

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

**National Register of Historic Places  
Registration Form**

**1. Name of Property**

historic name Kansas City Cold Storage Company Building

other names/site number United States Cold Storage Company Building

**2. Location**

street & number 500 East 3<sup>rd</sup> Street [ N/A ] not for publication

city or town Kansas City [ N/A ] vicinity

state Missouri code MO county Jackson code 095 zip code 64106

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.  
( See continuation sheet for additional comments [ ] )

*Mark A. Miles*

*04/19/05*

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

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title

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                       | Category of Property                            | Number of Resources within Property |                  |
|---|---|-------------------------------------|------------------|
|   |   | Contributing                        | Noncontributing  |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | 1                                   | _____            |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | _____                               | _____ buildings  |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | _____                               | _____ sites      |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | _____                               | _____ structures |
|   | <input type="checkbox"/> object                 | _____                               | _____ objects    |
|   |   | 1                                   | _____ Total      |

**Name of related multiple property listing.**

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

**Number of contributing resources  
 previously listed in the National  
 Register.**

N/A

**6. Function or Use**

**Historic Function**  
 INDUSTRY/ Industrial Storage

**Current Functions**  
 INDUSTRY/Industrial Storage

**7. Description**

**Architectural Classification**  
 LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:  
 Tudor Revival

**Materials**  
 Foundation: CONCRETE  
 Walls: BRICK  
 Roof: ASPHALT  
 Other: TERRACOTTA

**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**

Commerce  
 Industry  
 Architecture

**Periods of Significance**

1922-1955

**Significant Dates**

1922  
 1928

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Joy, S. Scott (architect)  
 Epstein, Abraham (structural engineer)

**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

University

Other:

Name of repository: Kansas City, Missouri Public Library

**10. Geographical Data**Acreage of Property Less Than 1 acre**UTM References**

|         |         |          |         |         |          |
|---------|---------|----------|---------|---------|----------|
| A. Zone | Easting | Northing | B. Zone | Easting | Northing |
| 15      | 363500  | 4330337  |         |         |          |

|         |         |          |         |         |          |
|---------|---------|----------|---------|---------|----------|
| 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 Elizabeth Rosin, Partner and Kristen Ottesen, Associateorganization Historic Preservation Services, LLC date October 2004street & number 323 West 8<sup>th</sup> Street, Suite 112 telephone 816-221-5133city or town Kansas City state MO zip code 64105**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 Garrison Hassenflu, Garrison Construction Companystreet & number 7301 Mission Road, Suite 212 telephone 913-362-9816city or town Prairie Village state KS zip code 64108

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

**Kansas City Cold Storage Company Building  
Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri MPS  
Jackson County, Missouri**

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**SUMMARY DESCRIPTION**

The Kansas City Cold Storage Company Building at 500 East 3<sup>rd</sup> Street in Kansas City, Jackson County, Missouri is a six-story industrial building with two below-grade basement floors that are visible only at the north elevation. The 365,000-square-foot building has a J-shaped footprint that faces south toward 3<sup>rd</sup> Street. The building is northwest of the downtown Kansas City Central Business District and a few blocks south of the Missouri River, adjacent to an abandoned spur of the Kansas City Southern Railroad. The former industrial area now has mixed industrial, commercial, and residential uses. The building is an excellent example of the Industrial Facilities and Commercial Distribution Buildings property type defined in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." The reinforced concrete structure has red brick walls and terracotta accents. The original rectangular structure, constructed in 1922, occupies the east side of the lot. In 1928, the company added a second six-story recessed rectangular block and added four stories to an existing two-story loading dock projecting from the west façade to create a six-story hyphen that connects the 1928 addition to the 1922 structure. With the exception of the entrance, loading docks, and upper story, the south façades of the 1922 building and the 1928 building have solid brick walls broken by brick pilasters. With the exception of the upper stories as well, the east façade of the 1922 building and the west façade of the 1928 addition also have solid brick walls broken by brick pilasters. The west façade of the 1922 building features tripartite, multi-light, steel frame windows and brick spandrels that span the width between the brick pilasters. The north (rear) façade has loading docks for railroad cars and symmetrical fenestration. While the cubic massing and largely blank walls reflect the building's historic industrial function, the terracotta trim surrounding the main entrance and eaves and the terracotta gargoyles that encircle the building's upper story reference Jacobethan/Tudor Revival architectural styling. In 1945, the company added a small two-story office block to the south (front) side of the 1928 west block. In the 1980s, the company built a low brick and concrete block freezer room at the northeast corner of the 1922 east block. Cold storage rooms comprise most of the interior square footage. Office space occupies the south end of the sixth floor of the 1922 east block and the 1945 addition. Mechanical rooms are in the basement. Loading docks line the north (rear) elevation and the south elevation facing the courtyard, which was formed by the addition of the recessed 1928 west block. Other than the 1945 and circa 1980 additions and a few minor losses, a high percentage of the building's original features remain intact and it continues to serve its original use. The building retains a high degree of architectural integrity, including the features that define its architectural style and exterior materials dating from the period of historic significance.

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**ELABORATION**

**SETTING**

The Kansas City Cold Storage Company Building is just northeast of downtown Kansas City, Missouri in a late nineteenth and early twentieth century industrial and warehouse area. The City Market, Kansas City's historic wholesale produce center, is a few blocks to the southwest. Directly east of the building, Locust Avenue becomes Missouri Highway 9 and continues north across the Missouri River via the Heart of America Bridge. This thoroughfare separates the Kansas City Cold Storage Company Building and the City Market neighborhood from the largely residential Columbus Park neighborhood. The early twentieth century brick Kansas City Power and Light Steam Station sits across from the Kansas City Cold Storage Company Building on the north side of the railroad alignment. To the west of the building are surface parking lots and immediately to the south, across 3<sup>rd</sup> Street, is a block of low-rise buildings that date to the second half of the twentieth century.

**EXTERIOR**

The walls of the building are dark red brick laid in a common bond and feature restrained terracotta ornamentation. Manufactured by the American Terra Cotta Company, the trim provides the industrial building with vaguely Jacobethan stylistic references. Articulated pilasters divide the south, east, and west elevations into rhythmic bays. The pilasters rise from simple terracotta-clad bases to terminate at T-shaped terracotta pendants that are level with the upper-story windows. A gargoyle projects from the top of each pendant. A terracotta cornice, with smaller gargoyles marking each bay, encircles the building. Additional terracotta trim includes belt courses at the first story on the 1922 east block and belt courses that encircle the 1922 east block and the 1928 west block just below the upper story. Terracotta ornamentation also defines the Tudor Revival-inspired main entrance on the south elevation of the 1922 east block and the upper portion of the roof tower. Shallow crenellated parapets mark each corner of the two massive 1922 and 1928 blocks and, in combination with the rhythmic pilasters, evoke medieval castle construction.

The north and south elevations of the Kansas City Cold Storage Company Building have seventeen bays. On these elevations, the 1922 east block and the 1928 west block are each seven bays wide; the connecting hyphen structure is three bays wide. The north walls of the east and west blocks align in their setback; while the north wall of the hyphen structure is slightly inset. The east elevation of the 1922 east block has twelve bays. The west elevation of the 1928 west block, which is set back from 3<sup>rd</sup> Street, has six bays. The hyphen structure is two bays deep, leaving ten bays visible on the west elevation of the 1922 east block and four bays visible on the east wall of the 1928 west block.

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At the center of the south elevation, the open end of the J-shaped footprint creates a courtyard. Attached to the southern end of the 1928 west block is a small, two-story, L-shaped brick addition built in 1945, which houses offices on both floors. The brick closely matches the color, size, and texture of the original building, although the styling of the addition is more modern.

At the northeast corner of the 1922 east block is a rectangular, two-story, red brick and concrete block addition that dates to the early 1980s. This addition accommodates a blast freezer on the second floor and abandoned railroad loading docks at the ground level.

The complex has flat roofs covered with modified bitumen. Several brick penthouse structures accommodate elevator shafts and/or provide stair access to the roof. Five of these structures are along the west wall of the 1922 east block, one is near the south edge of the east block, and one is at the south edge of the 1928 west block.

A brick tower with lancet windows and terracotta trim rises above the roof of the 1922 east block. The east and west walls at the top of the tower feature large panels framed by terracotta molding and filled with blue tile. Terracotta letters spell the name "COLD STORAGE." A rotating sphere covered with faceted mirrors originally topped this tower. Presently, two banks of cellular telephone antennae rise from the tower roof.

Water drains from the 1922 east block into through-wall scuppers and exterior downspouts in the third and ninth bays on the east elevation and from an exterior downspout at the third bay on the west elevation. An internal downspout is also located between the 1922 east block and the hyphen structure. Water drains from the 1928 west block through an external downspout in the middle of its west elevation and through an internal downspout between the 1928 west block and the hyphen structure. Internal downspouts drain water from the 1945 addition. Through-wall scuppers and external downspouts on the north elevation drain water from the 1980s addition.

The Kansas City Cold Storage Company Building's specialized use required minimal wall openings. There is, however, abundant fenestration in the east elevation of the 1928 west block, the south elevation of the hyphen structure, and the west elevation of the 1922 east block, all of which face the courtyard. These windows allow natural light into the perimeter corridors that ring the cold storage chambers. Long horizontal bands of windows facing the courtyard create a rhythmic pattern that strongly affects the styling and appearance of the building. Typical of industrial buildings, these windows are steel-framed, multi-light units, some of which have operable pivot sashes.

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An arcade formed by brick arches with terracotta keystones and a continuous terracotta belt course encircles the sixth story of the two main blocks. Windows fill the arcade on the south and west elevations of the 1922 east block, are in the two southernmost bays of the east elevation of the 1922 east block, and are in the easternmost bay of the south elevation of the 1928 west block. The arcade's window openings contain multi-light industrial steel units that face the courtyard in the south elevation of the 1928 west block; and multi-light double-hung sashes in the south and east elevations of the 1922 east block. The terracotta belt course forms a sill for the windows. Brick walls comprise the remainder of the arcade recess.

Steel-framed multi-light windows that are similar to those facing the south courtyard also punctuate the top four stories of the hyphen structure's rear (north) elevation. Vertical columns of single double-hung steel sashes with two-over-one lights are in the second and fifth bays of the first through sixth stories on the west elevation of the 1928 west block and appear throughout the southernmost bay of the west elevation of the 1922 east block. It appears that columns of similar windows originally pierced the east elevation of the 1922 east block in bays two, five, eight, and eleven. Brick now fills these openings. The north elevation of the 1980s addition at the northeast corner has rectangular, fixed single-light windows. The 1945 addition on the south end of the 1928 west block has single and paired one-over-one double-hung sashes on the east, south, and west elevations.

The formal entrance to the building is prominently placed in the western end bay at the base of the south elevation of the 1922 east block. The Gothic style, terracotta ornamented doorway provides access to a simple elevator lobby. A single, non-historic, paneled door flanked by non-original sidelights fills the historic entrance opening. The opening also features the original multi-light sidelights and a double-tiered multi-light transom door surround. Terracotta ornament includes "tracery" that overlays the transom windows, as well as gargoyles, pendants, and rosettes in the side panels.

A secondary entrance for delivery drivers occupies the southernmost bay on the west side of the 1922 east block. It has a plain metal door with a small central window.

The courtyard at the center of the complex accommodates the majority of loading docks along the west elevation of the 1922 east block, the south elevation of the hyphen structure, and the east half of the 1928 west block's south elevation. Long steel canopies with modified bitumen roofs shelter the docks along the west elevation of the 1922 east block and the south elevation of the hyphen structure. The delivery bays in the hyphen structure retain paneled overhead doors. While some of the delivery bays in the 1922 east block retain their overhead doors, most of these entrances now contain fixed single-light windows and concrete block infill.

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Additional loading docks occur along the north elevation facing the railroad tracks. Although it is no longer in use, a loading dock for rail cars remains on the ground level of the 1980s addition at the northeast corner of the 1922 east block. A vehicular entrance in the west elevation of the 1928 west block provides access to an interior loading dock. Loading docks also line the south elevation of the 1945 addition.

