

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Missouri	
COUNTY: Jackson	
FDR NPS USE ONLY	
ENTRY NUMBER	DATE

### 1. NAME

COMMON:  
Scarritt Building and Arcade

AND/OR HISTORIC:

### 2. LOCATION

STREET AND NUMBER:  
Corner of Ninth and Grand streets, and 819 Walnut Street

CITY OR TOWN:  
Kansas City

STATE Missouri	CODE 64100	COUNTY: Jackson	CODE 095
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### 3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____
Comments _____ _____			

### 4. OWNER OF PROPERTY

OWNER'S NAME:  
Downtown Rental Company

STREET AND NUMBER:  
Scarritt Building, Corner of Ninth and Grand streets

CITY OR TOWN:  
Kansas City

STATE: Missouri	CODE: 64100

### 5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Office of Recorder of Deeds, Jackson County Courthouse

STREET AND NUMBER:

CITY OR TOWN:  
Kansas City

STATE: Missouri	CODE: 64100

### 6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
The Need for the Preservation of Kansas City's Architectural Heritage

DATE OF SURVEY: 1969  
 Federal    State    County    Local

DEPOSITORY FOR SURVEY RECORDS:  
Kansas City Chapter, The American Institute of Architects

STREET AND NUMBER:  
John Hancock Building, Suite 215, 800 West 47th Street

CITY OR TOWN:  
Kansas City

STATE: Missouri	CODE: 64100

SEE INSTRUCTIONS

STATE: Missouri  
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DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Scarritt Building, constructed by the architectural firm of Root and Siemens in 1906-1907 on the Northwest corner of Ninth and Grand streets in Kansas City, Missouri, is an eleven story, steel skeleton, frame supported by a double basement and sheathed in brick and terra cotta walls with rich terra cotta ornament. At ground level and below it is rectangular in plan (120 x 97 feet) but changes to a modified "H" plan at the second story. A Chicago School facade is applied to its south and east street sides while its north and west inner block elevations remain unadorned.

EXTERIOR

The south and east facades of the building are divided into three major horizontal areas: a base, a shaft, and a cornice. The first two stories of the structure make up the area of the base. The ground floor level of the building's east side is characterized by a large vertical gray granite terra cotta pier at each end and another in the center that divide the level into two equal areas. The northern section of the east facade encompasses a new, modern main entrance flanked by two large windows, while the southern side includes an original fanlighted secondary door also flanked by plate glass show windows.

The ground floor of the south facade is slightly different in design due to its location on the steep slope of Ninth Street. The basement, which remains underground on the east side of the building, is gradually revealed by the downward slope of the hill on the south side. Both the ground and basement levels of the south facade are characterized by a series of eight small plate glass windows, each alternating with a terra cotta mullion. The only exception is the sixth bay to the west at the basement level which is replaced by a small canopied doorway.

The second story of the east elevation is also vertically divided by wide clay piers into three major areas. These are again divided in two, thus forming six uniform sections. Each of these sections is filled with an identical large "Chicago Window." This system of fenestration is repeated on the south facade with the addition of an ornate terra cotta screen in the center. The screen is designed to soften the transition from the lower rectangular portion of the building to the upper modified "H" plan portion. It shields a court three bays deep and two bays wide (25 x 48 feet) and bears the legend "SCARRITT BUILDING, 1906."

The shaft portion of the structure consists of the next seven stories and is constructed of light buff vitrified brick as opposed to the

(cont.)

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7.

SCARRITT BUILDING AND ARCADE

gray terra cotta of the base. Like the second story, the seven stories of the shaft area of the east elevation are divided into six sections, but here, each section is again divided by a terra cotta mullion, creating twelve vertical rows. Each row contains one plate glass window per floor. This fenestration is repeated on the face of the south side and in the light court. The court, however, is constructed of white enamel brick for increased light reflection.

A terra cotta string course separates the shaft area from that of the vitrified brick cornice area which consists of the two final stories and the cornice itself. The window system of the lower seven floors is repeated at the top two levels on both the south and east facades with the addition of a terra cotta frame around each window unit corresponding to the "Chicago Window" units below. The structure is capped by an overhanging cornice and a flat roof.

Terra cotta ornamentation enhances the design throughout. A rich decorative motif surrounds the upper half of each second story window and another geometric design covers the cornice. Ornately molded terra cotta also marks the corners of the structure at string courses, at the tops and bottoms of mullions and at the tops of the eleventh story windows. Terra cotta antefixae mounted in positions above the major mullions and brick piers accentuate the cornice.

