010.

"The Business Invasion of a South Side Corner." *The Kansas City Star*, January 21, 1910.

Tuttle & Pike, Civil Engineers. *Tuttle & Pike's Atlas of Kansas City and Vicinity*. Kansas City, MO: Tuttle &
Pike, 1907.

"Warehouses." *Manufacturer's Record* 53 (March 12, 1908).

"Windows and Doors that are Planned to Trap and Outwit Fire." *Popular Science Monthly* 94 (May 1919).

Wermiel, Sarah E. *The Fireproof Building: Technology and Public Safety in the Nineteenth-Century
American City*. Baltimore, MD: 2000.

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Section number 10 Page 19

ABC Storage & Van Company Warehouse B
Name of Property
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Verbal Boundary Description: SEC 17-49-33 NW1/4 SW1/4 HYDE PARK LOT 4 & N
1/2 LOT 5 BLK 2

Boundary Justification: The nominated property includes the entire parcel historically associated with ABC Storage & Van Company Warehouse B.

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Figure 1: Location and Site Maps for 3244 Main Street, Kansas City, Missouri, (Lat./Long. 39.06759, -94.58580).

Source: City of Kansas City, Missouri, KIVA Parcel Viewer [GIS Database]. Accessed Feb. 8, 2022. <http://maps.kcmo.org/apps/parcelviewer/>.



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ABC Storage & Van Company Warehouse B
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N/A
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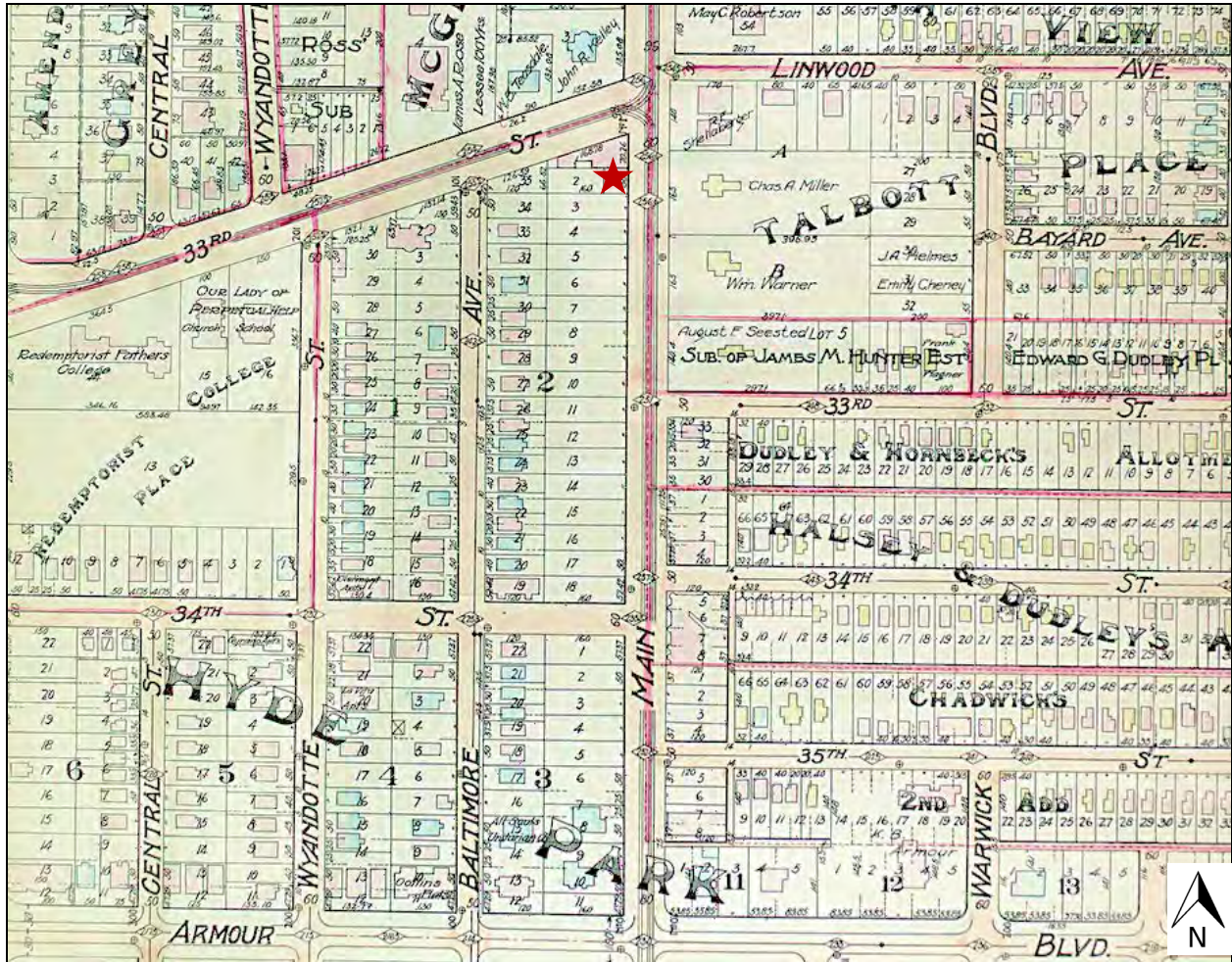


Figure 2: 1907 Atlas. The location of ABC Storage & Van Company Warehouse B is marked with a red star.