**INTERIOR**

The Kansas City Cold Storage Company Building has eight floors. The basement and mezzanine are below grade, and the first through sixth floors are visible above grade. The interior is largely devoted to storage rooms, but also includes a limited number of offices, loading docks, and mechanical rooms. Offices occupy the south end of the top floor of the 1922 east block and all of the 1945 addition. The addition on the northeast corner of the 1922 east block contains a blast freezer on the second floor, above the loading docks for the rail cars at the ground level.

The main building has reinforced concrete floors and ceilings supported by large concrete columns with mushroom capitals. The interior walls are brick. The concrete floors are unfinished; the concrete walls and ceilings in the corridors and other non-storage areas are painted. The storage room walls, ceilings, and columns have a painted plaster finish that covers multiple layers of cork insulation that covers the concrete structure. Refrigerator coils hang from the ceilings in the storage rooms.

The main entrance to the building at the southwest corner of the 1922 east block opens into a small elevator lobby. This passenger elevator stops only in the lobby and at the office on the sixth floor. White marble panels cover the lobby floors and walls. The elevator has a metal door with a small window. A set of stairs provides access from the east side of the lobby to the second floor. The stairs wind around the elevator shaft to the top floor; above the public lobby, the stairs are unadorned concrete.

Each floor of the 1922 east block and the 1928 west block has a similar layout. Banks of large storage rooms fill each floor, extending from the north wall to the south wall and from the outer wall (east wall of the 1922 east block and west wall of the 1928 west block) to the window-lined corridors along the inner wall (west wall on the 1922 east block and east wall of the 1928 west block). In the 1922 east block, a bank of freight elevators with slated wood gates lines the east wall of the corridor, separating it from the storage rooms. The 1928 west block has a single stairwell and a freight elevator at the south end of the corridor.

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The only place this arrangement of spaces varies is at the top level of the 1922 east block where office space occupies the south end of the floor. With the exception of the fireplace in the corner office, most of the original architectural features are missing. Original brass hydraulic pipes rise along the south wall and extend across the ceiling to the north. The office also contains a non-historic kitchen and restrooms.

The spatial arrangement of the hyphen structure is more complicated. Rooms with extensive mechanical equipment occupy the basement and mezzanine levels. A locker/break room is also on the mezzanine level, below the loading docks. Due to this arrangement, the ceilings in this space are only about six-feet, four-inches high. The first floor has storage rooms and loading docks. In addition to storage rooms, the second through sixth floors include a window-lined corridor along the south wall that links the 1922 east block and the 1928 west block. The storage rooms in the hyphen structure are not kept as cold as the storage rooms in the east and west blocks.

**INTEGRITY**

The Kansas City Cold Storage Company Building retains a high degree of integrity. The historic design of the building remains substantially intact and reflects the distinct attributes of the Industrial Facilities and Commercial Distribution Buildings property type described in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." The building's character-defining features include the large size and massing of the building; the simple rectangular plan of each block and the building's alignment with the street grid; fireproof construction; the banks of large windows that provide natural light and ventilation; the ample loading docks for trucks and railroad cars; and the restrained decorative treatments that allude to the Jacobethan/Tudor Revival architectural styling popular at the time. The large blank walls also convey the building's unique function as a cold storage warehouse and ice manufacturing facility.

Changes to the Kansas City Cold Storage Company Building have been minimal and the building meets the registration requirements for this property type. The elements that define its historic function and convey its distinct architecture style remain unaltered. These features include the building's historic massing, exterior decorative elements, interior arrangement of spaces, fireproof structure, and interior finishes. The notable exceptions include the single windows on the east and west elevations and the loading bays of the 1922 east block, all of which now contain infill. These changes, however, could easily be reversed. The MPDF registration requirements specifically state that alterations of this nature do not compromise the National Register eligibility of a property when the original openings and the rhythm of the original bays remain intact, as is the case of the Kansas City Cold Storage Company Building. The MPDF also allows for the construction of additions, assuming that they are secondary in size and style to the original building. The 1945 and circa 1980s additions constructed on the south end of the 1928 west

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block and on the north side of the 1922 east block meet this test. Both are very small in comparison to the main building's massive footprint. While their design and materials are generally compatible with the historic building, they do not enhance the significance of the property or its associations with the historic context. The north addition dates to the 1980s and is outside the period of significance.

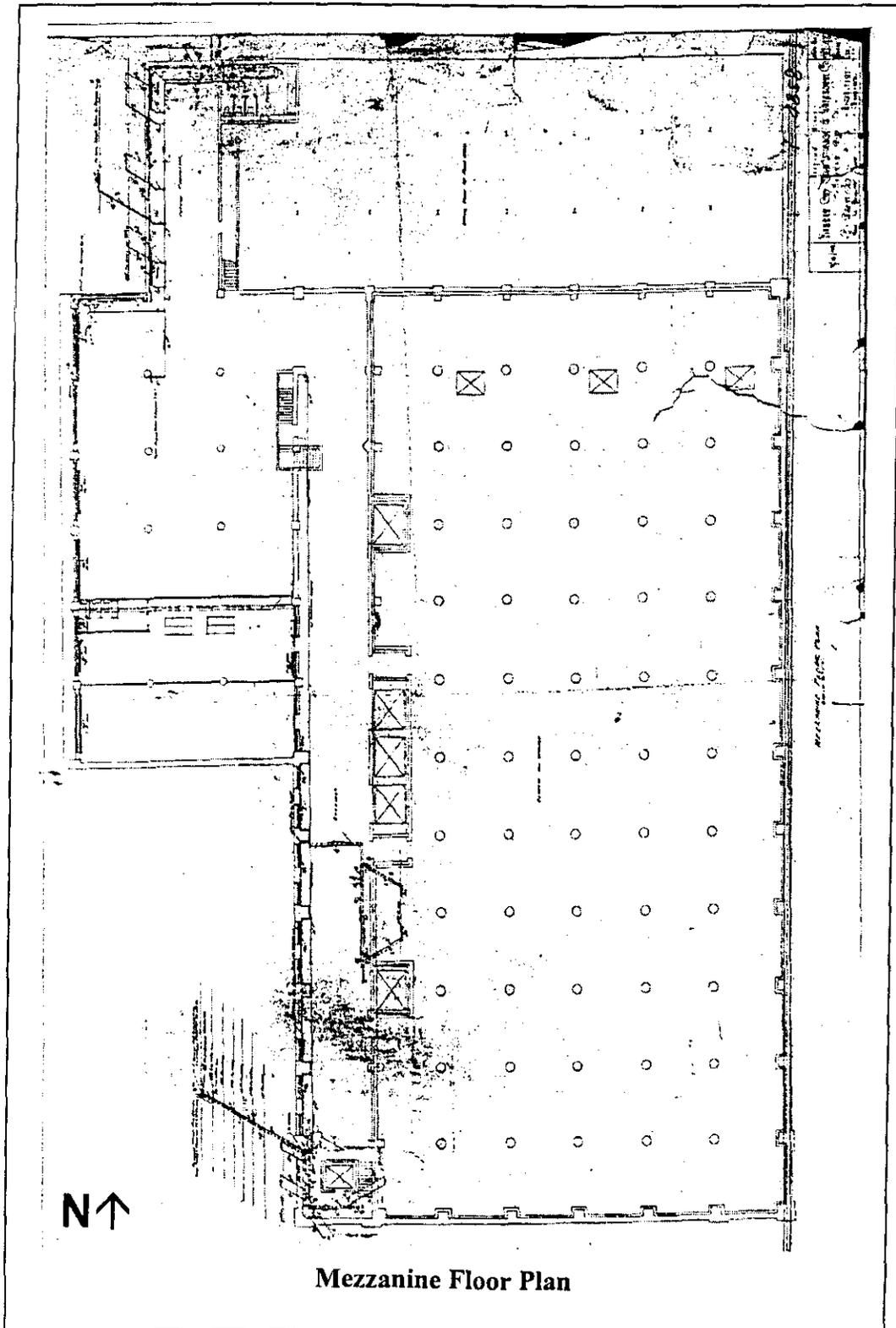
Beyond the two additions and the concrete block infill in the loading dock bays, the most important integrity issue affecting the Kansas City Cold Storage Company Building is some loss of its historic setting. Changes brought by the proximity of a modern highway to the east of the building and some loss of industrial context and urban density to the west and south of the building have weakened the integrity of the setting. The impact of the partial loss of setting is offset by the property's high degree of integrity in the areas of location, design, workmanship, and materials that successfully convey the industrial associations and feelings of its date of construction and period of significance, which define the historic character of the property.

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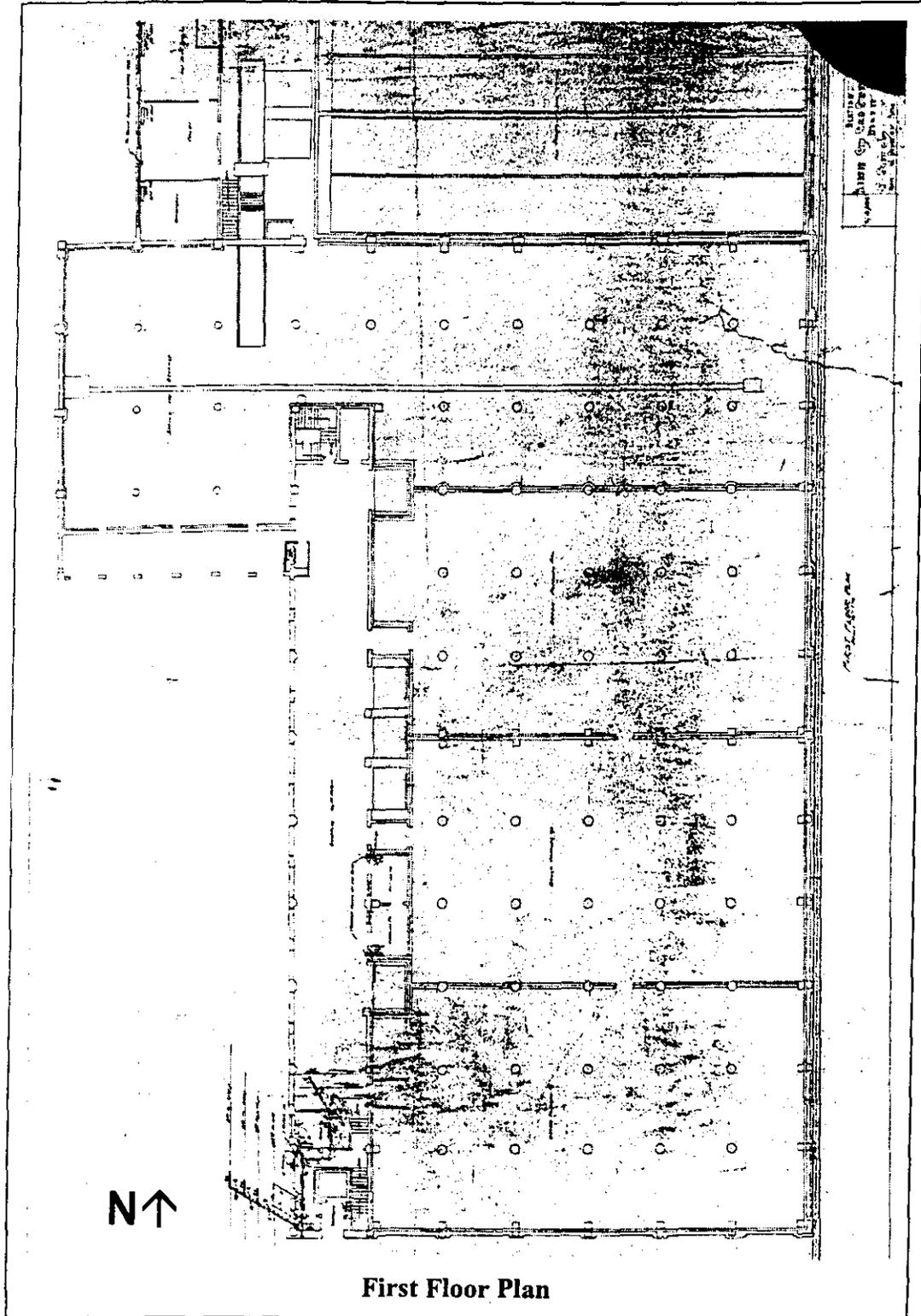