INTERIOR

The interior of the building is also elaborately finished. The basement and sub-basement contain the utility equipment for the building, but they also each contain a decorated elevator lobby. The lobby floors are constructed of tile and the walls are wainscoted with marble. A marble dog-leg stairway and four elevator cars lead to the upper floors.

The main floor is divided in half. The southern, left half is occupied by the Kansas City Gas Service Company, while the right half includes a few small shops and the large main elevator lobby. The floors of the entire first story are constructed of tile, and all the walls were originally wainscoted with marble trimmed with bands of ornate Sullivanesque metal ornament. Although this wainscoting still remains in the Gas Service Co., it has been removed from the lobby.

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SCARRITT BUILDING AND ARCADE

The upper floors are sectioned into a number of irregular office spaces. The tile floors and marble wainscoting are carried on throughout the corridors. All the woodwork is mahogany.

ARCADE

The Scarritt Building Arcade, facing west on Walnut Street, is a small, four story, steel frame structure connected to the Scarritt Building by a tunnel running from the ground floor of the Arcade to the sub-basement of the main building. It is faced with unadorned brick on the north, south and east sides, and with a ranged ashlar Chicago School facade on the west side.

EXTERIOR

The ground floor elevation of the west facade is vertically separated into three major areas by four heavy piers. The central area measures sixteen feet wide and contains a recessed triple entranceway. It is flanked by two slightly narrower areas, one to either side, each enclosing a large show window. A band of elaborate terra cotta ornament runs the width of the facade directly above, and the first floor ends at a slight, decorative terra cotta overhang.

The upper three floors are treated as a single unit and the vertical division of the first level is maintained throughout. The fenestration is identical at each story. Three plate glass windows are situated in the central area of each floor, while two such windows are situated in each of the flanking ones.

The three main vertical sections of the upper floors are outlined with masonry moldings that terminate over the fourth floor windows in a flamboyant terra cotta ornament. The building has a flat roof.

INTERIOR

The first floor is characterized by a central passageway leading to the tunnel connecting it to the main building. Small shops and restaurants line either side of the corridor. At the center of the left side, two elevator cars and a half-turn stair lead

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SCARRITT BUILDING AND ARCADE

to the upper levels. Each upper floor is penetrated by a double light well, and offices are arranged around it.

ALTERATIONS

1. The original marble ornament has been removed from the main elevator lobby.
2. The main entrance on Grand Street has been modernized. New glass doors replace the original doors and the ornamental terra cotta arches that decorated the entrance have been boarded over and hidden from view.
3. Drop ceilings have been placed under all the skylights of the arcade.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- |  |                                       |                                       |  |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century |  |

SPECIFIC DATE(S) (If Applicable and Known) 1906 - 1907

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  |  |
| <input type="checkbox"/> Conservation            |   |  |  |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

The Scarritt Building is significant as a frankly modern American building, strongly influenced by the architectural dictates of Louis Sullivan and the Chicago School and completely typical of the "new" skyscraper architecture of the early 1900's. Of added significance is the curious disorientation of the building's plan in regard to main entrances, as well as the plan of its Arcade, for both serve as fine examples of the turn-of-the-century need for natural light, (The Need for the Preservation of Kansas City's Architectural Heritage, Kansas City: 1969) and the Arcade has one of the last skylighted interior open walls in Kansas City.

The Scarritt Building is modern in both construction and design. The interior steel skeleton forms a powerful structural basis for the exterior expression, but the facing over the frame does not directly reflect this true structural fact. Instead, it aesthetically discloses the nature of the skeleton. Steel columns are covered sometimes by piers and sometimes by mullions, but every exterior element, despite its factual relation to the frame, gives a feeling of verticality and scale and expresses the height and strength inherent within the frame without destroying the unity of the composition.

The architectural theory behind this work is strongly influenced by the Chicago School, particularly Louis Sullivan. In an article in Lippincott's Magazine in 1896, Sullivan explains exactly how a skyscraper ought to be built, and the Scarritt Building is a typical translation of that thought.

