

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Exchange Building

other names/site number Law Building

2. Location

street & number 1201-1207 Grand Boulevard [N/A] not for publication

city or town Kansas City [N/A] vicinity

state MO code MO county Jackson code 095 zip code 64105

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 [x].)

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

04/29/03
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain

See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
--------------	-----------------	--

<u>1</u>	<u>0</u>	buildings
----------	----------	-----------

<u>0</u>	<u>0</u>	sites
----------	----------	-------

<u>0</u>	<u>0</u>	structures
----------	----------	------------

<u>0</u>	<u>0</u>	objects
----------	----------	---------

<u>1</u>	<u>0</u>	Total
----------	----------	-------

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

COMMERCE/TRADE

Current Functions

VACANT/NOT IN USE

7. Description

Architectural Classification

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS: Late Gothic Revival

Materials

foundation concrete

walls stone

brick

roof synthetic

other terra cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Periods of Significance

1929-1952

Significant Dates

1929-1930

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

McKecknie and Trask, architects

O'Concanon Construction Company

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:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government City Hall

☐ University

☒ Other:

Name of repository: Kansas City Public Library

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone Easting Northing
15 363360 4329030

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] 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 and Mary Ann Warfield

organization Architectural and Historical Research, LLC date November 25, 2002

street & number P.O. Box 22551 telephone 816.363.0567

city or town Kansas City state Missouri 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 Abbott Properties

street & number 4010 Washington Street telephone 816.931.1999

city or town Kansas City state MO zip code 64111

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 1

Summary

The Exchange Building, located at 1201-1207 Grand Boulevard, Kansas City, Jackson County, Missouri, is an eight-story, steel frame building featuring a granite, brick and terra cotta exterior. Designed with elements of the Gothic Revival style by the noted Kansas City architectural firm of McKecknie and Trask, and built by the construction company of O. O'Concanon, Kansas City, the Exchange Building was completed in 1930. Its two-part vertical block scheme imparts a granite veneer at the base level, a contrasting brick shaft, while the roofline is punctuated with slender terra cotta pendants.

Measuring five bays by seven bays, the building measures 85 x 115 feet and contains approximately 60,000 square feet. Generally rectangular in shape, the building becomes "L" shaped at the third story. Currently, the building is vacant and is undergoing renovation.

Sited on the southeast corner of 12th Street and Grand Boulevard, the Exchange Building is located directly east of the Bonfils Building and southeast of the Palace Clothing Company Building, both listed in the National Register of Historic Places. To the north is a modern commercial building. An alley separates the Exchange Building from a two-story, early 20th century commercial property. To the south is a late 19th century commercial building. Further surrounding the Exchange Building are other early to mid 20th century commercial buildings.

Although the storefront level was modified in the 1960s, the Exchange Building has retained the majority of its historic features to convey its historic significance. In good condition, its integrity of location, design, setting, materials, workmanship, feeling and association has been retained.

Elaboration

The main façade faces west. The deeply recessed main entrance, featuring a pair of double-leaf metal doors, a wide multipaned transom resting below a blind arcade, is placed at the far south bay of the west façade. Storefront windows, modified from the original design, feature aluminum-framed, plate glass units, temporarily boarded-up during the renovation process. Non-original pebble aggregate has been removed.

Second story, recessed fenestration, set in low arches, is separated from the storefront level by a wide spandrel. Tripartite windows feature a central fixed unit flanked by narrow side lights and surmounted by transoms. The second and third floors and the piers of the corner and end bays are of stone. The remaining spandrels below the windows of the 5th through 8th floors are constructed of brick.

The spandrels separating the second and third story fenestration feature a blind arcade. Engaged pendants are placed at the piers of the central bays, beginning at the middle of the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 2

second floor and reaching to the middle of the fourth floor. Fenestration of the upper stories are double-hung, sash-type one-over-one, with stone sills. Windows are separated by slender piers at the central bays and wider, stone piers at the end bays.

The articulation of the main façade is repeated at the north façade. The original storefront, like that of the west façade, has been modified with tile and aluminum-framed storefront windows. Each bay of the north façade features separate entrances, modified from the original with metal framed, single-leaf doors. Upper story fenestration is identical to that of the west façade.

The rear or east façade and the south façade do not feature any embellishments and read mainly as masonry walls. A non-original overhead sliding overhead door is placed at the second bay of the rear façade (moving south to north). First story, industrial sash windows are, for the most part, intact. A single-leaf man door is located at the far south bay. The far north storefront bay has been infilled with brick. The upper story fenestration is double-hung, sash-type, one-over-one with stone sills. Wide spandrels separate each floor. The pier and window pattern and configuration is repeated at the south façade. Original skylights are placed at the roof of the two-story unit.

Additional features of the exterior of the Exchange Building include original metal fire escapes at the south and east façades.

Over the years the original finishes of the interior of the Exchange Building have been modified. The double-loaded corridors of the upper floors have been retained and portions of the original plaster ceiling and marble walls of the elevator lobby are intact, although in deteriorated condition.

Future Plans

Currently there are proposed plans for the rehabilitation and adaptive reuse of the Exchange Building. Future plans, prepared by Crawford Architects, Kansas City, include rehabilitation of the exterior and interior spaces. Plans for the project will be prepared in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Once the proposed plans are completed, they will be submitted to the Missouri State Historic Preservation Office and the National Park Service for review and compliance.

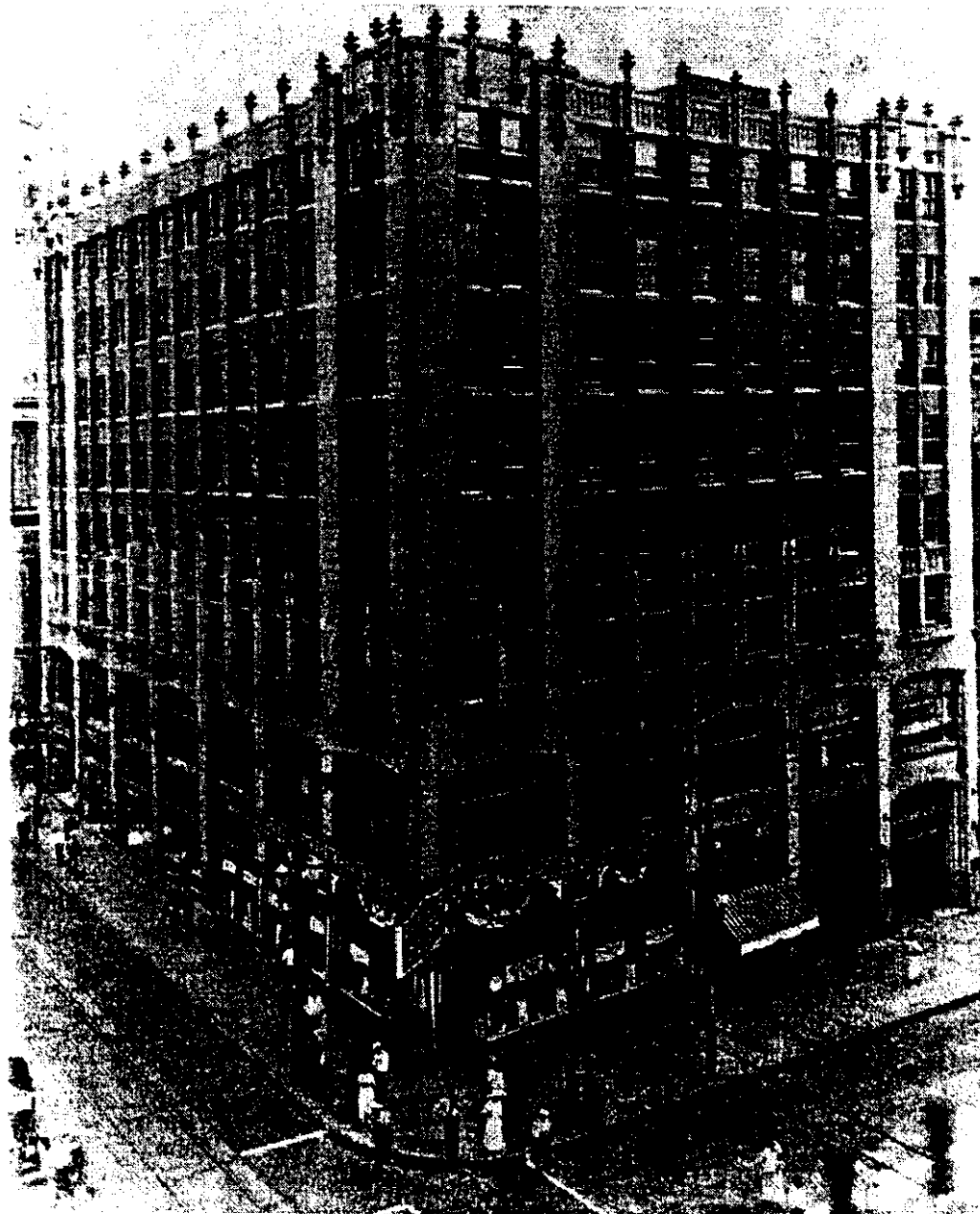
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 3

