

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 Heim Fire Station No. 20
Other names/site number Kansas City Fire Station No. 20; Heim Fire Station
Name of related Multiple Property Listing N/A

2. Location

Street & number 2701 Guinotte Ave.
City or town Kansas City
State Missouri Code MO County Jackson Code 095 Zip code 64120

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: X national X statewide X local
Applicable National Register Criteria: X A B C D
Signature of certifying official: Joni M. Brawle
Date: NOV 15 2023
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

Heim Fire Station No. 20
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

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

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

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

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

GOVERNMENT/Fire station

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY

REVIVALS: Classical Revival

Materials
(Enter categories from instructions.)

foundation: STONE

walls: BRICK

roof: SYNTHETIC

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Heim Fire Station No. 20
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.

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.

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):

- XXX 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: Private Collection of Raymond Elder, Kansas City, MO

Historic Resources Survey Number (if assigned): _____

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1902-1964

Significant Dates

1902

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

Heim Fire Station No. 20
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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 39.119033 -94.549145 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 November 13, 2023
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.

Heim Fire Station No. 20

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Photographs

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

Photo Log:

Name of Property: **Heim Fire Station No. 20**

City or Vicinity: **Kansas City**

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

Photographer: **Kelsey Lutz**

Date

Photographed: **October 17, 2022**

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

- 1 of 13: Exterior, main (north) façade; view facing southwest.
- 2 of 13: Exterior, main façade and east elevation; view facing southwest.
- 3 of 13: Exterior, east elevation; view facing west.
- 4 of 13: Exterior, south elevation; view facing north.
- 5 of 13: Exterior, west elevation; view facing northeast.
- 6 of 13: Interior, first floor; view facing northwest.
- 7 of 13: Interior, first floor; view facing southwest.
- 8 of 13: Interior, first floor, detail of original stairs; view facing southeast.
- 9 of 13: Interior, second floor, detail of lockers; view facing southeast.
- 10 of 13: Interior, second floor, former dormitory room; view facing northeast.
- 11 of 13: Interior, second floor, former dormitory room; view facing, south, southeast.
- 12 of 13: Interior, second floor, detail of firepole in dormitory room; view facing west.
- 13 of 13: interior, second floor, locker room hallway; view facing southwest.

Heim Fire Station No. 20

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Figure Log:

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

- Figure 1: Contextual (top) and site (bottom) maps, 2701 Guinotte Ave., Kansas City, Missouri. Property parcel delineated in yellow.
- Figure 2: Overhead view of 2701 Guinotte Ave., 2023. The red arrow points to the outline left by the former hose tower.
- Figure 3: 1896 Sanborn Fire Insurance map with 1907 overlay illustrating the immediate vicinity (top) and a detail of nominated property (bottom). Property is denoted by the yellow star.
- Figure 4: 1940 Sanborn Fire Insurance map with 1950 overlay of the area. A red arrow points to the nominated property. The Guinotte Viaduct can be seen to the south of Station No. 20.
- Figure 5: Current 1st floor plan and key to photographs.
- Figure 6: Current 2nd floor plan and key to photographs.
- Figure 7: Heim Fire Station No. 20 with crew, as it appeared in 1913.
- Figure 8: Kansas City Tax Assessment photograph of Heim Fire Station No. 20, 1940.
- Figure 9: Rear elevation of Heim Fire Station No. 20, as it appeared c. 1960.
- Figure 10: Portrait of Kansas City Fire Department Chief George C. Hale, undated.
- Figure 11: General footprint of Kansas City Fire Station No. 9 (extant), constructed 1887, from a 1933 appraisal report.
- Figure 12: Kansas City Fire Department crew in front of Station No. 17, 1910. A Hale swinging harness can be seen in the apparatus doorway as well as a Hale door opener (weighted pulley system on edges of doors), which automatically opened the apparatus door during an alarm.
- Figure 13: Examples of fire station interior features similar to that in Station No. 20 seen in Rebecca Zurier's *The Firehouse: An Architectural and Social History*.
- Figure 14: Former Kansas City Fire Station No. 8, 1600 Locust St.
- Figure 15: Former Kansas City Fire Station No. 9, 24 Southwest Blvd.
- Figure 16: Former Kansas City Fire Station No. 11, 1309 Independence Blvd.
- Figure 17: Former Kansas City Fire Station No. 12, 3324 E. 12th St.

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Heim Fire Station No. 20

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Summary

Heim Fire Station No. 20 (also known as Kansas City Fire Station No. 20 and the Heim Fire Station, hereafter referred to as Station No. 20), 2701 Guinotte Ave., Kansas City, Jackson County, Missouri, is a two-story brick firehouse with a rectangular plan and flat roof. The nominated property is eligible for listing on the National Register of Historic Places and is locally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT. Constructed in 1902, Station No. 20 provided the necessary infrastructure for fire protection and life safety for Kansas City's East Bottoms during a time of rapid industrialization and growth. Station No. 20 was also the last fire station constructed under the tenure of George C. Hale, renowned Kansas City Fire Department Chief who modernized the Kansas City Fire Department. Fire stations constructed during Hale's time as chief were built with similar plans and character defining traits, such as two-story brick masonry construction, rectangular plan, a fire apparatus¹ opening at main façade, a hose drying tower, open space on the first floor for the fire apparatus, and a dormitory area towards the front of building, and a firepoles between the second and first floors for quick access during alarms. The nominated property retains the significant character-defining features of fire stations built in Kansas City during this era, including two-story brick construction, a rectangular plan, a centrally located fire apparatus opening at the main façade's first floor, dormitory area towards the front of building, and firepoles/openings between the second and first floors. These character-defining features aided in quick response times needed to protect life and property of the East Bottoms. The firemen's storage lockers near the second story stairwell are also a unique feature that define the character of the building. The nominated property is the contributing property; there are no secondary resources for this single site nomination. Building permits on file with the City of Kansas City, Missouri, indicate electrical and plumbing work were completed in 2013 and 2015; however, other building permits for interior remodeling of the first floor are absent. It is unknown exactly when changes to the interior of the first floor (non-original counters, lights, etc., for a commercial space) occurred; however, due to the use of modern materials, it can be inferred that these reversible changes are non-historic. Station No. 20 has undergone some interior and exterior modifications over the course of more than 100 years in existence; however, the integrity of Station No. 20 has been retained to communicate its historic significance.

Setting

Station No. 20 is located in a primarily industrial area east of downtown Kansas City known as the East Bottoms. Generally bounded by the Missouri River on the north, Northeast Chouteau Trafficway on the east, the Union Pacific Railroad tracks to the south, and Interstate 29 (I-29) on the west, this area is also known as the Northeast Industrial District. Although the majority of this area is industrial in nature, there are pockets of residential development, mostly consisting of frame construction housing from the late nineteenth and early twentieth century, originally built to house the industrial workers of the area. Once a burgeoning mixed industrial and residential community, much of the East Bottoms' building stock has been lost due to neglect, demolition, and expansion of industrial properties (Figure 3).²

Sited at the southeast corner of Guinotte and Montgall avenues, Station No. 20 sits on a narrow, parallelogram-shaped parcel of land, typical of other parcels in the area (Figure 1). The nominated property includes the entire parcel of land historically associated with 2701 Guinotte Avenue. As is common for buildings in Kansas City, the sidewalk and utility easement are not included in the parcel for the property. The building occupies two-thirds of the lot; the remaining third of the lot is covered in gravel, except for an area of paver bricks in the sidewalk and utility easement to the west and a brick walkway at the south side of the building (Photo 5). East of the property is an approximately .3-acre gravel lot secured by a chain-link fence. To the south of Station No. 20 is the Guinotte Viaduct, which serves as the

¹ "Apparatus" is the term of art for firefighting vehicles. Examples of firefighting apparatus include horse drawn fire pumps and steam propelled wagons.

² Landmarks Commission of Kansas City, Missouri, "Historic Resources Survey Plan of Kansas City," September 1992, 271.

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Heim Fire Station No. 20

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

on ramp for the Chestnut Avenue Trafficway to the east (Figure 9). Across Guinotte Ave., to the north and northwest, is the Ferd. Heim Brewing Company Bottling Plant (NR Listed 2015) and a brick two-part commercial block building, respectively. Across Montgall Avenue, due west, is an industrial property. The immediate area generally has non-historic sidewalks, some with curbs. A utility pole is placed at the sidewalk near the northeast corner of the property; a fire hydrant is placed near the northwest corner of the property near the street (Photos 2, 3). Historic photographs (Figure 7, Figure 8) and Sanborn maps (Figure 3) indicate that buildings, including a post office,³ were placed to the east of Station No. 20. In addition, trees used to line the street along Montgall Avenue (Figure 7).

