

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Safeway No. 357
Other names/site number N/A
Name of related Multiple Property Listing N/A

2. Location

Street & number 3740 Troost Avenue

| | |
|-----|---------------------|
| N/A | not for publication |
|-----|---------------------|

City or town Kansas City

| | |
|-----|----------|
| N/A | vicinity |
|-----|----------|

State Missouri Code MO County Jackson Code 095 Zip code 64109

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria: ___ A ___ B C ___ D

B. K. A. E. PERCY S. HPO 1-23-23
Signature of certifying official/Title Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

Signature of the Keeper Date of Action

Safeway No. 357
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

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

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

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

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/Specialty Store

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

MODERN MOVEMENT: Moderne/Streamline
Moderne

foundation: CONCRETE
walls: BRICK

roof: SYNTHETIC: Composite
other: STONE

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Safeway No. 357
Name of Property

Jackson County, Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

ARCHITECTURE

Period of Significance

1940

Significant Dates

1940

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jenks, Robert E., Architect

Paradice, Jr., Frank H., Architect

T. D. Bryant Construction Company, Builder

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Safeway No. 357
Name of Property

Jackson County, Missouri
County and State

10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 39.05826 -94.57237 3 _____
Latitude: Longitude: Latitude: Longitude:

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

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Kelsey Lutz, Principal

organization Historic, LLC date September 11, 2022

street & number 4231 Mercier St. telephone 913.449.0715

city or town Kansas City state MO zip code 64111

e-mail kelseynlutz@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

Photographs

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

Photo Log:

Name of Property: **Safeway No. 357**

City or Vicinity: **Kansas City**

County: **Jackson** State: **Missouri**

Photographer: **Richard Welnowski**

Date

Photographed: **September 16, 2022**

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

- 1 of 15: Exterior, main (east) façade; view facing west.
- 2 of 15: Exterior, main (east) façade and south elevation with parking lot; view facing northwest.
- 3 of 15: Exterior, main (east) façade and partial south elevation, detail of storefront windows and awning; view facing northwest.
- 4 of 15: Exterior, south elevation and parking lot; view facing northwest.
- 5 of 15: Exterior, south elevation, detail of original exterior lights; view facing north.
- 6 of 15: Exterior, south elevation, detail of central portion of the building with original exterior lights; view facing north.
- 7 of 15: Exterior, south elevation and parking lot; view facing north.
- 8 of 15: Exterior, visible west elevation; view facing north, northeast.
- 9 of 15: Exterior, partial north elevation; view facing southwest.
- 10 of 15: Exterior, north elevation; view facing southwest.
- 11 of 15: Interior; view facing southeast.
- 12 of 15: Interior; detail of storefront windows; view facing northeast.
- 13 of 15: Interior, general view; view facing west.
- 14 of 15: Interior, general view; view facing northwest.
- 15 of 15: Interior; general view; view facing east.

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

Figure Log:

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

- Figure 1: Location (top) and site (bottom) maps for Safeway No. 357 (Lat./Long. 39.05826, -94.57237). The yellow line delineates the property boundary.
- Figure 2: 1909 Sanborn Fire Insurance Map with a 1950 overlay. The nominated property is sited inside the red box.
- Figure 3: Original architectural drawing (floorplan) for a Safeway Store at 18th Street and Parallel Ave. in Kansas City, Kansas, that has the same standardized plan, local architect, and date of construction (1940) as Safeway No. 357.
- Figure 4: Original architectural drawings (front and rear elevations) for a Safeway Store at 18th Street and Parallel Ave. in Kansas City, Kansas, that has the same standardized plan, local architect, and date of construction (1940) as Safeway No. 357.
- Figure 5: Original architectural drawings (side elevations) for a Safeway Store at 18th Street and Parallel Ave. in Kansas City, Kansas, that has the same standardized plan, local architect, and date of construction (1940) as Safeway No. 357.
- Figure 6: Safeway No. 357 current floorplan and key to photographs (drawing not to scale).
- Figure 7: 1988 photograph of 3740 Troost Avenue.
- Figure 8: 2006 photograph of 3740 Troost Avenue.
- Figure 9: Safeway Store Interior, 1942.
- Figure 10: Safeway Store interiors, 1942.
- Figure 11: The yellow circles highlight examples of roof damage at the west central (top) and east central (bottom) portions of the building, 2022.
- Figure 12: The interior of an independent grocer in Philadelphia, undated. Early independent grocers were often housed in tall, narrow, commercial block buildings, which effected the organization of interior space.
- Figure 13: An article excerpt from the trade publication *Progressive Grocer* illustrating the use of gondolas and the self-service model, 1943.
- Figure 14: An example of a stand-alone grocery store, constructed c. 1930s, photo taken 1948.
- Figure 15: Advertisement for "Another New Streamlined Safeway," 1942.
- Figure 16: Safeway Streamline plan designs in Vancouver, Canada, c. 1940 (top) and Arizona, United States, 1942 (bottom).
- Figure 17: Former Streamline Safeway types at 1100 Troost Avenue (top) and 4205 E. Truman Road, (bottom). Few character defining features of the Safeway Streamline Moderne plan remain in these two examples.
- Figure 18: Safeway advertisement illustrating the Streamline Moderne and Side Gabled and standardized plan types, 1942.
- Figure 19: Examples of the Safeway Side Gabled standardized plan, 1942.
- Figure 20: The only two extant examples of the Safeway Side Gabled plan in Kansas City, Missouri, located at 631 Highland Avenue (top) and 104-06 Westport Road (bottom).
- Figure 21: A&P Stores in 1940. Top: A&P stores located in two part commercial block buildings. Bottom: A&P stores located in stand-alone standardized plan buildings.
- Figure 22: Kroger stores, 1940. Of the top three corporate grocers in Kansas City, Kroger shows the most differentiation between building types. Standardization is seen in signage only.
- Figure 23: Former Safeway at 3324 Main Street, Kansas City, Missouri, 2023.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Safeway No. 357

Name of Property
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Summary

Safeway No. 357, located at 3740 Troost Avenue, Jackson County, Kansas City, Missouri, is a one-story, red brick commercial building with cast stone details, a rectangular plan, and a flat roof. Constructed in 1940, Safeway No. 357 is an excellent example of Safeway's standardized Streamline Moderne plan for supermarkets, instituted by Safeway Stores in the late 1930s and early 1940s, following national supermarket architectural trends of standardization. The plan is so named due to its Streamline Moderne architectural features.¹ The character-defining features of the Safeway Streamline Moderne standardized plan at the exterior include a rectangular plan with horizontal, single story massing; a contrasting cut stone cornice; corner piers that project slightly from the main façade with cut stone capitals and bases that correlate with the cut stone cornice; equally spaced engaged piers on the secondary elevations; an offset main entry with double leaf doors with a transom on the same plane as the display windows; a full width horizontally scored chrome canopy; a building envelope with zero setback from the sidewalk at the main façade; and an ancillary parking lot abutting the building. At the interior, the character-defining features of the Safeway Streamline Moderne standardized plan include an open, minimally furnished sales area, occupying the majority of interior space and a back room divided from the sales area by a three-quarter height partition.

The nominated property retains character-defining features of Safeway's Streamline Moderne store plan. At the exterior, these character-defining features include a rectangular plan with horizontal, single-story massing; a contrasting cut stone cornice; corner piers that project slightly from the main façade with cut stone capitals and bases that correlate with the cut stone cornice; equally spaced engaged piers on the secondary side elevations; an offset main entry topped by a full-width, horizontally-scored, chrome awning; a building envelope with zero setback from the sidewalk at main façade; and an ancillary parking lot abutting the building, which is counted as a contributing resource for the property. At the interior, the nominated property retains open space needed for a sales area.

There have been no additions to the nominated property; however, there have been alterations to accommodate various tenants of the building, most notably at the interior. After Safeway Stores, Inc., vacated the property in 1963, a building permit indicates that new sheetrock partitions were added to convert the building to a coin-operated laundry.² Although only two building permits are on file for the property, it can be assumed that other alterations have taken place over the years after comparing standardized plans and historic photos to the building's current condition.³ At an unknown date, the loading dock door at the south elevation was replaced with a rolling, overhead freight door and additional points of entry were added (Photo 7). The storefront windows at the main façade have been altered from the original configuration, which featured larger glass panes.⁴ The original entry has also been changed

¹ It is important to note the difference between the term "streamlined," defined as "to make simpler, more effective, efficient," and the term "Streamline Moderne," which is an architectural style. For purposes of differentiation, the term Streamline Moderne will always be capitalized throughout this writing, even as the style is inherently streamlined.

² The partitions mentioned are no longer extant. Kansas City Public Works Department, Building Permit #2103, May 29, 1963. There are only two building permits on file for the property, the initial building permit and the 1963 building permit.

³ Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas; Melanie Betz, "3740 Troost," Architectural/Historic Inventory Form, Art Deco Survey, Landmarks Commission of Kansas City, Missouri, 1988. See Figures 3-5, 7-8.

⁴ "Another Completely Remodeled Safeway Now Open, 3740 Troost," *The Kansas City Times*, September 1, 1950. Although no building permits exist for the changes that took place during this remodeling, this newspaper snippet states that 3740 Troost was remodeled to include air conditioning, a frozen foods department, and a refrigerated produce section, among other improvements.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

from a two-leaf door on the same plane as the storefront to a recessed single leaf door. Over the years, as the building sat unoccupied, deferred maintenance and neglect contributed to a large hole in the roof, a source of recurrent water leaks into the building. Water intrusion from this and other roof leaks has damaged and deteriorated the interior. Although the damage to the interior is unfortunate, the majority of the Safeway No. 357's character-defining features that recall the Safeway Streamline Moderne plan are retained at the exterior (Photo 2).

Setting

Safeway No. 357 is located east and south of downtown Kansas City at the northwest corner of Troost Avenue and Manheim Road (Figure 1). Troost Avenue is generally a commercial corridor, with mixed use properties (primarily businesses), vacant lots, and contemporary infill lining both sides of the roadway. Manheim Road is a residential street connecting the subdivisions of Regents Park, Harrison Boulevard Place, and Squier Manor. The area outside of the boundary of the nominated property can be described as mixed-use commercial (along Troost Avenue) and residential. Subdivisions of primarily single-family residences of frame construction from the early 1900s and 1910s, such as Hampden Parkway and Regents Park are located in the general area. Gillham Park, one of Kansas City's intra neighborhood connector parks, is located to the west.

To the north of the building along Troost Avenue, there are several two-story frame and brick/stone residences from the early twentieth century; one of these residences shares a property line with the nominated property (Figure 2). To the west of 3740 Troost is the Hyde Park neighborhood. To the south of the parking lot of the nominated property is the St. Mark Hope and Peace Lutheran Church, a stone religious property constructed in 1914. Infrastructure in the general vicinity of the building consists of paved roadways, sidewalks, curbs, and streetlights on wood utility poles. A large electrical utility line runs parallel on the west side of Troost Avenue.