The Exchange Building



(8-86)

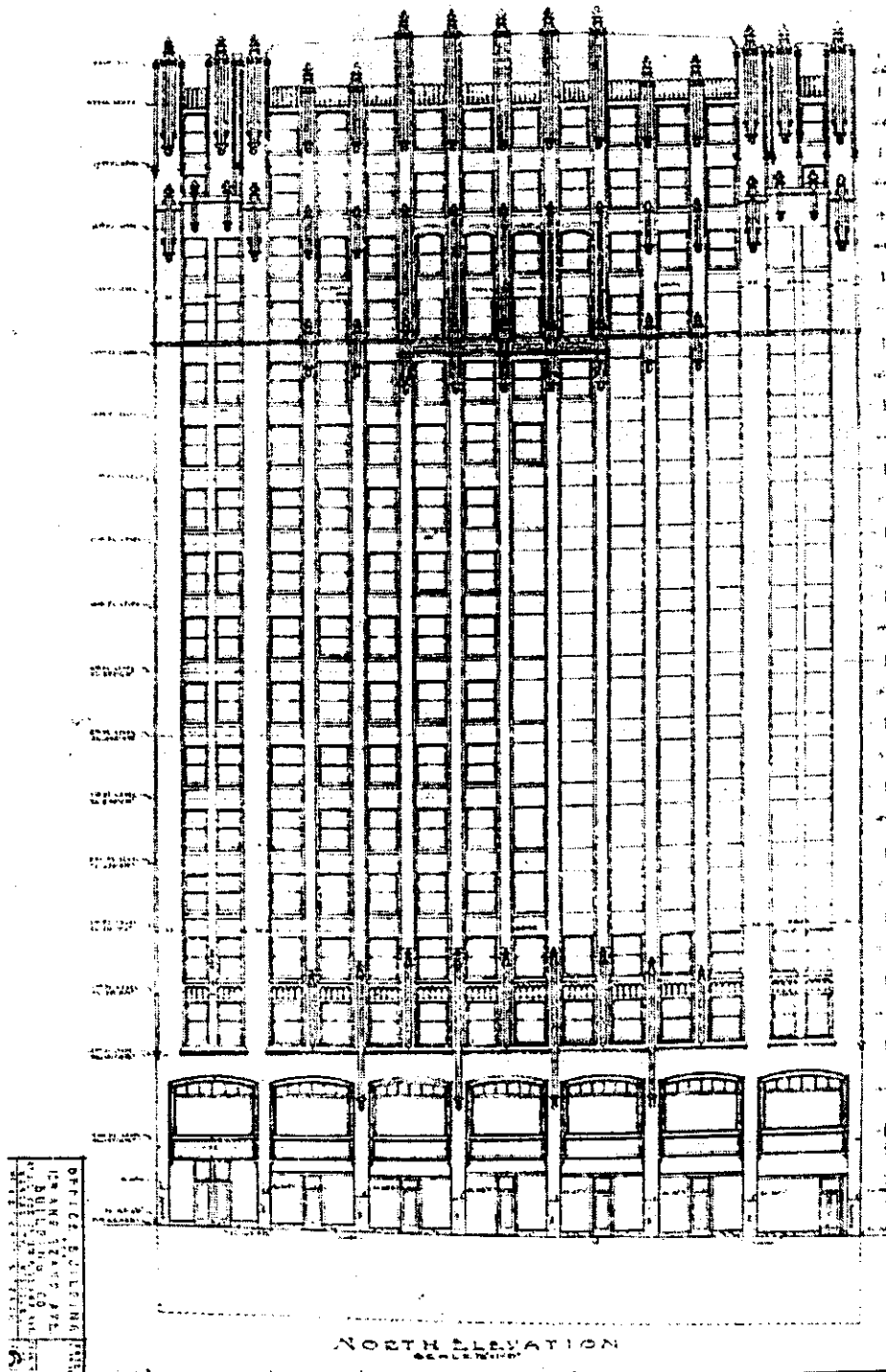
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 4

The Exchange Building – North Elevation



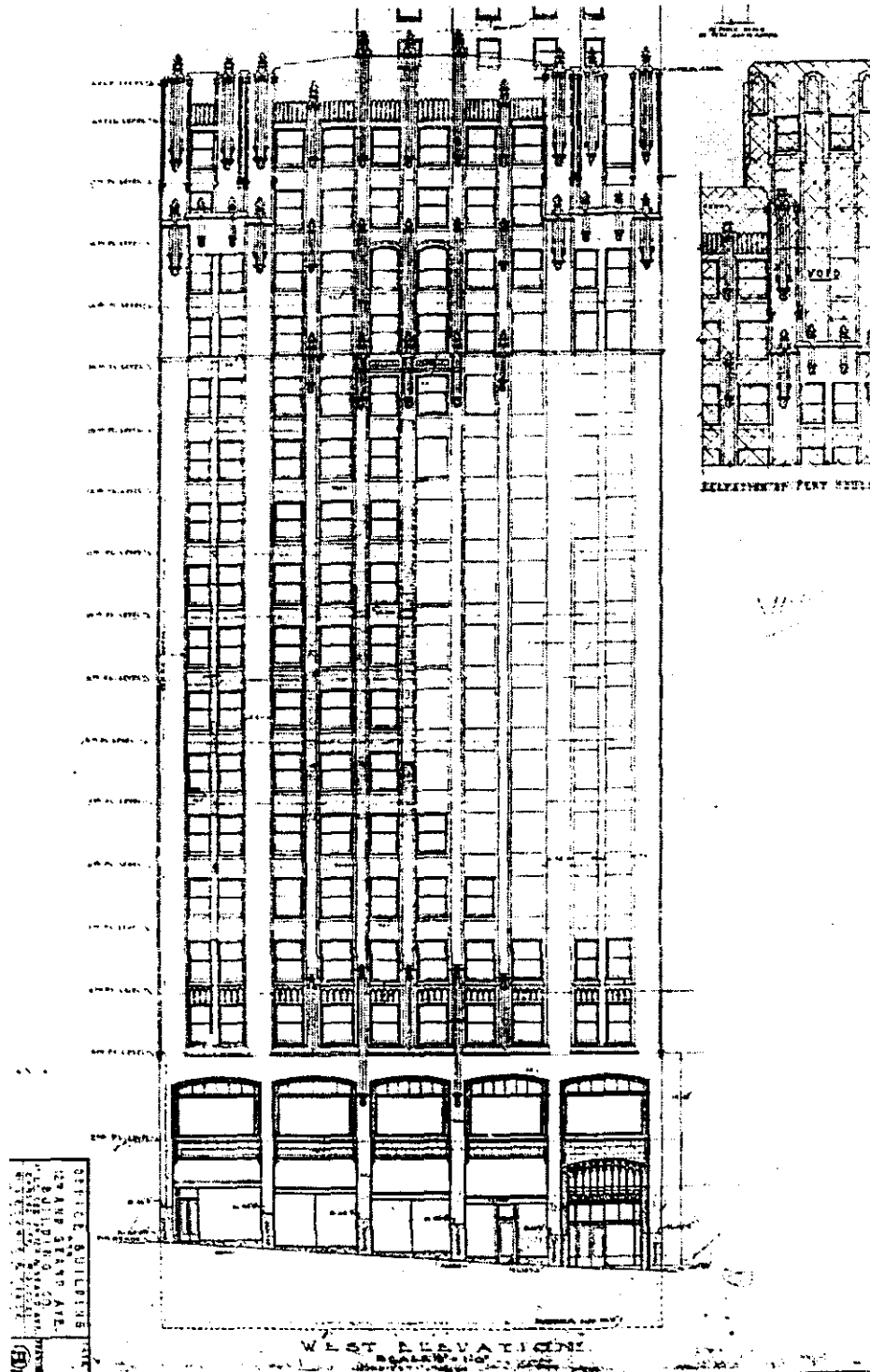
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 5