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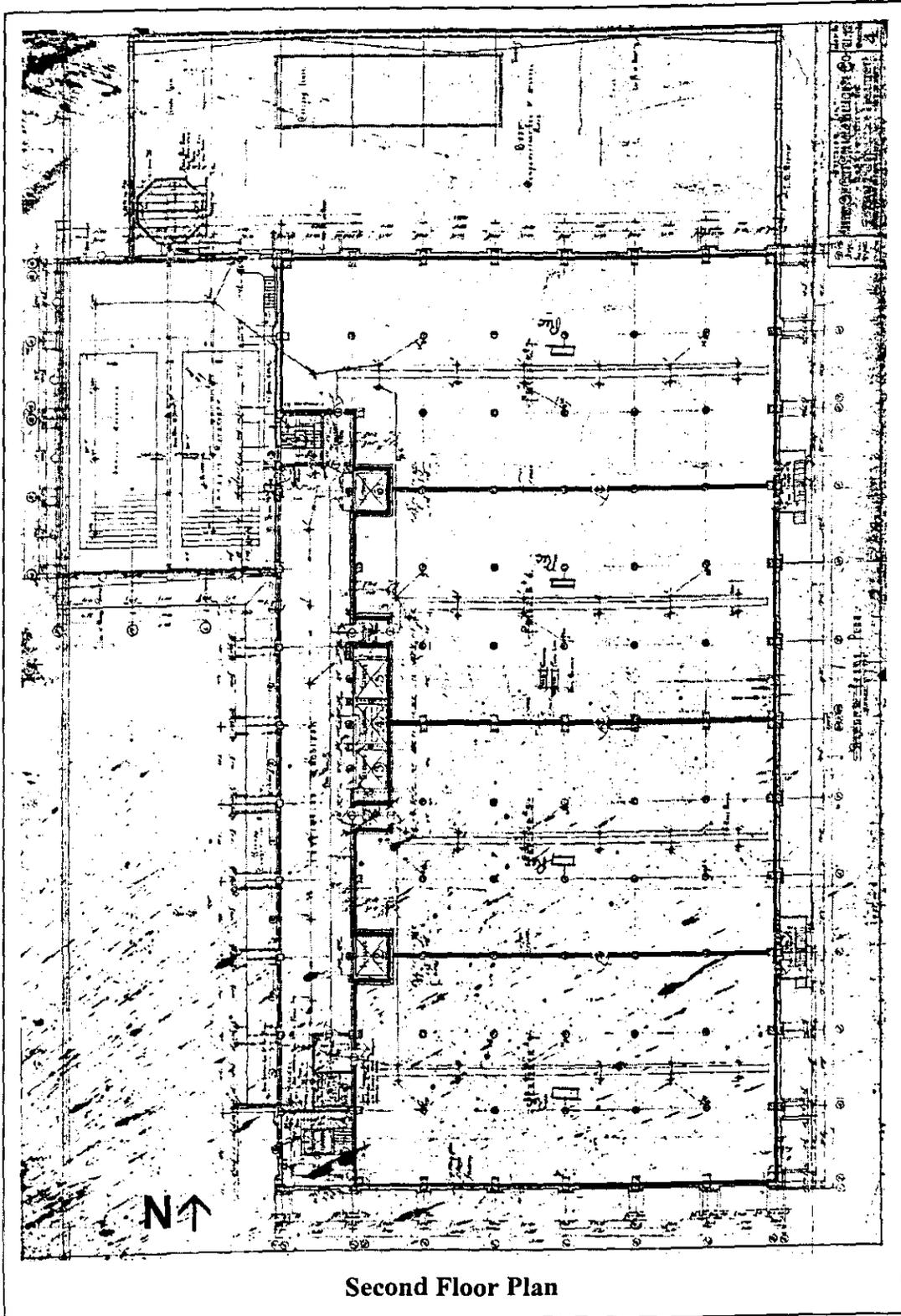


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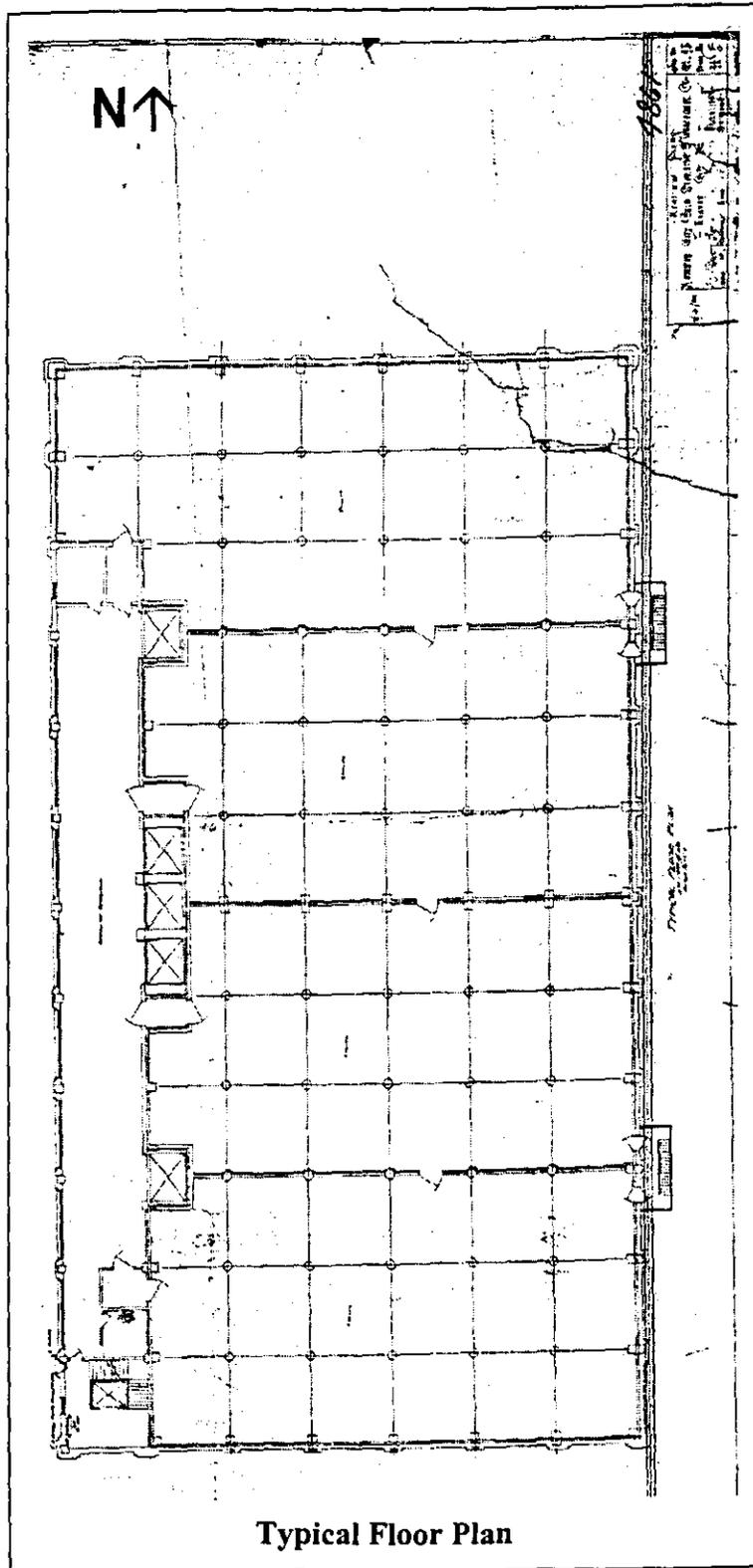
**Second Floor Plan**

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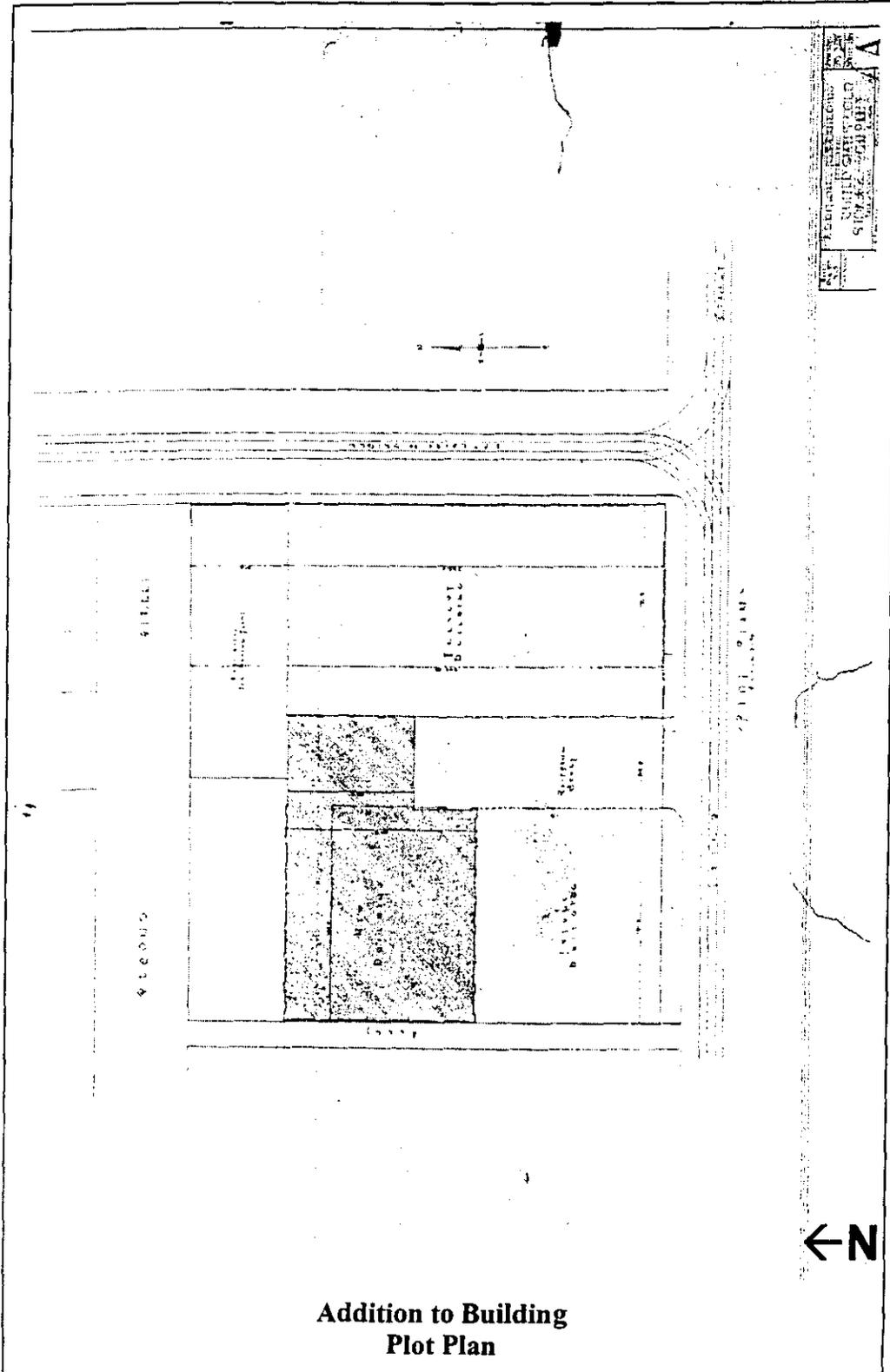
**Typical Floor Plan**