The setting within the boundary of the nominated property consists of a one-story brick commercial building placed to the north of a gravel parking lot. Entrances to the parking lot are located at its southeast and northeast corners. A grassy median strip is located at the southern end of the parking lot, abutting the sidewalk (within the property boundary). A light pole with security lighting is placed at the southeast corner of the parking lot, within the grassy median strip. The grassy median south of the sidewalk (between the sidewalk and Manheim Road) is the city owned utility easement and is outside of the property boundary. The arrangement of the lot is assumed historic due to comparison of current to historic aerial photographs of the property when Safeway No. 357 was still in operation.⁵

Exterior Description

Main (East) Façade

The main façade faces east and features a prominent, centrally placed storefront system, flanked by two, slightly-projecting, engaged piers with cut stone bases and stepped, cut stone capitals (Photo 1). The aluminum-framed storefront system features an asymmetrically placed, slightly recessed, main entry bay with a single leaf, full light glass door. The main entry occupies the same location to as it did originally; however, the main entry bay has been slightly recessed from the plane of the display windows and the entry door reduced to a non-original single leaf door, both non-historic alterations. A band of seven storefront windows is placed to the south of the entry bay; from south to north, the first glass pane has been backed with a plywood board for security purposes; the four panes of glass to north of the first pane are partially covered with white paint, which obscures a previous business sign that was painted on the

⁵ Netronline, "Historic Aerials," Aerial Shots for 3740 Troost Avenue, Nationwide Environmental Title Research, LLC, 20=22. Accessed November 2, 2022. <https://www.historicaerials.com/viewer>. The earliest available historic aerial photograph of this area is from 1955, when Safeway Stores was still in operation.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

| |
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| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

glass (Figure 8) and recent vandalism caused by graffiti (Photo 11, 12). The window opening to the north of the entrance bay has been infilled with concrete block and a plywood panel, which has been modified to accommodate a ventilation grate (Photo 11). The storefront windows at the main façade have been altered from the original configuration, which featured larger glass panes (Figure 4). The current storefront system, although not from the date of construction (1940), may have been installed during Safeway's tenure in the building due to their aggressive store remodeling policy, but more substantial information is needed to verify this claim.⁶

A collapsible, metal gate secures the main entry bay. The bulkhead, set below the storefront windows, originally consisted of concrete blocks faced with colored ceramic tiles (Figure 16). Although these tiles are absent at the section of the bulkhead to the south of the main entry, the bulkhead to the north retains some of these tiles (currently coated with white paint). Due to the height variation and absence of original windows, as well as comparison between current a current photograph (Photo 1) and an intact Safeway of the same plan type from 1940 (bottom of Figure 16), the remaining bulkhead to the south of the entry bay is non-original and has been modified with concrete block replacement of the original structure, possibly occurring when the display windows were replaced.

An original, nearly full width, horizontally scored, chrome awning, attached by diagonally set cables to four, equally spaced tie rods, is prominently placed above the storefront. The internal bracing of the awning can be seen (Photo 3). Materials covering the awning are not called out on original architectural plans for a Safeway of the same standard plan from the time period,⁷ but historic photographs (Figure 16) indicate that the awning was covered (materials unknown).

Above the storefront, the remaining portion of the main façade is characterized by red brick, set in a repeating pattern of six rows of running bond flanked by single rows of common bond and topped by a stepped, cut stone, cornice. A pattern of equally spaced, vertically scored lines, arranged in groups of four, are repeated at the uppermost level of the cut stone cornice; the scored lines also accent the caps of the engaged piers.

North Elevation

The building's north exterior wall ends at the property line with the adjacent residential property, abutting a narrow, gravel drive (Photo 10). The north elevation is minimally ornamented and reads as a solid red brick masonry wall, divided by five, equally spaced, $\frac{3}{4}$ height engaged pilasters with brick and cement caps (Photo 9). Original vitrified tile coping is present at the roofline at this elevation, as well as the west and south elevations.

⁶ The original storefront system was manufactured by Kawneer Company, Kansas City, as specified on standardized plans. Kawneer Company was contacted to confirm the originality of the storefront system at 3740 Troost via a site visit by Mr. Dallas Evans, a Kawneer Architectural Sales Representative. Although Mr. Evans could not determine the exact date of the original storefront, he stated that Kawneer "by 1937 was doing about 75% of their storefronts in aluminum." Dallas Evans, Architectural Sales Representative, Kawneer Company, email to Cydney Millstein, February 24, 2022.

⁷ Safeway used several standardized plans for their stores beginning in 1937; site specific details were later added by architects local to the area of construction. Although the original architectural drawings for Safeway No. 357 have yet to be located, several standardized plans for Safeway are included in the architectural records for Robert E. Jenks, the architect of record for Safeway No. 357. A Safeway Store at 18th Street and Parallel Parkway in Kansas City, Kansas, is included in these records and share the same standardized plan as Safeway No. 357. Source: Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

West Elevation

Similar to the north elevation, the building's west exterior wall was built on the property line with an adjacent residential property (to the west) (Photo 8). At present, this elevation is comprised of solid red brick masonry, set in the same bond patterns as the other elevations. Access to this elevation was limited due to a wood fence placed on the property boundary with the bordering residential property, but evidence from the interior (Photo 13) and standardized architectural plans (Figure 4) indicate that this elevation may have once featured two, small multipaned industrial sash windows with brick sills. These windows are no longer extant, and their openings have been infilled. Original vitrified tile coping is present at the roofline.

South Elevation

The south elevation is divided by divided by five, equally-spaced, $\frac{3}{4}$ height engaged pilasters with brick and cement caps, mirroring the pilaster configuration of the north elevation (Photo 4, Photo 7). A wide, cast stone foundation extends along the lower portion of the building. A square, brick ventilation tower, originally part of the incinerator, rises above the roofline at the first bay (from west to east). The second bay features a non-original overhead freight door (offset to the west). Standardized architectural plans from a similar Safeway indicate that originally this opening may have been smaller.⁸ The location of this opening is associated with the merchandise receiving operations of Safeway No. 357, as it originally directly accessed the "Night Delivery Room" (Figure 3). The second bay is also the location of various defunct electrical wiring and fuse boxes. A non-original box light is placed centrally above the freight opening at an original location for lighting.⁹

Non-original openings are placed at the fifth and sixth bays (from west to east). A single leaf, full glass commercial door is placed offset to the west of a square ventilation opening at the fifth bay (Photo 6). A double leaf metal door, framed with a metal security gate, is placed to the west of a square ventilation opening with fan and security bars at the sixth bay (Photo 3).

A notable feature of the south elevation are the original Benjamin reflector green enameled porcelain lights (Photo 5, Photo 6). There are two different styles of these lights; a wide, conical type, one light placed centrally at the top of bays three through five (from west to east, Photo 6), and a cupped, parabolic type with long, projecting goosenecks, set centrally in a pair at the top of the sixth bay (Photo 5). These lights provided illumination for the adjacent parking lot, a character-defining feature of grocery stores of this type.¹⁰

Adjacent Parking Lot (Contributing Structure, Installation Date 1940)

As originally planned, the parking lot to the south of the building was developed as part of the property to accommodate Safeway shoppers (Photo 2, Photo 4). This lot is included in the parcel for the nominated property and is counted as a contributing resource. The lot measures approximately 131' by 52.5', which is slightly larger than the footprint of the building. Currently covered with gravel, the lot was originally paved. Grassy median strips flank both sides of the sidewalk at the south side of the lot. The median between the sidewalk and the parking lot is within the property boundary, whereas the median strip between the sidewalk and Manheim Road with three oak trees is part of the city utility easement and is

⁸ Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

⁹ This light is noted on the floorplan/electrical diagram of the standard plan but not on the elevation drawing. See Figure 3, Figure 5.

¹⁰ Richard Longstreth, *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941* (Cambridge, MA: MIT Press, 2000), 111.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Safeway No. 357

Name of Property
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

not within the property boundary. The comparison of contemporary aerial photographs of the lot with historic aerial photographs indicates that the current arrangement of the property has existed since at least 1955 and is presumed historic.¹¹ There are two access points for vehicles. The main access point is located centrally along Troost Avenue and is paved, the secondary access point is located at the southwest corner of the lot along the rear property line. Concrete curb stops are placed at various points throughout the lot, such as near the building and along the south grass median. The inclusion of the parking lot in grocery store design was a relatively new feature at the time of Safeway No. 357's construction and is a character-defining feature of the Safeway Streamline Moderne plan.

Interior

The interior of Safeway No. 357, reflecting the original design intent, is primarily open space, as can be seen in original architectural plans and interior photographs of a Safeway designed with the same Safeway Streamline Moderne plan as the nominated property (Figure 9, Figure 10, Photo 13). Structural building materials, such as iron ceiling beams, concrete block masonry walls, and concrete floors are exposed (Photo 14, Photo 15). This condition is due, in part, to ongoing roof deterioration caused by a large, unabated hole at the center rear portion of the building (Figure 11). Over the years the building remained vacant and unoccupied, water intruded into the space, which in turn, degraded materials and caused mold to develop. Ultimately, these conditions compromised the structural stability of various non-original dry wall and wood partitions of varying height (at the northeast corner and adjacent to the south wall); for health and safety reasons, these partitions were removed in the fall of 2022.

According to standard plans (Figure 3) and interior photographs of a Safeway store built using the same standardized plan (Figure 9, Figure 10), the interior of Safeway No. 357 would have included minimal partitioning. Except for minimal partitioning (not full height, see Figure 9), which separated the "Back Room," containing a men's locker area and a night delivery room at the western end of the store, much of the interior space was open to allow the full use of specialized, non-permanent furniture and shelving necessary to efficiently operate a self-service style grocery at minimum cost.¹² This open space is a character defining feature of the Safeway Streamline Moderne plan, as were the minimal $\frac{3}{4}$ height partitions. The nominated property retains the open space; however, as previously mentioned, original partitioning is no longer extant.

At an unknown date, the north bay and partial bulkhead of the main façade have been altered with concrete block infill, which can be seen at the interior (Photos 11, 12).

Integrity

Safeway No. 357 retains integrity of location, setting, design, materials, workmanship, feeling, and association to convey its historic significance as an example of the Safeway Streamline Moderne plan. The original building and adjacent parking lot occupy the same location as when they were constructed. The setting of Safeway No. 357 has somewhat changed since its construction, primarily the replacement of historic housing along Troost Avenue with non-historic commercial infill from the late 20th and early 21st century, including parking lots. However, original two-story residences still share property lines with Safeway No. 357 at the north and west and a religious property is still located to the south, across Manheim Road (Figure 2). Although there have been some non-historic changes to original building materials, such as concrete block infill to the main entry bay, a portion of the bulkhead, and northern storefront window bay, the exterior of Safeway No. 357 has changed minimally from its original design at

¹¹ Netronline, "Historic Aerials," Aerial Shots for 3740 Troost Avenue, Nationwide Environmental Title Research, LLC, 20=22. Accessed November 2, 2022. <https://www.historicaerials.com/viewer>.

¹² Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

the exterior, and still features the character-defining features of the Safeway Streamline Moderne plan, such as: a rectangular plan with horizontal, single-story massing; a contrasting cut stone cornice; corner piers that project slightly from the main façade with cut stone capitals and bases that correlate with the cut stone cornice; equally spaced, engaged piers on the secondary side elevations; an offset (although now recessed) main entry topped by a full-width, horizontally-scored, chrome awning; a building envelope with zero setback at main façade; and an ancillary parking lot abutting the building, all have been retained at the exterior, as have the original Benjamin reflector green enameled porcelain lights. Original building materials at the exterior have been retained, such as common red brick, cut stone details, and vitrified tile coping at the roofline.