Source: Tuttle & Pike, Civil Engineers, *Tuttle & Pike's Atlas of Kansas City and Vicinity* (Kansas City, MO: Tuttle & Pike, 1907).

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N/A
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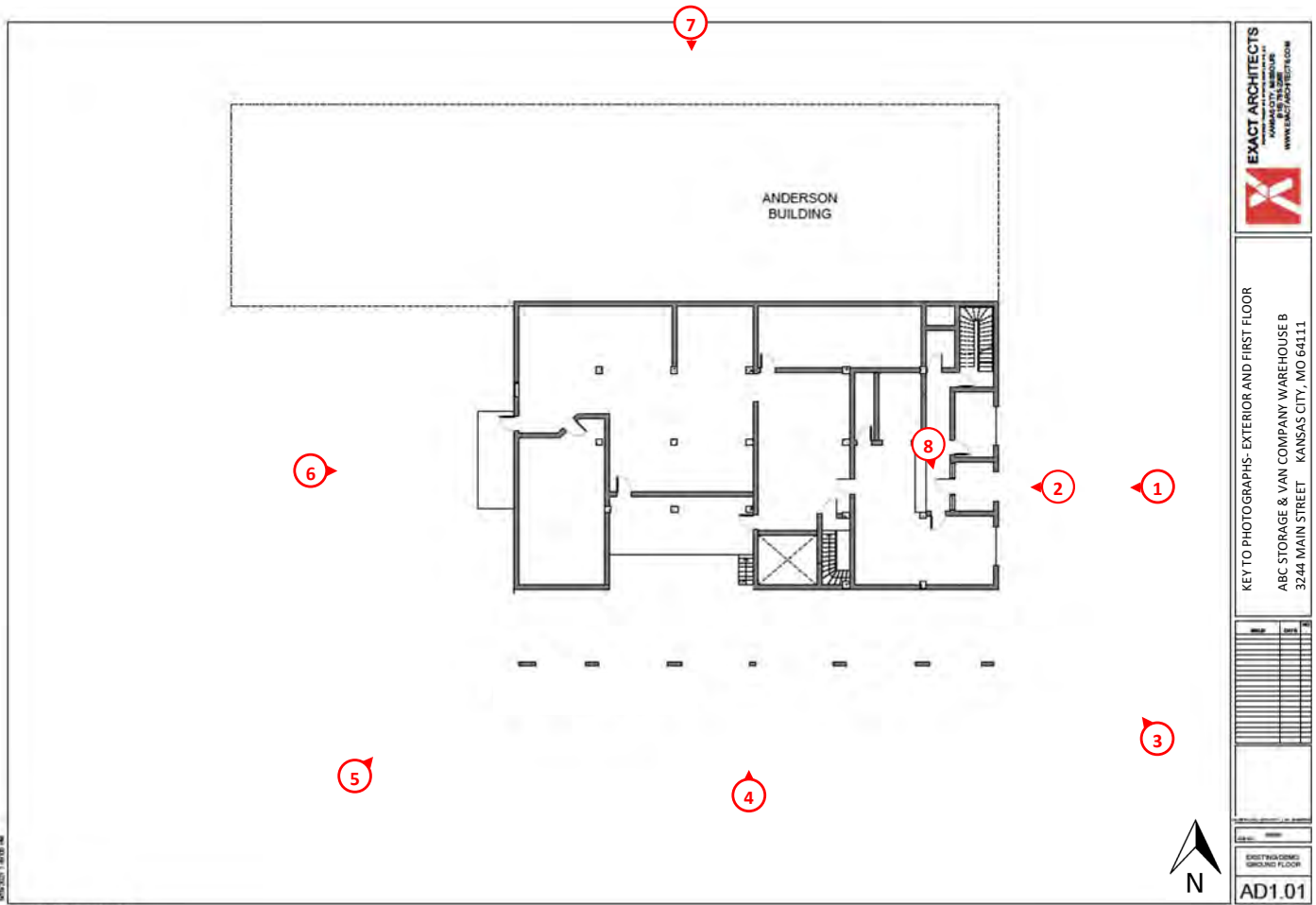


Figure 5: ABC Storage & Van Company Warehouse B current floor plan and key to photographs, exterior and first floor.
Source: Exact Architects.