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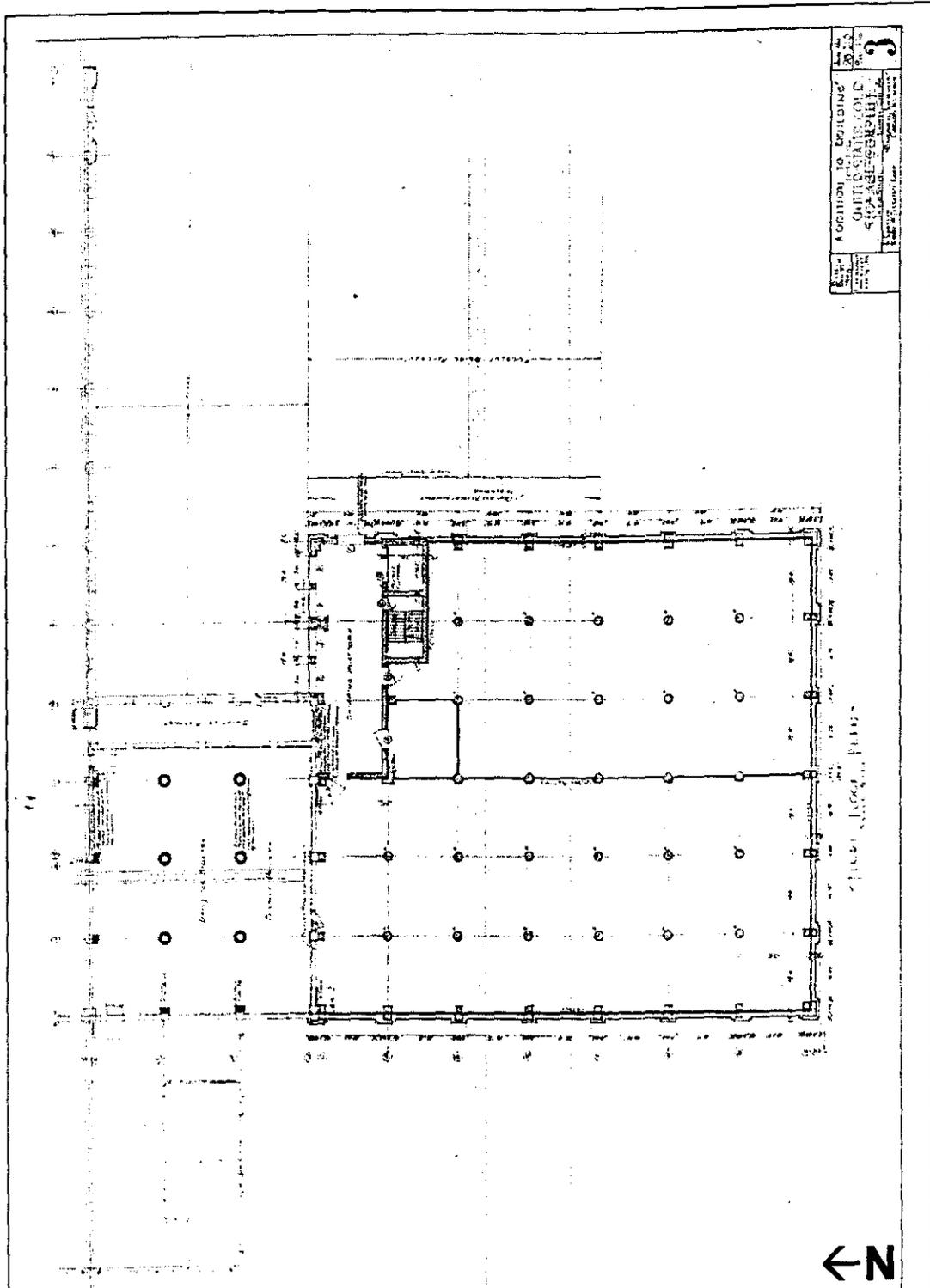
**Addition to Building  
Plot Plan**

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|   |              |
|---|--------------|
| Scale   | 1/4" = 1'-0" |
| Date  | 1938         |
| Drawn by  | J. H. ...    |
| Checked by  | ...          |
| Approved by   | ...          |
| Project No.   | ...          |
| Sheet No.   | 3            |
| ADDITION TO BUILDING<br>KANSAS CITY COLD STORAGE CO. BLDG.<br>KANSAS CITY, MISSOURI |              |

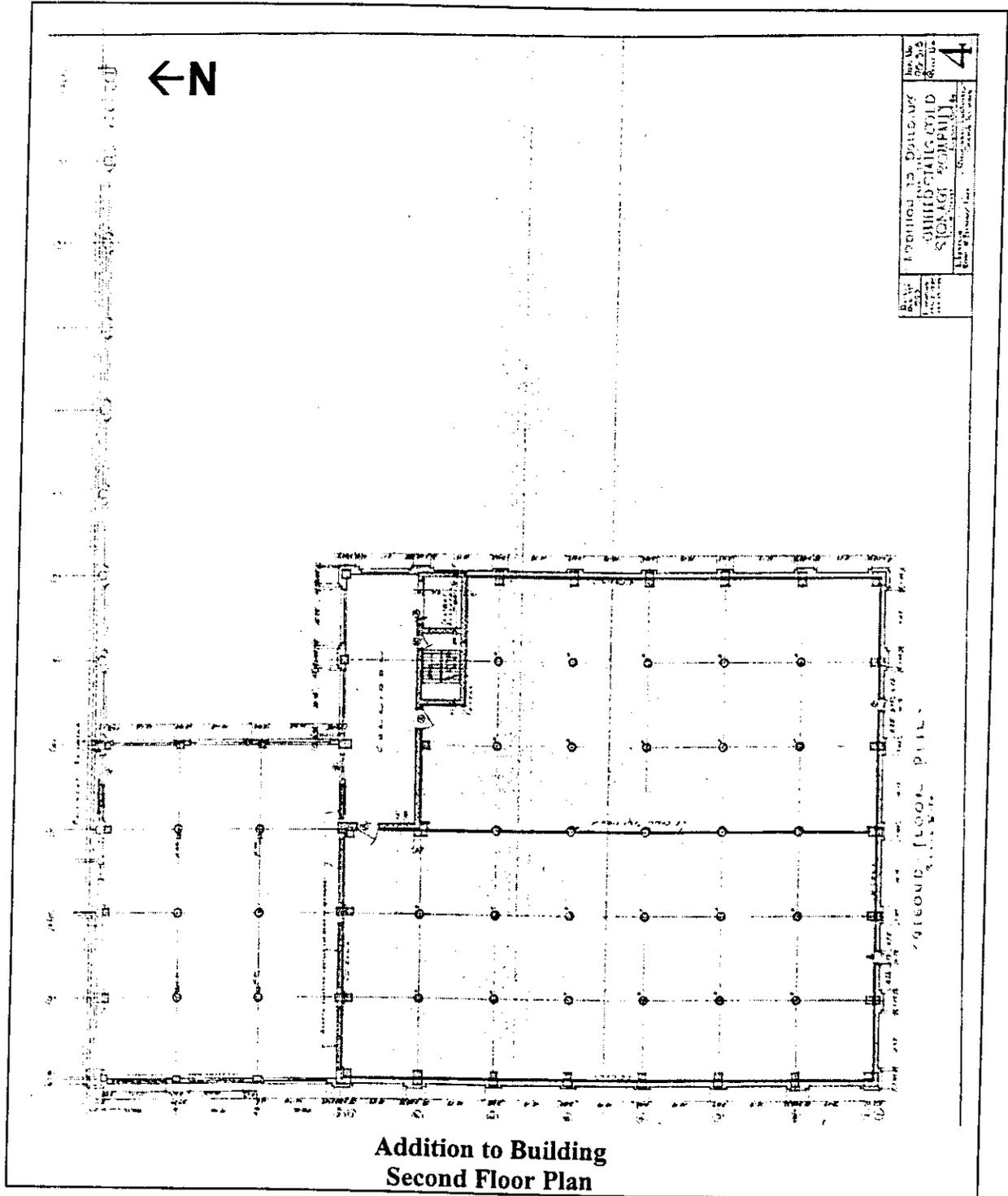
**Addition to Building  
First Floor Plan**

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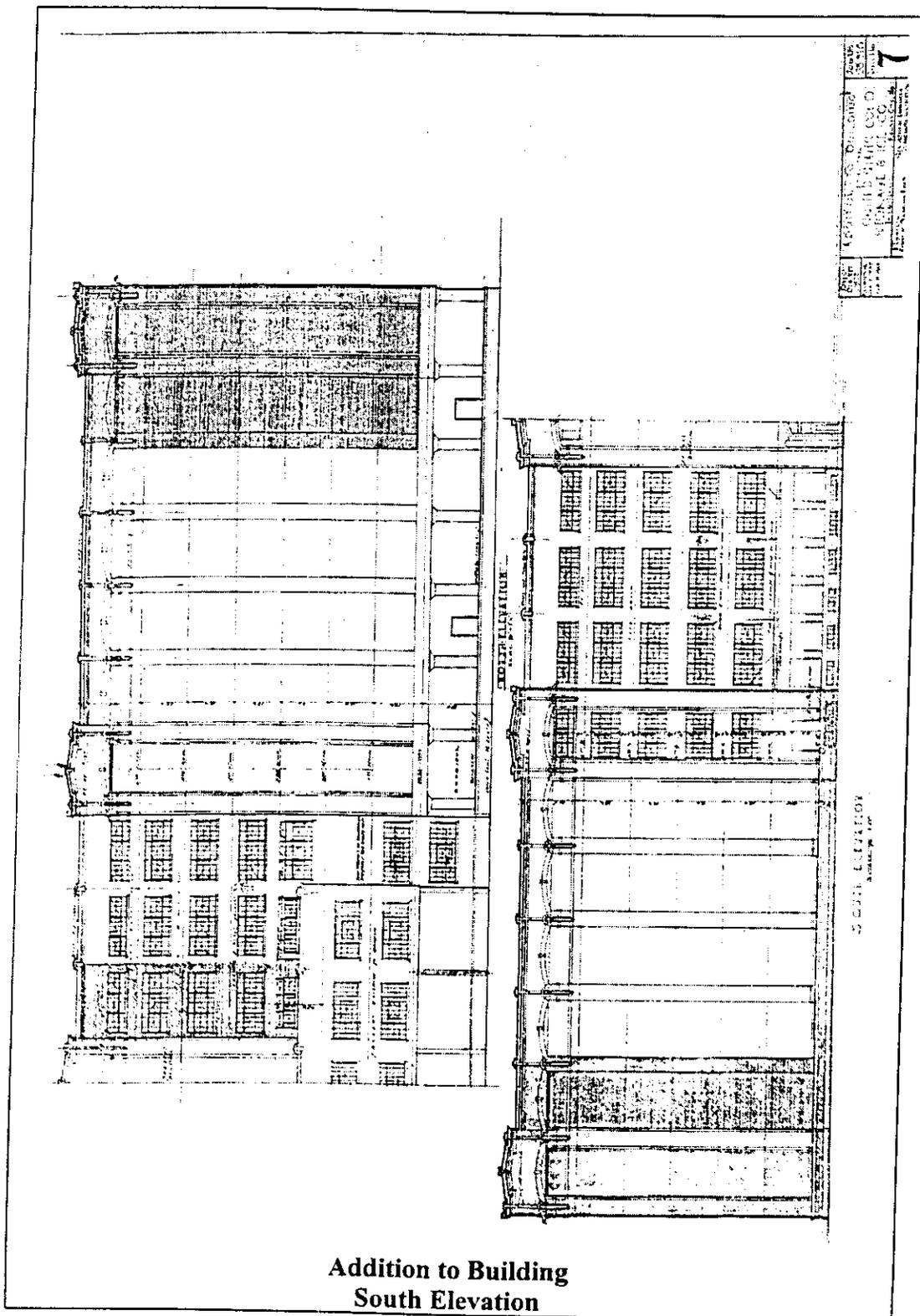