The interior character-defining features of the Safeway Streamline Moderne plan include an open, minimally furnished sales area, occupying the majority of interior space and a back room divided from the sales area by a three-quarter height partition. Safeway No. 357 retains the original open space of the Safeway Streamline Moderne plan, although original, minimal, partitioning to the back room, men's locker area and night stock room is no longer extant. Original finishes are also lacking from the interior. Despite this loss of material, Safeway No. 357 still effectively communicates its historic significance as an example of the Safeway Streamline Moderne plan.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Safeway No. 357

Name of Property
Jackson County, Missouri

County and State
N/A

Name of multiple listing (if applicable)

Summary

Safeway No. 357, located at 3740 Troost Avenue, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places and is locally significant under Criterion C in the area of ARCHITECTURE, as a significant example of corporate chain grocer Safeway's standardized architectural plans for freestanding supermarkets, instituted in the late 1930s and early 1940s.

Responding to changing consumer needs and the negative attention that chain stores received due to the Anti-Chain Store Movement of the 1930s, Safeway rebranded their new stores in the 1940s to reflect a modern, efficient shopping experience and attract a higher earning clientele, in line with national standardization trends for supermarkets. Safeway instituted several standardized plans nationwide during this time period that made their supermarkets instantly recognizable through architectural branding, including what can be described as the Safeway Streamline Moderne plan, exemplified at the nominated property.¹³ These standardized supermarket plans, especially the plan of the nominated property, are significant as they broke stylistic tradition with previous grocery store types and contributed to evolution of the supermarket nationally. As part of their Buy-Build-Sell expansion plan, Safeway constructed many new stores with standardized plans in Kansas City during the late 1930s and early 1940s. Although once a regular fixture in Kansas City's neighborhoods, intact examples of former Safeway standardized plan buildings are vanishing from the landscape due to drastic modifications and demolition. The nominated property is one of few remaining examples of the Safeway Streamline Moderne type in Kansas City with the most remaining character defining features. The character-defining features of the Safeway Streamline Moderne standardized plan at the exterior include a rectangular plan with horizontal, single story massing; a contrasting cut stone cornice; corner piers that project slightly from the main façade with cut stone capitals and bases that correlate with the cut stone cornice; equally spaced engaged piers on the secondary elevations; an offset main entry with double leaf doors with a transom on the same plane as the display windows; a full width horizontally scored chrome awning; a building envelope with zero setback from the sidewalk at the main façade; and an ancillary parking lot abutting the building. At the interior, the character-defining features of the Safeway Streamline Moderne standardized plan include an open, minimally furnished sales area, occupying the majority of the interior space and a back room divided from the sales area by a three-quarter height partition. Safeway No. 357 embodies and retains distinctive characteristics of Safeway's Streamline Moderne standardized architectural plan, including its rectangular plan with horizontal, single story massing; a contrasting cut stone cornice; corner piers that project slightly from the main façade with cut stone capitals and bases that correlate with the cut stone cornice; equally spaced engaged piers on the secondary elevations; an offset main entry; a full width horizontally scored chrome canopy; a building envelope with zero setback from the sidewalk at the main façade; an ancillary parking lot abutting the building (counted as a contributing resource), and open interior space. The period of significance for the building is 1940, the date of construction.

The Evolution of the Grocery Store

Open marketplaces, usually located on the streets near a city's center, were some of the first places where groceries became available in American cities. Filled with farmer's produce, meat, and other provisions, these markets were held at scheduled times to accommodate both the buyers and sellers of goods.¹⁴ A downside of these sizable, open-air markets was their dependency on good weather. This led to the development of the market house, a more permanent market accommodation for buying and selling foodstuffs. Market houses took several forms over the years, including long, covered shelters with individual stall arrangements and massive pavilions with centralized, interior courts.¹⁵ These structures

¹³ As previously mentioned in Section 7, the term "Streamline Moderne," as applied to the Safeway Streamline Moderne plan, is descriptive of the plan's architectural style. See f.n. 1.

¹⁴ James M. Mayo, *The American Grocery Store: The Business Evolution of an Architectural Space* (Westport, CT: Greenwood Press, 1993), 2.

¹⁵ Mayo, *The American Grocery Store*, 8, 14.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

provided a practical, consistent shelter for food vendors to do business, with some choosing to be open daily instead of only during the twice weekly scheduled market hours.¹⁶

The city market wasn't a "one size fits all" solution for all grocery shopping, however. The market's location and operating hours were limited, as were specialty food items and dry goods. These dilemmas were eased by the establishment of the independent grocer. These first grocery shops, sprinkled throughout the neighborhoods of the city, supplemented the city market by providing common staples in addition to unique foodstuffs and consistent operating hours.¹⁷ Often crammed into the tall and narrow spaces of two-part commercial block buildings, early independent grocers were utilitarian stores (Figure 12). Customers were separated from the goods and produce by long, narrow counters, some with bins, often stretching the length of the building. Behind the counter, wall shelves stretched to the ceiling, tightly packed with cans and tins. Store clerks retrieved items at the customer's request from behind the counters, gathering groceries from bins, barrels, and shelves.¹⁸ This process resulted in a highly individualized shopping experience.

By the early 1900s, independent grocers specialized their offerings to specific grocery categories, such as meat (butchers), produce (also called green grocers), or spices.¹⁹ As such, several stops to individual stores were necessary to complete a household's weekly grocery shopping needs.²⁰ Although many independent grocers operated out of a single store, a few operated their business from more than one location, resulting in small, local independent chains.

The Self-Service Model and the Chain Store Age

In an effort to "boost sales and trim labor costs" around the time of WWI, food marketing techniques changed.²¹ In 1916, Clarence Saunders opened the first grocery store to use what was eventually termed the "self-service" layout in Memphis, Tennessee.²² After grabbing a shopping basket at the store's entrance, customers were guided by various displays and shelves in a one-way circuit throughout the store, where they were free to pick up any needed items and place them in their baskets (Figure 13). After checking off the items on their lists, shoppers then were guided to the checkout counter, where the bill was settled and their groceries packaged.²³ Fewer store clerks were needed for this method, as customers took over the task of gathering of goods. Saunders patented the self-service model in 1917 and founded The Piggly Wiggly chain of grocery stores, which exemplified the self-service method.²⁴ The benefits of the new store arrangement caught on with many independent grocers, who soon wanted their own "Self-Serving Store."²⁵

Developing concurrently to the self-service model was the rise of the chain store, more specifically that of the corporate chain grocer. Although corporate chain grocers such as the Great Atlantic and Pacific Tea Company (later shortened to A&P) existed before this time, the period from 1900-1930 saw a rapid

¹⁶ Mayo, *The American Grocery Store*, 17-18.

¹⁷ Mayo, *The American Grocery Store*, 43-44.

¹⁸ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston, MA: Bullfinch Press, 1985), 117.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Liebs, *Main Street to Miracle Mile*, 118-119.

²² Liebs, *Main Street to Miracle Mile*, 119; Mayo, *The American Grocery Store*, 89.

²³ Ibid.

²⁴ Mayo, *The American Grocery Store*, 89; Tevere MacFadyen, "The Rise of the Supermarket," *American Heritage* 36 (October/November 1985): 3.

²⁵ Clarence Saunders, 1917, Self-Serving Store, U. S. Patent No. 1242872A, filed October 21, 1916, and granted October 9, 1917. See also: Liebs, *Main Street to Miracle Mile*, 120.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

increase in corporate grocery chain store numbers.²⁶ The chain store system relies on multiple retail outlets, warehousing, bulk/volume purchasing, and direct connections with manufacturers to lower the overall price of goods.²⁷ The savings are then passed on to the customer, creating competition with independent stores. Grocers were among the first businesses to use the chain store system.²⁸ The first corporate chain grocers had a limited selection and sold only canned or packaged groceries. Later, these stores expanded their offerings to include fresh produce and meats alongside the more traditional dry goods, which earned the chain stores the nickname of “combination stores” among those in the grocery trade.²⁹ Customers saved time with a one-stop shopping experience instead of having to visit multiple venues for their grocery needs.

At first, chain grocers adapted to the traditional architectural spaces of the independent grocer—the narrow, commercial block buildings. However, more space was needed for store space as the number of items offered increased. Chains added additional space to their stores by either renting several adjacent units in a commercial block and combining them, or, in some cities where open real estate was plentiful, building stand-alone stores to accommodate their needs (Figure 14).³⁰

In addition to creating their own spaces, corporate chain grocers also standardized many aspects of their business, resulting in streamlined, efficient operations that kept prices low.³¹ One of these methods of standardization was branding. By consistently using the same store layout, building plans, graphic design, operating procedures and customer service principles, a positive company image was created for the corporate chain grocer. Customers came to rely on the familiarity with this branding. For example, a customer could walk into a Safeway store and know exactly where the butter or milk was, whether the Safeway was in their hometown or a town in the next state. Additionally, that same customer could expect the same quality product on the shelf each time, and a similar customer service experience. Branding and standardization created customer loyalty and confidence, two aspects that assured the corporate chain grocer’s place in the market.

By changing the structure of how groceries were purchased through mass merchandising, manufacturing, and warehousing techniques, corporate chain grocers were essentially eliminating the traditional structure of the grocery industry. The start of the Great Depression in 1929 drove shoppers to be more frugal in their grocery shopping, boosting chain grocery store growth. At the end of the 1920s, chain grocers accounted for seventeen percent of all grocery stores in the United States, posing a threat to the livelihoods of traditional independent grocers and wholesalers.³² This was especially true in smaller cities of America, where the coming of the chain store to town often meant the demise of at least one local grocer, unable to offer the lower chain store pricing for their goods.³³ On a larger scale, the government’s New Deal programs had “weakened the anti-monopoly traditions” and attitudes of the United States, allowing for chain store proliferation, and thus, the elimination of smaller locally-owned and operated stores.³⁴

²⁶ Godfrey M. Lebharr, *Chain Stores in America: 1859-1962* (NY: Chain Store Publishing Corporation, 1963), 24.

²⁷ Lebharr, *Chain Stores in America*, 9-11.

²⁸ Mayo, *The American Grocery Store*, 77.

²⁹ Liebs, *Main Street to Miracle Mile*, 121.

³⁰ Liebs, *Main Street to Miracle Mile*, 123.

³¹ Mayo, *The American Grocery Store*, 86-87.

³² Mayo, *The American Grocery Store*, 99.

³³ Mayo, *The American Grocery Store*, 106.

³⁴ Daniel Scroop, “The Anti-Chain Store Movement and the Politics of Consumption,” *American Quarterly* 60 (December 2008): 927-928.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Safeway No. 357

Name of Property
Jackson County, Missouri

County and State
N/A

Name of multiple listing (if applicable)

In response to chain stores threatening their livelihoods, independent grocers and wholesalers, along with a variety of independent retail business owners, launched an anti-chain store movement in the 1930s, supporting anti-chain store legislation and taxes for corporate chains.³⁵ Through public campaigns and anti-chain propaganda, those supporting the anti-chain store movement argued that chain stores were destructive, predatory, and “reducing the aesthetic appeal of America’s Main Streets” by eliminating small businesses and introducing concepts of branding.³⁶ The result of these campaigns and new anti-chain legislation resulted in a negative public image of chain stores, including corporate chain grocers. Despite anti-chain store movement efforts, by the end of the 1930s, most of the independently owned, single location, neighborhood groceries had disappeared, surpassed by the corporate and local independent chains.³⁷ However, negative public sentiment remained for large corporate chains.