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ABC Storage & Van Company Warehouse B
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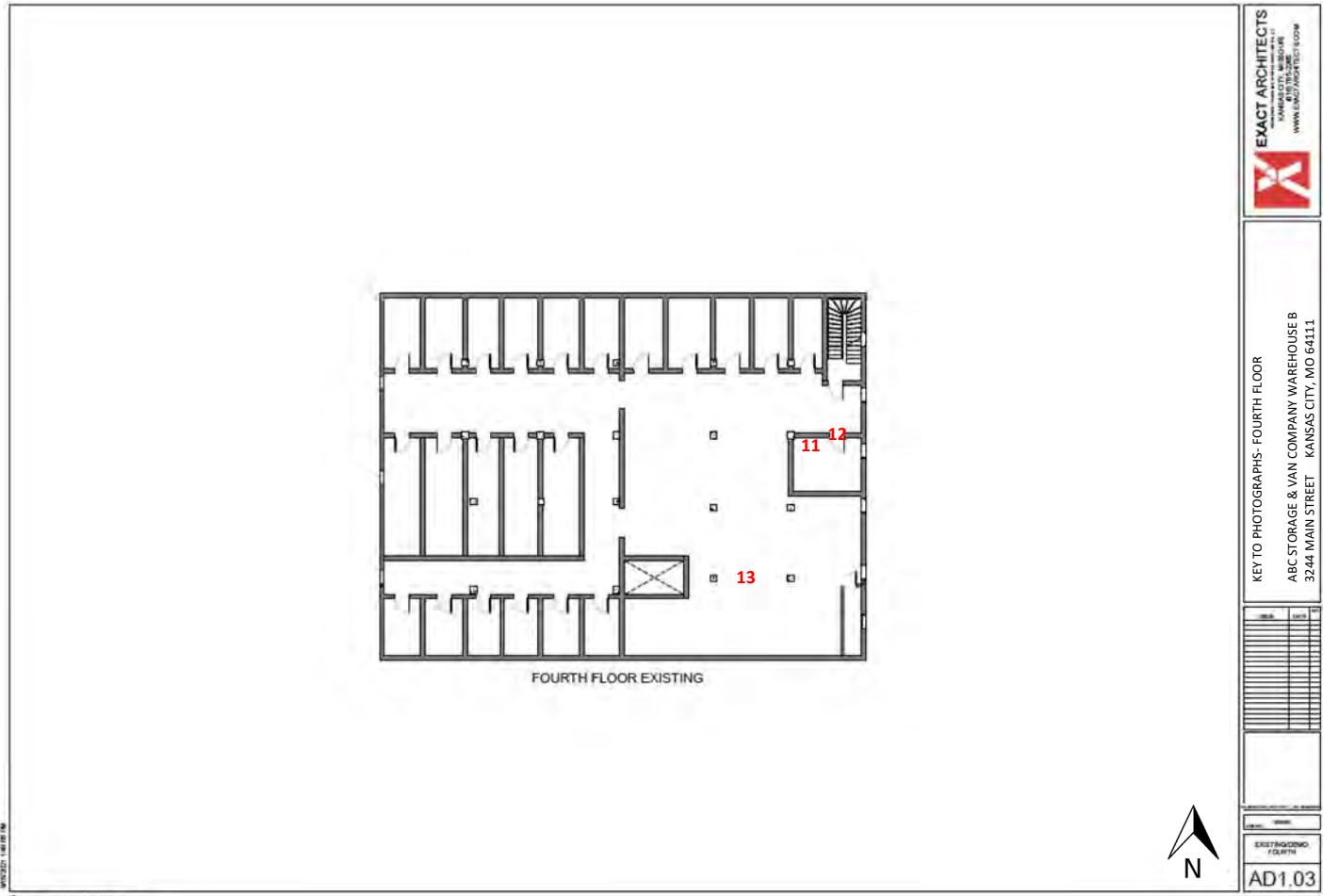


Figure 8: ABC Storage & Van Company Warehouse B current floor plan and key to photographs, fourth floor.

Source: Exact Architects.