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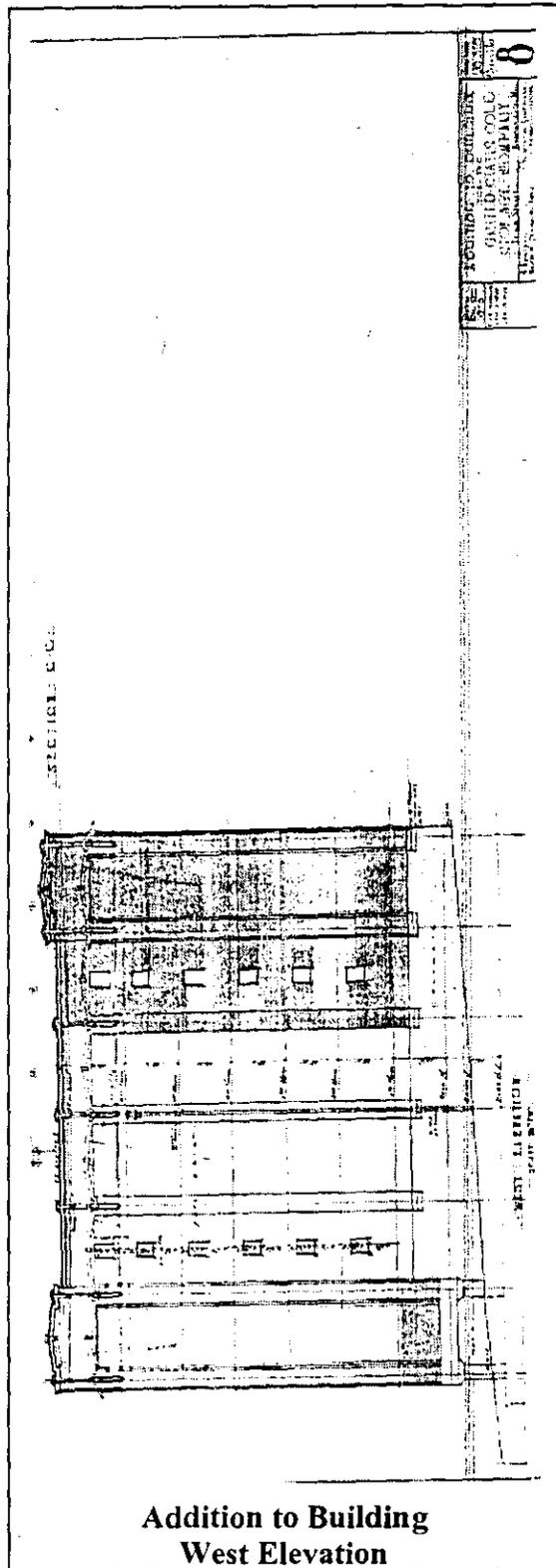


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**Addition to Building  
West Elevation**

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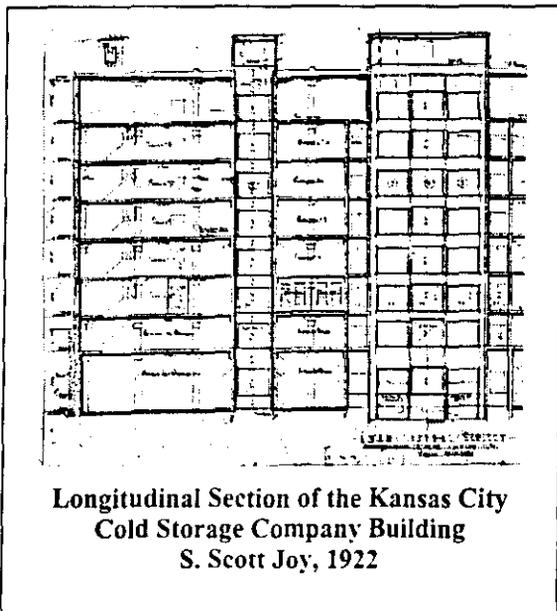
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**Kansas City Cold Storage Company Building  
Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri MPS  
Jackson County, Missouri**

**STATEMENT OF SIGNIFICANCE**

The Kansas City Cold Storage Company Building is locally significant under National Register Criterion A for the areas of COMMERCE and INDUSTRY, and under Criterion C for the area of ARCHITECTURE as described in the Multiple Property Documentation Form (MPDF) "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri."<sup>1</sup> An excellent example of the Industrial Facilities and Commercial Distribution Buildings property type, the resource reflects a calculated expansion of the cold storage industry in Kansas City by outside investors. The investors capitalized on Kansas City's role as a regional and national rail hub to accentuate its position in the national ice, fruit, and vegetable markets. The resource is a unique example of the commercial cold storage facility in Kansas City due to its large size and strategic location adjacent to the 2<sup>nd</sup> Street railroad corridor of the Kansas City Southern Railway Company and the wholesale produce operation in the Old Town industrial district. Architect S. Scott Joy capitalized on the natural properties of hot and cold by creating a vertical separation of storage functions. Two subterranean levels housed ice production and storage rooms. Moving upward, the floors contained freezer rooms, cooler rooms, and general storage rooms. The design of the building is additionally notable for its modern cast concrete construction and its large concrete columns with mushroom capitals; its functional cork insulation on the walls and columns of the storage rooms; and its red brick exterior ornamented with restrained Jacobethan terracotta details.<sup>2</sup> The Kansas City Cold Storage Company Building retains a high degree of integrity in the areas of materials, workmanship, and design. The most significant alterations (the



**Longitudinal Section of the Kansas City  
Cold Storage Company Building  
S. Scott Joy, 1922**

infill in the south loading bays and single window openings in the east elevation) are reversible and are acknowledged as acceptable changes within the registration requirements of the MPDF. The building's integrity of setting has also been partially compromised. To the west, the demolition of neighboring buildings has interrupted the building's direct connections with the Old Town industrial district; to the east, the construction of the elevated highway altered its relationship to Kansas City's street grid. These changes, however, have not substantially impacted the building's ability to convey its associations and feelings as an industrial cold storage warehouse. The period of significance for the Kansas City Cold Storage Company Building begins in 1922 with its construction and ends in 1955, the arbitrary fifty-year threshold for eligibility established by the National Register program.

**ELABORATION**

<sup>1</sup> Sally F. Schwenk, National Register of Historic Places Multiple Property Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," (Kansas City, Missouri: Historic Preservation Services, LLC, 2000).

<sup>2</sup> S. Scott Joy, "Building for the Kansas City Cold Storage and Warehouse Company, Kansas City, Mo" (Chicago: S. Scott Joy, Architect, 16 January 1922).

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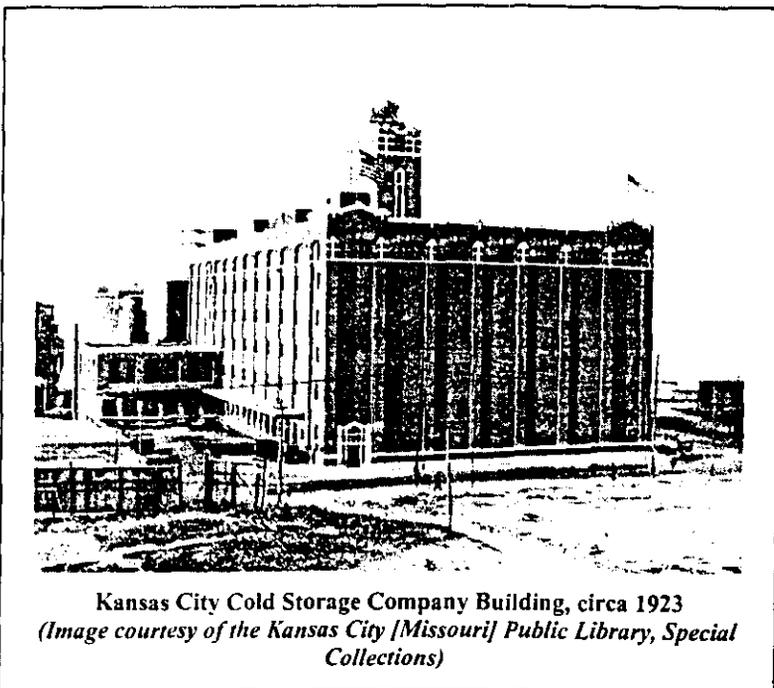
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**Kansas City Cold Storage Company Building  
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**THE KANSAS CITY COLD STORAGE COMPANY**

The development of railroad transportation in the western United States following the Civil War promoted the expansion of industrialization in the Middle West and established Kansas City as a hub of industrial trade in the national economy. The city's proximity to raw agricultural resources coupled with the multiple track lines radiating from local rail yards enhanced its role in the distribution and warehousing of wholesale goods. The development of refrigerated rail cars further advanced this role, particularly in the areas of meat packing and produce and dairy distribution.<sup>3</sup>

These characteristics attracted the owners of the Chicago-based United States Cold Storage Company to come to Kansas City when they sought to expand their business in the wake of World War I. In 1922, the United States Cold Storage Company of Chicago commissioned Chicago architect S. Scott Joy to develop plans for a cold storage building in Kansas City. The project received backing from prominent Chicago industrialists, many of whom were trustees of the nation's first planned industrial district, the Central Manufacturing District in Chicago. At the time, the United States Cold Storage Company's Chicago plant was reputed to be the largest freezer/cold storage facility in the world. Recognizing Kansas City's prominence as a transcontinental railroad hub, transshipment point, and major livestock market, this group of capitalists viewed the Kansas City Cold Storage Building as a vehicle to stimulate the growing local fruit and produce market.<sup>4</sup>



Kansas City Cold Storage Company Building, circa 1923

*(Image courtesy of the Kansas City [Missouri] Public Library, Special Collections)*

<sup>3</sup> Schwenk, E-9.

<sup>4</sup> "A Huge Icing Plant." *The Kansas City (MO) Star*, 19 January 1922, 1-2.

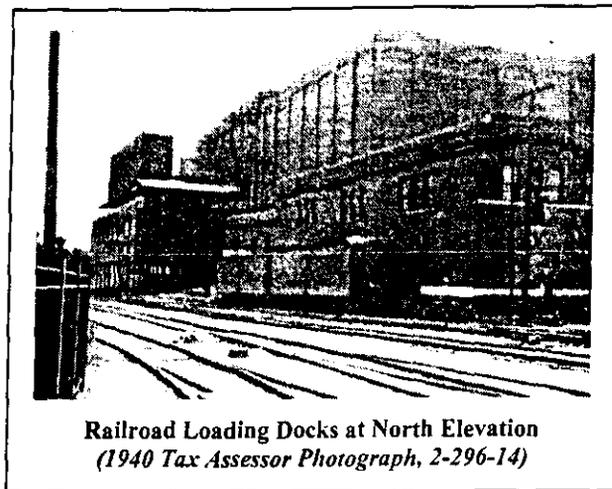
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**Kansas City Cold Storage Company Building  
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Construction began in March 1922 and by October 1, 1922, the *Kansas City (MO) Star* announced that the \$1.5 million building was complete. The Kansas City Cold Storage Company moved its offices to the new facility and the warehouse filled with "Idaho green prunes, fall eggs, local apples, and many other commodities . . . in increasing quantities."<sup>5</sup> The building's design incorporated special areas for producing ice and for storing ice, dairy products, fruits, vegetables, and other perishables. It provided easy access to loading docks that served horse teams and trucks as well as trains. The owners facilitated an agreement between the Kansas City Southern Railway Company (which operated the tracks immediately north of the building) and the other major railroads in Kansas City that enabled the cooperative shipment of perishable items between the plant and all of the local railroad lines.<sup>6</sup>



**Railroad Loading Docks at North Elevation  
(1940 Tax Assessor Photograph, 2-296-14)**

The Kansas City Cold Storage Company Building's design served multiple functions. Its primary function was the storage of perishable commodities. Capable of holding tens of thousands of tons of produce, meat, and dairy products, its four million cubic foot storage capacity made it one of the largest warehouses in the western United States. It featured special equipment that rapidly cooled refrigerator rail cars to ensure the viability of delicate goods upon leaving the plant.<sup>7</sup> Blasters blew cold air on food to fast freeze it. Interior temperatures ranged from 40 degrees above zero to 35 degrees below zero, depending on the requirements of the items being stored.<sup>8</sup>

A secondary function of the building was ice manufacturing. The cooling facility could produce three hundred thousand tons of artificial ice per year. Beginning in July 1922, several large customers purchased the plant's daily output of one hundred tons of artificial ice. Media reports assured the public that the ice making capabilities of the Kansas City Cold Storage Company would alleviate any future danger of an ice shortage in the city.<sup>9</sup>

<sup>5</sup> "Kansas City Cold Storage and Warehouse Company," *The Kansas City (MO) Star*, 1 October 1922. Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library, Microfilm.