Changing Design: The Birth of the Supermarket

The term “supermarket”—first used in the 1920s to describe the self-service markets of Los Angeles, California— has evolved over time.³⁸ In the 1930s, supermarkets were defined by the grocery industry by several distinct factors, including being “highly decentralized” (or free-standing), containing “adequate parking space,” and self-service grocery departments.³⁹ By the 1940s, the look and feel of the supermarket, especially those stores held by corporate chain grocers, transformed from previous iterations due to several factors, including the need for more store space, changing consumer habits, and shedding the negative public image of a large anti-chain movement.

The items that corporate chain grocers carried was changing. As previously mentioned, the “combination store” model, which offered a variety of fresh produce, meat, and canned good options, was becoming more popular among chain grocery retailers.⁴⁰ In an effort to lower prices on items sold, many corporate chains also expanded into the manufacturing sector, producing their own “store brand” of canned and baked goods to further lower overall costs.⁴¹ More retail space was needed for these goods on store shelves.

Consumer grocery shopping habits were also changing, prompting a new space to better serve customers. The increased use of the automobile for private transportation, coupled with the advent of home electrical refrigeration inspired shoppers to make larger, more economical grocery trips from farther distances.⁴² Older, smaller, grocery stores with little or no parking had to either accommodate customers arriving by automobile or risk falling out of favor. As consumers relied more on personal automobile transportation, ancillary parking lots were incorporated into the design of supermarkets. Most groceries of this type had an adjacent parking lot for customer vehicles by the mid 1930s, many with the parking lot the same size as the store or larger.⁴³ Safeway No. 357’s parking lot, measuring approximately 131’ by 52.5’, is slightly larger than the store, demonstrating this design principle.

The anti-chain store sentiment of the 1930s motivated corporate chains to reinvent their image. As discussed previously, corporate chains were associated with driving smaller, independently operated

³⁵ Mayo, *The American Grocery Store*, 107-108.

³⁶ Scroop, “The Anti-Chain Store Movement and the Politics of Consumption,” 925.

³⁷ Mayo, *The American Grocery Store*, 128.

³⁸ Mayo, *The American Grocery Store*, 117.

³⁹ Ibid.

⁴⁰ Peter Albert Allen, “A Space for Living: Region and Nature in the Bay Area, 1939-1969,” 180.

⁴¹ Cydney Millstein, “The Safeway Stores and Office Warehouse Building,” National Register of Historic Places nomination, Kansas City, Jackson County, Missouri, 2000, 8:10.

⁴² Mayo, *The American Grocery Store*, 133.

⁴³ Longstreth, *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*, 110.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

grocers out of business and making Main Street more homogenous due to branding. To disassociate from the negative notions of corporate chain grocery stores, several chose to implement new store designs, both at the interior and exterior, with a more modern, well-organized identity.⁴⁴ Many of these designs were from standardized plans and were stylistically different than previous iterations of the grocery store, defining a new, more streamlined era of branding. Architectural standardization was a “visual way to unify the identity” of corporate chain stores, shifting public sentiment from the “old” to the “new.”⁴⁵

Grocery Store History in Kansas City

The development of Kansas City’s grocery industry followed national trends, beginning in 1857 with the establishment of the city market. The site, bounded by Main, Walnut, Fourth, and Fifth streets, was the early center of Kansas City’s grocery activity.⁴⁶ The city market still operates at this location today.

The early 1900s saw assorted independent grocers establishing stores in a variety of neighborhoods throughout Kansas City. In 1900, there were 602 listings under the “Retail Grocers” heading in the Kansas City city directory, all of which appear to be independent grocers or small businesses due to their single addresses.⁴⁷ By 1910, there were 924 total listings, of which eight independent grocers listed more than one location of operation. There were no commercial chains listed in 1910.⁴⁸

From the 1920s to the 1930s, Kansas City’s grocery market was changing, reflecting the national trend of corporate chain grocer growth. City directory listings from 1920 indicate one corporate chain grocer (Union Pacific Tea Company), and twenty-two independent grocers with more than one location (independent chain grocers) out of 952 total listings under “Retail Grocers” heading. By 1930, the number of corporate chain grocers had increased to two, each with multiple store locations; A&P with fifty-nine and Piggly Wiggly/Safeway with fifty-seven.⁴⁹ By 1941, the year of Safeway No. 357’s opening, corporate chain grocer Kroger joined A&P and Safeway as the top three corporate grocery store chains in Kansas City.⁵⁰

Safeway Comes to Kansas City

The founding of grocery giant Safeway took place in Idaho in 1915, when Martin B. Skaggs opened a modest independent grocery store that utilized mass merchandising techniques, such as bulk purchasing, warehousing, and efficient product distribution. Acquiring groceries at a lower price point than his competitors, Skaggs was able to pass savings on to the consumer, resulting in a highly successful business model. In 1926, eleven years after opening his first store, Skaggs had carefully acquired “over 428 stores throughout ten western states,” into his chain of operations, decreasing overhead costs and

⁴⁴ Longstreth, *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*, 124-125.

⁴⁵ Mayo, *The American Grocery Store*, 122.

⁴⁶ Sherry Piland, “Old Town Historic District,” National Register of Historic Places Nomination, Kansas City, Jackson County, Missouri, 1977, 8:1.

⁴⁷ Hoyer Directory Co., *Hoyer’s City Directory of Kansas City, Missouri* (Kansas City, MO: Hoyer Directory Co., 1900), 1165-1169. Although not listed in the city directory, advertising cards found at the Missouri Valley Room Special Collections, Kansas City Public Library, indicate an A&P store at 927 Main Street (no longer extant).

⁴⁸ Gate City Directory Co., *1910 Kansas City Directory* (Kansas City, MO: Gate City Directory Co., 1910), 1818-1824.

⁴⁹ Gate City Directory Co., *Polk’s Kansas City, Missouri, City Directory 1930* (Kansas City, MO: Gate City Directory Co., 1930), 2908-2911.

⁵⁰ Gate City Directory Co., *Polk’s Kansas City, Missouri, City Directory 1941* (Kansas City, MO: Gate City Directory Co., 1941), 1536.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

thus savings for the organization, all while adding to a growing customer base.⁵¹ Also in 1926, the name Safeway Stores was chosen for the organization after a merger with several hundred California-based Safeway Stores, after Skaggs “realized that the potential of the company meant it would outlive any one individual.”⁵²

Safeway entered the Kansas City market in 1929, after acquiring a local independent Piggly Wiggly chain owned by Arthur S. Bird.⁵³ To grow the brand and expand operations, Safeway built a four-story office and warehouse building the same year at 2029 Wyandotte Street (The Safeway Stores Office and Warehouse Building, NR 2000, extant).⁵⁴

Beginning in 1939, Safeway Stores began a “Buy-Build-Sell” expansion plan in Kansas City.⁵⁵ This plan involved Safeway Stores acquiring land, constructing a Safeway store on the land, and then selling the completed store to community investors or business syndicates, who would then lease the building back to Safeway Stores for a 40-year period. Similar to Safeway’s cost cutting grocery measures, the “Buy-Build-Sell” model for store expansion “cut out the middleman”. This allowed expedited store construction for the organization through bypassing the search for a new store owner or investor to amass enough capital to purchase land and construct a new store.

The implementation of standardized building plans, including the Safeway Streamline Moderne plan design of the nominated property, allowed Safeway to quickly construct new supermarkets due to decreased design labor and increased efficiency of construction. Responding to changing consumer needs and the negative attention that chain stores received resulting from the anti-chain store movement, Safeway rebranded their new stores beginning in the 1940s to reflect a modern, efficient shopping experience and attract a higher-earning clientele.⁵⁶

Idaho architect Frank H. Paradise, Jr., designed several standardized designs for Safeway Stores, Inc.⁵⁷ These building plans allowed their new stores to be instantly recognized and were a departure from previous “one-off” architectural designs used previously for Safeway. Although Paradise’s original standardized plan architectural drawings are presumed no longer extant,⁵⁸ a newspaper ad contemporary

⁵¹ Cydney Millstein, “The Safeway Stores and Office Warehouse Building,” 8:8.

⁵² Peter Albert Allen, “A Space for Living: Region and Nature in the Bay Area, 1939-1969,” PhD Diss., University of California Berkeley, 2009, 178.

⁵³ “A. S. Bird in New Field,” *The Kansas City Star*, August 11, 1929: 39.

⁵⁴ Millstein, “The Safeway Stores and Office Warehouse Building”, 8:11. Other Safeway warehouses and a two-story bakery were constructed in Kansas City to support business operations and the making of Safeway branded baked goods in 1940.

⁵⁵ “Buy, Build, Sell,” *The Kansas City Star*, July 7, 1940, 4D.

⁵⁶ Peter Albert Allen, “A Space for Living: Region and Nature in the Bay Area, 1939-1969,” 181. Design information about Safeway Stores, especially that of the Marina Safeway prototype, is found in this informative dissertation.

⁵⁷ Deschutes County (OR) Historical Landmarks Commission, “Recommendation to the Redmond City Council, Second Redmond Safeway Store,” September 12, 2006, 4. Report provided by the Oregon State Historic Preservation Office.

⁵⁸ Ted Booth, Owner/Architect of Booth Architecture, Pocatello, Idaho, Phone interview with Kelsey Lutz, August 29, 2022. The architectural firm of Hudson & Wallace, succeeded by Booth Architecture, was previously listed as the location for Paradise’s architectural drawings in the 1993 National Register of Historic Places nomination for The Idaho State University Building, Pocatello, Idaho (also designed by Paradise). Mr. Booth stated that the entirety of Paradise’s records and drawings previously held by the firm, including the standardized plans, were destroyed sometime in the 1990s. Despite vigorous research for other versions of the standardized plan drawings, including

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Safeway No. 357

Name of Property
Jackson County, Missouri

County and State
N/A

Name of multiple listing (if applicable)

to the time period, historic photographs, and extant Safeway buildings help to guide what the character-defining features were for the standardized plans, including the Safeway Streamline Moderne plan, used for the nominated property.

A 1940 Safeway advertisement from *The Kansas City Times* (Figure 18) illustrates two examples of Safeway standardized plans for supermarkets in the Kansas City area. Both plans share the same single-story massing; building footprint; equally spaced engaged piers at the secondary façade; a building envelope with zero setback from the sidewalk at the main façade; storefront window arrangement with offset, double leaf glass doors topped by a transom; and an ancillary parking lot abutting the store. The main difference between the two plans is in the design of the front quarter of the building above the cornice line. Although no official plan names have been found due to the lack of architectural records, the plans can be identified by their main features.⁵⁹ One plan, which can be described as a Side Gabled plan, features a side gabled roof element, flanked by non-functional exterior chimney details and tile shingles (Figure 19).