Sullivan's essay describes five practical conditions to be met: first, a story below ground containing the mechanical equipment; second, a ground floor with an entrance attractive to the eye and common to all spaces in the building; third, a second story accessible by stairs, stressing large expanses of space and glass; fourth, an indefinite number of stories of offices built layer upon layer, all alike; and fifth, an attic space to complement the cellar. According to Sullivan, the design should naturally follow from these practical considerations. For him, "form ever follows function" and, in the case of the skyscraper, the structure should logically fall into three major areas:

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SCARRITT BUILDING AND ARCADE

the base, shaft, and cornice, with the vertical elements stressed to express height. Where function changes, form changes, and where function does not change, form does not change. The lower stories of a skyscraper's base have different functions and should reflect their differences in the design, while the stories of the shaft all serve the same purpose and, thus, should express the same form. (John Burchard, The Architecture of America, Boston: 1961.)

This is the law that influences and controls the design of the Scarritt Building. The structure falls into three sections, stresses its vertical elements and reflects its function by the changes and similarities of its form. It is an excellent example of the "correct" way to build a modern turn-of-the-century skyscraper.

The building is also an outstanding manifestation of the turn-of-the-century love of natural light. Kansas City terrain and business called for a main entrance on Grand, and traditional architectural planning called for this entrance to be located between the arms of the "H" plan. In the case of the Scarritt Building, this meant orienting the light court to the east, thereby losing most of the south and west light. The desire to get as much of this natural east/west/south light into as many offices as possible was apparently so strong that architectural propriety was abandoned and, although the main entrance was placed on the east, the light court was turned to the south.

This same need for natural light is also evident in the Arcade where there are two large three-story light wells penetrating the center of the building.

The survey of Missouri's sites of historical and architectural significance is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's Comprehensive Statewide Historic Preservation Plan." The Scarritt Building is, therefore, being nominated to the National Register of Historic Places because it is the finest example of a Chicago School skyscraper in Kansas City, the urban-center of Missouri's Northwest Prairie Region, and because it is a unique example of the turn-of-the-century preoccupation with natural light.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

1. Burchard, John. The Architecture of America. Boston: 1961.
2. Condit, Carl W. The Rise of the Skyscraper. Chicago: 1952.
3. Richards, J. M. An Introduction to Modern Architecture. Baltimore: 1962.
4. Scarritt Building and Arcade. Kansas City: 1907.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		39°	06'	13"
NE	° ' "	° ' "		94°	34'	47"
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than ten

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE: Sheila M. Hannah, Research Architectural Historian

ORGANIZATION: Missouri State Park Board DATE: July 28, 1970  
State Historical Survey and Planning Office

STREET AND NUMBER: P.O. Box 176, 1204 Jefferson Building

CITY OR TOWN: Jefferson City STATE: Missouri 65101 CODE: 29

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Joseph Jaeger, Jr.

Title Director, Missouri State Park Board, and Missouri State Liaison Officer

Date \_\_\_\_\_

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
 Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
 Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS



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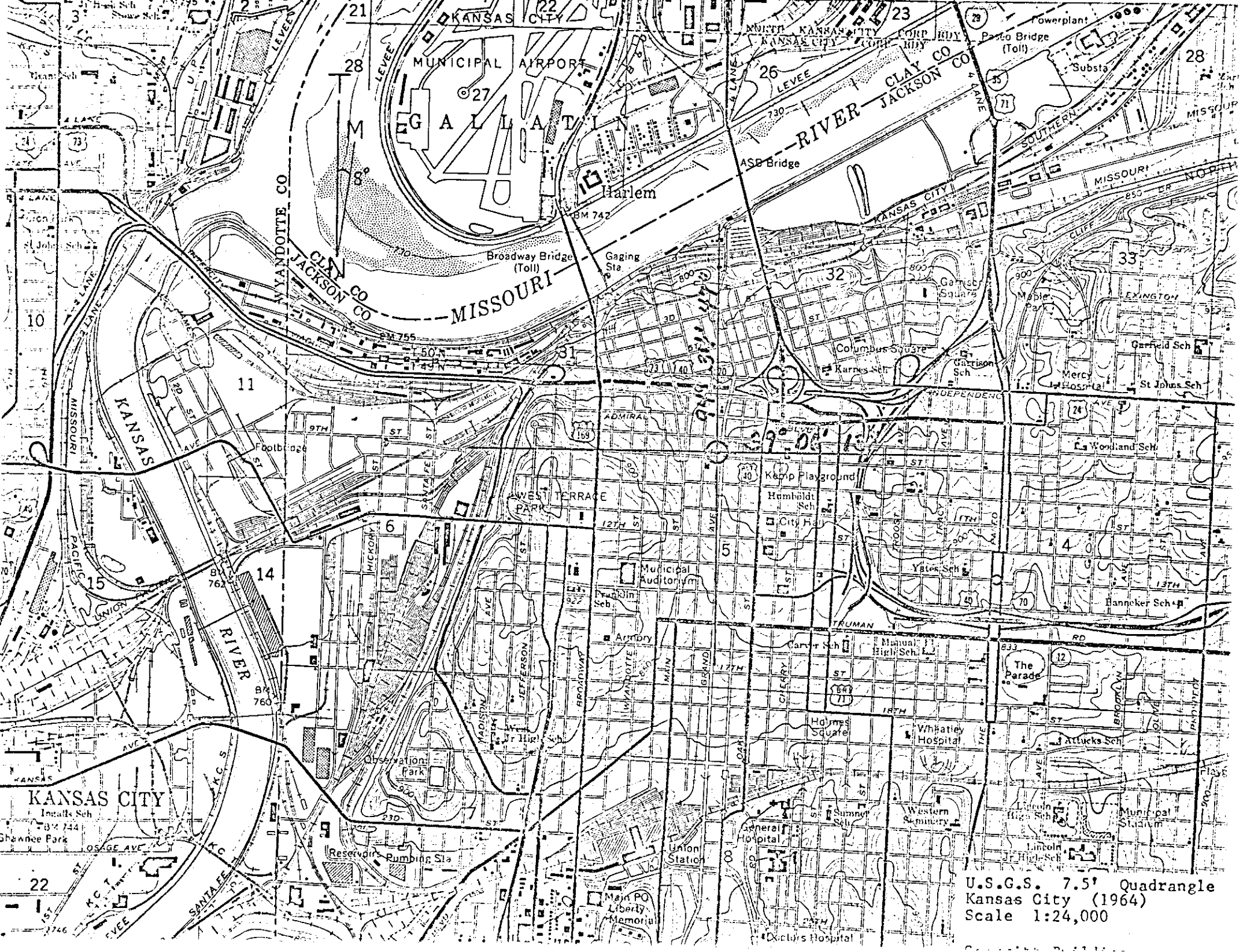
STATE	
Missouri	
COUNTY	
Jackson	
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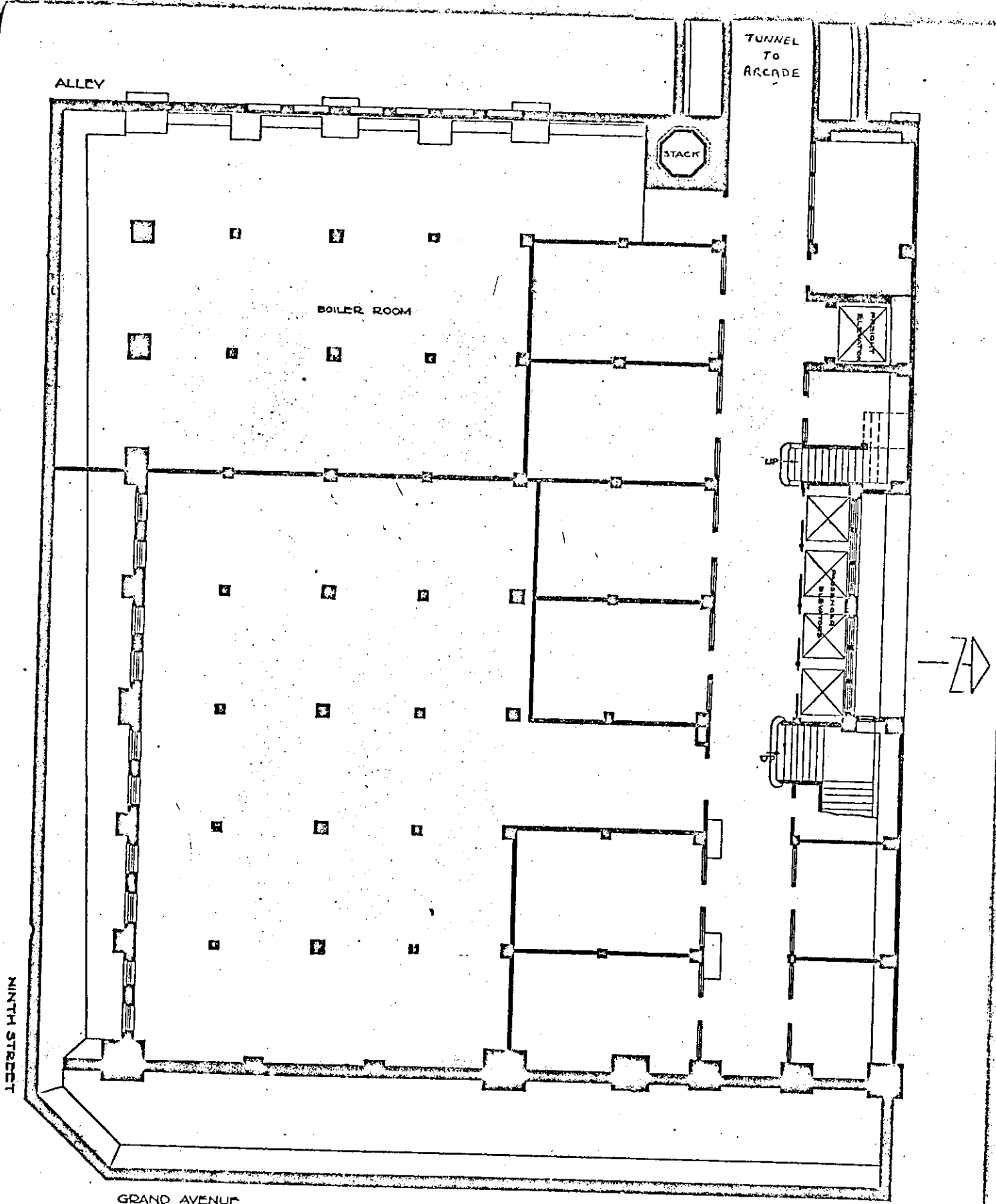
9.