The Exchange Building – West Elevation



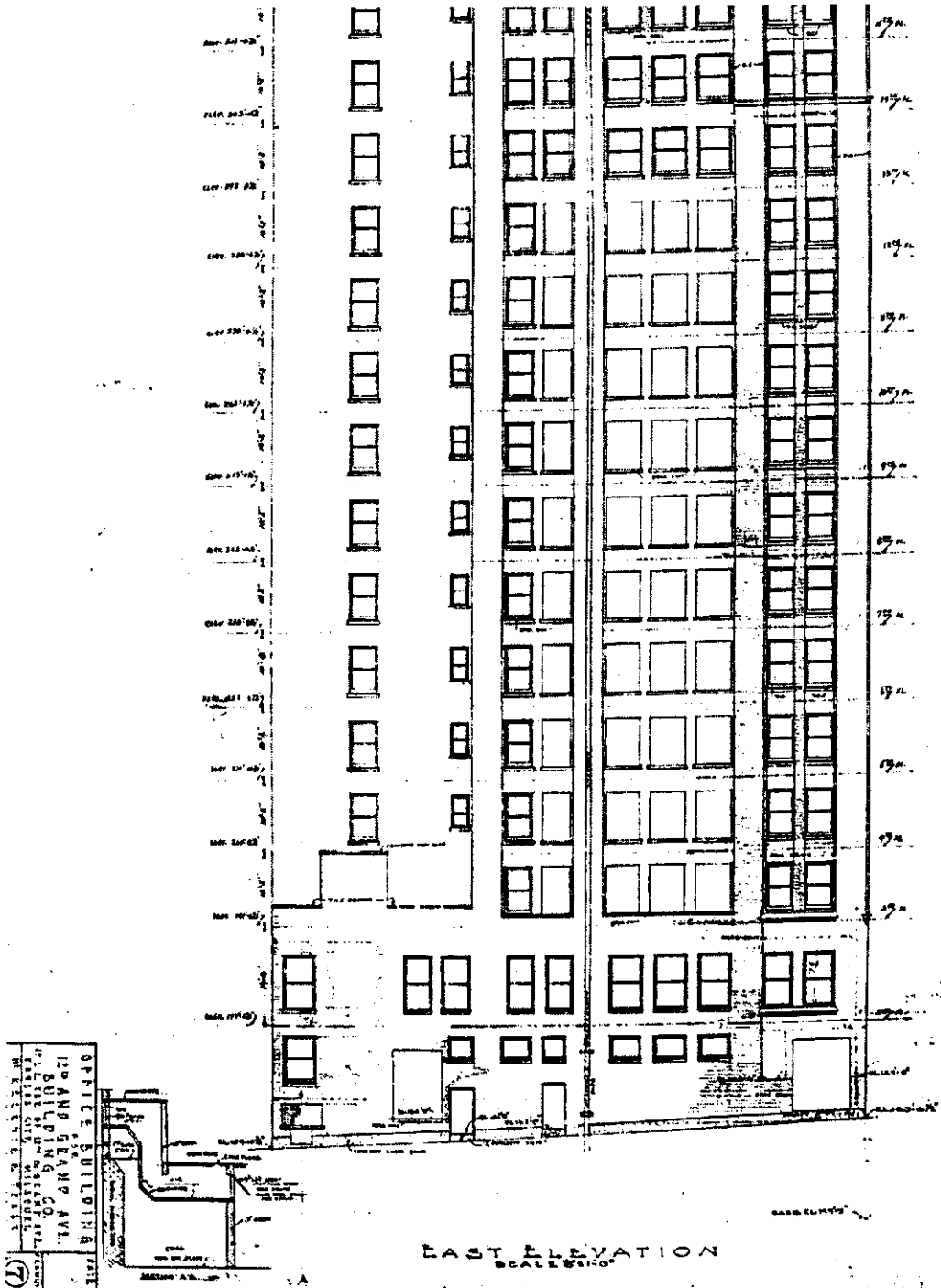
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 6