Exterior Description

Main (North) Façade

The main façade faces north (Photo 1). The main entry, a single leaf, paneled apron door topped by a rectangular transom, the whole set in an arched opening, is placed at the western bay and illuminated by a non-original (but possibly historic) gooseneck light fixture. A prominent feature of the first story is the large, centrally placed, apparatus door opening, framed by an original steel header and jambs and flanked by two, dome-shaped stone curb guards. The placement and dimensions of the apparatus door opening are original,⁴ however the original apparatus door has been replaced with a rolling overhead door. The apparatus door opening is a character defining feature. It allowed faster response times by providing quick egress needed to respond to firefighting calls. An original, double hung, one-over-one window unit is placed in a segmental, arched surround with stone a stone lugsill at the far east bay.

Centrally placed above the apparatus door opening, in the spandrel between the first and second stories, is an inset, rectangular, metal sign with projecting metal letters, inscribed with the words "HEIM No. 20". The second story features a centrally placed band of three non-historic windows, two one-over-one vinyl units flanking a single fixed vinyl unit. Similar to the apparatus door opening at the first story, the opening for this band of windows, with an iron header and stone lugsill, is original. This opening once featured four, one-over-one window units (Figure 7). A stonecourse is placed above a six course denticulated corbel table which projects beyond the building envelope, the whole centrally placed and set below a full length, slightly recessed, brick parapet wall, flanked by two merlons projecting from the roofline at the end bays. Squint quoining, which runs the height of both sides of the building's corners, is visually flattened by non-historic red paint; this paint also covers the east and west façades. Original tile coping is present at the roofline of all elevations, except for the rear, which features guttering for the flat roof.

East Elevation

The first story of the east elevation generally reads as a continuous brick wall (Photo 3). Window/opening infill with brick has occurred at the two southernmost bays, indicated by extant steel headers and a stone still.⁵ Fenestration of the second story is one-over-one, vinyl replacement units, each with original, identical, arched surrounds with stone lugsills. The east elevation was once obscured at the first story by an adjacent building (Post Office Station F, see Figure 8, no longer extant); partial remnants can be seen underneath the stone stills of the windows of the second story. Short ventilation chimneys are placed along the roofline at the north and south ends of this elevation.

³ As can be seen in Figure 8, the post office also had the name "Heim" inscribed on a pediment on the main façade.

⁴ The placement and dimensions of the fire apparatus door opening appear identical to a 1913 photograph of the building (Figure 7).

⁵ An 1896 with 1907 overlay Sanborn map (Figure 3) illustrates this portion of the building with three window openings. By 1909 the building is illustrated with five openings, indicating that two windows were added sometime between 1907 and 1909.

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Heim Fire Station No. 20

Name of Property

Jackson County, Missouri

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N/A

Name of multiple listing (if applicable)

South (Rear) Elevation

Sanborn maps indicate that the rear portion of the nominated property originally extended to the end of the lot and contained the operations of Police Station No. 8 (Figure 3). It is assumed that this portion of the building is no longer extant.⁶ Today, the rear elevation is simple and utilitarian (Photo 4). A secondary entry, featuring a non-original steel security door, is placed to the east of a one-over-one vinyl replacement window unit with metal security bars at the first story. At the second story, a fixed vinyl replacement window unit is placed at the west bay. Fenestration at this elevation features brick sills, set in rowlock bond and brick headers (rowlock bond at the second story and stretcher bond at the first story). Guttering for the flat roof is placed at the roofline. At the far east bay, a hose tower once pierced the roofline (Figure 9). Although no longer extant, the outline of the former hose tower can be seen on contemporary aerial views of the nominated property (Figure 2).

West Elevation

The west elevation, which fronts Montgall Avenue, is divided into six bays (Photo 5). A secondary entry, consisting of a two light and wood panel door, is topped by a square transom, the whole placed in a recessed arch. Fenestration of this façade is primarily set in a grid pattern, which once consisted of wooden one-over-one, double hung units (one unit per bay, except for the secondary entry and the infilled far south bay). Original window units at the first story have been infilled with glass block with centrally placed vents. Windows of the second story have been replaced with one-over-one vinyl units, similar to the replacement units found at the main façade. Original stone lugsills remain on all windows at this elevation; segmental arched surrounds are retained on all windows of the second story. The presence of the metal header with brick infill at the first story and the stone sill with brick infill at the second story of the far south bay indicate the alteration of the original fenestration patterns at this location. It unknown when these changes occurred. Sanborn maps consulted (1896 with 1907 overlay, 1909, 1940 with 1950 overlay) do not note of any openings at the west elevation, which is obviously in error. Other features of the far south bay include various brick stays and, at the first story level, a coal door and electrical/utility boxes for the building placed in the brick infill. The cornice line from the main façade wraps to three-fourths of the west elevation.

Additional exterior features that are considered character-defining for Station No. 20 are its brick masonry construction and rectangular plan, common to other fire stations constructed in Kansas City during the same time. The original brick masonry construction materials are intact and in fair condition due to deferred masonry maintenance and the application of paint at the main façade and side elevations. Station No. 20's rectangular plan is intact and uncompromised from the period of significance.

Interior Description

First Story

The interior of Station No. 20 is primarily accessed through the main entry door, placed at the far west bay of the north façade (Photos 1, 6). The first story is generally divided into three separate spaces by what is believed to be non-original partitioning⁷ (Figure 5), all with non-original concrete flooring (in place

⁶ It is assumed that a portion of the rear of the building was removed based on the comparison of the 1896 with a 1907 overlay and 1940 with 1950 overlay Sanborn maps; however, original building plans, demolition permits and other information to undoubtedly confirm this change are absent.

⁷ As previously mentioned, original architectural plans for Station No. 20 have yet to be located and building permits indicating the addition of partitioning to the first floor are absent. The age and composition of the partitioning materials lend themselves to be non-historic; however, it is not known if the current partitioning replaced historic partitioning.

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Heim Fire Station No. 20

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

of original concrete flooring)⁸ and original beadboard ceilings/millwork. Electrical and HVAC systems have been updated to modern standards consistently throughout the building.⁹ The main entry opens into what was the fire apparatus room, which stored the horse drawn, steam firefighting apparatus, and later, a motorized fire truck. Although original drawings for Station No. 20 have yet to be located, space on the first floor near the apparatus door would have been open in order to store and maneuver a large fire apparatus. The former apparatus area now features recent modifications built to suit a former tenant, including non-original bar and pendant lighting (Photo 7), completed at an unknown time. Two original octagonal firepole openings, one at the northeast corner of the building (Photo 6) and one near the center of the building along the west wall (Photo 12), are extant and provide vertical access between the floors. The original firepole has been removed from the northeastern octagonal firepole opening, which has been covered at the second story by a plywood panel and loose bricks (which form a platform for a wood burning stove above, Photo 10). At the central portion of the building along the western wall, both the original firepole and octagonal opening are extant (Photo 12); the octagonal access is currently shielded by a removable wooden cover for safety/fall prevention. The firepole and octagonal opening at this location runs from the southwest corner of the original dormitory room at the second floor (Photo 11) to what is not an office area/closet at the first floor (see below).

The remaining area of the first story to the south of the apparatus room is divided into a room that houses a stairwell and small office at the center of the building and a renovated apartment area near the rear of the building. It is unknown what partitioning is original on the first floor, though it is assumed due to modern construction materials that it is non-historic. Originally, there may have been some partitioning present on the first floor, as is seen in a plan for another Kansas City fire station from the same time period (Figure 11). It is unclear if the current partitioning replaced historic partitioning, either in whole or in part.

Second Story

An original steeply pitched staircase at the first story level along the eastern wall (Photo 8) accesses the second story, where many original features and finishes are notably retained, including paneled wood doors with original hardware and wood flooring. The stairwell opens into a locker room area, where original wooden firemen's lockers and cabinetry line the walls (Photos 9, 13). To the north of this area is the original dormitory/bunk room, where firefighters on duty would have slept. As originally designed, this room is open to allow for beds and features original plaster walls, millwork, and light fixtures (Photos 10, 11). Access to the octagonal firepole openings/firepole are also located in this room, as previously mentioned.

To the south of the locker room/stairwell near the rear of the building is an additional room where non-original paneling covers the wall nearest the locker area (Photo 13). This room is similar in finishes to the dormitory room, but smaller in size. Although original floor plans for Station No. 20 have yet to be located, floor plans from other fire stations built in Kansas City around this time indicate this room may have functioned as a kitchen or fire captain's room (Figure 11).

⁸ A 1933 appraisal of the property lists the floors of the first floor as being originally concrete. See: Willis Castle and Marsha Nova, "Property and Insurance Division, Department of Finance, History and Appraisals of KCFD Properties," Report, May 1933, 20B-D, in the private collection of Raymond Elder.