SCARRITT BUILDING AND ARCADE

5. The Need for the Preservation of Kansas City's Architectural Heritage. Kansas City: 1969.

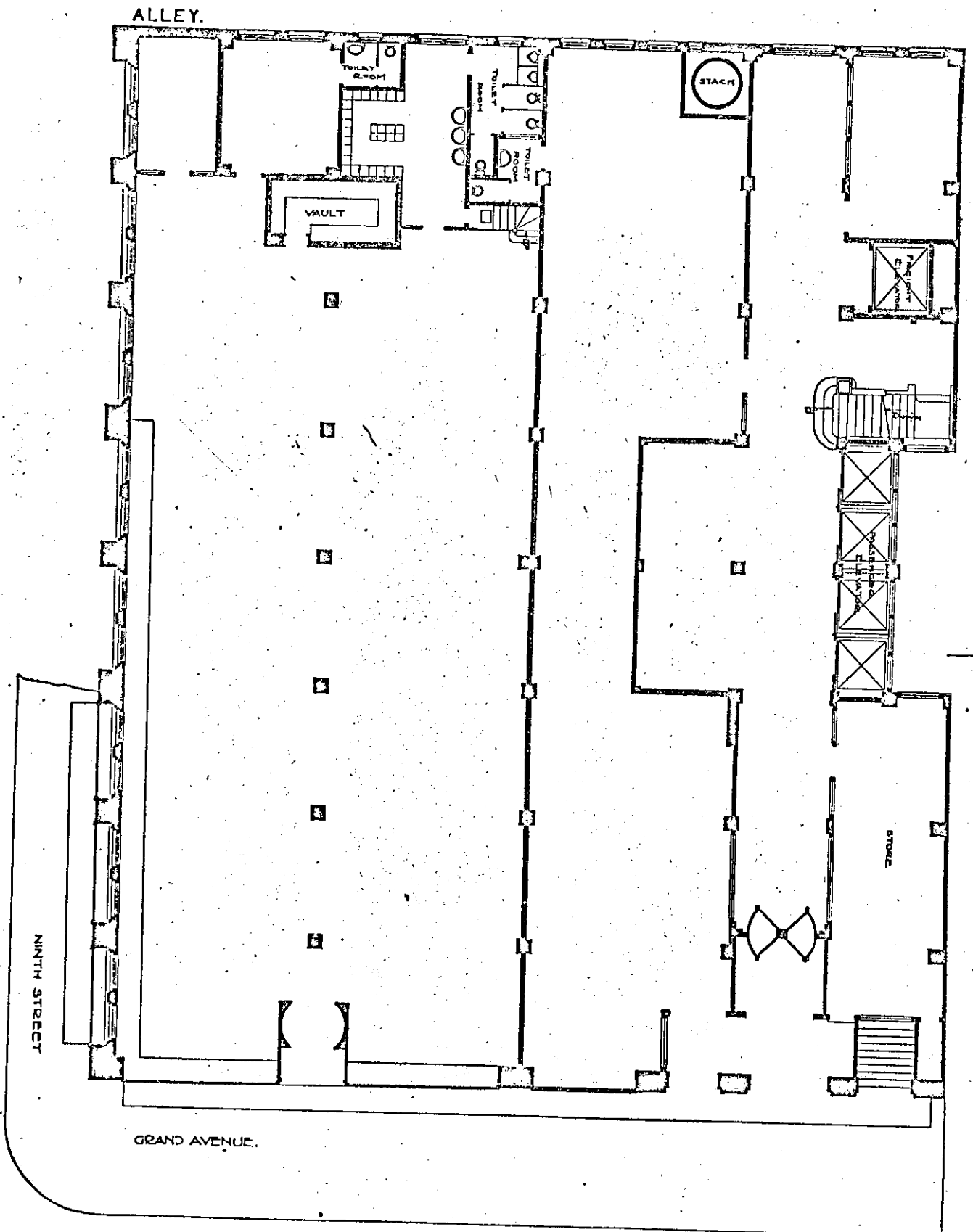


U.S.G.S. 7.5' Quadrangle  
Kansas City (1964)  
Scale 1:24,000



SUB-BASEMENT PLAN

Scale 1-16 inch to foot



ALLEY.