The Exchange Building – East Elevation



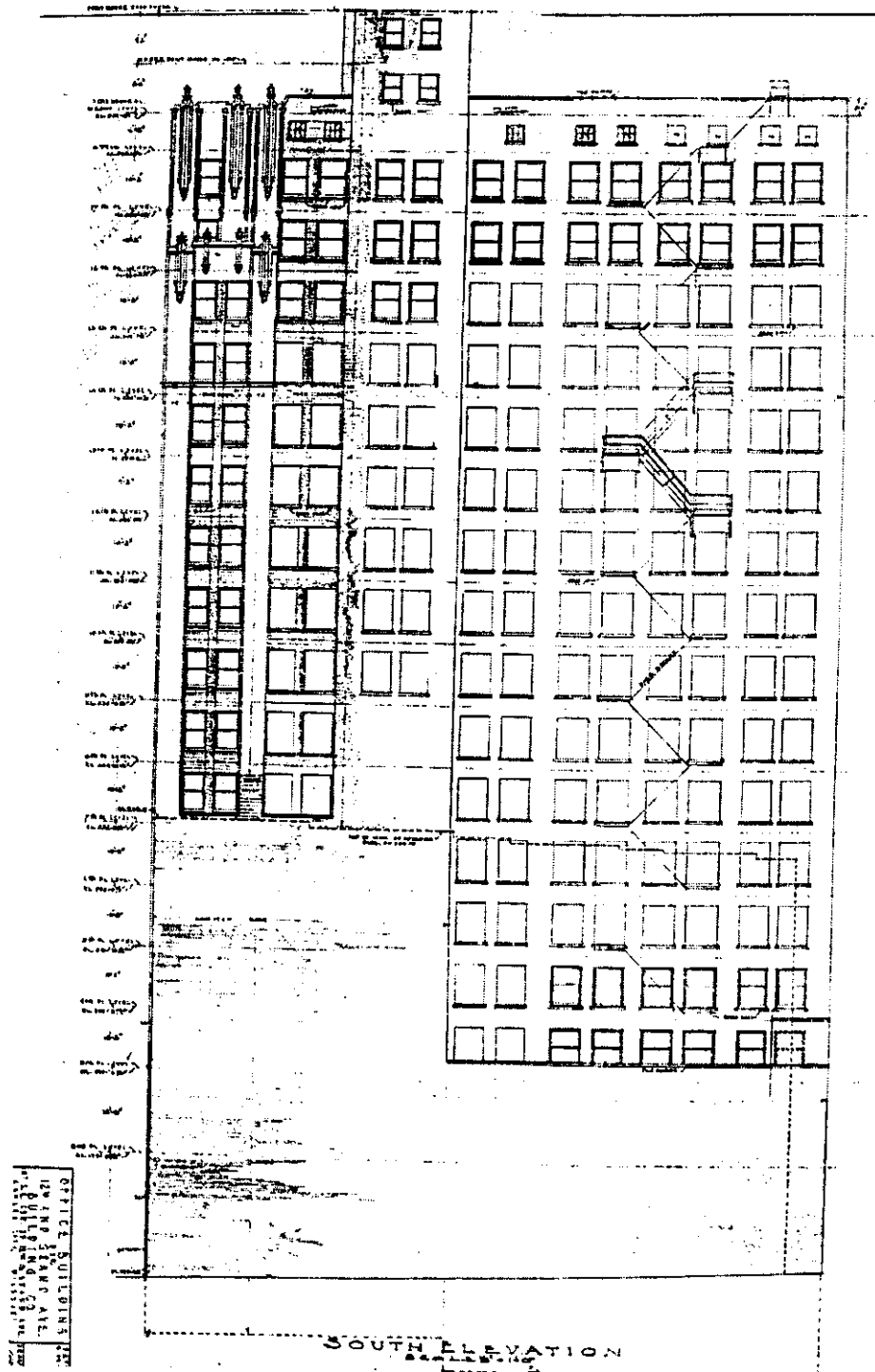
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 7

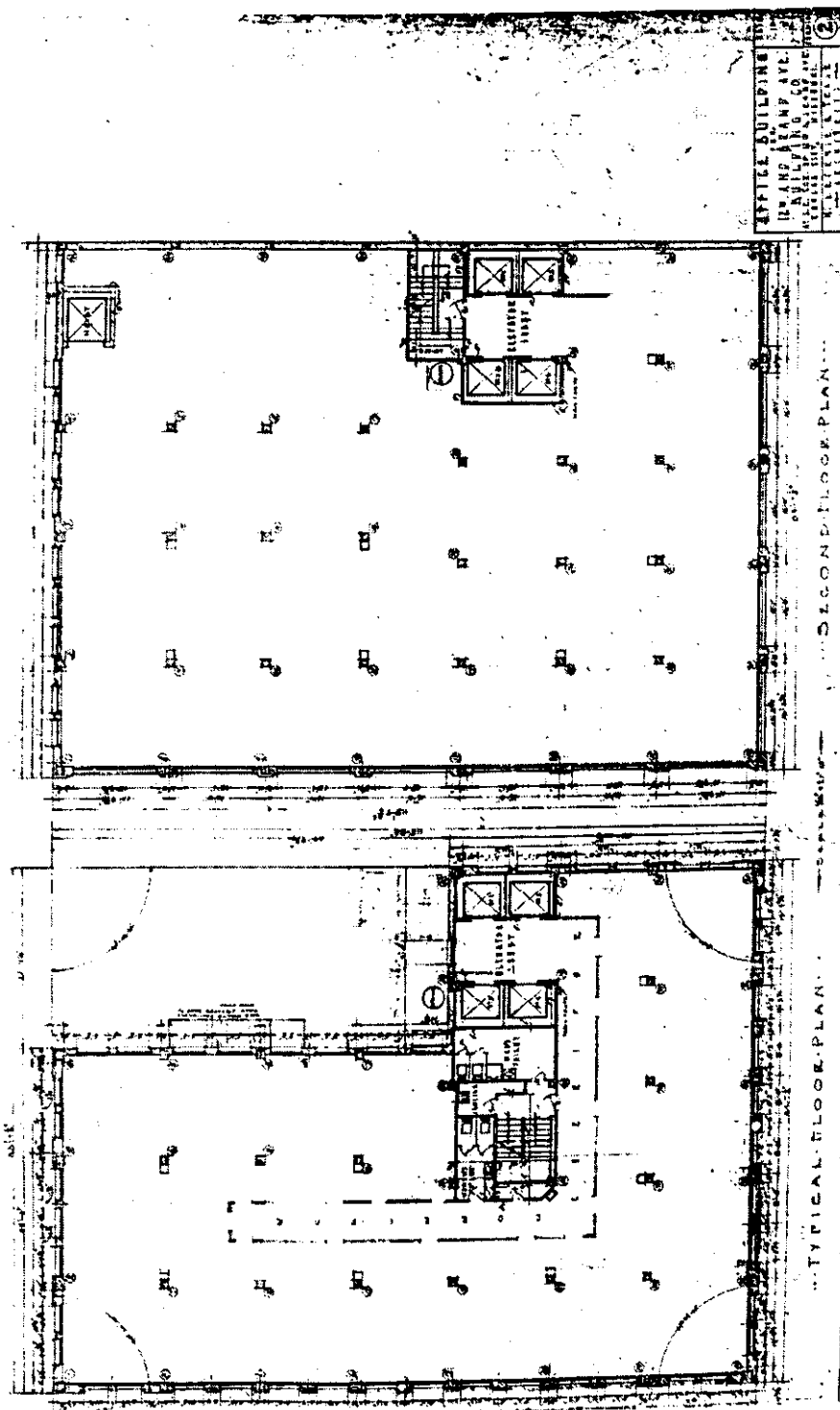
The Exchange Building - South Elevation



NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETExchange Building
Kansas City, Jackson County, MO

Section number 7 Page 8

The Exchange Building – Second Floor and Typical Floor Plan



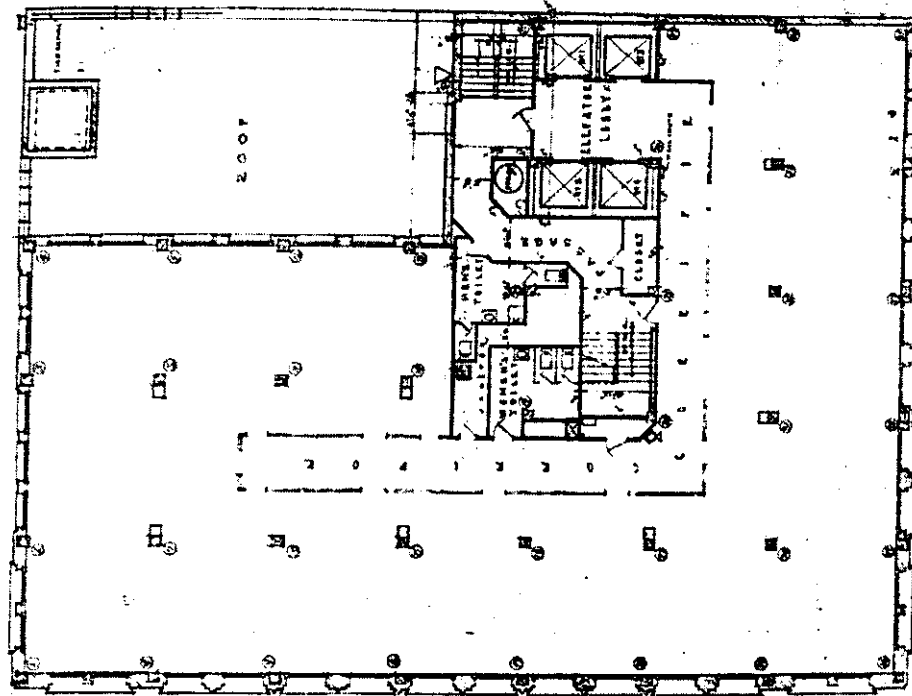
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