The other plan, which can be described as the Streamline Moderne plan due to its architectural styling, is the plan used for the design of Safeway No. 357. Evolving from the earlier, more decorative Art Deco style of the 1920s, the Streamline Moderne, as an architectural style, took aesthetic inspiration from the efficiency of modern industry and the aerodynamics of transportation. Streamline Moderne became especially fashionable after the 1933 World's Progress Exposition in Chicago, where the style was widely publicized.⁶⁰ Essential features of the Streamline Moderne as an architectural style, such as horizontal banding, the use of modern, sleek, materials, and simplified, minimal, ornamentation, give an impression of modernity. The Safeway Streamline Moderne plan exhibits Streamline Moderne styling through its architectural elements, such as the curved, scored chrome awning at the main façade, which features horizontal banding and modern, sleek, materials. Minimal ornamentation is also featured throughout the Safeway Streamline Moderne plan, which is a hallmark of the Streamline Moderne style.

In addition to the features shared with the Side Gabled plan, the Safeway Streamline Moderne plan features a cut stone cornice, corner piers that project slightly from the main façade with cut stone capitals and bases that correlate to the cut stone cornice, and a flat roof. Paradise's standardized Streamline Moderne plans for Safeway can be seen in other locations throughout the United States and Canada (Figure 16). The application of Streamline Moderne styling to indicate modernity can also be seen in other one-part commercial block buildings of the time.⁶¹ The Safeway Streamline Moderne plan differs from other Streamline Moderne styled one-part commercial blocks in that it only applied to newly constructed (at the time) Safeway supermarkets.

Safeway opened more than eleven stores in the Kansas City area using standardized plans in 1940.⁶² By 1941, Safeway became a retail grocery giant in Kansas City with thirty-eight total stores—overshadowing other corporate chain groceries such as Kroger Grocery (eighteen stores) and The Great Atlantic & Pacific Tea Company (seventeen stores).⁶³ Consistent with Safeway Stores company policy, Safeway locations within Kansas City were carefully selected “with the view of being a permanent part of the

with staff at Brigham Young University in Provo, Utah, which holds a large Safeway Stores collection, Paradise's original standard plan drawings for Safeway have yet to be discovered and are presumed no longer extant.

⁵⁹ See f.n. 49.

⁶⁰ Richard Longstreth, *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*, 111.

⁶¹ Liebs, *Main Street to Miracle Mile*, 130-131.

⁶² *Ibid.*

⁶³ Gate City Directory Co., *Polk's Kansas City, Missouri, City Directory 1941* (Kansas City, MO: Gate City Directory Co., 1941).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

community.”⁶⁴ Safeway No. 357 was a conveniently located, affordable grocer for those living in the Squier Park neighborhood (NR Historic District 2012, extant).⁶⁵ Sited along Troost Avenue, a major Kansas City commercial and institutional thoroughfare, the store was also easily accessible for those without automobiles by bus routes 3 and 8.⁶⁶

After the acquisition of land for a new store, Safeway Stores, Inc., contracted with local architects to oversee site-specific elements of the design prior to construction.⁶⁷ Similarly, company policy designated local contractors and building materials be used for the new construction, a benefit to local companies.⁶⁸

Robert Jenks, the local architect for site-specific details of Safeway No. 357, also oversaw the site-specific details for other Safeways in the Kansas City area. In 1940, Jenks was the architect of record for the following Safeways with the same Streamline Moderne Plan as the nominated property: 104-06 Belmont Blvd. (extant), 216 Main St. (no longer extant), 3364 Main St. (extant), 1100-06 Troost Ave. (extant; modifications), 1016 Baltimore Ave. (no longer extant), and 3206 Gillham Plaza (no longer extant), Kansas City, Missouri. In 1941, Jenks oversaw the construction of at least one Streamline Moderne Safeway at 4922 Swope Parkway (extant but modified beyond recognition).⁶⁹ Additional Safeway Streamline Moderne plan stores in the metropolitan area overseen by Jenks include: the Safeway at the southwest corner of Sterling Ave. and Van Horn Rd., Independence, Missouri (no longer extant); the Safeway at the intersection of Highway 50 and Belinder Rd., Johnson County, Kansas (no longer extant); and the Safeway at 18th Street and Parallel Ave., Kansas City, Kansas (extant; modifications).⁷⁰

Comparisons

Although in general Streamline Moderne style grocery store designs were once a mainstay from the mid-1930s to 1940s, “relatively few survive today in anything near original condition.”⁷¹ This is especially true in Kansas City, as many Safeway Streamline Moderne plan groceries have been modified beyond recognition, no longer include the adjacent parking lot as originally designed, or have been demolished for new construction. As evidenced by comparing historic surveys from a 1988 Art Deco architectural survey of Kansas City to extant buildings, the Safeway Streamline Moderne plan is disappearing from

⁶⁴ Safeway Stores, Inc., “Annual Report of Safeway Store, Incorporated, Year Ended December 31, 1939,” 2. Available through the Internet Archive, archive.org/details/safewaystoresannualreports/safeway1939/mode/2up.

⁶⁵ Nugent et. al., “Squier Park Historic District,” National Register of Historic Places nomination form, Kansas City, Jackson County, Missouri, 2012. The Squier Park neighborhood consists of upper middle-class single-family housing and is roughly bounded by Armour Boulevard, The Paseo, 39th Street, and Troost Avenue.

⁶⁶ Kansas City Public Service Company, *Streetcar, Trolley Bus and Motor Bus Lines Serving Greater Kansas City*, Map, Kansas City: Kansas City Public Service Company, 1944.

⁶⁷ Robert E. Jenks, “A Country Club Drawing and Safeway Stores, 1939-1940,” Robert E. Jenks Architectural Drawings (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

⁶⁸ “Cars’ Influence on Shopping Provokes Building Program,” *The Kansas City Star*, June 12, 1932, D-1.

⁶⁹ It is probable that Jenks helped to oversee the site-specific design details of other Safeway Stores during 1941, but only the Safeway at 4922 Swope Parkway has been confirmed. See: Melanie Betz, “4922 Swope Parkway,” Survey Form, Art Deco Survey, Architectural Survey for the Landmarks Commission of Kansas City, Jackson County, Missouri, 1989.

⁷⁰ Ibid., 10-11; also Letting Schedules, *Midwest Contractor* 78 (July 17, 1940): 10-11, 13; Robert E. Jenks Architectural Drawings, Kenneth Spencer Research Library, University of Kansas, Lawrence, Kansas.

⁷¹ Liebs, *Main Street to Miracle Mile*, 130.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Kansas City's built environment.⁷² Of the eight former grocery store buildings listed in this survey, six were designed with the Safeway Streamline Moderne plan. Of these six Safeway Streamline Moderne buildings, five are extant, including the nominated property. Only two of the five Streamline groceries have minimal alterations, including the nominated property and a former Safeway at 3324 Main Street (Figure 23). The other three properties have been heavily modified.

Other extant Safeway Stores in Kansas City that were originally designed with the Safeway Streamline Moderne plan but are now heavily modified include (but are not limited to): 1100 Troost Avenue (Figure 17), 4205 E. Truman Road (Figure 17), 619 W. 16th Street, 104 Belmont Avenue, 2519 E. 9th Street, and 3324 Main Street. Safeway No. 357 is a rare example of the Safeway Streamline Moderne store type, as it has minimal exterior alterations.

As previously mentioned, Safeway also had a Side Gabled standardized plan, which was implemented in tandem with the Safeway Streamline Moderne plan. There are only two known extant examples of this plan type in the Kansas City, Missouri, 631 Highland Avenue and 104-106 Westport Road (Figure 20). Both of these stores have been heavily modified but can be recognized primarily due to their side gabled roofs.

The "top three" corporate chain grocers in Kansas City (A&P, Kroger, and Safeway) had different approaches their store designs over the years. The 1940 Tax Assessment Photograph Collection for Kansas City⁷³ gives a glimpse into the supermarket design of the era for corporate chain grocers and show that Kansas City followed national trends toward standardization. By cross-referencing city directory address listings for A&P and Kroger with the 1940s Tax Assessment Photograph Collection, photographs for corporate chain grocers were gathered and compared. Photographs of A&P stores illustrate that the corporate chain was both in presumably rented spaces in Two-Part Commercial Block type buildings, as well as a few stores that have been standardized (Figure 21). Photographs of Kroger stores show a wide differentiation of building types without a standard plan, but with similar branded signage.

Additional Property History

3740 Troost operated as a Safeway grocery store from 1940, the date of construction, until January 1963.⁷⁴ A building permit from 1963 indicates that a coin-operated laundry was the first tenant after Safeway vacated the property.⁷⁵ In 1975, Jingle Bells, a fast-food restaurant, operated in the space for a two year period until 1977.⁷⁶ Other occupants of 3740 Troost Avenue include De La Salle, a "non-sectarian" alternative school and counseling center in 1985,⁷⁷ and Thriftway Cleaners, a dry cleaning business, in 1988.⁷⁸

⁷² Melanie Betz, "Art Deco Survey," Architectural Survey for the Landmarks Commission of Kansas City, Jackson County, Missouri, 1989. This survey also documented Streamline Moderne styles as an extension of Art Deco styling.

⁷³ This collection on the Missouri Digital Heritage website, hosted by the Missouri Secretary of State, features photographs of all properties in Kansas City taken by the WPA for the Kansas City 1940 Tax Assessment and can be found at <https://cdm16795.contentdm.oclc.org/digital/collection/kepltax>.

⁷⁴ "Classifieds," *The Kansas City Star*, January 13, 1963: 17B.

⁷⁵ Kansas City Public Works Department, Building Permit #2103, May 29, 1963.

⁷⁶ "Two New Kansas City Area Firms," *The Kansas City Star*, December 21, 1975: 2D. See also: "Classifieds," *The Kansas City Times*, September 30, 1977: 33.

⁷⁷ "School Notebook," *The Kansas City Star*, November 27, 1985: 8A.

⁷⁸ Melanie Betz, "3740 Troost," Architectural/Historic Inventory Form, Art Deco Survey, Landmarks Commission of Kansas City, Missouri, 1988.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

Conclusion

Significant under Criterion C in the area of Architecture, Safeway No. 357 is a important example of the Safeway Streamline Moderne plan and retains character-defining characteristics of the plan type, including a rectangular plan with horizontal, single story massing; a contrasting cut stone cornice; corner piers that project slightly from the main façade with cut stone capitals and bases that correlate with the cut stone cornice; equally spaced engaged piers on the secondary elevations; an offset main entry (though modified); a full width horizontally scored chrome canopy; a building envelope with zero setback from the sidewalk at the main façade; an ancillary parking lot abutting the building, and open interior space. Safeway No. 357 is one of two architecturally intact buildings of this type in Kansas City, making it significant as rare example of this plan.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 17

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

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Historic Preservation Commission of Kansas City, Missouri.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 18

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| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 19

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| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 20

| |
|--|
| Safeway No. 357 |
| Name of Property |
| Jackson County, Missouri |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

VERBAL BOUNDARY DESCRIPTION: 740 TROOST HARRISON BLVD PLACE LOT 6 & N 20 FT LOT 7 & REGENTS PARK LOT 1

VERBAL BOUNDARY JUSTIFICATION: The nominated property includes the entire parcel historically associated with 3740 Troost Avenue.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 21

| |
|--|
| Safeway No. 357 |
| Name of Property |
| Jackson County, Missouri |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |



Figure 1: Location (top) and site (bottom) maps for Safeway No. 357 (Lat./Long. 39.05826, -94.57237). The yellow line delineates the property boundary.