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Name of Property
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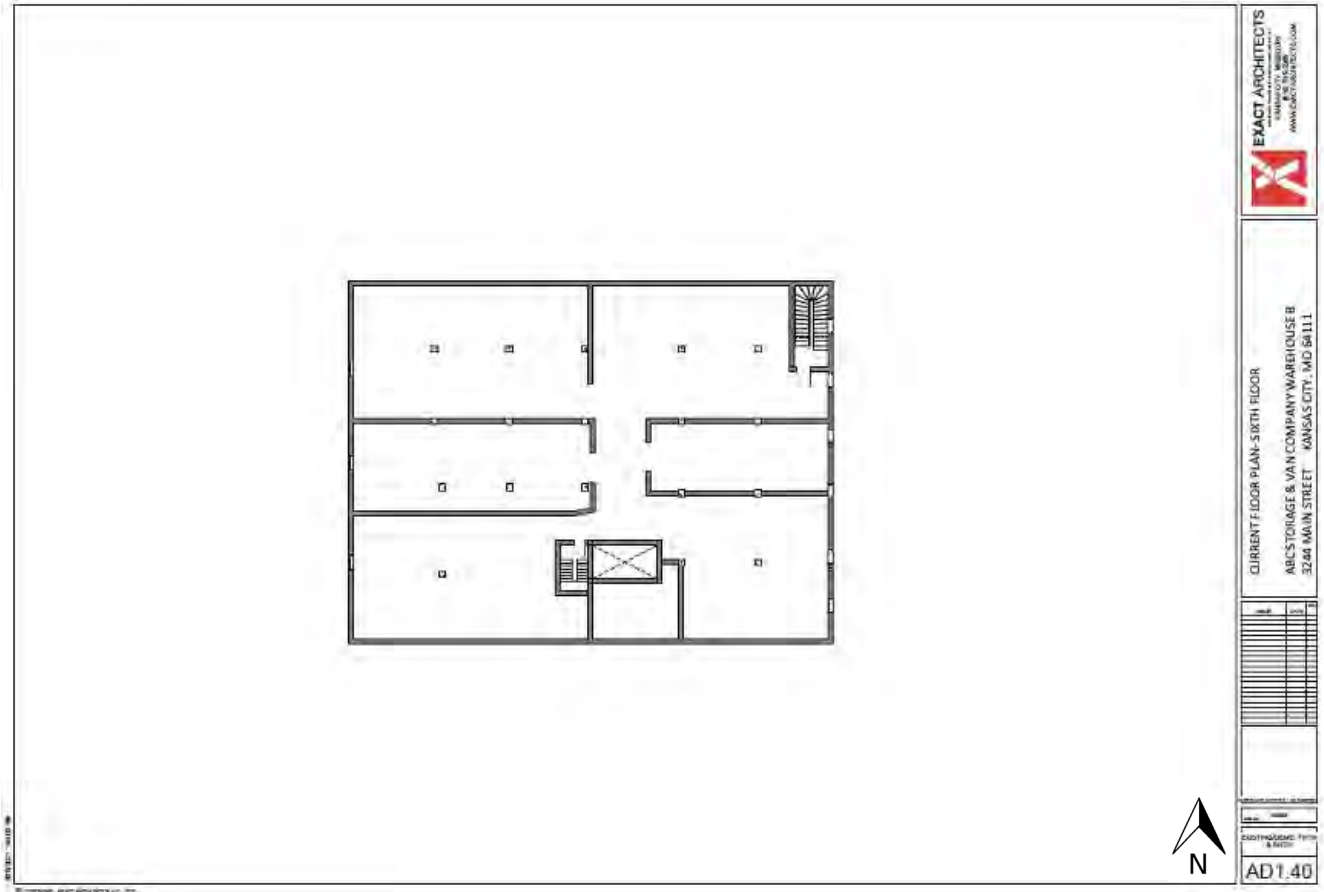


Figure 10: ABC Storage & Van Company Warehouse B current floor plan, sixth floor
Source: Exact Architects