<sup>6</sup> "A Huge Icing Plant."

<sup>7</sup> "Kansas City Cold Storage and Warehouse Company," *The Kansas City (MO) Times*, 15 August 1922. Mounted Clippings File. Special Collections, Kansas City (Missouri) Public Library, Microfilm.

<sup>8</sup> "Industries Find Kansas City a 'Cool' Place to Be," *The Kansas City (MO) Times*, 14 October 1926. Vertical File, Special Collections, Kansas City (Missouri) Public Library.

<sup>9</sup> *The Kansas City (MO) Times*, 15 August 1922. Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library, Microfilm.

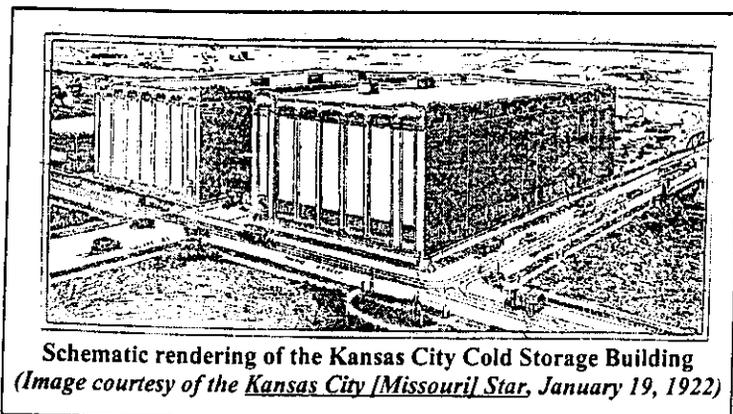
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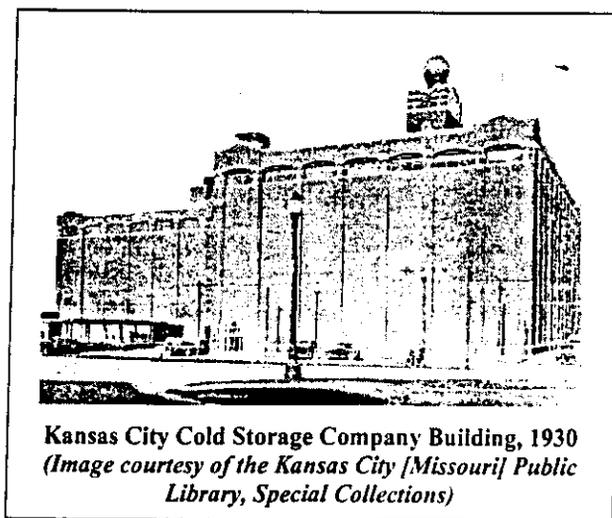
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**Kansas City Cold Storage Company Building  
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The *Kansas City (MO) Star* cited the Kansas City Cold Storage Company plant as a key factor in enhancing Kansas City's prominence in the assembly and distribution of food products.<sup>10</sup> "Kansas City's strategic location in the national channels of produce" encouraged the company to expand the facility in 1928.<sup>11</sup> The owners anticipated expansion as demonstrated by the original plan, which included three phases of construction for the 140,000-square-foot-site. The building designs published in 1922 showed a facility composed of two identical blocks aligned perpendicular to 3<sup>rd</sup> Street and described plans for a third block of an equal size.<sup>12</sup>



In 1928, the *Kansas City (MO) Star* described the company's plans for a \$1.5 million addition to the original building. The addition would be a matching six-story block that would connect to the original 1922 east block by a five-story loft building.<sup>13</sup> The cost of the project included \$250,000 for refrigerating equipment to accommodate a new capacity of seventeen hundred railroad cars. Construction of the addition began in November 1928 and was expected to be complete by the following summer. The finished building varied from the designs published in the 1922 report. The floor plate of the resulting 1928 west block was roughly half as deep as that of the original block and the connecting hyphen structure matched the full six-story height of the two flanking blocks, creating a J-shaped footprint. Regardless, the new addition provided the Kansas City Cold Storage Company with roughly five million cubic feet of storage space, assuring Kansas City's primacy in the national cold storage industry.<sup>14</sup>



<sup>10</sup> "United States Cold Storage Co.," *The Kansas City (MO) Star*, 2 December 1928, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library, Microfilm.

<sup>11</sup> *The Kansas City (MO) Times*, 2 March 1928, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library, Microfilm.

<sup>12</sup> "A Huge Icing Plant."

<sup>13</sup> *The Kansas City (MO) Star*, 23 November 1928, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library, Microfilm.

<sup>14</sup> "Dodds, Eugene M., Turning Point in My Career," *The Kansas City (MO) Star*, 21 May 1933, Mounted Clippings File, Special Collections, Kansas City (Missouri) Public Library, Microfilm.

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As described by Eugene Maxwell "Ted" Dodds, President of the United States Cold Storage Company of Kansas City, "The story of cold storage is as romantic as the trade routes of the world. Inside those windowless piles are almonds from Spain, grapes from the Argentine, celery from California, dried eggs from China, cigars from Cuba and meats from the western plains. The complete list would be almost endless."<sup>15</sup> A civil engineer by training, Dodds joined the Central Manufacturing District as an architect's superintendent in the 1910s when hired by H. E. Pronto, vice president of the Union Stock Yards and Industrial Agent of the Central Manufacturing District. When Dodds returned to Chicago after military service during World War I, Pronto assigned him to supervise the construction of a cold storage plant in the manufacturing district. Originally intended to be a government facility, at the end of the war the project returned to private development. Dodds' assignment was to help organize the United States Cold Storage Company and to find someone to run the plant. Over the next several years, Dodds received promotions at the United States Cold Storage Company, and when company executives decided to build a cold storage facility in Kansas City, they assigned Dodds to supervise construction. He stayed in Kansas City to manage the plant and by 1933 was serving as president of the local facility and as a vice president in the United States Cold Storage Company.<sup>16</sup>

After World War II, the United States Cold Storage Company was the largest cold storage business in the world. It operated the Kansas City Cold Storage Company as one of four subsidiaries that also included branches in Dallas, Detroit, and Chicago. The Kansas City office was active in the fur storage and ice businesses, and it owned the Royal Crown Bottling Company of Kansas City and the Tranin Egg Products Company, which processed fresh and dried egg products and manufactured 25 percent of the albumin produced in the United States. Dodds continued to run the plant and had now risen to be president of the United States Cold Storage Company's operations in Kansas City and Dallas, executive vice president of the parent company, and vice president of the Chicago and Detroit operations.<sup>17</sup> Around 1945, the Kansas City Cold Storage Company added a small addition to house offices and dry goods storage to the front (south) side of the 1928 west block.

In June 1952, the United States Cold Storage Company held its board of directors meeting at the Kansas City plant, marking the thirtieth anniversary of the facility. Company president Ted Dodds led the six-member board, which included businessmen, bankers, and attorneys from Chicago. At this time, the operations of the United States Cold Storage Company had grown to include plants in Detroit, Michigan; Chicago, Illinois; Omaha, Nebraska; and Dallas and Port Lavaca, Texas.<sup>18</sup>

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

<sup>17</sup> Mori Greiner, "presenting E.M. Dodds, Swing Nominee for Man of the Month." *Swing*, December 1948. 39; Vertical File, Special Collections, Kansas City (Missouri) Public Library.

<sup>18</sup> "Note Plant Founding," *The Kansas City (MO) Star*, 24 June 1952, 10; Mounted Clippings File. Special Collections, Kansas City (Missouri) Public Library, Microfilm.

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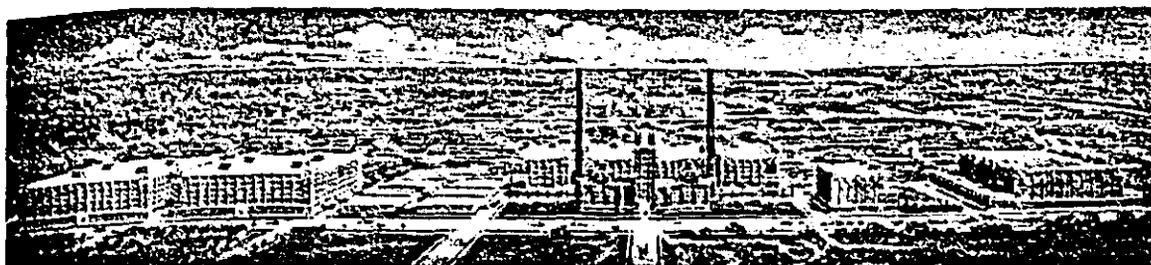
**Kansas City Cold Storage Company Building  
Railroad Related Historic Commercial and Industrial  
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Into the late twentieth century, the Kansas City Cold Storage Company Building remained a key facility in the perishable food market, helping Kansas City rank as a leading national cold storage center. Well ahead of Chicago and St. Louis, the thirty-eight million cubic feet of refrigerated space available in Kansas City was comparable to the combined total of forty-two million cubic feet of cold storage facilities available in the states of New York and New Jersey.<sup>19</sup> In the 1960s, additional alterations were made to the configuration of the south loading docks. In the mid-1980s, an addition was built at the northeast corner of the complex to accommodate a new blast freezer.

**ARCHITECT**

S. Scott Joy, the architect of the Kansas City Cold Storage Company Building, was known for his prolific work designing industrial buildings prior to the Great Depression. Joy received the commission for the Kansas City Cold Storage Company Building through his long-term association with Chicago's Central Manufacturing District, for which he was the principal architect from its inception in 1905 until 1921.<sup>20</sup> The American Terra Cotta Company Photograph Collection at the University of Minnesota documents nearly twenty-four buildings designed by Joy between 1913 and 1925.<sup>21</sup> The Kansas City Cold Storage Company Building appears to follow Joy's standard design formula, which added a traditional brick veneer and limited terracotta ornament to a massive cast concrete industrial structure.

One of Joy's most notable designs is the Army Supply Depot, a storage warehouse and cold storage complex housing over one million square feet of space in Chicago's Central Manufacturing District.<sup>22</sup> In addition to his work



**Former Army Supply Depot, Central Manufacturing District, Chicago  
(Image courtesy of *The Architectural Record*, January 1919)**

in the Central Manufacturing District, Joy designed the White City Storage shipping platform in White City, Oregon (circa 1917); a factory for the American Glue Company in Peabody, Massachusetts (circa 1920); the Goodyear Tire and Rubber Company facility in Akron, Ohio (circa 1920); and the Pere Marquette office building in New Orleans

<sup>19</sup> "Industries Find Kansas City a 'Cool' Place to Be"

<sup>20</sup> Archaeological Research, Inc., Historic American Buildings Survey Documentation Report "Jonathan Ogden Armour Estate, Newell's Reserve Parcel," IL HABS No. L-1995-1 [Document online]; available at <http://arch-res.com>; Internet; accessed 7 October 2004.

<sup>21</sup> American Terra Cotta Company Photograph Collection, "S. Scott Joy" [Collection online] (Minneapolis: University of Minnesota); available at [www.trove.net](http://www.trove.net); Internet; accessed 3 November 2004.