⁹ Electrical and plumbing systems were most recently updated in 2015 according to online building permits. See: City of Kansas City, Missouri, Office of Planning and Development, Building Permit CPEM201524776, issued Feb. 2, 2015. COMPASS KC, Accessed April 2, 2023. https://compasskc.kcmo.org/EnerGov_Prod/SelfService/#!/permit/F7B9DD59-F61B-4DF4-88E8-4768B3A84629.

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Heim Fire Station No. 20
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Integrity

Station No. 20 has retained integrity of location, as it occupies its original site. At the exterior, despite some infill of fenestration at the east and west façades, the removal of the hose drying tower and the presence of replacement windows and doors, the majority of fenestration openings (and surrounds) are extant to justify integrity, as is the structural system which has not changed since construction. Workmanship, materials, and feeling of Station No. 20 are expressed through intact building details such as brick patterning and the dentilated cornice at the main façade. The removal of a portion of the rear of the building where Police Station No. 8 operated, likely associated with the construction of the adjacent Guinotte Viaduct for the Chestnut Avenue Trafficway (see Section 8), occurred during the period of significance for the property and does not affect the building's integrity.

Although the interior of the first floor was once more open and is now divided by non-original partitioning, this alteration is reversible. Arrangement of second floor spaces appear to reflect the original arrangement when compared to another fire station constructed in Kansas City during the same time (Figure 11). The setting of Station No. 20 has been impacted by depopulation of the East Bottoms in the 1970s, which contributed to building neglect and building demolition in the general area.¹⁰ Although Station No. 20's setting has been affected by building neglect and loss, the area of the East Bottoms in which Station No. 20 is located retains more historic building stock and resources when compared to other areas. Several buildings in the immediate vicinity dating from the late nineteenth and early twentieth centuries remain (Ferd. Heim Brewing Company Bottling Plant, two-part commercial block building to the northwest, mill and former brewery building to the east) which define the character of place and integrity of setting for Station No. 20. Key exterior and interior materials are intact, such as original brick masonry and stonework, the majority of doors (the notable exception being the apparatus door), millwork such as trim, crown molding, and window surrounds, wood flooring at the second floor, octagonal firepole openings (one with an original firepole), firemen's storage lockers, and the original staircase. The retention of these physical elements from the period significance contribute to the integrity of materials. Workmanship can be seen in the construction materials and original interior finishes of Station No. 20, which demonstrate the technology and stylistic tastes of the time (copious amounts of millwork, plaster walls, hardwood floors, etc.). The feeling and association of Station No. 20 have been retained through the presence of original materials, finishes, and interior arrangement, most notably at the second story. Overall, Station No. 20 maintains the aspects of integrity and physical features to convey its historic significance as a turn of the century fire station built under George C. Hale to provide firefighters with quick response times to protect the surrounding area, in this case, the East Bottoms of Kansas City.

¹⁰ Landmarks Commission of Kansas City, Missouri, "Historic Resources Survey Plan of Kansas City," 187.

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Heim Fire Station No. 20
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Summary

Heim Fire Station No. 20, also known as Kansas City Fire Station No. 20 (hereafter referred to as Station No. 20), 2701 Guinotte Avenue, Kansas City, Jackson County, Missouri, is eligible for listing on the National Register of Historic Places and is locally significant under Criterion A in COMMUNITY PLANNING AND DEVELOPMENT. During the years that Station No. 20 was operational (1902-1964), it provided important fire protection for residents and industry of Kansas City's East Bottoms, which had been at high risk for fire loss up until Station No. 20's construction and opening in 1902. After experiencing several devastating fires, the Heim brothers, owners and operators of the Heim Brewery two blocks to the east, donated land and fully covered the cost of Station No. 20's construction in return for Kansas City Fire Department occupancy of the building. Station No. 20 was the last fire station constructed under the tenure of Chief George C. Hale, renowned for modernizing the Kansas City Fire Department at the turn of the nineteenth century. Among his myriad of achievements, Hale instituted a new standard building practice for fire stations in Kansas City using a layout that promoted efficiency and decreased firefighter response times to active fires.¹¹ Station No. 20 is one of four remaining fire stations that have retained integrity built during Hale's progressive term as Fire Chief from 1882-1902. Station No. 20 embodies the distinctive characteristics of fire stations built in Kansas City during this era, including brick construction, a two-story, rectangular plan, a centrally located fire apparatus door/opening at the main façade, and an open dormitory space at the second story. The period of significance for the property begins in 1902, the year of the building's construction, and ends in 1964, the year when firefighting operations for the East Bottoms were moved from the nominated property to a new location at 2700 Rochester Avenue.¹²

Early History of the Fire Department of Kansas City, Missouri

In 1853, following the official chartering of the city, Kansas City had no official or organized firefighting force. Concerned citizens in close proximity to a fire outbreak formed "bucket brigades," where buckets of water were passed in succession from person to person until the fire was extinguished.¹³ The first organized firefighting effort in Kansas City was The John Campbell Company, a volunteer group of Kansas Citizens established in 1867.¹⁴ Shortly after, several other volunteer firefighting companies formed around the city until 1871, when the City of Kansas City government adopted a resolution for the formation of a paid fire department with "better organization and service in general."¹⁵ The result was Kansas City's first paid firefighting force, Steamer Company No. 1, who worked alongside the volunteer firefighters.¹⁶ Subsequently, the volunteer fire departments were disbanded and, with Colonel Francis Foster as Chief, a force of thirty-six men was recruited, forming the Kansas City Fire Department.¹⁷ By

¹¹ Doran Cart, "Kansas City Firehouses, 1862-1912," *Historic Kansas City Foundation Gazette* (January/February 1987): 4-5; Rebecca Zurier, *The Firehouse: An Architectural and Social History* (NY: Abbeville Press, Inc., 1982), 101.

¹² Office of the City Manager of Kansas City, Missouri, "Kansas City Reports," *The Kansas City Star*, September 12, 1965: 211. Prior to the new station's construction, Station No. 20 still provided important fire protection services for East Bottoms residents and businesses.

¹³ Roy Ellis, *A Civic History of Kansas City, Missouri* (Springfield, MO: Elkins-Sweyers Co., 1930), 141.

¹⁴ Ellis, *A Civic History of Kansas City, Missouri*, 141. The John Campbell Company's fire apparatus, which was the city's first horse drawn steamer (aptly also named the John Campbell) was stored at an underutilized frame shed in the City Market area. See: Doran Cart, "Kansas City Firehouses, 1862-1912," *Historic Kansas City Foundation Gazette* (January/February 1987): 4.

¹⁵ Martin's Firemen's Relief Association, *Fire Service of Kansas City: A Souvenir Containing an Account of the Service, From Leather Bucket Times to the Present Fire Department* (Kansas City, MO: Martin's Firemen's Relief Association, 1891), 27.

¹⁶ Theodore S. Case, *History of Kansas City, Missouri* (Syracuse, NY: D. Mason & Co., 1888), 210.

¹⁷ Case, *History of Kansas City, Missouri*, 210. Equipment at this time included "two steam fire engines, a large Babcock fire extinguisher, and a hook and ladder truck."

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1877, the installation of fire hydrants that drew from the city's water supply led to the abandonment of fire engines with onboard water tanks, previously filled from ponds and cisterns around the city.¹⁸

Initially serving as part of Kansas City's volunteer fire fighters at the age of 17, George Constance Hale (1850-1923) joined Kansas City's paid firefighting force its inaugural year in 1871 (Figure 10).¹⁹ Hale worked his way through the ranks, attaining the position of Fire Chief in 1882.²⁰ A mechanically minded visionary, Hale prided himself on the constant development of Kansas City's fire department, especially in the area of response times of fire crews to active fires.²¹ Believing in the adage "a minute at the beginning of a fire is worth an hour later on," Hale sought systemic improvements within the fire department to make response times as efficient as possible.²² With more than sixty firefighting inventions to his name, many of them patented, Hale came to be known internationally for his innovations and his department's speed and skill.²³ With his hand selected team of Kansas City firefighters, Hale won international firefighting competitions in London, England (1882, 1893) and at the Paris Exposition in France (1900).²⁴ Response times of international teams were tested in the 1882 competition in London. The British team, who previously demonstrated the fastest team response with a time of three minutes, was swiftly defeated by Hale's team, who went from "first alarm to ready" in just eight and a half seconds.²⁵

After studying what led to slow response times, Hale devised more practical preparation routines and arrangements of equipment and space at Kansas City firehouses to make them more efficient.²⁶ These changes follow the national trend of fire stations transitioning from makeshift, rented edifices to specialized, permanent buildings.²⁷ Hale shaved minutes from response times by cutting access holes from the second to first floors of fire stations and installing sliding poles, by which firefighters could more quickly access the fire apparatus than by descending the stairs (Photo 12).²⁸ Hale's invention of the automatic swinging harness, which, by design, dropped and locked into place on specially trained horses at the first call of the alarm, were installed on the first floors of fire stations (Figure 12).²⁹ As such, horses

¹⁸ Case, *History of Kansas City, Missouri*, 210. See also: "In the Early Days of Kansas City Everybody Helped Fight Fires," *The Kansas City Star*, September 27, 1942: Sec. C.