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Name of Property
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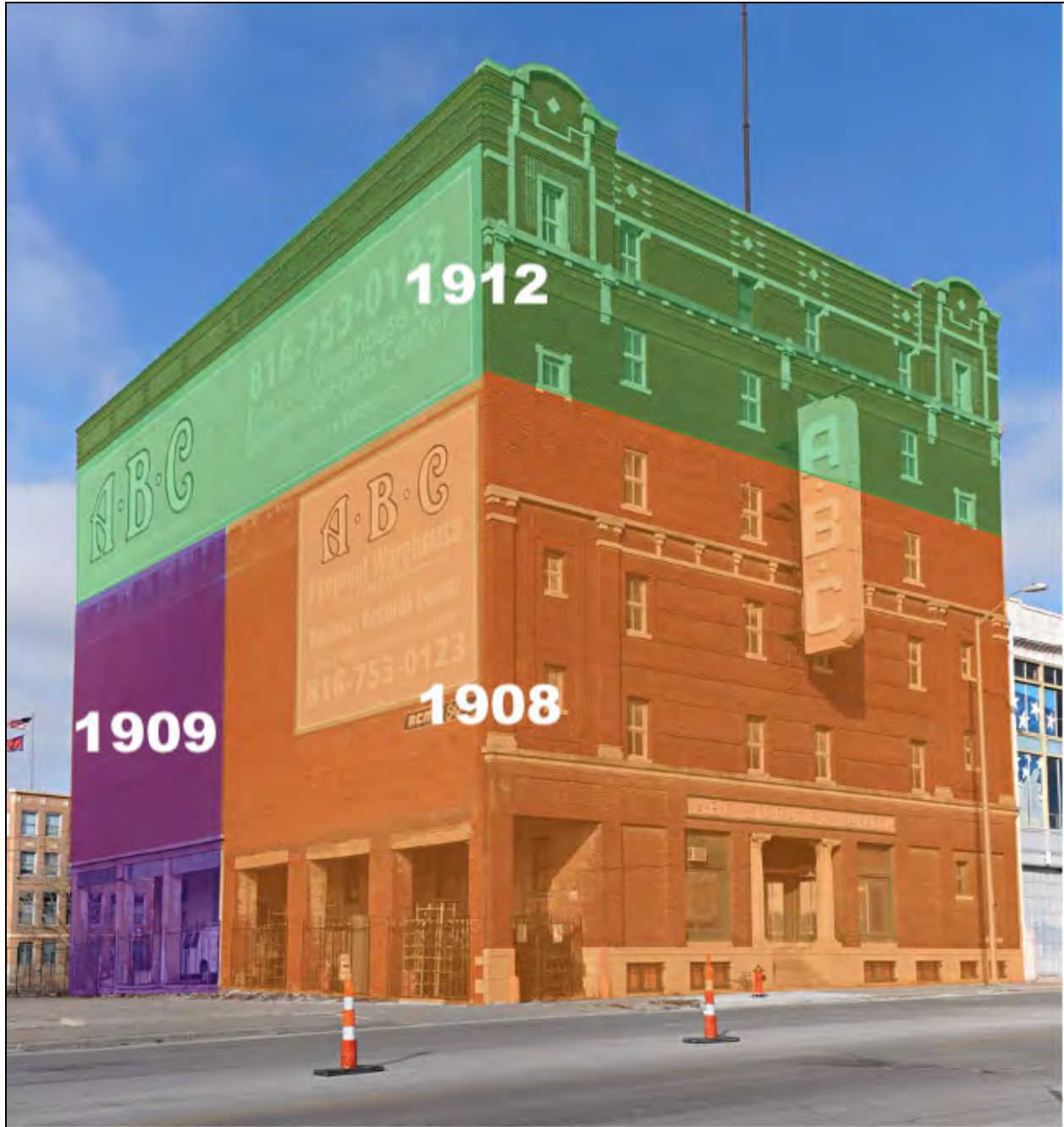


Figure 12: Color-coded photograph with dates of construction for original building and additions. The original 1908 building is denoted by orange, the 1909 addition by purple, and the 1912 addition by green.

Source: Richard Welnowski, photographer; color coded by Kelsey Lutz.

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Location of Storage & Transfer Companies in Kansas City

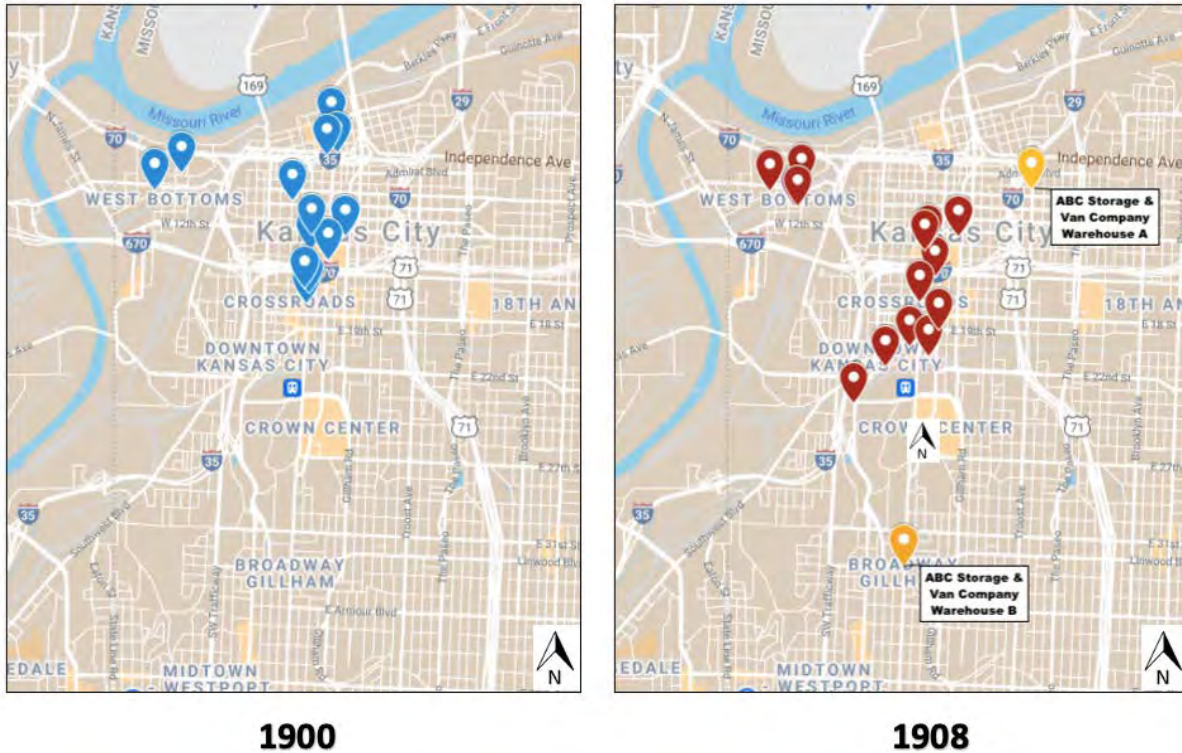


Figure 13: Maps illustrating the migration of transfer and storage companies in Kansas City from 1900 (left) to 1908 (right); compiled using city directory data.