Source: City of Kansas City, Missouri KIVA Parcelviewer GIS Database, <https://maps.kcmo.org/apps/parcelviewer/>.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 22

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| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

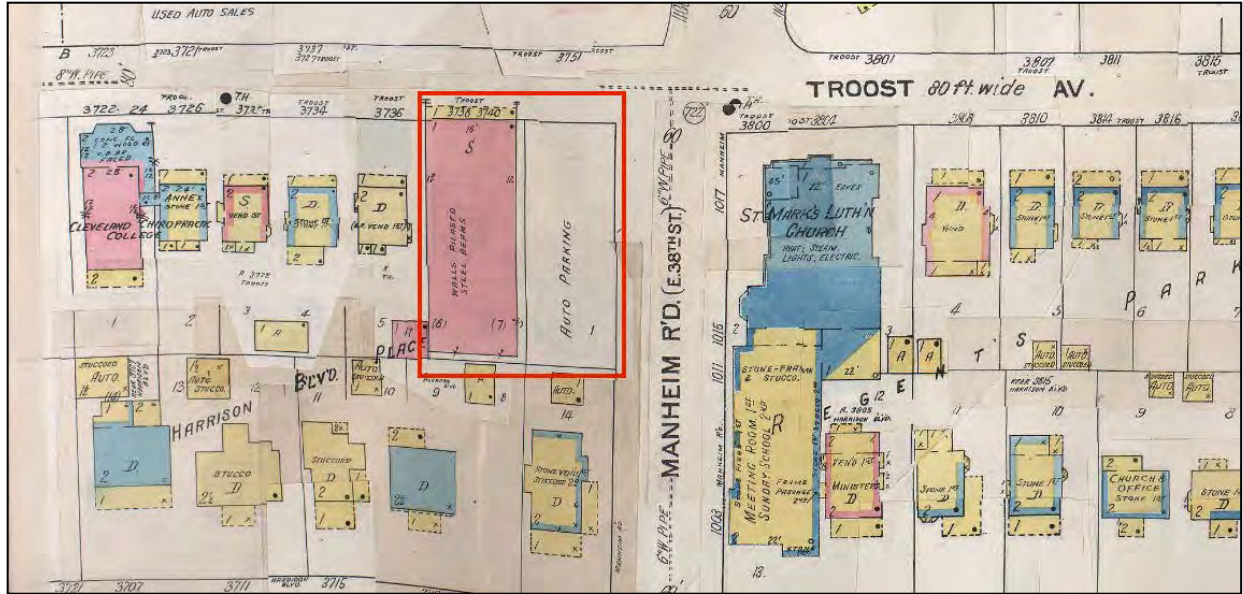


Figure 2: 1909 Sanborn Fire Insurance Map with a 1950 overlay. The nominated property is sited inside the red box.

Source: Sanborn Map Company, *Insurance Maps of Kansas City, Vol. IV* (NY: Sanborn-Perris Map Co., Ltd., 1909-1950), Plate 506.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 23

Safeway No. 357

Name of Property
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

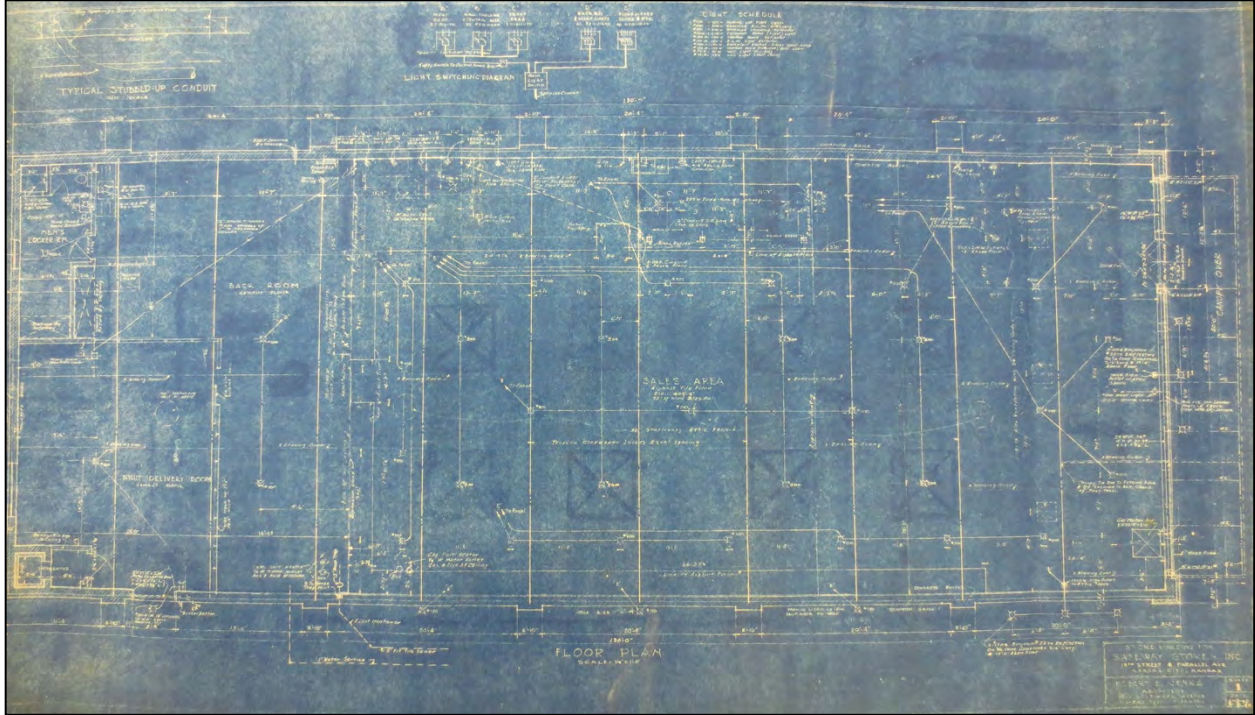


Figure 3: Original architectural drawing (floorplan) for a Safeway Store at 18th Street and Parallel Ave. in Kansas City, Kansas, that has the same standardized plan, local architect, and date of construction (1940) as Safeway No. 357.

Source: Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 24

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

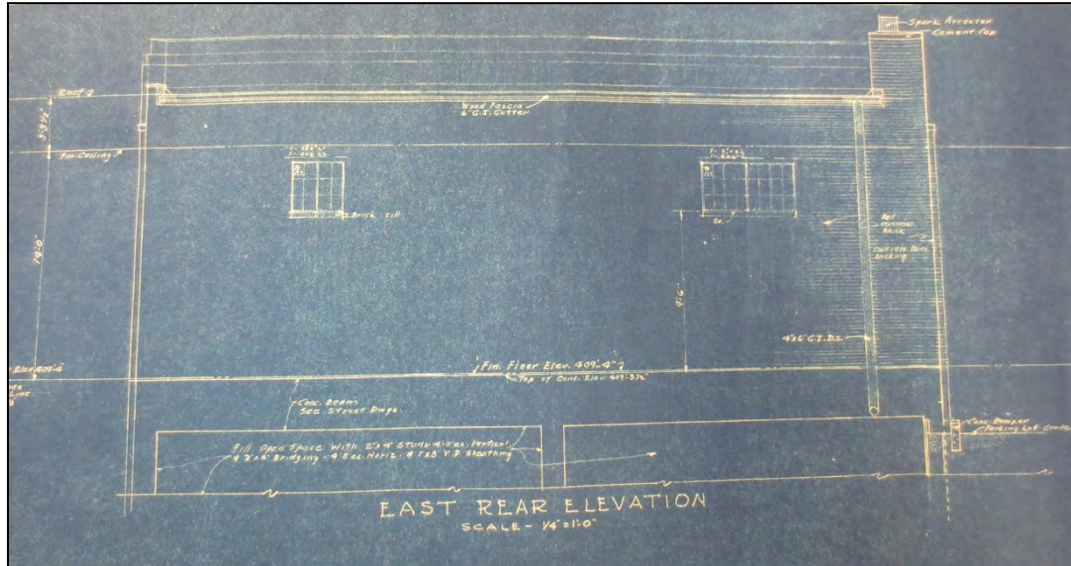
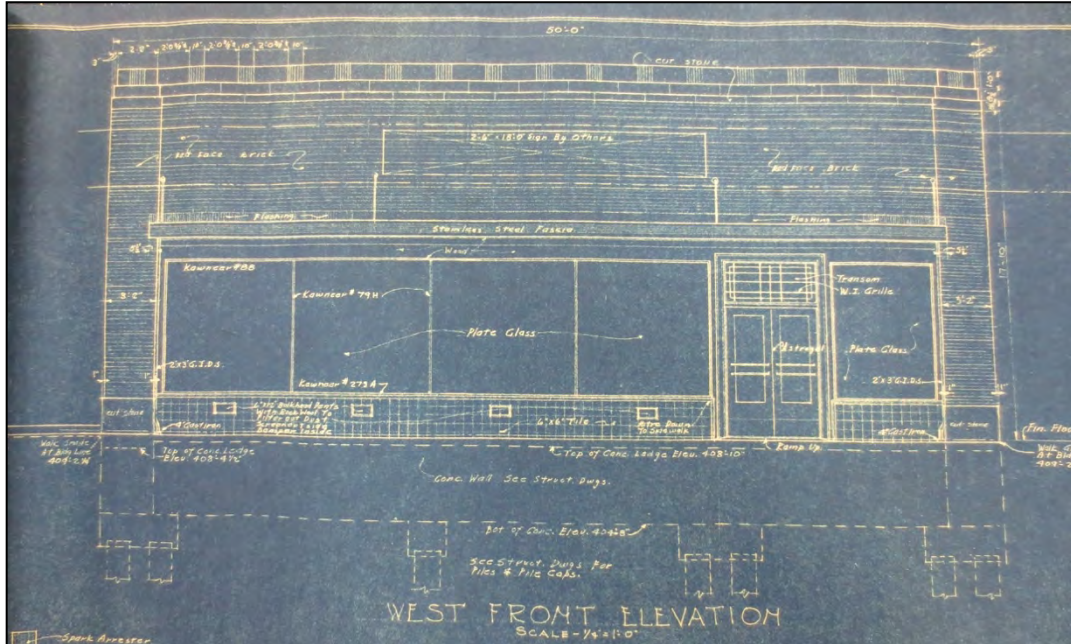


Figure 4: Original architectural drawings (front and rear elevations) for a Safeway Store at 18th Street and Parallel Ave. in Kansas City, Kansas, that has the same standardized plan, local architect, and date of construction (1940) as Safeway No. 357.