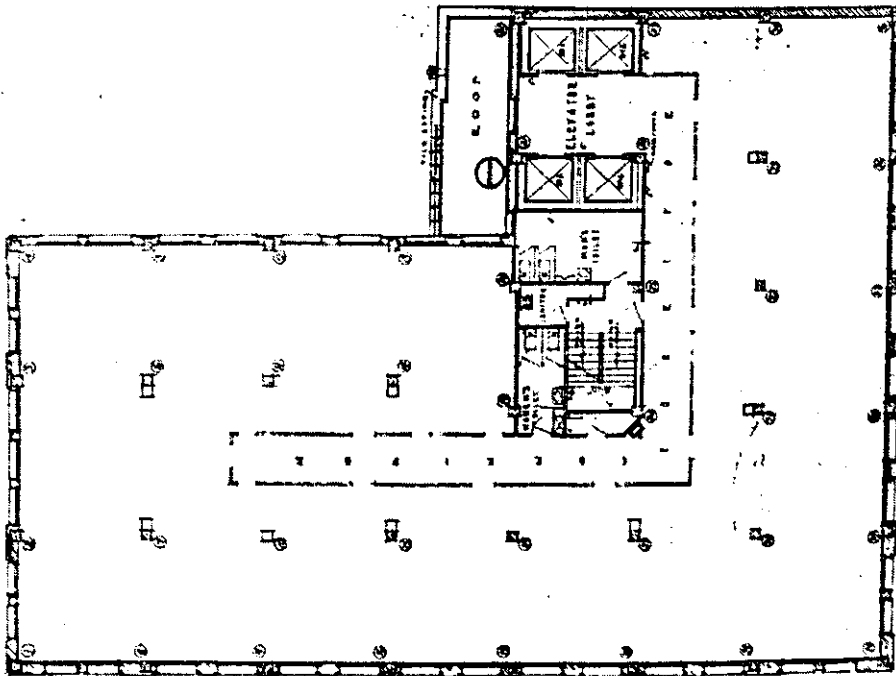
Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 9

The Exchange Building – 3rd and 4th Floor Plans



...THIRD FLOOR PLAN...



...FOURTH FLOOR PLAN...

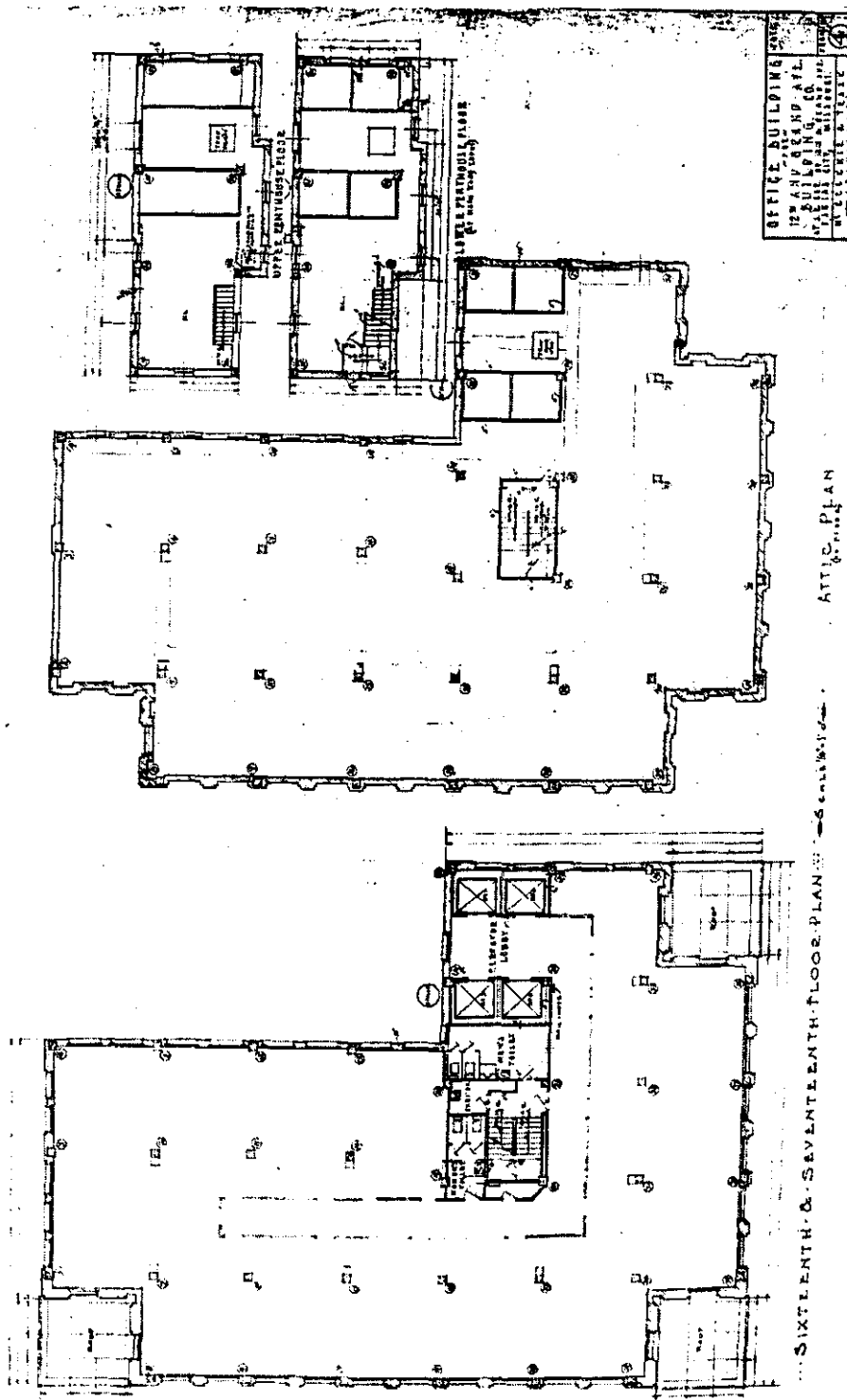
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 7 Page 10

The Exchange Building - 16th & 17th Floor Plan and Attic Plan (not implemented)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 11

Summary

The Exchange Building, located at 1201-1207 Grand Boulevard, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criteria A and C and is locally significant in the following areas: ARCHITECTURE: The Late Gothic Revival inspired Exchange Building remains an intact, representative example of the work of the prominent Kansas City firm of McKecknie and Trask. John McKecknie (1862-1934) is recognized as one of the most prolific and skilled architects to have practiced in Kansas City. COMMUNITY PLANNING AND DEVELOPMENT: Built in 1929-1930, the Exchange Building belongs to a group of central business district buildings constructed during the most consequential building boom at the time in Kansas City's history. Along with several other properties, the Exchange Building helped to create a major civic center in the downtown's core. Since its completion, the 60,000 square foot Exchange Building remained a popular business location for Kansas Citians until the 1960s. It was the first of the multi-floor office facilities to be constructed prior to the onset of the depression and helped to anchor one of the busiest intersections of the central business district.