¹⁹ Susan Jezak Ford, "Biography of George C. Hale (1850-1923), Fire Chief," Missouri Valley Special Collections Biography, Kansas City Public Library, Kansas City, Missouri.

²⁰ Ibid.

²¹ Howard L. Conrad, ed., *Encyclopedia of the History of Missouri Vol. II* (NY: The Southern History Company, 1901), 445.

²² Ibid., 445.

²³ Jezak Ford, "Biography of George C. Hale (1850-1923), Fire Chief," Missouri Valley Special Collections Biography, Kansas City Public Library, Kansas City, Missouri. Some inventions of note are the Hale water tower and Hale automatic swinging harness.

²⁴ "Chief Hale's Feat," *Fire Service* (October 13, 1923): 16; Conrad, *Encyclopedia of the History of Missouri Vol. II*, 445.

²⁵ "The Late Chief Hale," *Fire Service* (September 1, 1923): 11.

²⁶ "Chief Hale's Feat," *Fire Service* (October 13, 1923): 16

²⁷ Zurier, *The Firehouse: An Architectural and Social History*, 98.

²⁸ "Chief Hale's Feat," *Fire Service* (October 13, 1923): 16. It is important to note that although the firepole was not invented by Hale (invented in 1870 by David Kenyon of Chicago, Illinois), its implementation in Kansas City can be linked to him, as Hale use firepoles as part of his alarm response protocol. See: Conrad, *Encyclopedia of the History of Missouri Vol. II*, 445. It is also rumored that Hale invented a sliding version of the fire pole according to a 1949 City Manager Report; however, no patents have been found to substantiate this claim.

²⁹ Proof of this can be found in Figure 12 and also in various Kansas City Comptroller Semi-Annual Reports that list inventory of firefighting materials. Example in: City of Kansas City, Missouri, "Semi-Annual Report of the City Comptroller," Kansas City, Missouri, 1899, 61. Hale automatic swinging harnesses soon became de riguer in up to

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were moved from their typical lodging outside of the stations to stalls on the first floor, which were integrated with the automatic swinging harness system.³⁰ Because horses and the fire apparatus now occupied much of the first floor space, not to mention the smell and dirt of the stable-like atmosphere, firefighter lodging and lounging areas were moved to a second floor “dormitory” area (Figure 13, Photos 9, 13).³¹ These improved arrangements in Hale constructed firehouses allowed for faster firefighting response times, which in turn, helped to better protect Kansas City. Extant Hale-era fire stations in Kansas City are identified in a table and discussed in the “Comparisons with Other Early Kansas City Fire Stations” at the end of Section 8.

East Bottoms Development and Heim Fire Station No. 20

As the city of Kansas City developed in the mid nineteenth century, two core industrial areas emerged to the west and east of the city; the West Bottoms, located in the floodplain to the south of the confluence of the Missouri and Kansas rivers, and the East Bottoms, located along the southern bank of the Missouri River bottoms, to the east of the city. Due to its proximity to the Hannibal Bridge and railroad lines, the West Bottoms became the primary industrial area of the city and home to the Kansas City Stock Yards.³² The East Bottoms became a secondary industrial area with larger manufacturing concerns. During the early twentieth century, the East Bottoms experienced rapid industrial growth accompanied by residential growth to support the industries emerging there, including “factories, [grain] elevators, breweries, mills and railroad shops.”³³

One of the more prominent industrial concerns of the East Bottoms during this time period was the family-owned Heim Brewery, located roughly two blocks east of where the nominated property stands (Figure 3). The ambitious and business-minded Heim brothers (J. J., Michael, and Ferd. Jr.) invested heavily in the East Bottoms, establishing their renowned brewery, an amusement park, and the “Heim Line”—an electric railway route extending from 5th Street and Grand Avenue to the entrance of their amusement park.³⁴ The Heims also constructed a blown glass bottle factory to supply the brewery’s bottling plant and more than twenty homes to house industrial workers.³⁵ As such, the Heims had a vested interest in protecting the East Bottoms, which until the construction of Station No. 20, had been “at the mercy of fire for years” and “needed fire protection more than any other part of the city.”³⁶

95% of fire station in the United States. See: Calvin Manon, “When Automatic Fire Horses Made City Famous,” *The Kansas City Times*, June 28, 1963: 1.

³⁰ “When Automatic Fire Horses Made City Famous,” *The Kansas City Times*, June 28, 1963: 1. Upon alarm, the swinging harness system would release the specially trained horses from their stalls. The horses would then move to positions underneath the harness, which would then drop onto the horse and lock into place. This arrangement allowed the horses not to tire so easily as they did not have to always wear the heavy harnessing equipment when on duty.

³¹ Zurier, *The Firehouse: An Architectural and Social History*, 101.

³² Sally F. Schwenk, “Railroad Related Historic Commercial and Industrial Railroad Resources in Kansas City, Missouri,” National Register of Historic Places Multiple Property Documentation Form, Kansas City, Jackson County, Missouri, 2010, E-5.

³³ *Kansas City Architect and Builder* (March 1902): 9.

³⁴ Cydney Millstein, Mary Ann Warfield, and Kelsey Lutz, “Ferd. Heim Brewing Company Bottling Plant,” National Register of Historic Places nomination, Kansas City, Jackson County, Missouri, 2016, 8:29; Howard L. Conrad, *Encyclopedia of the History of Missouri, Vol. VI* (NY: The Southern History Company, 1901), 105.

³⁵ “New Cottages,” *The Kansas City Journal*, December 22, 1898: n.p. See also: Cydney Millstein, Mary Ann Warfield, and Kelsey Lutz, “Ferd. Heim Brewing Company Bottling Plant,” National Register of Historic Places nomination, Kansas City, Jackson County, Missouri, 2016, 8:20.

³⁶ “A New Negro Fire Company,” *The Kansas City Star*, March 3, 1898: 10. The headline of this article indicates that a new fire station would be staffed by Black firefighters, however, there is no indication that this ever came to fruition.

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Prior to the construction of the Heim Fire Station, the nearest fire station to the East Bottoms was on Brooklyn Avenue, north of Independence Avenue (Station No. 14; no longer extant).³⁷ Although this station was only a mile away, firefighters had to travel around the Bluffs to reach the East Bottoms, which hindered response times. Additionally, the dangerous road condition and inadequate lighting of Guinotte Avenue, an arterial road of the East Bottoms, further increased the time it took firefighters to render aid in the area.³⁸ As previously mentioned, decreasing fire crew response times was one of Fire Chief George C. Hale's main prerogatives as fire chief. Hale recommended the construction of a fire station for the East Bottoms to "afford protection for the grain elevators, pipe works, the Heim brewery, and other manufacturing plants, that at present, have indifferent fire protection," in an 1896 fire department annual report,³⁹ and again, in 1898, identifying the East Bottoms as an area in need of a fire station.⁴⁰ By the time of the last recommendation, the Heims had already been affected by the delayed firefighting response in the East Bottoms. A fire at the Heim Brewery's cooper shop, set by sparks from a passing locomotive, almost spread to the main brewery building in 1896.⁴¹ Additionally, a maltster employed by the brewery was fatally burned and his house near the brewery completely destroyed in an 1890 residential fire.⁴² The newspaper article recounting the fire gives insight into the desperate situation caused by delayed response time:

The fire department was almost powerless, and about all the men could do was stand by and see the house destroyed. They were late in arriving at the place, and even then it took three reels of hose to reach the house from the nearest water plug, which delayed the work until the house was almost destroyed.⁴³

Reacting to the need for fire protection, the Brothers Heim committed to the complete construction cost of and land for a new fire station in exchange for Kansas City Fire Department occupancy,⁴⁴ which was followed by the approval \$10,000 of city funding "to establish and equip a fire station in the East Bottoms near the Heim Brewery."⁴⁵ Subsequently, the Heim owned, Lot 9, Block 12 of Howard & Scott's Addition was deeded to the City of Kansas City by ordinance on October 5, 1901, with explicit language citing the use of the land for a "fire engine house and police station."⁴⁶ The construction of a two-story brick firehouse soon followed at the southeast corner of Guinotte and Montgall avenues. Due to Station No. 20's architectural similarity to other Kansas City fire stations constructed during the same period, it appears that the Heims donated the land and money for the station's construction but were not responsible for its design. The name "Heim" is placed on building signage at the main façade, in tribute to its donors. The Heim's investment in city firefighting efforts by supplying the Kansas City Fire Department with a fire station shows the commitment of private business in protecting East Bottoms interests.