<sup>22</sup> George C. Nimmons, "Modern Industrial Plants," *The Architectural Record*, vol. 45, January 1919, 29.

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**Kansas City Cold Storage Company Building  
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(circa 1925).<sup>23</sup> In 1929, architectural journals published illustrations of the last known buildings Joy designed: the Coe Terminal Warehouse in Detroit and the North Station Industrial Building in Boston.<sup>24</sup>

Newspapers reported that Joy designed the first two blocks of the Kansas City Cold Storage Company Building at the outset of the project in 1922. However, the revised plans for the second block, the 1928 west block, are attributed to Chicago structural engineer Abraham Epstein.<sup>25</sup> In 1921, Epstein founded the firm A. Epstein, Structural Engineer. An oral history interview conducted with Abraham's son Sidney, suggests that Epstein's association with S. Scott Joy and the Central Manufacturing District pre-dated the founding of his firm. Epstein's firm participated in rebuilding the Chicago Stockyards in the early 1930s and worked extensively in the development of industrial parks and high-rise buildings in the United States and overseas after World War II.<sup>26</sup>

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<sup>23</sup> American Terra Cotta Company Photograph Collection, available at [www.trove.net](http://www.trove.net).

<sup>24</sup> Moritz Kahn, "the Architect and Industrial Buildings," *Architecture*, vol. 59, no. 2, February 1929, 69, 72.

<sup>25</sup> Epstein, A., "Addition to Building for the United States Cold Storage Company, Third Street, Kansas City, Mo.," (Chicago: A. Epstein, Structural Engineer, 19 January 1929).

<sup>26</sup> "Sidney Epstein," Chicago Architects Oral History Project [Summary online] (Chicago: The Art Institute of Chicago, 1993); available at [www.artic.edu/aic/libraries/coahp/epstein.html](http://www.artic.edu/aic/libraries/coahp/epstein.html); Internet; accessed 3 November 2004.

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Railroad Related Historic Commercial and Industrial  
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**Kansas City Cold Storage Company Building  
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Jackson County, Missouri**

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**GEOGRAPHIC DATA**

**VERBAL BOUNDARY DESCRIPTION**

All of Lots 354 thru 363, inclusive, Block 34, together with the vacated 16 foot north and south alley lying within said Block 34 and running from the northerly right-of-way line of 3<sup>rd</sup> Street to the southerly right-of-way line of 2<sup>nd</sup> Street; all of lots 364 thru 368, inclusive, except the East 27 feet thereof, Block 39, together with all that part of vacated Locust Street lying between the northerly right-of-way line of 3<sup>rd</sup> Street and the southerly right-of-way line of 2<sup>nd</sup> Street and lying between said Blocks 34 and 39; all of the above property being in the plat of the TOWN OF KANSAS, Kansas City, Jackson County, Missouri.

**BOUNDARY JUSTIFICATION**

This nomination includes the parcel of land historically associated with the resource.

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**Kansas City Cold Storage Company Building  
Railroad Related Historic Commercial and Industrial  
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**PHOTOGRAPH LOG**

**Photographer:** Brad Finch  
F-stop Photography  
Kansas City, Missouri

**Date of Photographs:** September 2004

**Location of Negatives:** Garrison Construction Company  
7301 Mission Road, Suite 212  
Prairie Village, Kansas

**Photograph**

| <u>Number</u> | <u>Description and Camera View</u>  |
|---------------|---|
| 1.            | South and east elevations, view looking northwest   |
| 2.            | East block, south and east elevations, view looking northwest                               |
| 3.            | South and west elevations, view looking northeast   |
| 4.            | East block loading dock, view looking north   |
| 5.            | South and west elevations, view looking north   |
| 6.            | West elevations, 1928 west block, 1922 east block, and the 1945 addition, view looking east |
| 7.            | North and west elevations, view looking southeast   |
| 8.            | North addition, view looking southwest  |
| 9.            | Gargoyle detail, view looking northwest   |
| 10.           | Penthouse, east and north elevations, view looking southwest                                |
| 11.           | Window detail, view looking east  |
| 12.           | Main entrance, 1922 east block, view looking south  |
| 13.           | Foyer, 1922 east block, view looking west   |
| 14.           | Typical corridor, 1922 east block, view looking south                                       |
| 15.           | Typical corridor, 1922 east block, view looking north                                       |
| 16.           | Typical cold storage chamber  |
| 17.           | Detail of column with cork insulation   |

KANSAS CITY COLD STORAGE COMPANY BUILDING  
KANSAS CITY JACKSON COUNTY, MO 64101  
UTM 15/363000, 4330337

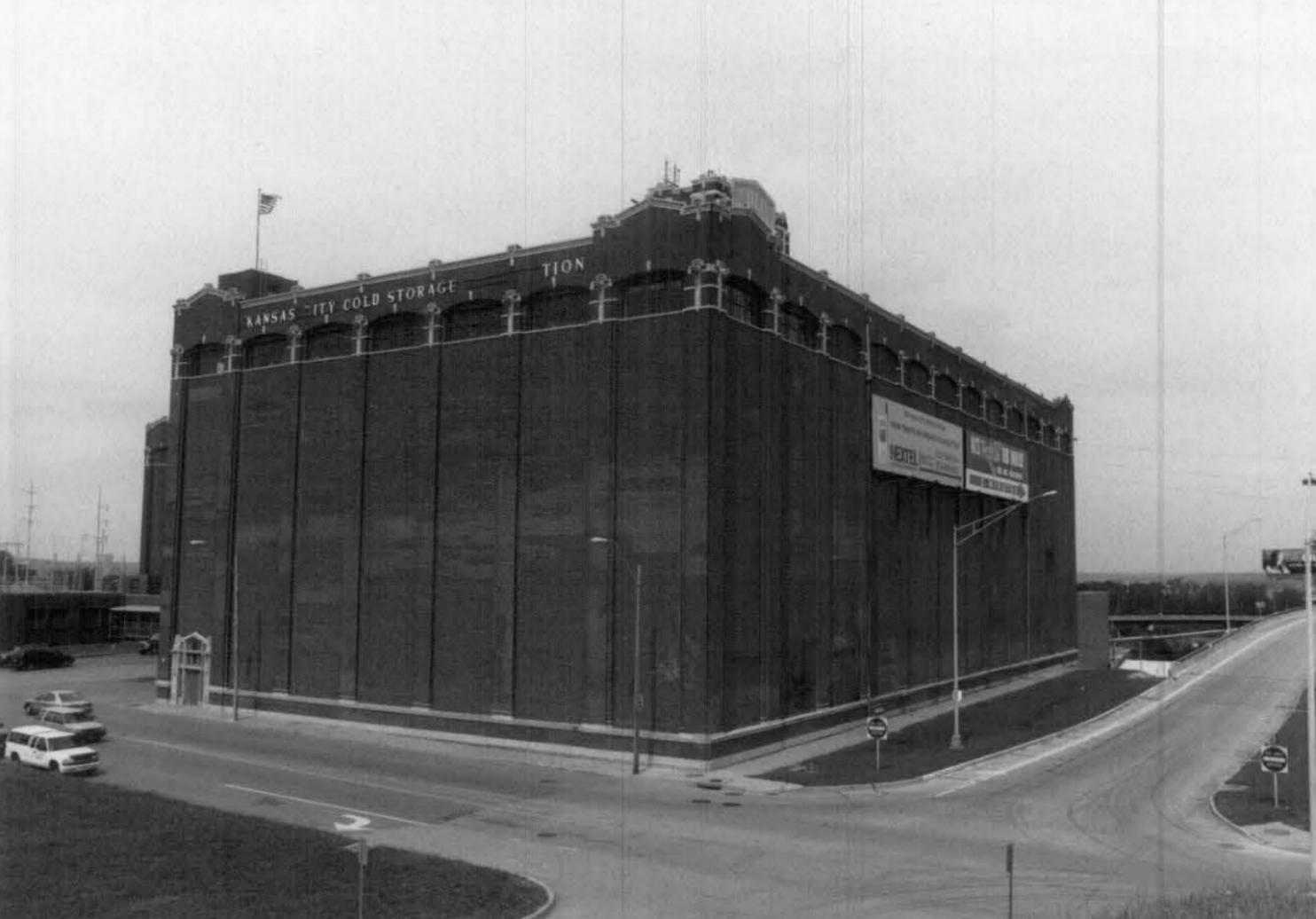




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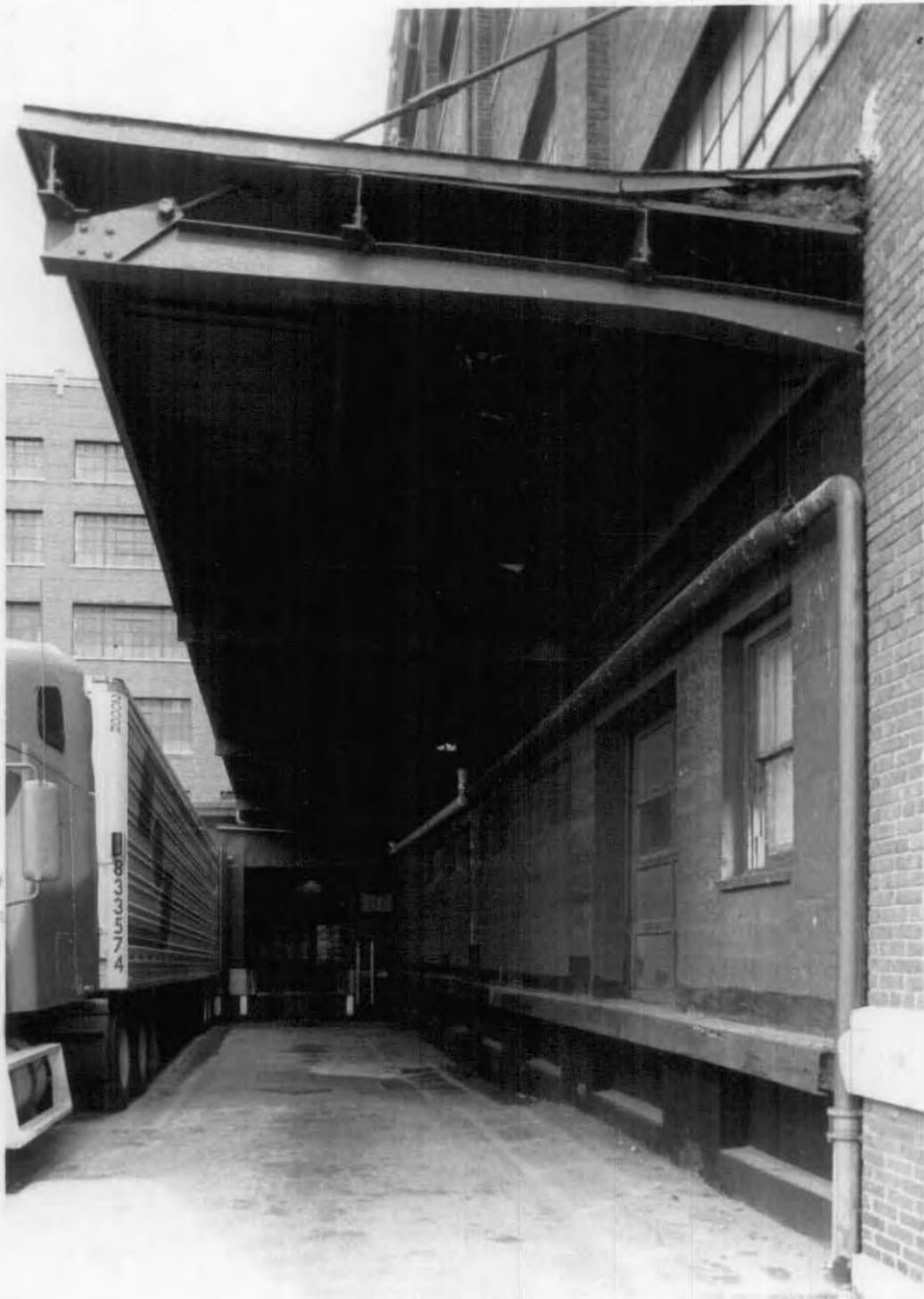
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KANSAS CITY COLD STORAGE