Elaboration

Kansas City's Building Campaign of 1929

Transportation and technological progress during the first three decades of the twentieth century along with Kansas City's centralized location and low real estate prices helped to attract investments from out-of-state sources, as many of the new high rise buildings were funded by land speculators outside of Missouri. It wasn't long before the real estate market in Kansas City found the ground value only slightly less than the cost of the new structures rising above them, yet the relative cost of property in the heart of the mid-west remained less expensive than in New York or Chicago.¹

When the stock market crash of 1929 occurred, it did little to interrupt the growth of construction in Kansas City. Development projects had increased drastically since 1928. Other improvements to the city included newly resurfaced streets, sewer projects, road widening, traffic signals, park and boulevard improvements, new hospitals, and \$195,000 slated for additional improvements to the downtown Kansas City Airport.²

Between April 1929, when the Exchange Building first began to take shape, and October 1930, building permits were issued for over ten million dollars worth of property. According to William J. McMahon, the Kansas City building commissioner in 1930:

¹ *The Kansas City Star*, 21 July 1929. Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri.

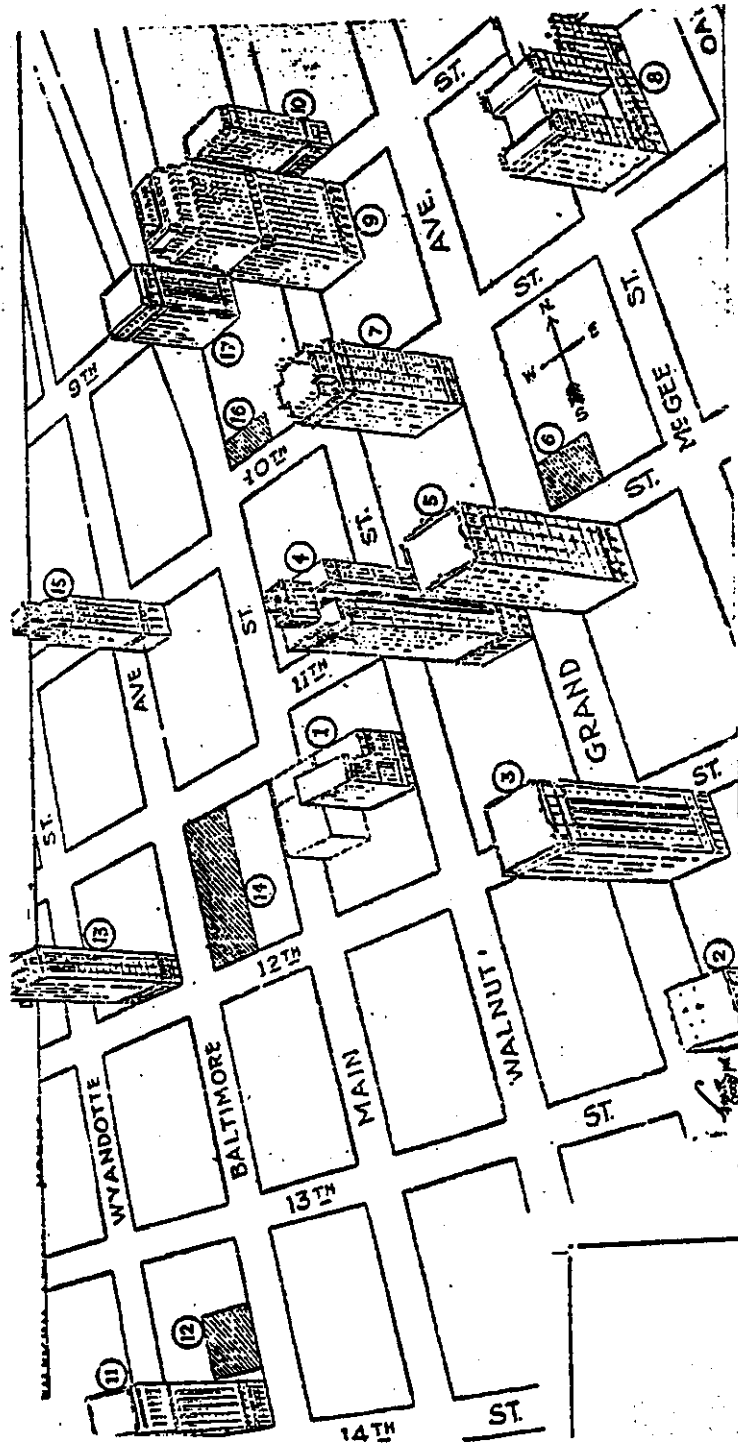
² *Ibid.*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 12



Downtown Points proposed for improvement

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 13

While other cities are talking business depression, Kansas City is carrying forward an epochal skyscraper building program. Those investing [in Kansas City] have faith in the city and know it is backed by a great territory that will keep on progressing.³

In the summer of 1929, prior to the devastating stock market crash of October 28, it was reported that Kansas City enjoyed witnessing the largest recorded building campaign in previous history. The downtown area was undergoing a major improvement while offering employment to nearly 4,000 craftsmen—the builders of the new office and retail buildings. The central business district was to change drastically as high rise buildings, some reaching over 15 stories, altered the city's existing skyline. Overall investments in land acquisition and building construction totaled more than 15 million dollars, while it was estimated that another 10 million dollars in intended building construction was sitting on architectural drafting boards.⁴

In an article in *The Kansas City Star*, November 17, 1929, it was pointed out that older, out-of-date buildings, located in a six square mile of downtown, were hindering progress and future development. In commenting on the issue, the Real Estate Board of Kansas City suggested that:

One of the policies...concerns the betterment of this wide district, the elimination of completely obsolete buildings and the gradual reclaiming of the section to new usefulness.⁵

Within a nine block area of the central business district of Kansas City twelve major projects were either underway or scheduled to begin within a year including the 12-story Waltower Building at 8th and Walnut (1929), the 16-story Professional Building at 11th and Grand (1929-30), the 10-story 912 Baltimore Building (1929-30), the 26-story Bryant Building at 12th and Grand (1930-31), the 36-story Fidelity Bank and Trust Company Building, 9th and Walnut (1929-31), the ten-story Pickwick Hotel (1929-30), located at 10th and McGee, and the Exchange Building, originally planned as a 17-story office building located at the southeast corner of 12th and Grand. Additionally, the start of Kansas City's most well-known skyscraper, The Power and Light Building, was delayed by a legal controversy. These impressive new commercial projects, not only marked a shift in architectural design from historically derived design to a more textural and sculptural perspective, but also confirmed the city's trend toward a

³ "Buildings, Large New Buildings of the City, Cost of their Permits," *The Kansas City Times* 2 October 1930. Microfilm, Special Collections, Kansas City Public Library, Kansas City Missouri

⁴ "Improvements-Down Town Projects," *The Kansas City Star*, 21 July 1929, n. p. See also "Wave of Business Building Includes 191 New Stories," *The Kansas City Journal Post*, 18 August 1929, n. p. (These mounted newspaper clippings and others filed at Special Collections, Kansas City Public Library, are not paginated.)