³⁷ "In the Midst of Alarms," *The Kansas City Star*, February 8, 1898: 10. Station No. 14, located at 521 Brooklyn Ave., was constructed in 1892, according to Kansas City, Missouri Fire Department Records in the private collection of Ray Elder.

³⁸ "Consider it Dangerous," *The Kansas City Times*, October 26, 1891: 8.

³⁹ "New Fire Companies," *The Kansas City Star*, September 2, 1896: 2. The article quotes the 1896 Fire Department Annual Report, authored by Hale.

⁴⁰ "Topics of the Day," *Fire and Water* (October 15, 1898): 343.

⁴¹ "Fire at Heim's Brewery," *The Kansas City Star*, November 16, 1896: 2.

⁴² "His Very Eyes Burned Out," *The Kansas City Times*, August 12, 1890, 5.

⁴³ Ibid.

⁴⁴ "In the Midst of Alarms," *The Kansas City Star*, February 8, 1898: 10; City of Kansas City, Missouri, Ordinance 46059, November 21, 1975. Accessed through City Clerk's Office. The land for the fire station was deeded by the Freemont Land & Improvement Company, a Heim venture. See: "The Heims' New Company," *The Kansas City Star*, July 20, 1901: 2.

⁴⁵ "Big Slice of City Money," *The Kansas City Star*, June 15, 1900: 14.

⁴⁶ City of Kansas City, Missouri, Ordinance 19163, October 5, 1901 (accessed through City Clerk's Office).

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During the time the fire station was active, it protected important East Bottoms industrial concerns such as the Heim Brewery, W. S. Dickey Clay Manufacturing Company, the Beggs Wagon Company, Washburn Crosby/General Mills, and Speas Vinegar, all of which used highly flammable goods or incendiary processes in their manufacturing.⁴⁷ Fire Station No. 20 provided fire protection services to the primarily industrial and residential area of the East Bottoms, contributing to the expansion and preservation of the burgeoning area in the early twentieth century.⁴⁸

Station No. 20 was dedicated and placed into service on August 19, 1902.⁴⁹ The original crew included five men, a watch boy, a hose wagon, and two horses.⁵⁰ Sanborn maps and other sources indicate that a police station (Police Station No. 8) was located toward the rear of the nominated property during its early years of operation (Figure 3); however, it appears that this police station was no longer active by 1929, if not earlier.⁵¹ Information relating to police operations from Station No. 20 has yet to be located, despite exhaustive search in multiple archives and libraries.⁵² A newspaper article indicates that the police area in Station No. 20 was requisitioned for firefighting activities after it was vacated by the police.⁵³ Sometime between 1925 and 1940, the rear portion of the building where police were stationed was demolished, possibly for the construction of a concrete viaduct ramp (Guinotte Viaduct) to connect the East Bottoms to the Chestnut Avenue Trafficway (seen in Figure 9). This assumption was made by comparing a 1925 atlas plate of the area to a 1940 Sanborn map with a 1950 overlay, which illustrates the building no longer occupying the entire lot and a new concrete ramp to the Chestnut Avenue Trafficway to the south of the property (Figure 4). There are no city permits to confirm the demolition of this area; however, several newspaper articles and a document from the Public Utilities Commission of Kansas City, Missouri, point to the fact that land in Howard & Scott's Addition, where the nominated property is located, was vacated/condemned for the viaduct's construction.⁵⁴ The demolition of a portion of the building for construction of the Guinotte Viaduct further strengthens the tie to the building's significance under Criterion A in the area of Community Planning and Development.

The Kansas City Fire Department began replacing horse-drawn wagons and steamers for engine-propelled apparatus beginning in 1911 as the horse fell out of favor as the preferred method of transportation.⁵⁵ The new motorized apparatus were very long and had large turning radii. This

⁴⁷ Architectural & Historical Research, J. Rieger Distillery Historical Exhibit, J. Rieger & Co. Distillery, Kansas City, Missouri, 2019. Located in the East Bottoms in the former Ferd. Heim Brewing Company Bottling Plant (NR 2015), this exhibit provides information about the surrounding industries of the East Bottoms.

⁴⁸ *Kansas City Architect and Builder* (March 1902): 9.

⁴⁹ Raymond Elder, "The History of Fire Station No. 20," Report, 2002, Kansas City Fire Department Archives, Private Collection.

⁵⁰ Elder, "The History of Fire Station No. 20," Report, 2002. See also: Edward Trickett, "Fire Protection at Kansas City," *Fire and Water Engineering* 33 (June 1903): 21.

⁵¹ Sanborn Map Company, Plate 214, *Fire Insurance Maps of Kansas City Vol. II* (NY: Sanborn-Perris Map Co., Ltd., 1896-1907); Kansas City Board of Fire and Water Commissioners, "Report of the Board of Fire and Water Commissioners, Kansas City, Missouri, Year Ending April 17, 1916" (Kansas City, MO: City of Kansas City, MO, 1916), 95.

⁵² Repositories searched include the State Historical Society of Missouri-Kansas City Research Center; The Kansas City Public Library; Kansas City Fire Department Archives, and the Kansas City Police Department Historical Society.

⁵³ "Reinstate Burned Fireman," *The Kansas City Star*, February 21, 1929: 2.

⁵⁴ "Revise a Viaduct Plan," *The Kansas City Times*, January 19, 1923: 3; "Wider Span Entrance Asked," *The Kansas City Times*, April 22, 1925: 8; and Public Utilities Commission of Kansas City, Missouri, *Laws, Ordinances, and Permits Dealing with Rights, Privileges and Franchises of Public Service Corporations of Kansas City, Missouri*, (Kansas City, MO: Press of the Western Baptist Publishing Company, 1912), 239-40.

⁵⁵ "When Automatic Fire Horses Made City Famous," *The Kansas City Times*, June 28, 1963: 1.

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sometimes proved problematic for fire stations built for horse drawn vehicles, such as those built under Chief Hale, as it was more difficult to maneuver the vehicles into tight storage spaces at the long, rectangular stations. A 1955 City Plan Commission Master Plan of Fire Station Locations in Kansas City, Missouri, recommended relocating the site of Station No. 20 to a better location due to “old age, obsolescence of the building” and “the effect of the Missouri Pacific tracks in delaying fire apparatus,” among other issues, such as serving an industrial area that was increasing in size.⁵⁶ Despite nearly a decade of declining use, firefighting operations continued at Station No. 20 until 1964, when a more modern and accessible fire station, constructed at 2700 Rochester Avenue, superseded the 1902 building.⁵⁷ 1964 marks the end of the period of significance for the nominated property, as life and property saving firefighting operations conducted at Station No. 20 ended in this year.

Comparisons of Station No. 20 with Other Early Kansas City Fire Stations

Beginning with Station No. 5, constructed in 1883 (1019 Troost Ave., no longer extant), George C. Hale brought eighteen fire houses into service during his twenty-one years (1882-1902) as Chief of the Kansas City Fire Department, overseeing the construction of sixteen buildings for this purpose.⁵⁸ With one possible exception,⁵⁹ fire stations constructed under Chief Hale generally follow a similar building layout, standard to contemporary firehouse trends and to accommodate Hale’s efficient firefighting protocols.⁶⁰ Character-defining features of fire stations constructed under Hale include: a rectangular plan often occupying most of (if not all) of the parcel/lot (Figure 3), two-story brick construction, a fire apparatus door and opening at the main façade (Photo 1), a hose tower (for hose drying) near the rear of the building; open interior space at the first floor towards the entrance for the fire apparatus (Photos 6, 7); a dormitory area (Photos 10, 11) with lockers (Photos 9, 13) at the second floor, and firemen’s poles with openings between the first and second floors (Photo 12). With the exception of an extant hose tower, Station 20 has retained all of these character-defining features in order to convey its significance.

A list of fire stations placed into service under Chief Hale’s tenure from 1882-1902 was compiled from Kansas City Fire Department archival records (table, next page). After each address was verified through city records and survey, it was discovered that there are only six remaining buildings that functioned as fire stations from this time, five of which were constructed under Hale.⁶¹ Furthermore, four of these five buildings retain architectural integrity to be identified as fire stations. One of these four extant Hale fire station buildings with architectural integrity, the second iteration of Station No. 12,⁶² does not conform to

⁵⁶ City Plan Commission of Kansas City, Missouri, “Master Plan of Fire Station Locations in Kansas City, Missouri,” Report, 1955, 12.