STACK

VAULT

TOILET ROOM

TOILET ROOM

TOILET ROOM

STORE

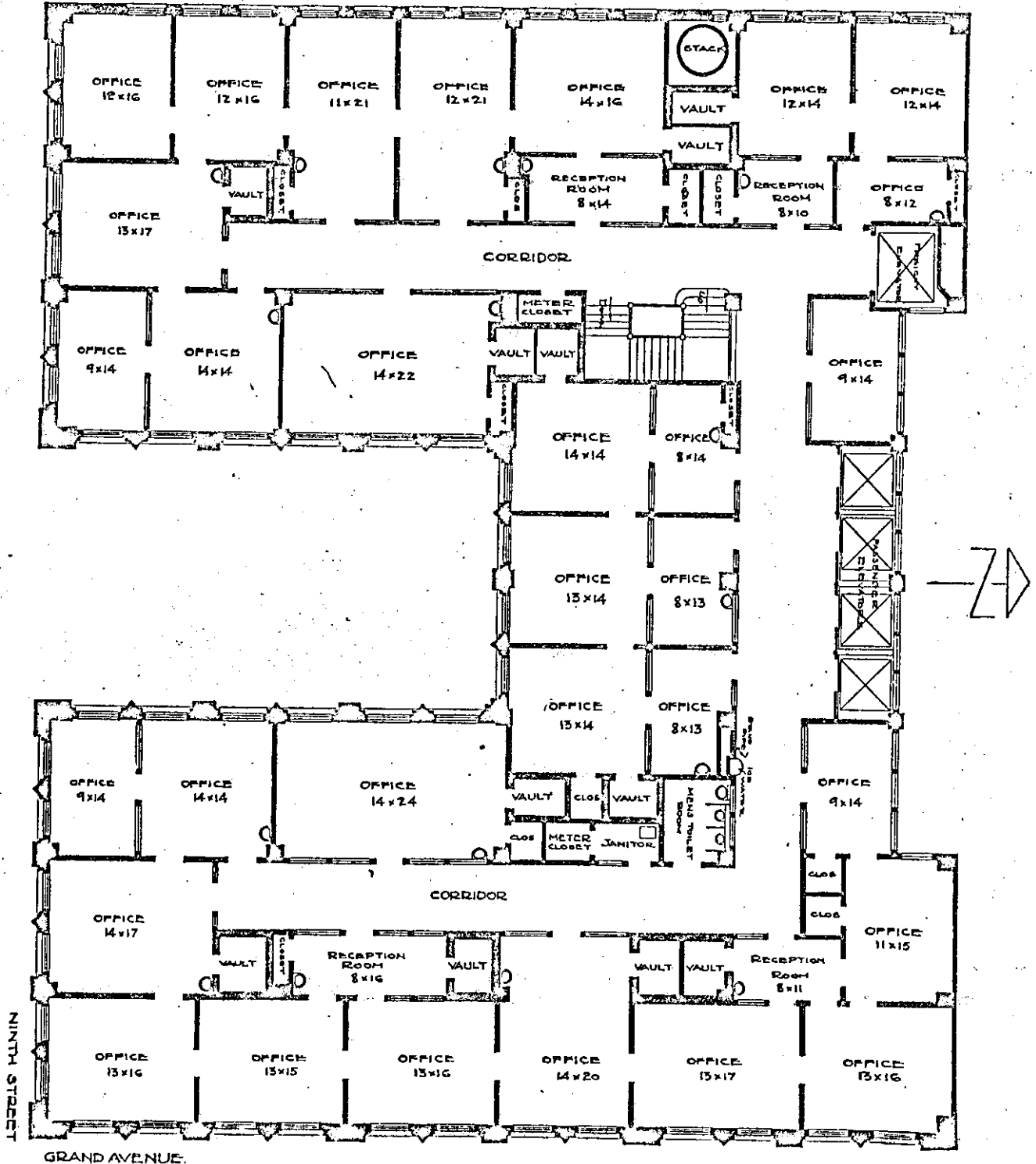
NINTH STREET

GRAND AVENUE.

FIRST FLOOR PLAN