⁵ *The Kansas City Star*, 17 November 1929, n.p.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 14

more commanding skyline. The construction of the Exchange Building, was the first of these projects to begin.⁶

The Exchange Building

On April 24, 1929 bids were being accepted on the new building. Warren D. Wolfe of the Sharp Building was listed as owner; the prominent firm of McKecknie and Trask, located in the Board of Trade Building, was named as architects, with George E. McIntyre, of the Finance Building on Walnut, in charge of structural engineering.⁷

McKecknie and Trask had completed the plans for a 17-story building with a basement. Three buildings that had formerly occupied the corner lot were demolished to ground level. The plans for the new building indicate that the existing basements of these buildings were incorporated into the new design. The basement level had to be modified prior to pouring a new floor. Some of the footings and foundation work of the former buildings remained while other areas were slated for further excavation work. New footing was laid where the existing foundation was found to be inadequate and several existing basement walls were marked for removal. After excavation was completed steel beams were placed in columns that were to supply the supporting load for the new building.⁸

Excavation for the Exchange Building was to begin shortly after June 1929. By July, the contract for the footings and retaining walls had been awarded to the construction company of O. O'Concanon, Kansas City, Missouri.⁹ On August 11, 1929, the St. Louis Steel Erection Company was named as contractor for erecting the steel framing, fabricated in Chicago. They set up temporary offices and a work yard on Woodswhever Road in the Central Industrial District for this project. Western Terra Cotta Company of Kansas City was contracted for the terra cotta work.¹⁰

In August 1929, Warren D. Wolfe, president of the building corporation, announced that the building was to be called the "Exchange Building." The name "Exchange Building" was actually favored by the future occupants as well as the owners as being "expressive of modern day business."¹¹ Presley Williams was vice-president and treasurer. Williams, in partnership with his father, Elmer, and uncle Charles Williams, was responsible for the Brookside Hotel,

⁶ "New Downtown Office Buildings Take to the Air as Shown by Camera," *The Kansas City Journal-Post*, 6 Oct 1929, 6C.

⁷ *Western Contractor*, 24 April 1929, 26.

⁸ McKecknie and Trask, *Office Building for 12th and Grand Ave. Building Co.*, July 10, 1929. Architectural Plans, Western Historic Manuscript Collection, University of Missouri, Kansas City, Missouri, and Drawing 1.

⁹ *Western Contractor*, 10 July 1929, 30.

¹⁰ "To Start Building", *The Kansas City Journal-Post*, 11 Aug 1929, 6C.

¹¹ *Ibid.*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 15

Westgate Hotel, office buildings at 38th and Broadway, as well as other building locations in Kansas City.¹²

Before October 1929, construction plans were modified and the original seventeen stories decreased to eight without explanation. It may be safe to assume that the decision to reduce the number of floors was due to financial problems that may have preceded the stock market crash of the same month. However, the steel frame for the eight stories was to be built strong enough to carry nine additional floors. By October 1929, the steel framing was complete and concrete floors were poured.¹³ Wolfe had estimated in August that his building would be ready for occupancy sometime during the first months of 1930.¹⁴

Although the exact date of completion is unknown, a full-page ad with photographs appeared in the *Kansas City Journal-Post* on July 31, 1930, celebrating and congratulating the completion of prominent new buildings that had been added to the Kansas City skyline. Along with the Exchange Building, the following buildings were completed: Carbide and Carbon Building, Professional Building, Fairfax Building, Waltower Building and Pickwick Building, which housed a hotel, bus terminal and garage. At the time, the Kansas City Power and Light Building was still under construction.¹⁵

Among the tenants listed in the city directory during its first several years of occupancy was Burroughs Adding Machine Company, a drug store, jewelers, beauty shop, a number of attorneys, as well as several financial and banking institutions. The architectural firm of Sayler & Owens were also located in the Exchange Building.¹⁶

The name of this prominent corner property changed to the Law Building in 1937, yet the cross section of tenants, for the most part, remained the same. The leasing company in September 1960 was the Mittletown Realty Company.¹⁷ By July 1966 the building went through another change of hands when Speyer Realty took over and more improvements were made to the building which included "new hallway ceilings and refurbishing of all public areas on a floor by floor schedule."¹⁸ The Law Building is currently under renovation.

¹² "Builders Select Name", *The Kansas City Journal-Post*, August 25, 1929, 6C;

¹³ *The Kansas City Journal-Post*, 6 Oct 1929, 6C.

¹⁴ Ibid.

¹⁵ *The Kansas City Journal-Post*, 31 July 1930, n.p.

¹⁶ *Polk's Kansas City Directory*, 1933 (Kansas City: Gates Publishing Company, 1933), 2122.

¹⁷ *The Kansas City Star*, 18 Sept 1960, 3E.

¹⁸ *The Kansas City Star*, 6 Nov 1966, 9D.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 16

McKecknie and Trask

John W. McKecknie was born in Clarksville, Ohio on October 3, 1862. At the age of eighteen he attended Wilmington College in Wilmington, Ohio. He later enrolled at Princeton University where he was graduated in 1886. He continued his education at the Columbia School of Mines in New York where he studied architecture. Upon graduating, after two years of study, McKecknie remained in New York where he worked for various architectural firms for five years. The following three years he operated his own business in general architecture.

Architecture was not his only ambition. McKecknie studied and taught art in New York City and Brooklyn in conjunction with his architectural job. His interests included photography, which had not yet developed into a separate field. He spent a year in Europe studying and taking photographs of architectural monuments in France and Italy. In 1892, he was commissioned by the Metropolitan Museum of Art to enlarge and catalogue his European photographs. His intention was to pursue art as a profession but gave it up in favor of architecture. However, his interest in painting remained strong throughout his life.¹⁹

McKecknie came to Kansas City in 1896, where he was employed as an architect for the Huckle & Sexton Contracting and Building Company. By 1914, McKecknie established an architectural firm, working independently as a solo practitioner. During his early career, McKecknie became a pioneer in the use of reinforced concrete construction as exemplified through his design of the six-story Gumbel Building, 801-803 Walnut streets. Designed in 1905, it was the first reinforced concrete building, as well as one of the first fire proof buildings, in the city.²⁰ Its exterior, faced in terra cotta, employs the use of Chicago-Style windows.

Another one of McKecknie's most successful early concrete buildings was the Gloyd Building, 921 Walnut. Designed and built in 1909 and standing twelve stories high, it was the first reinforced concrete skyscraper in Kansas City.²¹ With this sleek building, McKecknie introduced clear-span construction to the Midwest, "where each floor was treated as a loft, without interior columns interrupting the floor space."²² Both the Gumbel and the Gloyd buildings are listed in the National Register of Historic Places.

¹⁹ "J. W. McKecknie Is Dead," *The Kansas City Star* 20 October 1934. Vertical file, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri. "The main body of his work was published in *Architectural Record* in 1896 and 1897 to support Prof. William H. Goodyear's theory that mathematical regularity in buildings of the past was the exception rather than the rule."

²⁰ "Boost to the Reserves," *The Kansas City Star* 20 February 1947. Vertical file, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City Missouri.

²¹ Donald L. Hoffman, "Early Concrete Construction in Kansas City," *Skylines* December-January 1965 Volume 15, 13-22. In 1908 McKecknie also designed the Montgomery Ward Building, now Tension Envelope, at 19th and Campbell, as well as the Gloyd Building at 921 Walnut in 1909.

²² Andrea Lazarski, "The Stine and McClure Undertaking Company Building," National Register of Historic Places Nomination, July 1988, section 8, page 1.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 8 Page 17

Also listed as a single site in the National Register is the Grand Avenue Temple and Grand Avenue Temple Building (1909-1911). The church (205 E. 9th Street) and the adjoining office building (903 Grand Boulevard) are designed in the Greek Revival and Neo-Classical style, respectively.

In 1914 McKecknie formed a partnership with Frank Edgar Trask who was a native of Axtell, Kansas. Trask studied architecture at Columbia University, New York, and was a member of the American Institute of Architects. It was during their ten-year partnership that McKecknie and Trask designed the Exchange Building with elements of the Late Gothic Revival. Originally designed as a 17-story building, the 8-story Exchange Building was a substantial addition to the central business district's core.