Source: Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 25

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| Safeway No. 357 |
| Name of Property |
| Jackson County, Missouri |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

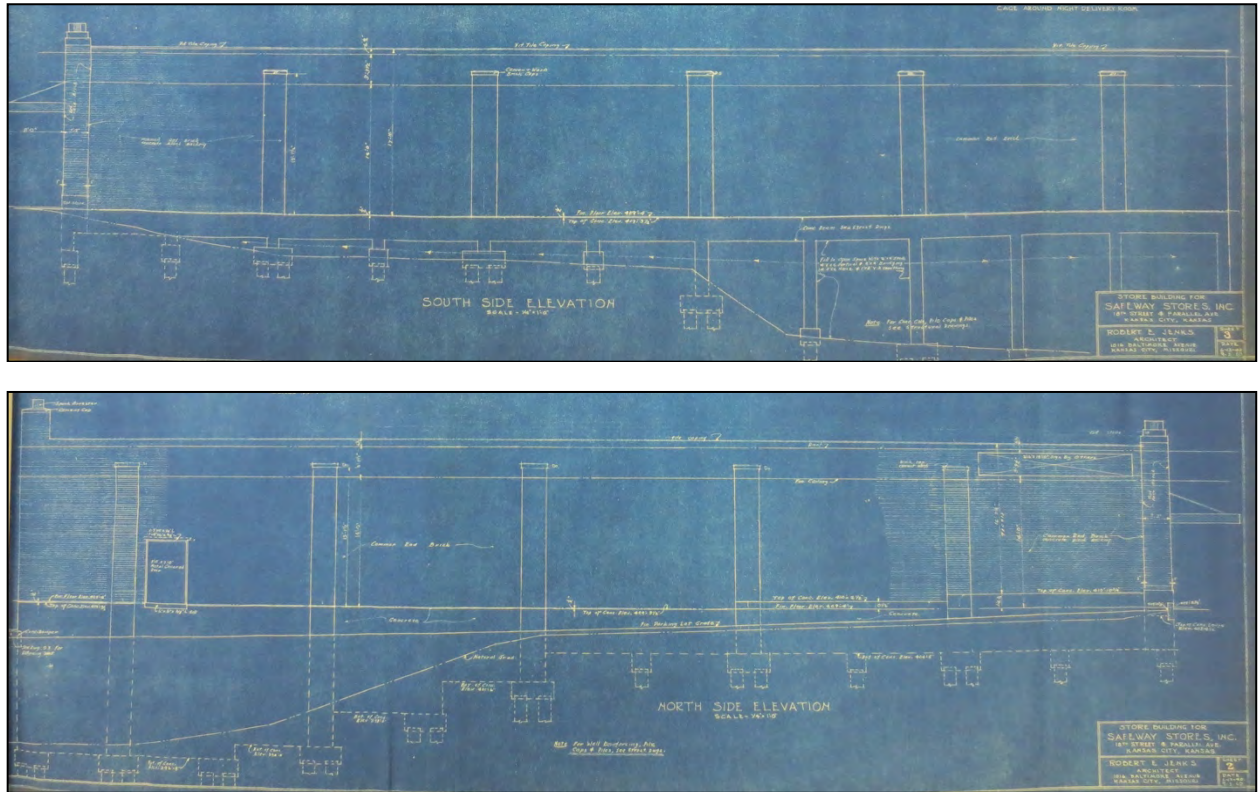


Figure 5: Original architectural drawings (side elevations) for a Safeway Store at 18th Street and Parallel Ave. in Kansas City, Kansas, that has the same standardized plan, local architect, and date of construction (1940) as Safeway No. 357.

Source: Robert E. Jenks, "Country Club Drawings and Safeway Stores, 1939-1940," Robert E. Jenks Architectural Drawings, (RH AD 3), Kenneth Spencer Research Library Archival Collections, University of Kansas, Lawrence, Kansas.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 26

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

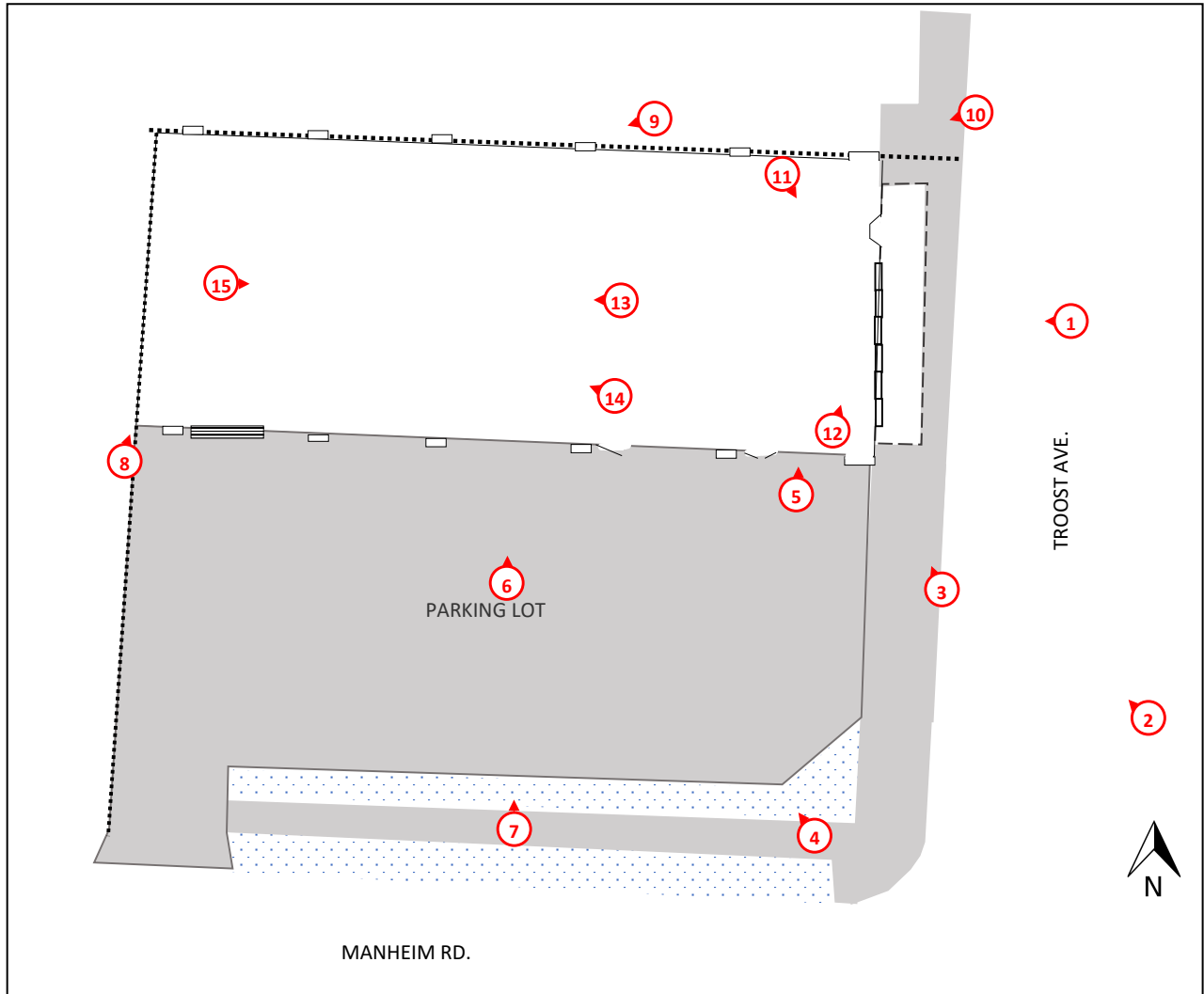


Figure 6: Safeway No. 357 current floorplan and key to photographs (drawing not to scale).

Source: Kelsey Lutz

National Register of Historic Places
Continuation Sheet

Section number Figures Page 27

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 7: 1988 photograph of 3740 Troost Avenue.

Source: Melanie Betz, "3740 Troost," Architectural/Historic Inventory Form, Art Deco Survey, Landmarks Commission of Kansas City, Missouri, 1988.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 28

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 8: 2006 photograph of 3740 Troost Avenue.

Source: Historic Preservation Commission of Kansas City, Missouri.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 29

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 9: Safeway Store Interior, 1942.

Source: McCulloch Brothers Inc. Photographs, CP MCLMB A1574C, Arizona State University Libraries: Arizona Collection. See bibliography for web citation.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 30

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 10: Safeway Store interiors, 1942.

Source: McCulloch Brothers Inc. Photographs, CP MCLMB A1574C, Arizona State University Libraries: Arizona Collection. Accessed November 15, 2022. See bibliography for web citation.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 31

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 11: The yellow circles highlight examples of roof damage at the west central (top) and east central (bottom) portions of the building, 2022.

Source: Richard Welnowski, photographer.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 32

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 12: The interior of an independent grocer in Philadelphia, undated. Early independent grocers were often housed in tall, narrow, commercial block buildings, which effected the organization of interior space.

Source: Carl W. Dipman and John E. O'Brien, *Self-Service and Semi-Self-Service Food Stores* (Milwaukee, WI: The Butterick Company, 1940), 149.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 33

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

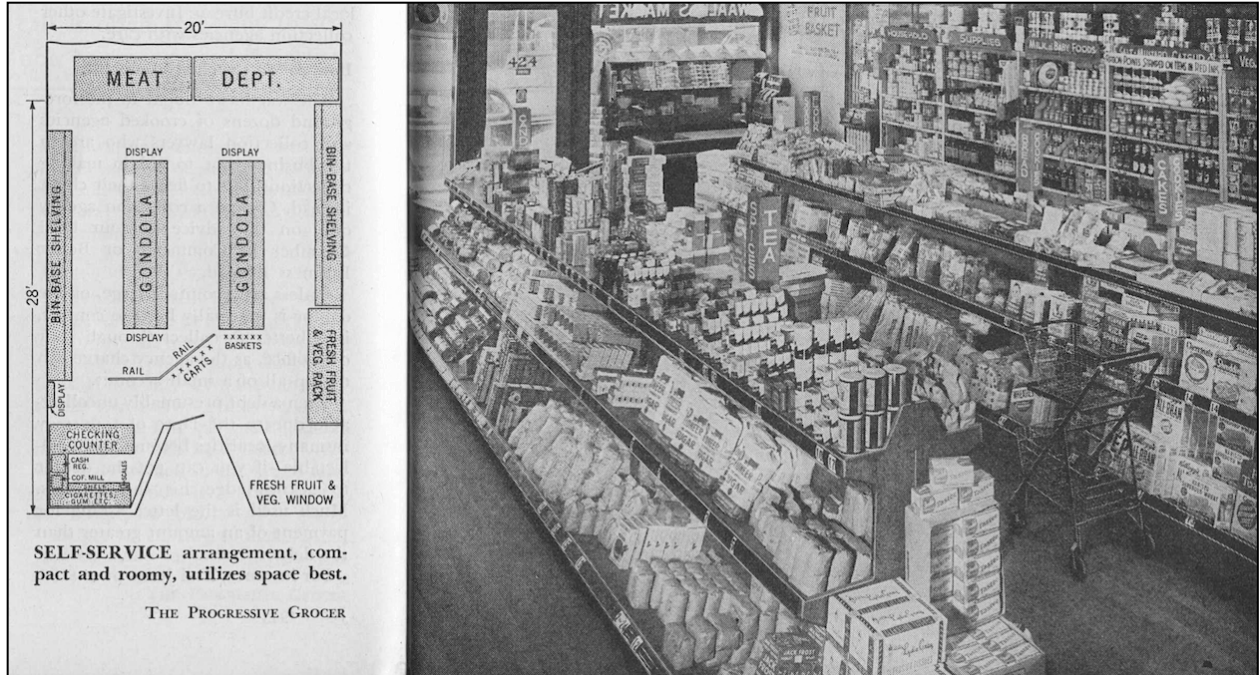


Figure 13: An article excerpt from the trade publication *Progressive Grocer* illustrating the use of gondolas and the self-service model, 1943.