Source: Google Maps, "Kansas City, Missouri," accessed February 17, 2022.

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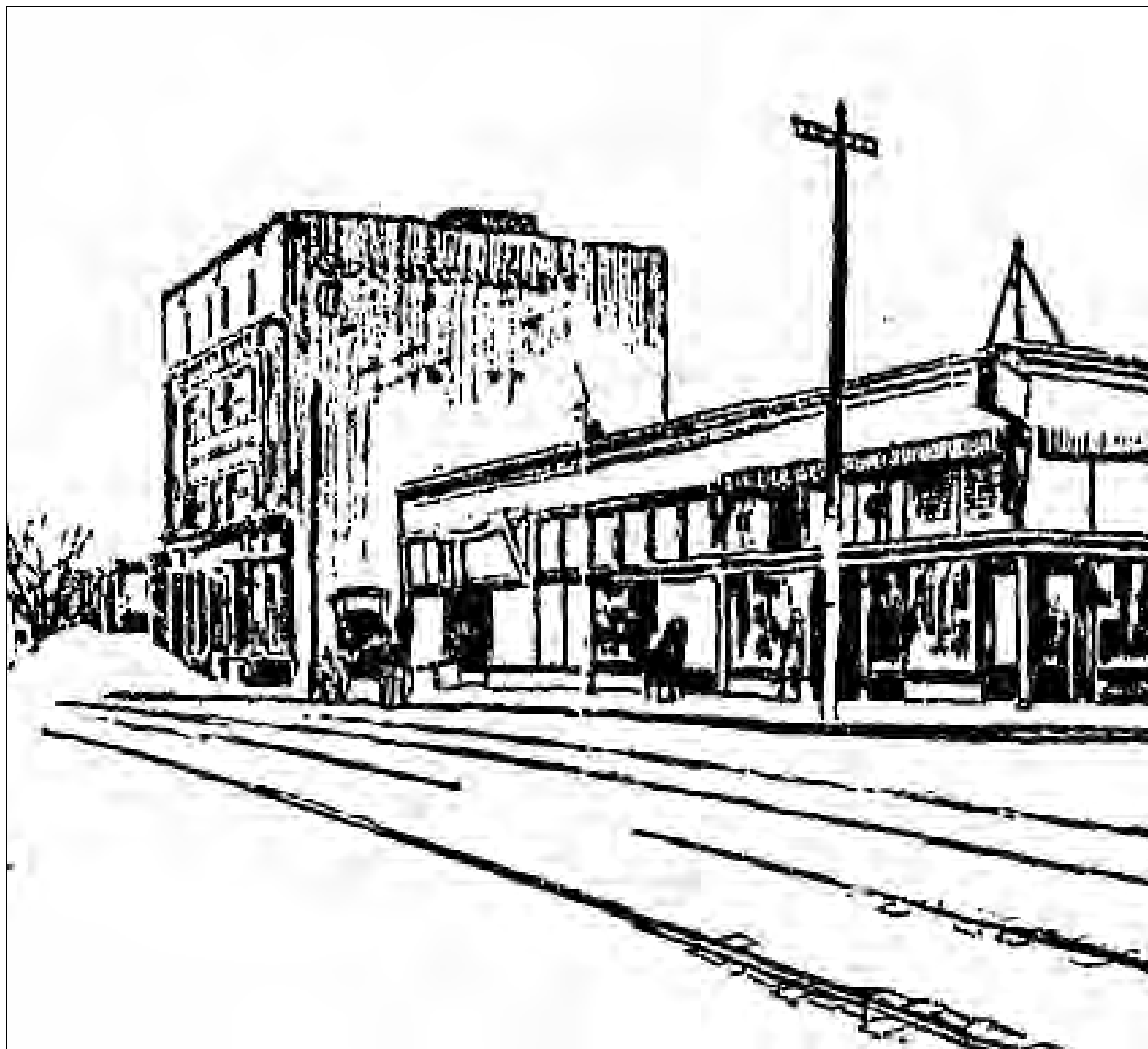


Figure 14: The 4-story ABC Storage & Van Company Warehouse B (left side of illustration) as it appeared in 1910, before the 1912 addition.

Source: "The Business Invasion of a Southside Corner," *The Kansas City Star*, January 21, 1910, 21.