⁵⁷ Ray Elder, “Fire Station No. 20,” Report, 2002.

⁵⁸ There appear to be two instances where an already extant building was used or modified to become a fire station. According to a newspaper account, the first iteration of Station No. 12, located 3400 E. 12th St., was owned by S. H. and W. J. Bales prior to being used as an engine house. No. 12’s fire engine was also stored here during the construction of the second iteration of No. 12, west across Indiana Avenue, at 3324 E. 12th Street. See: “Two Bids for an Engine House,” *The Kansas City Star*, January 21, 1896: 2. The other instance is that of Station No. 13, which was housed in an excavated basement area underneath Station No. 4 (no longer extant), according to Kansas City Fire Department Historian Raymond Elder.

⁵⁹ There is conflicting information regarding the initial design and modifications to Station No. 12, 3324 E. 12th St., constructed in 1896. See more information in “Comparisons” section.

⁶⁰ Many of these standards are discussed in historian Rebecca Zurier’s *The Firehouse: An Architectural and Social History* (NY: Abbeville Press, Inc., 1982).

⁶¹ As previously mentioned, 3400 E. 12th Street was constructed by S.H and W.J. Bales, who rented their building to the fire department for use as an engine house.

⁶² The Kansas City Fire Department has a historically inconsistent system of numeration for fire stations. After examining fire department archival records and city directory data, it appears that sometimes new or rebuilt fire stations, especially if built near the same area, shared numbers with the “old” fire station, but not always.

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the typical Hale plan.⁶³ The following chart documents fire stations placed into service under Chief Hale, with extant buildings highlighted in blue; note that although the first iteration of Station No. 12 is extant, this building was rented by the fire department (see fn. 49).

Kansas City Fire Department Stations Placed in Service Under Fire Chief George C. Hale, 1882-1902 ⁶⁴			
Station No.	Address	Date Placed In Service	Extant?
No. 5	1019 Troost Ave.	02/14/1883	No
No. 6	611 W. 5 th St.	02/14/1883	No
No. 7	1616 Liberty St.	07/15/1885	No
No. 8	1600 Locust St.	12/21/1886	Yes
No. 9 ⁶⁵	24 Southwest Blvd. ⁶⁶	12/31/1887	Yes
No. 10	1812 Vine St.	03/15/1899	No
No. 11	1309 Independence Ave.	07/03/1890	Yes, but with drastic modifications (second story removed).
No. 12 (1 st)	3400 E. 12 th St.	12/01/1890	Yes (rented; not built under Hale)
(2 nd)	3324 E. 12 th St.	??/??/1896	Yes
No. 13	Never considered a free-standing fire station; located in basement of Station No. 4, constructed before Hale's tenure.		No
No. 14	521 Brooklyn Ave.	03/12/1892	No
No. 15, 16	1200 Bell St.	01/19/1893	No
No. 17 (1 st)	3101 Holmes St.	11/30/1894	No
(2 nd)	3025 Locust St.	07/12/1901	No
No. 18 (1 st)	2602 Prospect Ave.	11/04/1895	No
(2 nd)	2535 Prospect Ave.	01/05/1901	No
No. 19	1422 Penn St.	12/04/1897	No
Heim No. 20 (Nominated Property)	2701 Guinotte Ave.	08/19/1902	Yes

Summary of the Four Extant Fire Stations Constructed Under Chief Hale, Excluding the Nominated Property (not including the nominated property), 1882-1902

Former Fire Station No. 8, 1600 Locust Street (Figure 14)

Constructed in 1886, Station No. 8 is a two-story brick building with a rectangular plan and asymmetrically placed apparatus door. A historic photograph of the building indicates there have been major modifications to the main façade, including the removal of brackets, denticulated coursing at the spandrel

⁶³ As both iterations of Station No. 12 were constructed before the advent of building permits in Kansas City, little is known about their construction or modifications before 1907. Information was gleaned from Sanborn maps, a survey form provided by the Kansas City Historic Preservation Commission, and scant newspaper articles. The history of 3324 E. 12 is most convoluted and is the only extant station built under Hale that features three apparatus openings (Figure 17). The Historic Preservation Commission survey form indicates unspecified building modifications in 1913. See: Kansas City Historic Preservation Commission, "3324 E. 12th Street," Historic Preservation Property Information Form, undated.

⁶⁴ Compiled Kansas City Fire Department archival records in the possession of Ray Elder, Kansas City Fire Department Historian, private collection, and supplemental information provided by Bradley Wolf, Kansas City Historic Preservation Commission, Kansas City, Missouri.

⁶⁵ Figure 11

⁶⁶ 24 Southwest Boulevard is the historic address for this station; contemporary address is 849 Southwest Boulevard.

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between the first and second stories, window replacement, and resizing of the original apparatus door opening. A 2020 real estate listing for the property indicates that 1600 Locust Street now functions as a private residence and all original interior features and walls have been removed.⁶⁷ One extant feature from Hale's improvements to Kansas City fire stations is the 82' high hose tower towards the rear of the building.

Former Fire Station No. 9, 24 Southwest Boulevard (Figure 11, Figure 15)

Constructed in 1887, Station No. 9 is a two-story brick building with a rectangular plan, a hose tower stub at the roof, and a centrally placed apparatus door. Station No. 9 was identified as a surplus Kansas City Fire Department property in 1978 and sold at auction.⁶⁸ After the sale, the main apparatus door and opening were modified into a window bay with three units. Other modifications to this station include replacement windows, relocation of the main entry, and a one-story brick addition to the western bay of the south façade (present on a 1939 Sanborn map). Interior modifications are unknown.

Former Fire Station No. 11, 1309 Independence Ave. (Figure 16)

Constructed in 1890, Fire Station No. 11 has the least architectural integrity of all extant fire stations built under Chief Hale. Originally a two-story brick building with a rectangular plan, the building's second story has been removed and modifications made to first story fenestration. The building is no longer recognizable as a fire station.

Former Fire Station No. 12 (second iteration), 3324 E. 12th St. (Figure 17)

Most likely constructed in 1896,⁶⁹ Fire Station No. 12 is a two-story brick firehouse with a rectangular plan. This station is the only extant station constructed under Chief Hale that features three fire apparatus doors. Available building permits for this building are inconclusive as to modifications, but a Kansas City Historic Preservation Commission Property Information Form indicates unspecified building modifications in 1913.⁷⁰

Conclusion

Station No. 20 is a physical reminder of a combined city and private industry effort to protect the life, property, and livelihood of residents of the East Bottoms community in Kansas City. Land and capital for a fire station, donated by the entrepreneurial Heim brothers, joined with city funding, made Station No. 20 possible. Additionally, Station No. 20 was the last fire station constructed under revolutionary fire chief George C. Hale and exemplifies fire stations built in Kansas City during his twenty-year time as chief. Station No. 20 conveys its historic significance through its intact character defining features such as brick construction, a two-story, rectangular plan, a fire apparatus door/opening at the main façade, open space on the first floor interior for fire apparatus, and an open dormitory space at the second story with intact firepole opening and a firepole. Many of these character defining features are related to quick response times for firefighters, which helped to protect East Bottoms buildings. Firefighting activities dispatched

⁶⁷ National Association of REALTORS, "1600 Locust St., Kansas City, MO 64108," realtor.com, 2020. https://www.realtor.com/realstateandhomes-detail/1600-Locust-St_Kansas-City_MO_64108_M73441-96657. Accessed April 8, 2023.

⁶⁸ Sale documents provided by Brad Wolf, Kansas City Historic Preservation Commission, and include City Resolution 48830, which releases the city-owned property for sale at auction.

⁶⁹ Two sources (Kansas City Historic Preservation information and a newspaper article) indicate this station was constructed in 1896; however, the City Plan Commission cites this building as being constructed in 1905. The architectural style of this station better aligns with other stations constructed after Hale's time as fire chief, including 612 Virginia Ave., recently lost to fire. See: "A Fine New Home For Firemen," *The Kansas City Star*, April 10, 1896: 7. An 1895 Sanborn map indicates the building is under construction.

⁷⁰ Kansas City Historic Preservation Commission, "3324 E. 12th Street," Historic Preservation Property Information Form, undated.

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from Station No. 20 helped in protecting Kansas City's residents and industrial concerns in the East Bottoms from fire loss throughout its continued operation, from 1902 until 1964. Station No. 20 stands as a reminder of early East Bottoms history during a period of rapid industrialization and is an important piece of firefighting and community planning history in Kansas City.