Scale 1-16 inch to foot

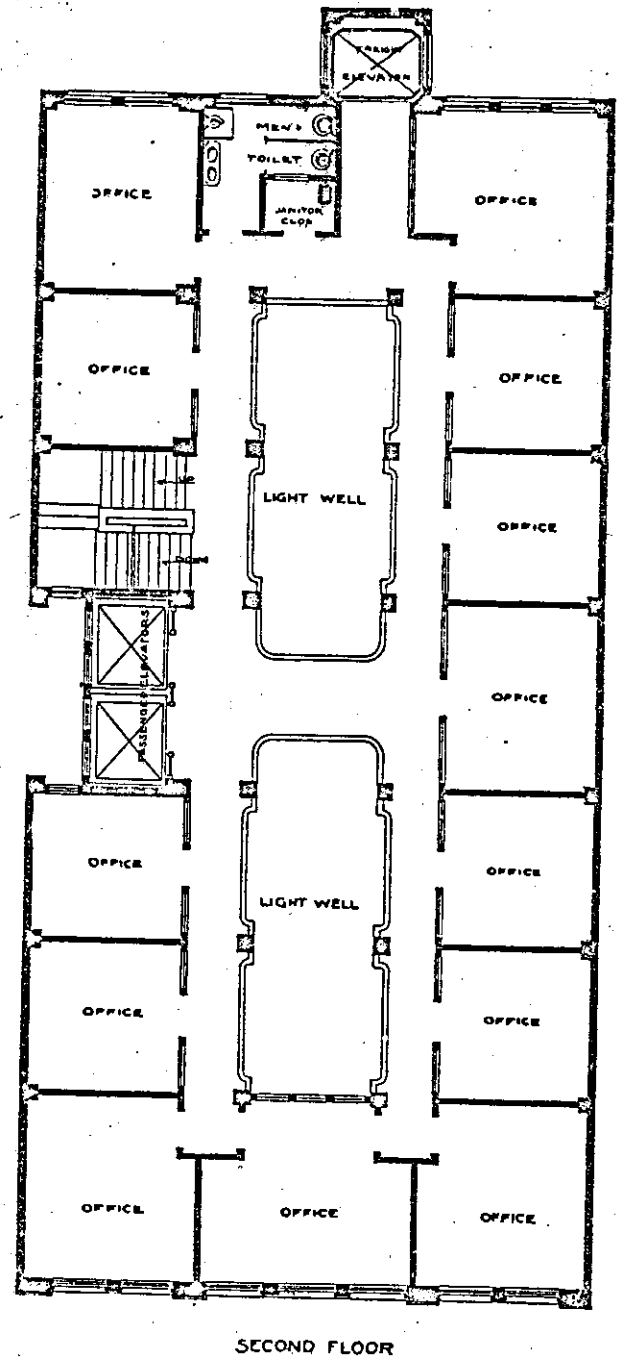
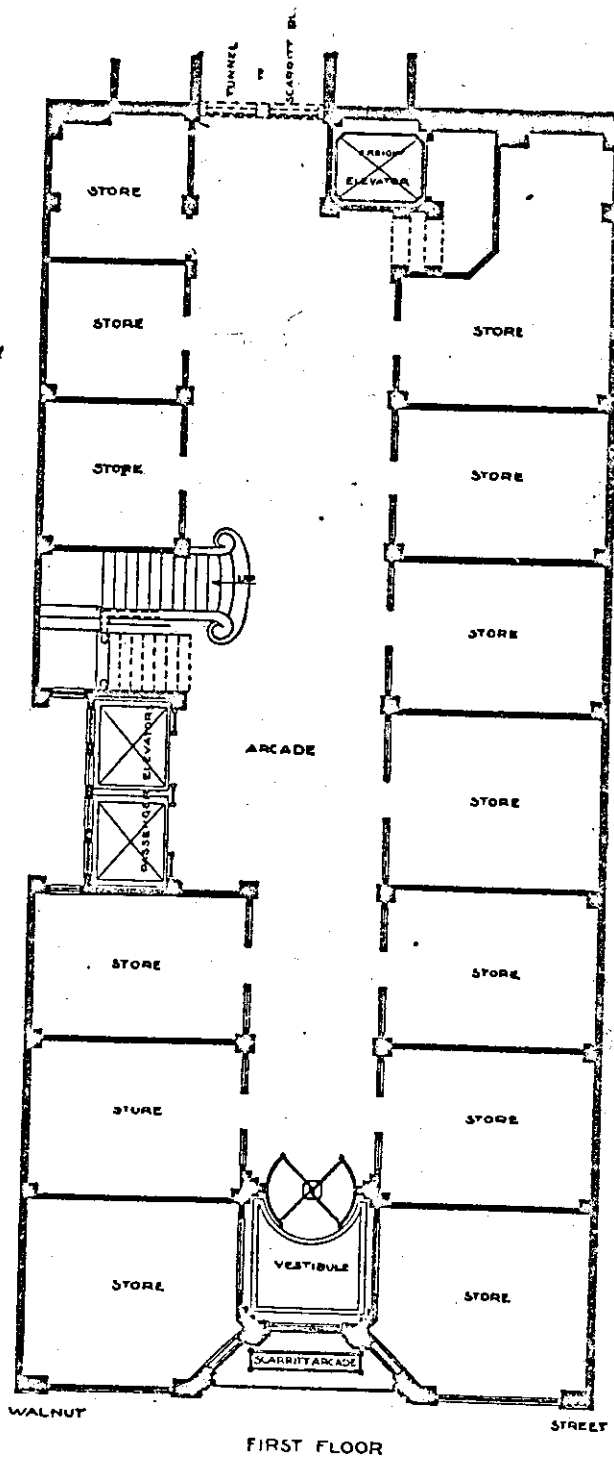
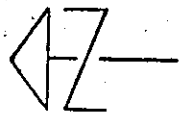
ALLEY