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Figure 15: ABC Storage & Van Company vehicles, c. 1910 (top) and c. 1912 (bottom).
Source: ABC Business Records Center (Private Collection).

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Main and Linwood, Troost and Eighth
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Phone Victor 0123

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Your guarantee of the safety of this scientific method of storing is backed by more than twenty years of business reputation and five years of Fur and Garment Storage.
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1931-32 modes in Fur Coats are semi-fitted and from four to six inches longer. Why not let our Mr. Victor, Master Furrier, call and tell you how inexpensive it will be to change your coat to a new model. His ideas follow fashion's trend.
Phone Victor 0123
A-B-C Scientific Fur Depositories

Figure 16: Advertisements for ABC Storage & Van Company's Scientific Fur Depositories, 1931. Source: *The Kansas City Star*, June 14, 1931, 4; October 10, 1931, 2; April 19, 1931, 4.



Figure 17: Postcard illustrating an art and piano room at ABC Storage & Van Company, undated. Source: Card Cow Vintage Postcards, "One of Our Piano and Art Rooms, ABC Fireproof Warehouse Co.," CardCow.Com, accessed February 24, 2022. <https://www.cardcow.com/886482/kansas-city-missouri-one-piano-art-rooms-abc-fireproof-warehouse-co/>

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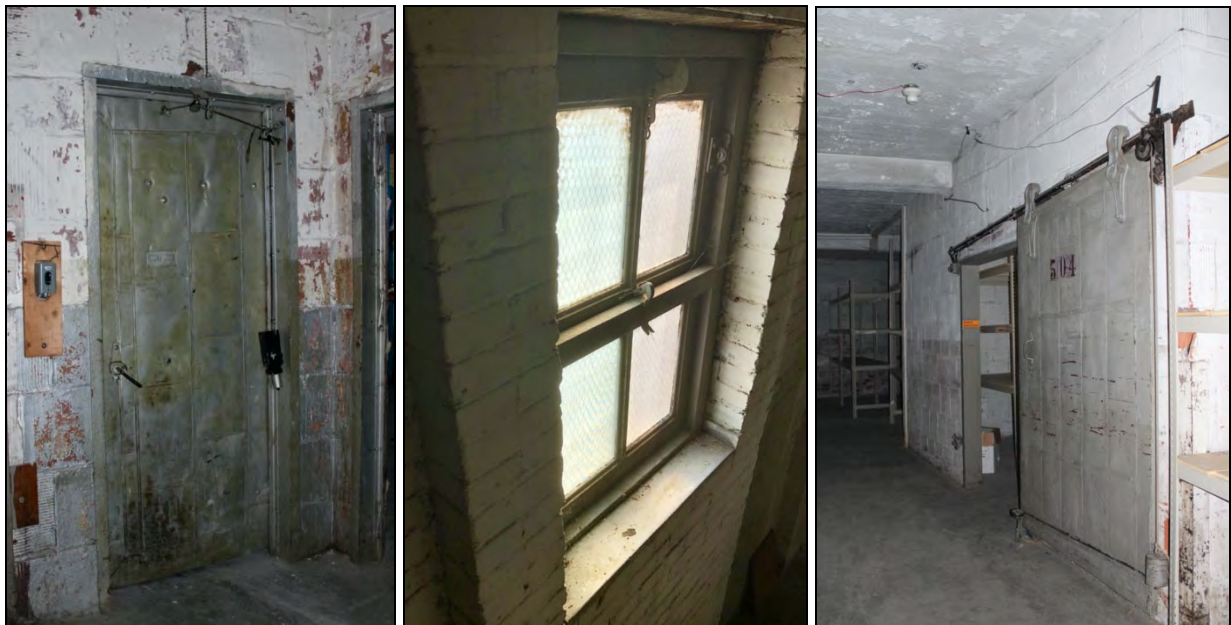
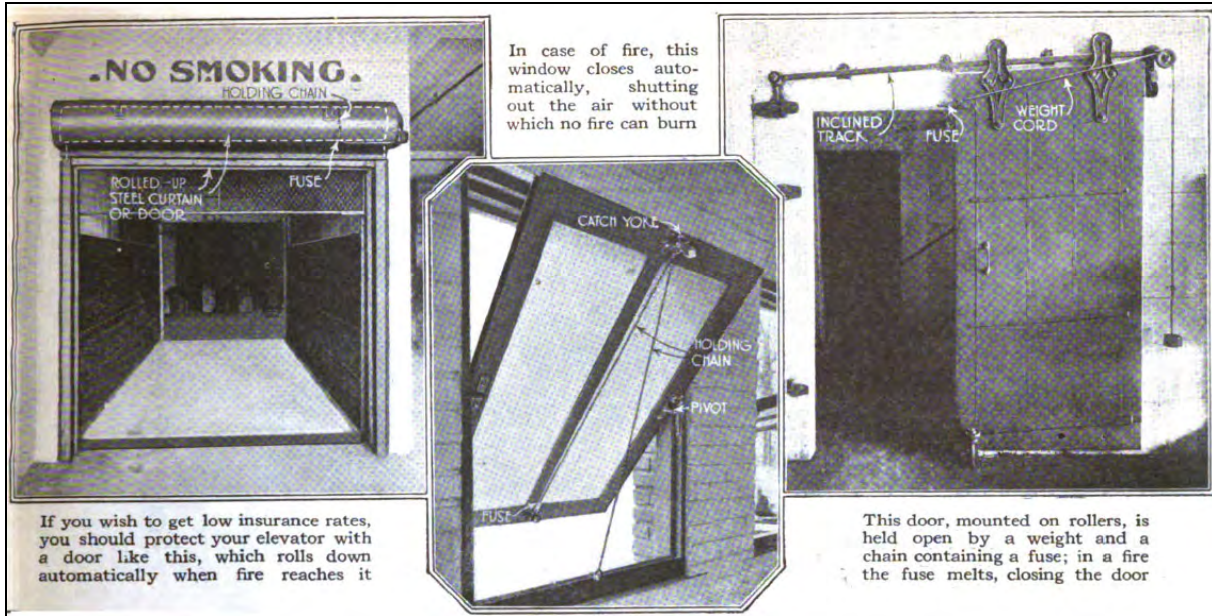