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Heim Fire Station No. 20
Name of Property Jackson County, Missouri
County and State N/A
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VERBAL BOUNDARY DESCRIPTION: 2701 GUINOTTE HOWARD & SCOTTS ADD LOT 9
BLK 12

VERBAL BOUNDARY JUSTIFICATION: The nominated property includes the entire parcel
historically associated with 2701 Guinotte Avenue.

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N/A
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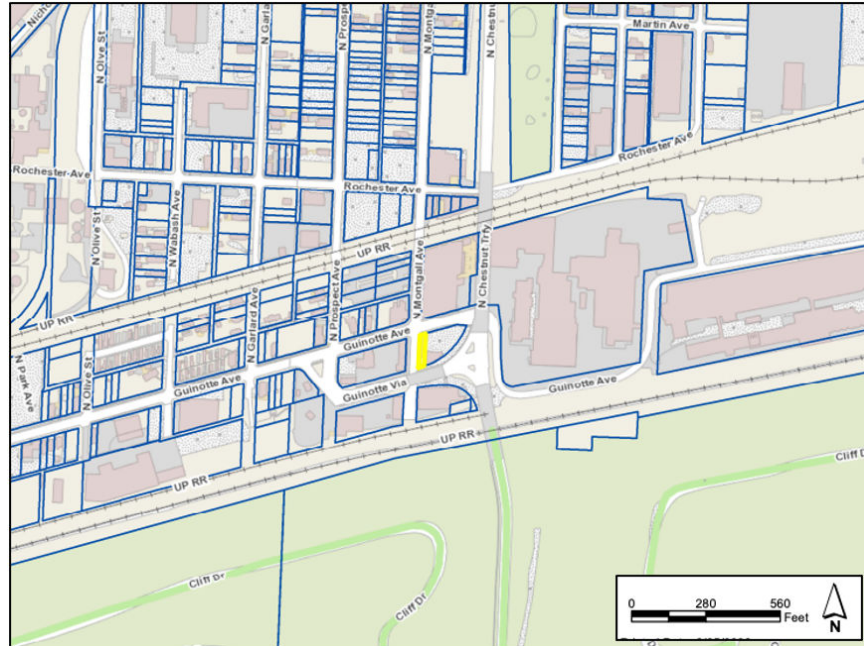


Figure 1: Contextual (top) and site (bottom) maps, 2701 Guinotte Ave., Kansas City, Missouri. Property parcel delineated in yellow.

Source: City of Kansas City, Missouri, Kiva Parcelviewer GIS database. Accessed March 25, 2023. <https://maps.kcmo.org/apps/parcelviewer/>.

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Heim Fire Station No. 20
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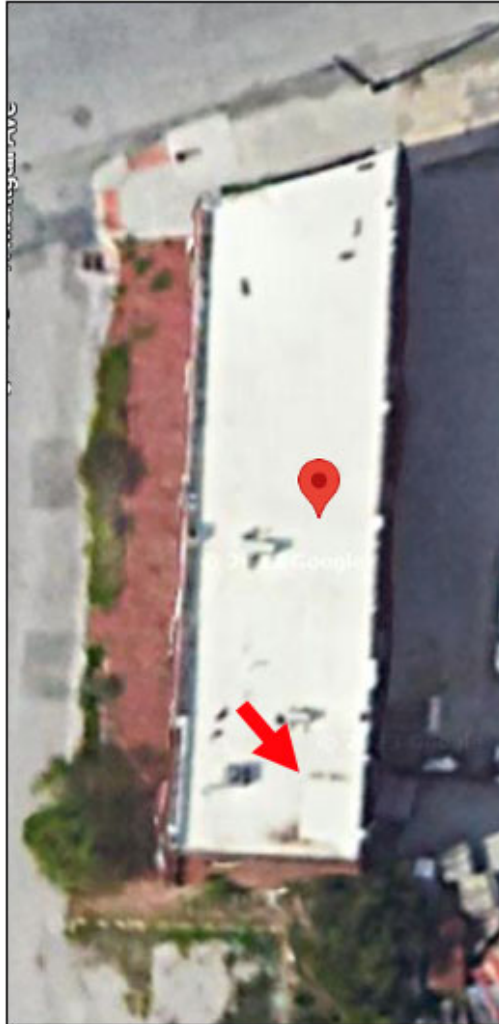


Figure 2: Overhead view of 2701 Guinotte Ave., 2023. The red arrow points to the outline left by the former hose tower.

Source: Google Maps, Image Capture of 2710 Guinotte Ave., Kansas City, Missouri, September 2022.

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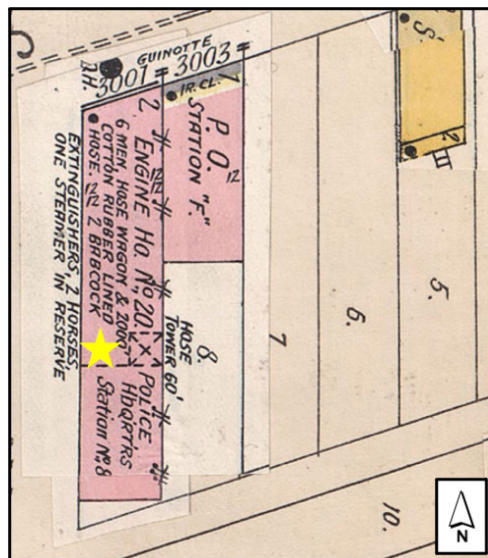
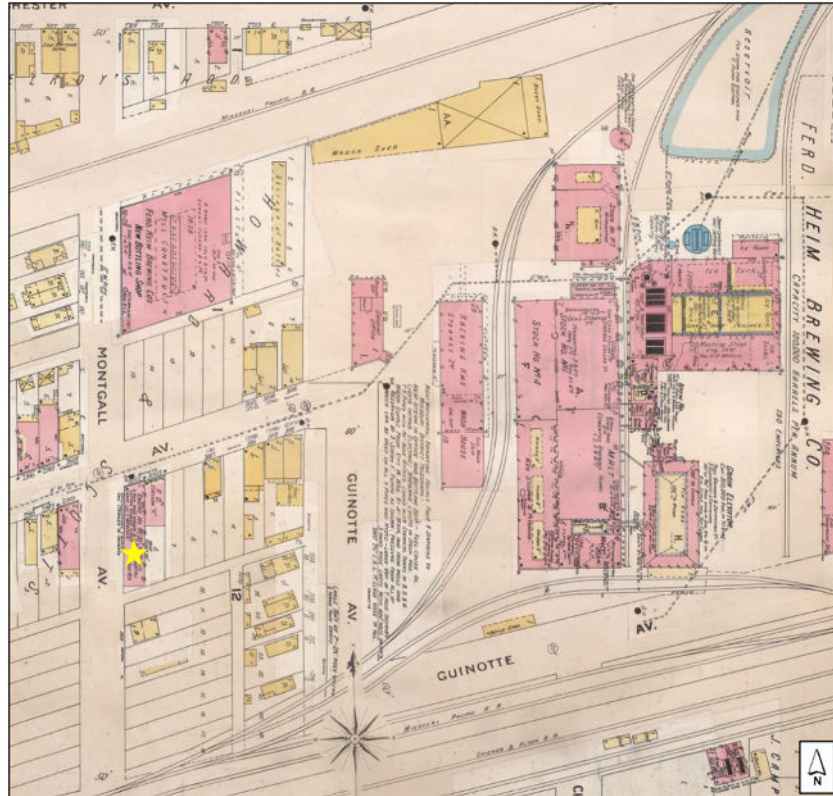


Figure 3: 1896 Sanborn Fire Insurance map with 1907 overlay illustrating the immediate vicinity (top) and a detail of nominated property (bottom). Property is denoted by the yellow star.

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Source: Sanborn Map Company, Plate 214, *Fire Insurance Maps of Kansas City Vol. II* (NY: Sanborn-Perris Map Co., Ltd., 1896-1907).