Buildings designed in the Late Gothic Revival, such as the Exchange Building, were not uncommon during the first two decades of the 20th century. This popular style of architecture was chosen especially for churches, educational and commercial projects.

In addition to the Exchange Building, McKecknie and Trask designed other prominent buildings in Kansas City including the Federal Building at 9th and McGee, the Board of Trade Building at 10th and Wyandotte, the University Club, 914 Baltimore.²³ The firm also designed the Ridenour, Baker and Company Building (1915), at 933 Mulberry Street.

The partnership ended with the death of Mr. McKecknie in October 1934. Trask continued to design under his own name. Among the buildings he designed are the Board of Trade garage at 10th and Central, the Centennial Building for J. A. Bruening, a second garage for the Board of Trade at 10th and Wyandotte and the Kansas City Southern Railway building. Trask died at Research Hospital in December 1968 at the age of 86. His legacy to Kansas City includes an estimated 120 buildings, including commercial structures, single family residences and apartments. In 1900, he introduced the Colonnaded apartment to Kansas City, with the design of the Pergola Apartments, now demolished.

²³ J. W. McKecknie is Dead," *The Kansas City Star*.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 9 Page 18

Bibliography

Creel, George and John Slaven. *Men Who Are Making Kansas City: A Biographical Diary*.
Kansas City: Hudson Kimberly Publishing Co. 1902.

Hoffman, Donald L. "Early Concrete Construction In Kansas City." *Skylines* Vol. 15,
December-January 1965.

Kansas City Journal-Post; August 11, 1929, 6C; August 25, 1929, 6C; October 6, 1929, 6C;
July 30, 1929, n.p.

The Kansas City Star 1929-1930. Clippings, Special Collections. Missouri Valley Room, Kansas
City Public Library, Kansas City Missouri.

The Kansas City Star: March 31, 1929, n.p. July 21, 1929, n.p.; September 18, 1960, 3E;
November 6, 1966, 9D; February 19, 2002, 2B.

The Kansas City Times 1927-1944. Clippings, Special Collections. Missouri Valley Room,
Kansas City Public Library, Kansas City Missouri

Polk's Kansas City Directory. Gates Publishing Company: Kansas City, 1933.

Sanborn Insurance Maps, 1896 Volume II Plate 116 and 1909 Volume II, Plate 241. Special
Collections, Missouri Valley Room, Kansas City Public Library. Kansas City, Missouri.

Western Contractor: Vol. 55, April 24, 1929, 26; Vol. 55, June 5, 1929, 32; Vol. 56, July 10,
1929, 30.

Unpublished Work

"Architects," Vertical File, Special Collections. Missouri Valley Room, Kansas City Public
Library, Kansas City, Missouri.

McKecknie and Trask. "12th and Grand Building Company." # 41.007ARC. Architectural
Collection. Western Historical Manuscript Collection, University of Missouri - Kansas
City.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Exchange Building
Kansas City, Jackson County, MO

Section number 10 Page 19

Verbal Boundary Description

Lot 19 and 20, except that part of said Lot 19 now in 12th Street, Block 2, MCGEE'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with The Exchange Building, Kansas City, Jackson County, Missouri.

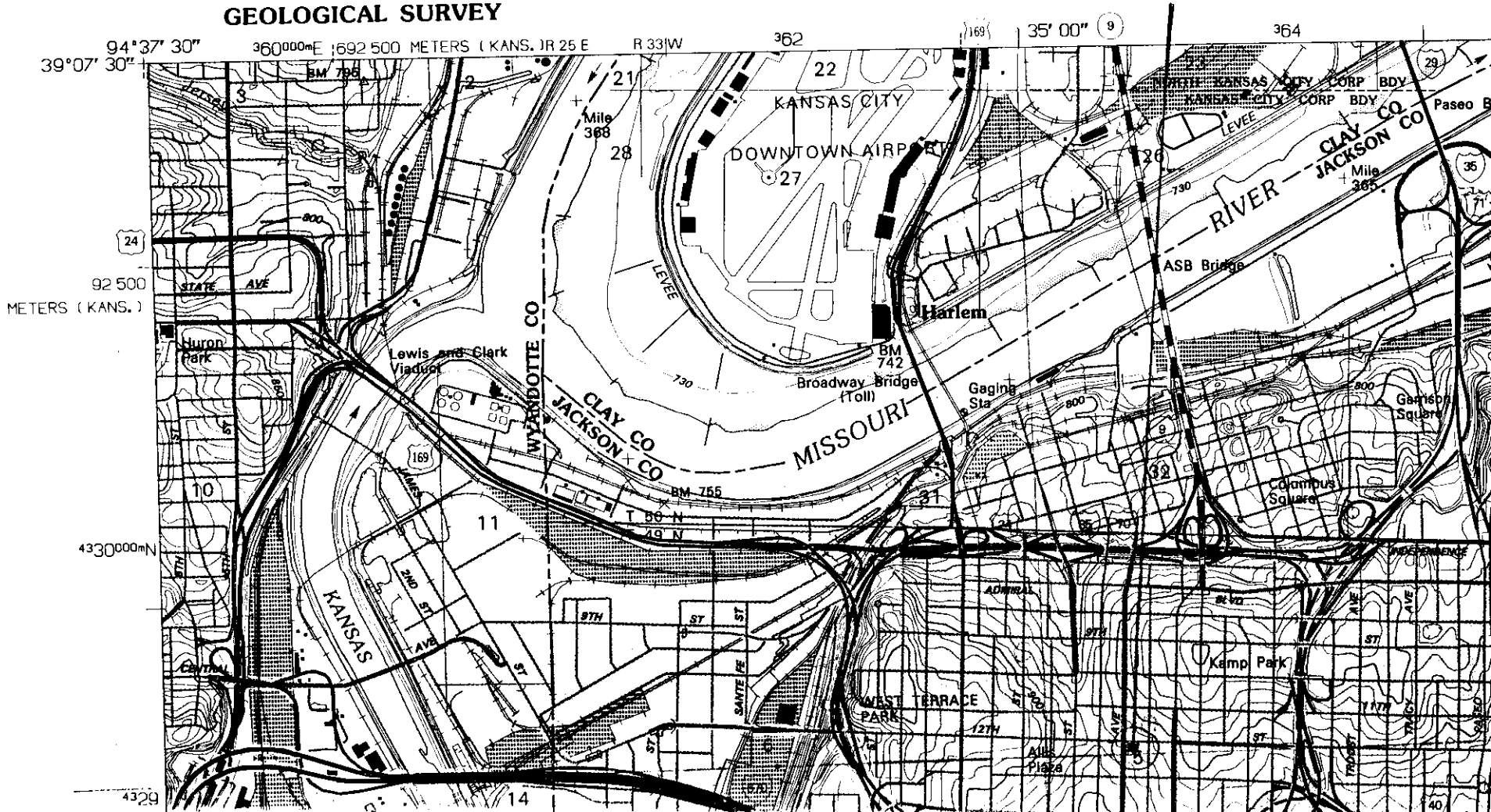
Key to Photographs:

All photographs were taken by David Everson and Len Fohn, November 2002. All large format negatives are the property of Architectural and Historical Research, LLC, Kansas City, MO.

1. The west and north façades; view facing southeast
2. The west façade; view facing east
3. The north and east façades; view facing southwest
4. The east and south façades; view facing northwest
5. The first floor main lobby; view facing east
6. Typical upper floor; view facing northeast

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Exchange Building
Jackson County, Missouri
111M
15/363360/4329030





L
A
W
B
L
D
G







LAW
BLDG

THOMAS
DISPOSAL
781 4849