Figure 18: Top: Explanation and diagram of weighted fire safety devices, 1919. Bottom: Elements of the fireproof system in Warehouse B, from left to right: weighted fire door; weighted sinusoidal wire glass window; rolling fire door, 2022.

Source: Top: "Windows and Doors that are Planned to Trap and Outwit Fire," *Popular Science* 9 (May 1919): 81; Bottom: Kelsey Lutz, photographer.

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Figure 19: The D. A. Morr Transfer & Storage Company, constructed 1905-06 and located at 2114 Central Street in the Crossroads Historic Freight District, Kansas City, Missouri, 2022.
Source: Kelsey Lutz, photographer.

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Figure 20: The Montgomery Ward and Company General Merchandise Warehouse, constructed in 1908 and located at 819 E. 19th Street, Kansas City, Missouri, 2022.
Source: Kelsey Lutz, photographer.

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Figure 21: The former Perky Brothers Transfer and Storage Company, constructed in 1913 and located at 2431 Prospect Avenue, Kansas City, Missouri, 2022.

Source: Kelsey Lutz, photographer.

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Figure 22: (Top) Entry doors to narrow vault at the basement level, 2022. (Bottom) Narrow vault interior, basement level. The yellow circles highlight the location of mounts for valet rods, 2022. Source: Kelsey Lutz, photographer.

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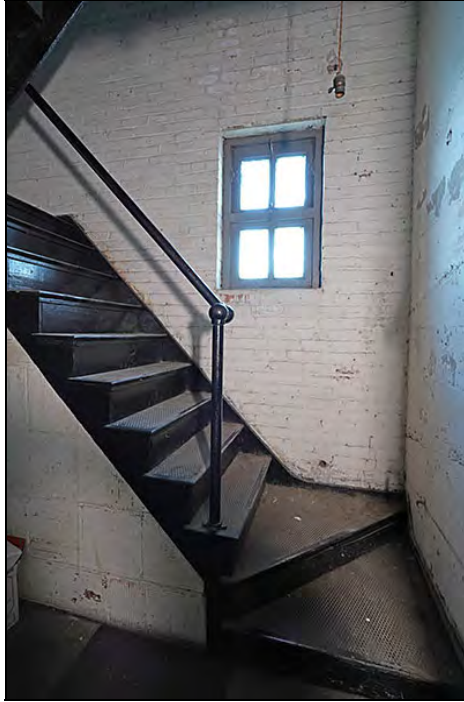


Figure 23: The original iron stairwell, placed at the northeast corner of the building, provides access to all floors, 2022.

Source: Left and Center: Richard Welnowski, photographer. Right: Kelsey Lutz, photographer.



Figure 24: First floor interior, view facing south; original freight elevator, 2022.

Source: Kelsey Lutz, photographer.

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Figure 25: Dock area at the south elevation with original rolling fire shutters and hinged steel-clad fire door, 2022.

Source: Kelsey Lutz, photographer.



Figure 26: Original dock area, now a through bay at the south elevation; view facing northeast, 2022.

Source: Kelsey Lutz, photographer.

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Figure 27: First floor interior, double door entry to lofted vault (left) and the vault's interior (right), 2022.

Source: Richard Welnowski, photographer.



Figure 28: Views of storage vaults on the fifth (left) and sixth (right) floors, 2022.

Source: Kelsey Lutz, photographer.

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Figure 29: Interior, sixth floor, typical view of larger storage area with rolling fire door.
Source: Kelsey Lutz, photographer.



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Business Records Center

(Paper Files & Electronic)

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Fireproof Warehouse
COMPANY

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