Source: "Waalkes Streamlines Store Layout, Simplifies Work," *Progressive Grocer* 22 (July 1943): 44-45.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 34

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 14: An example of a stand-alone grocery store, constructed c. 1930s, photo taken 1948.

Source: The Cincinnati History Library and Archives, Cincinnati, Ohio. Accessed through Food & Wine Magazine blog. <https://www.foodandwine.com/lifestyle/american-supermarket-legacy>.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 35

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 15: Advertisement for "Another New Streamlined Safeway,"1942.

Source: The Kansas City Times, September 19, 1942: 15.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 36

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 16: Safeway Streamline plan designs in Vancouver, Canada, c. 1940 (top) and Arizona, United States, 1942 (bottom).

Source: Top: Jack Lindsay, "Exterior of a Safeway Store," CVA 1184-3183, Jack Lindsay Ltd. Photographer Fonds, City of Vancouver Archives, Vancouver, British Columbia. Bottom: "Safeway Store Exterior," McCulloch Brothers Inc. Photographs, CP MCLMB A1574Z13. Arizona State University Libraries: Arizona Collection.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 37

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

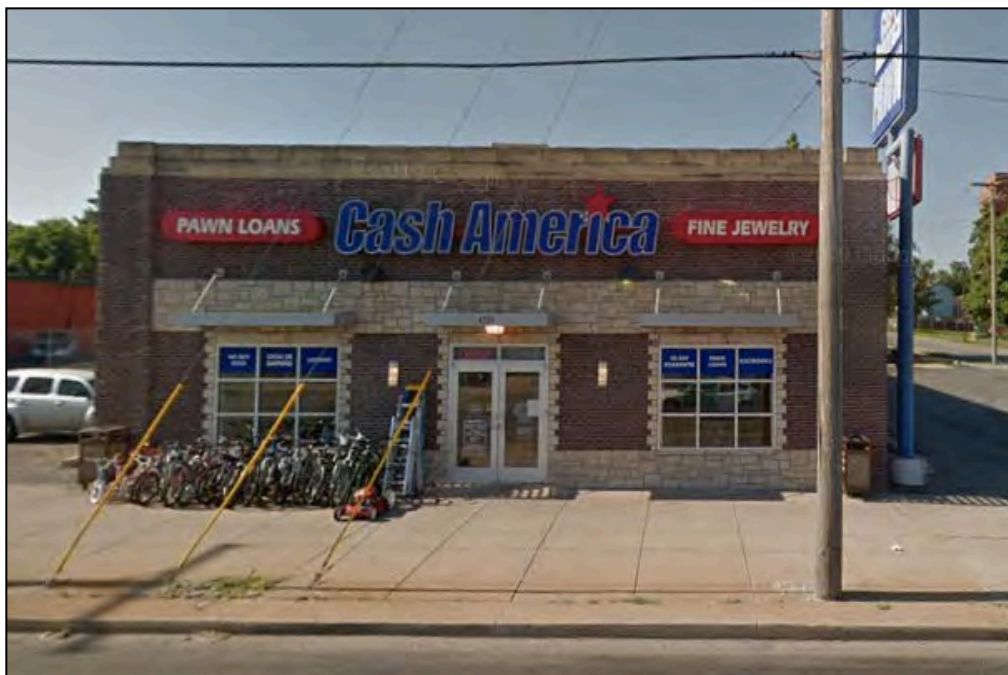


Figure 17: Former Streamline Safeway types at 1100 Troost Avenue (top) and 4205 E. Truman Road, (bottom). Few character defining features of the Safeway Streamline Moderne plan remain in these two examples.

Source: Top: Kelsey Lutz, photographer, 2022. Bottom: Google Maps image capture, 2021.

National Register of Historic Places
 Continuation Sheet

Section number Figures Page 38

Safeway No. 357
 Name of Property
 Jackson County, Missouri
 County and State
 N/A
 Name of multiple listing (if applicable)

ANOTHER STRIDE FORWARD!



Westport Road and Baltimore

With the opening of the Westport Road and Baltimore store, Safeway takes another step in its program of making available to EVERY NEIGHBORHOOD in Greater Kansas City—CONVENIENT, MODERN SAFEWAY STORE where foods of GUARANTEED QUALITY may be purchased at a SAVING.

• These four points are of paramount importance to YOU as a food buyer, and it is therefore, our business to make them available to you!

CONVENIENCE—near to your home—easily accessible by walking or driving—with easy parking facilities provided.

PLEASANT, clean shopping conditions—an orderly arrangement, up-to-date equipment and fixtures which make your shopping easier.

MERCHANDISE which brings you satisfaction—Safeway guarantees satisfaction on every purchase, or all your money back!

ACTUAL Cash Savings—perhaps no word has been USED or ABUSED MORE than "SAVINGS." At SAFEWAY we make this word "SAVINGS" mean a CASH DIFFERENCE in your food bill.

We do not say it idly or carelessly, when we say: YOU CAN SAVE MONEY AT SAFEWAY. BECAUSE IT IS SAFEWAY POLICY TO SELL EVERY ITEM, EVERY DAY, AT A PRICE AS LOW AS ANY IN TOWN!

Furthermore, to benefit by Safeway prices YOU HAVE NO COUPONS TO CLIP, YOU ARE NOT REQUIRED TO PURCHASE OTHER MERCHANDISE. YOU NEED TRAVEL NO FARTHER THAN YOUR NEARBY SAFEWAY, BECAUSE THE SAME PRICES PREVAIL IN EVERY SAFEWAY STORE REGARDLESS OF SIZE OR NEIGHBORHOOD!

No Quantity Sales to Dealers or Their Agents



SAFETY MEATS ARE GUARANTEED UNDER JALON, GRAND-TASTING or MOUNT BARK!

VEAL ROAST

Boned—Rolled—Tied
 All made on week-day to please meat-lovers.

POUND 20¢

| | | |
|--------------|---------|-----|
| Roast Beef | 1 lb. | 14¢ |
| Sliced Bacon | 1 lb. | 20¢ |
| Frankfurters | 1 lb. | 19¢ |
| Ham | 1/2 lb. | 17¢ |
| Meat Loaf | 2 lbs. | 33¢ |
| Bacon | 1 lb. | 19¢ |

Guaranteed FRESH FRUITS and VEGETABLES

| | | |
|---------------|---------|-----|
| Cauliflower | Head | 13¢ |
| Beans or Peas | 2 lbs. | 13¢ |
| Carrots | 2 lbs. | 9¢ |
| Potatoes | 10 lbs. | 19¢ |
| Celery | 2 lbs. | 15¢ |
| Oranges | 1 lb. | 6¢ |
| Apples | 1 lb. | 5¢ |

Beets, Turnips
 Green Turnips or Radishes
3 lbs. 10¢

| | | |
|---------------|---------|-----|
| Peaches | 2 lbs. | 25¢ |
| Pears | 3 lbs. | 25¢ |
| Corn | 1/2 bu. | 7¢ |
| Sardines | 3 cans | 10¢ |
| Syrup | 1/2 qt. | 15¢ |
| Columb | 1/2 qt. | 15¢ |
| Sweet Pickles | 1/2 qt. | 15¢ |
| Best Foods | 1/2 qt. | 25¢ |
| Fladmont | 1/2 qt. | 19¢ |
| Miracle Whip | 1/2 qt. | 25¢ |

Duchess
 Solid Dressing
 Qt. **25¢**

WALDORF TISSUE
 4 Rolls **11¢**

GERRER'S Baby Foods
 3 Cans **1.4¢**

OTHER SAFEWAY STORES OPENED IN 1940



LINWOOD BLVD. & GILLHAM PLAZA



NINTH & PROSPECT



ADMIRAL & HIGHLAND



31st & STRONG



7th & QUINDARO

SOAP Crystal White or P & G **5 giant Bars 10¢**

| | | |
|-----------------|------------|-----|
| Lux Toilet Soap | 5 Cakes | 24¢ |
| Lifebuoy Soap | 5 Cakes | 23¢ |
| Ivory Flakes | Large Pkg. | 19¢ |
| Woodbury's Soap | 4 Cakes | 19¢ |
| Windex | Bottle | 12¢ |
| Brillo | Pkg. | 6¢ |

CANDY BARS
 Hershey, Milky Way, Skikins, Mar-Tasted Bars, Mars, Ferrer, Tootsie and other popular bars. **2 Bars 5¢**

| | | |
|------------------|----------------|-----|
| Scottissue | 8 Bolls | 49¢ |
| Kaffee Hag | 1-lb. Cst. | 27¢ |
| Eagle Brand Milk | 1-1/2-lb. Can | 9¢ |
| Marshmallows | 2-1/2-lb. Bags | 19¢ |
| Peanut Butter | 1-lb. Jar | 20¢ |
| Standard | 1/2-lb. Cst. | 25¢ |

SAF EWAY

Figure 18: Safeway advertisement illustrating the Streamline Moderne and Side Gabled and standardized plan types, 1942.

Source: Safeway Stores, Inc., Advertisement, *The Kansas City Times*, September 29, 1942.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 39

| |
|--|
| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 19: Examples of the Safeway Side Gabled standardized plan, 1942.

Source: "Safeway Store Exterior," McCulloch Brothers Inc. Photographs, CP MCLMB A1526Z5. Arizona State University Libraries: Arizona Collection.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 40

| |
|--|
| Safeway No. 357 |
| Name of Property |
| Jackson County, Missouri |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |



Figure 20: The only two extant examples of the Safeway Side Gabled plan in Kansas City, Missouri, located at 631 Highland Avenue (top) and 104-06 Westport Road (bottom).

Source: Top: Kelsey Lutz, photographer, 2022. Bottom: Google Maps Image Capture, 2019.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 41

Safeway No. 357

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 21: A&P Stores in 1940. Top: A&P stores located in two part commercial block buildings. Bottom: A&P stores located in stand-alone standardized plan buildings.

Source: Missouri Secretary of State, "1940s Tax Assessment Photograph Collection," Missouri Digital Heritage, Accessed November 15, 2022, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax>.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 42

| |
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| Safeway No. 357 |
| Name of Property Jackson County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |



Figure 22: Kroger stores, 1940. Of the top three corporate grocers in Kansas City, Kroger shows the most differentiation between building types. Standardization is seen in signage only.

Source: Missouri Secretary of State, "1940s Tax Assessment Photograph Collection," Missouri Digital Heritage, Accessed November 15, 2022, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax>.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 43

| |
|--|
| Safeway No. 357 |
| Name of Property |
| Jackson County, Missouri |
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Figure 23: Former Safeway at 3324 Main Street, Kansas City, Missouri, 2023.

Source: Kelsey Lutz, photographer, 2023.





