COLD STORAGE

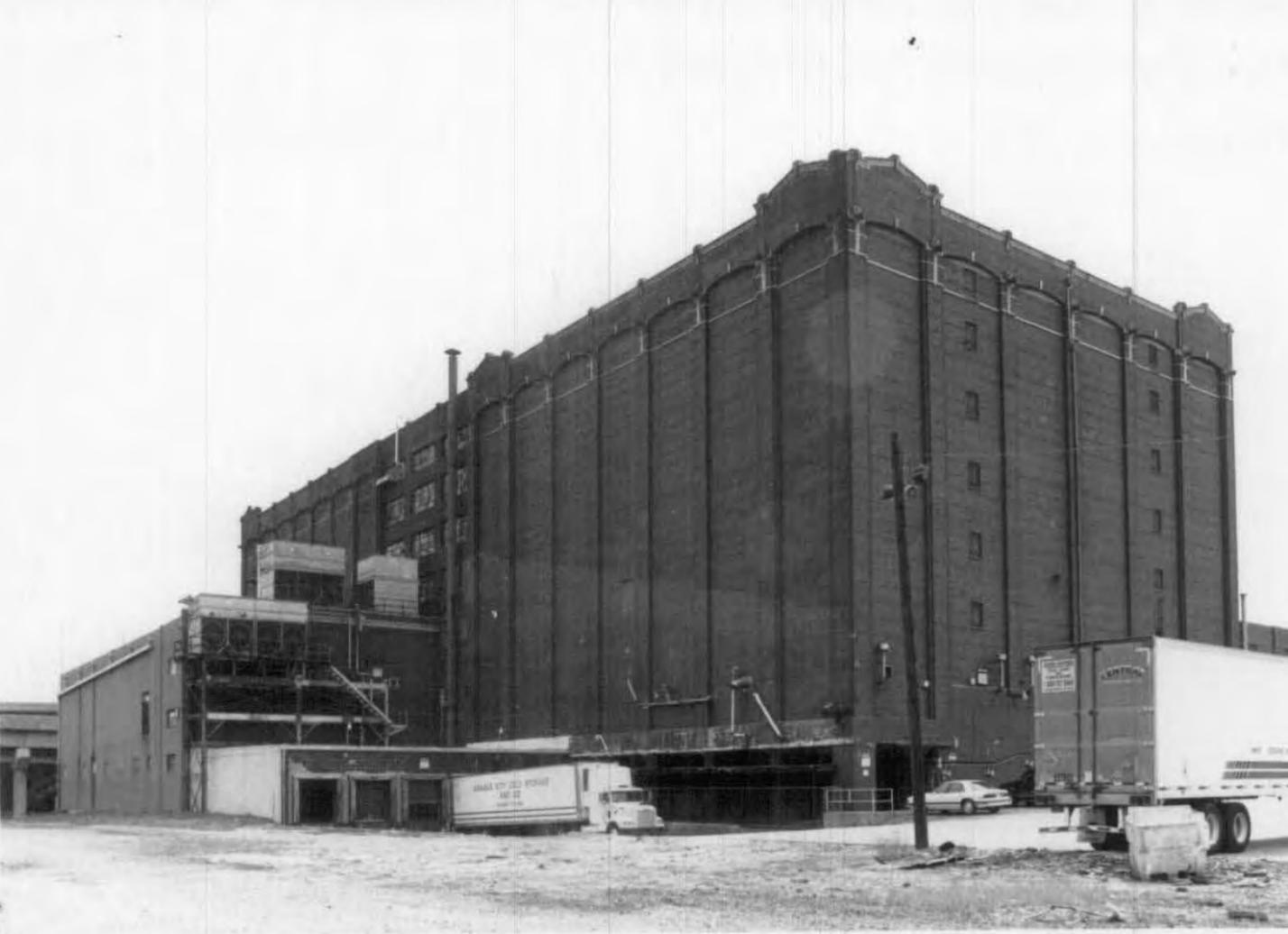
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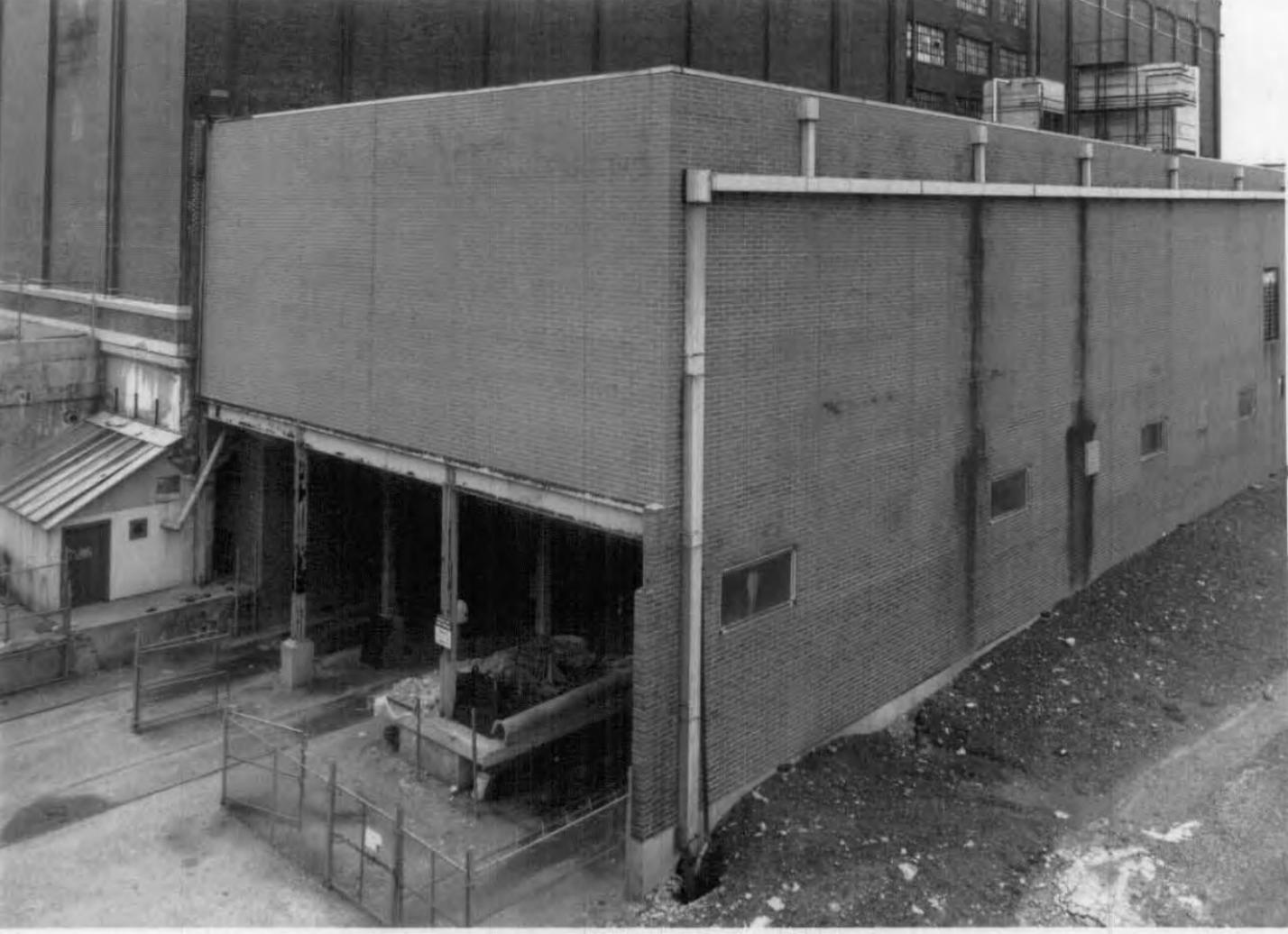




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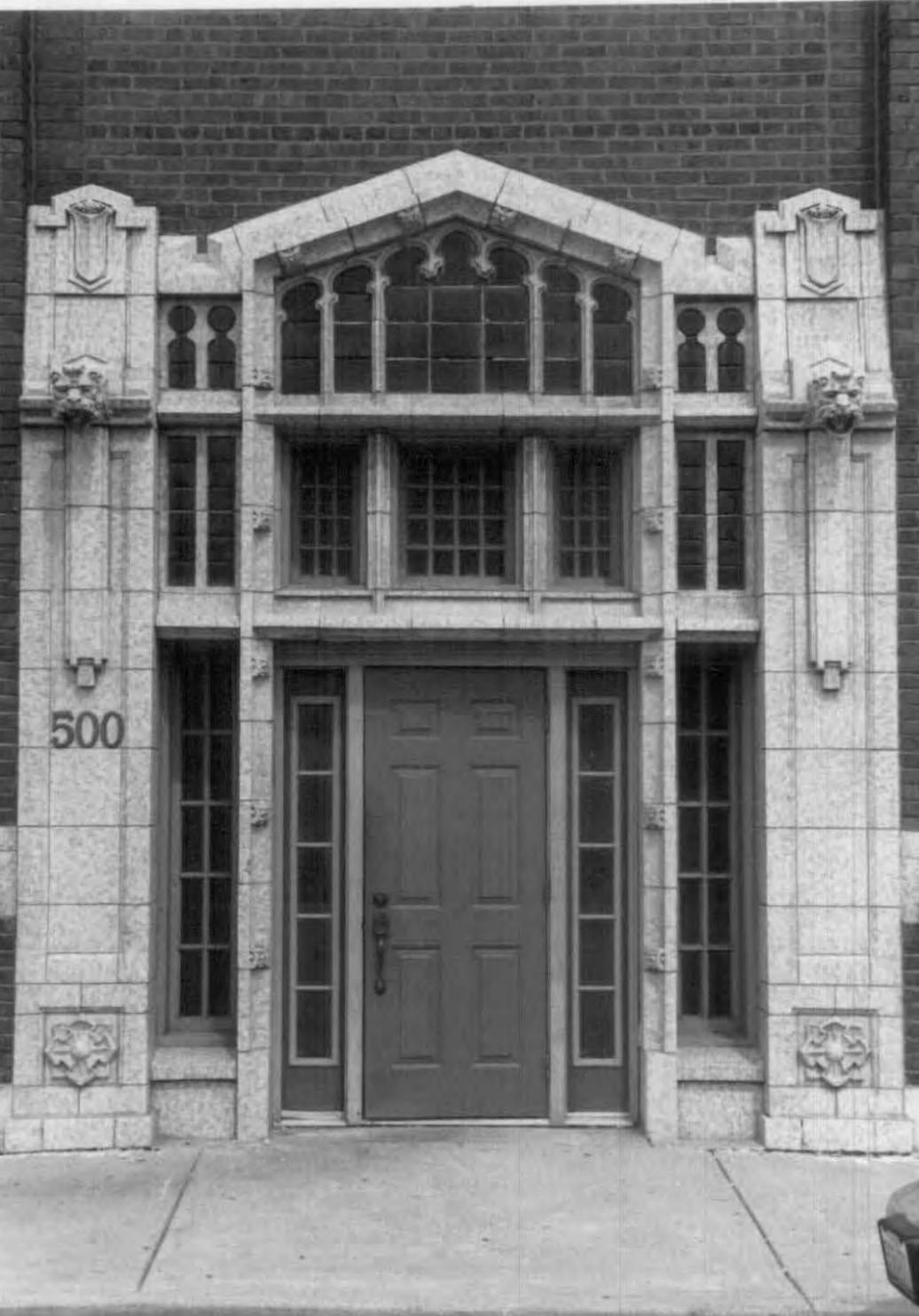






COLD  
STORAGE





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