TYPICAL DIVIDED FLOOR

Scale 1-16 inch to foot

The Scarritt  
Arcade



**Photo Log:**

Name of Property: Scarritt Building Arcade

City or Vicinity: Kansas City

County: Jackson County State: MO

Photographer: M.P. Holmes

Date  
Photographed: Sept., 1970

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

- 1 of 6. Interior of the light well in the Scarritt Arcade; view from the east facing west.
- 2 of 6. West façade of the Scarritt Arcade; view from the northwest facing the southeast.
- 3 of 6. Ornamental masonry and terra cotta screen at the second story level of the south face of the Scarritt Building; view from the south facing north.
- 4 of 6. East façade and main entrance of the Scarritt Building; view from the east facing west.
- 5 of 6. Photocopy of an old view of the Scarritt Building; view from the southeast facing northwest.
- 6 of 6. Marble wainscoting in the first floor vestibule of the Scarritt Building; southwest facing northeast.



PIPE TITERS TO ALTH J. W. FARE FUND

1922



Coca-Cola  
N OF GOOD TASTE  
RIT'S UNUSUAL SANDWICHES



CHILI PABLO

FOR LOUVE BODY



CARR

1906

BUILDING

URANT  
K  
Cola

GRAND AVENUE  
TEMPLE  
ED METHUEN CHURCH  
Y DALEY FOR PRAYER

NO PARKING  
EXCEPT  
LOADING  
UNLOADING  
TOW  
ZONE

RIGHT LANE  
MUST BE  
TRUCK TRAY