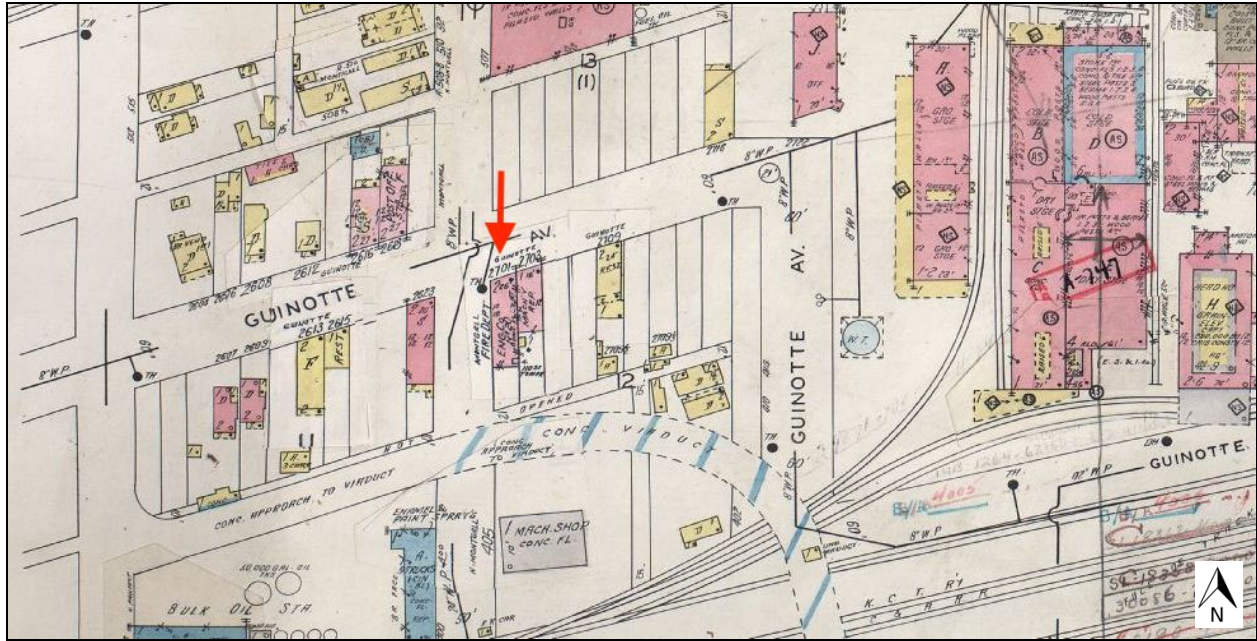


Figure 4: 1940 Sanborn Fire Insurance map with 1950 overlay of the area. A red arrow points to the nominated property. The Guinotte Viaduct can be seen to the south of Station No. 20.

Source: Sanborn Map Company, Plate 608, *Fire Insurance Maps of Kansas City Vol. V* (NY: Sanborn-Perris Map Co., Ltd., 1940-1950).

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Heim Fire Station No. 20
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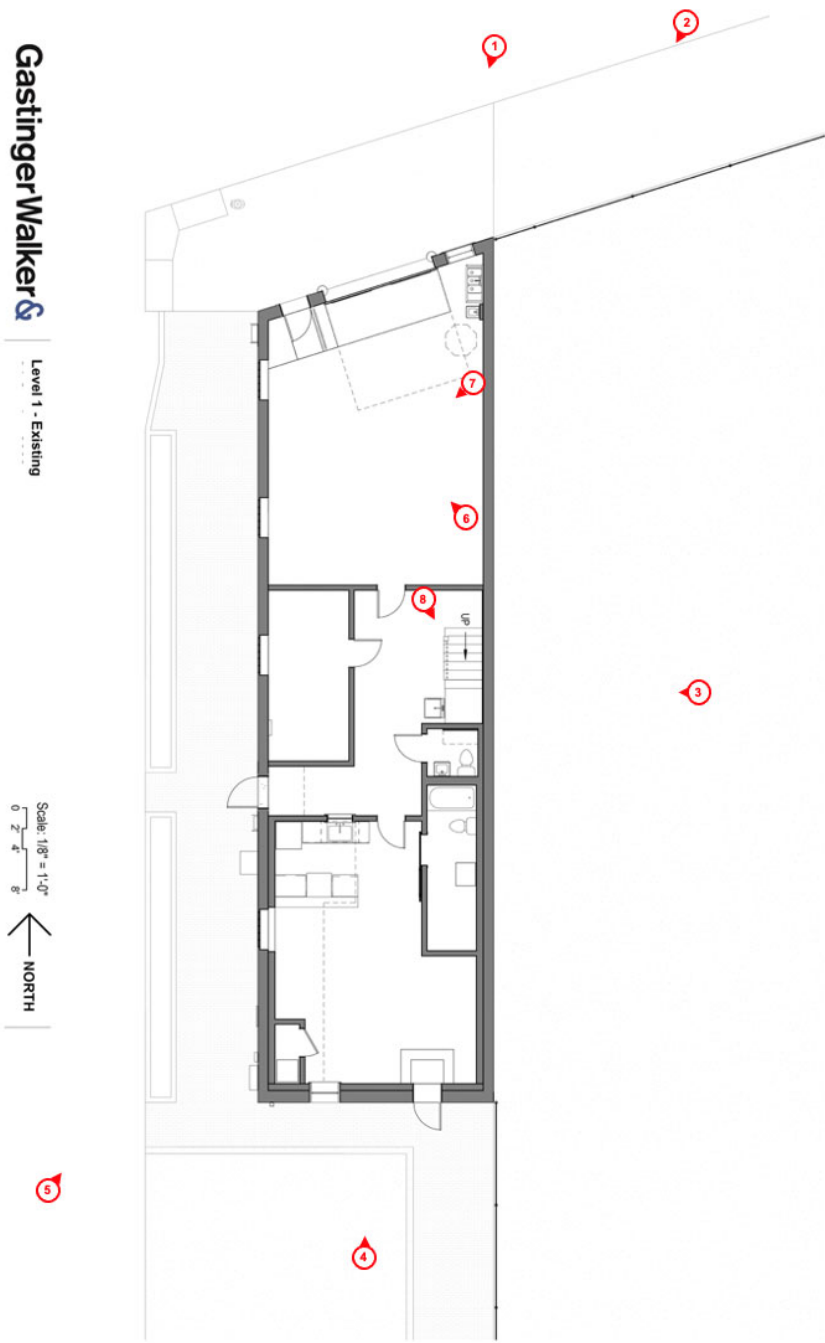


Figure 5: Current 1st floor plan and key to photographs.

Source: Gastinger & Walker, architects, 2022.

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Heim Fire Station No. 20
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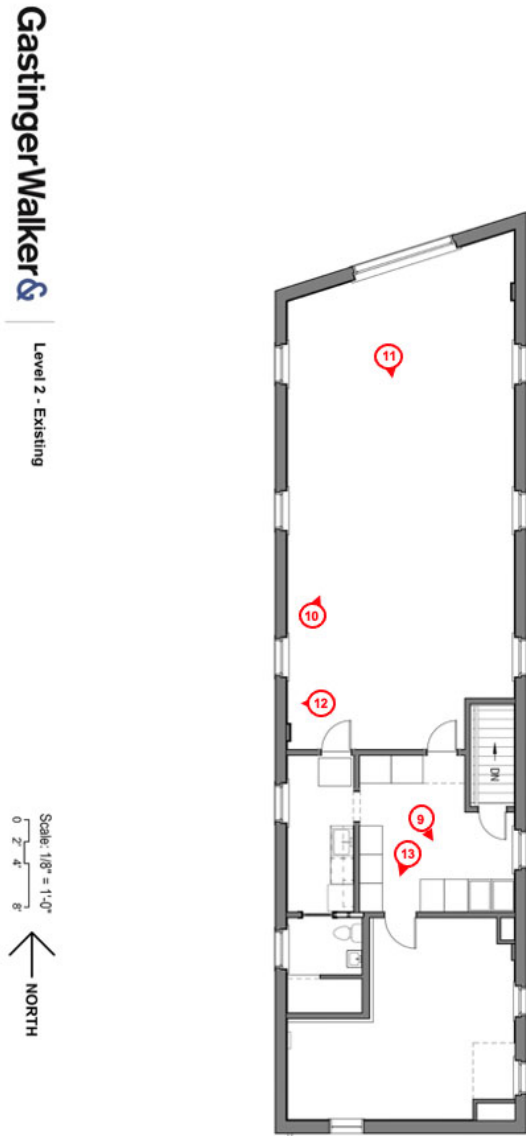


Figure 6: Current 2nd floor plan and key to photographs.

Source: Gastinger & Walker, architects, 2022.

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Figure 7: Heim Fire Station No. 20 with crew, as it appeared in 1913.

Source: Raymond Elder, private collection.

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Figure 8: Kansas City Tax Assessment photograph of Heim Fire Station No. 20, 1940.

Source: Missouri Secretary of State. "1940s Tax Assessment Photograph Collection," Missouri Digital Heritage, District 2, Block 65.
<https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax/id/271/rec/3>

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Figure 9: Rear elevation of Heim Fire Station No. 20, as it appeared c. 1960.

Source: Landmarks Commission of Kansas City, Missouri (now Kansas City Historic Preservation Commission), "East Bottoms Looking North from Cliff Drive," Miscellaneous Landmarks Commission Photographs (P34-4), Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

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Figure 10: Portrait of Kansas City Fire Department Chief George C. Hale, undated.

Source: General Photograph Collection (P1), Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.

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Heim Fire Station No. 20
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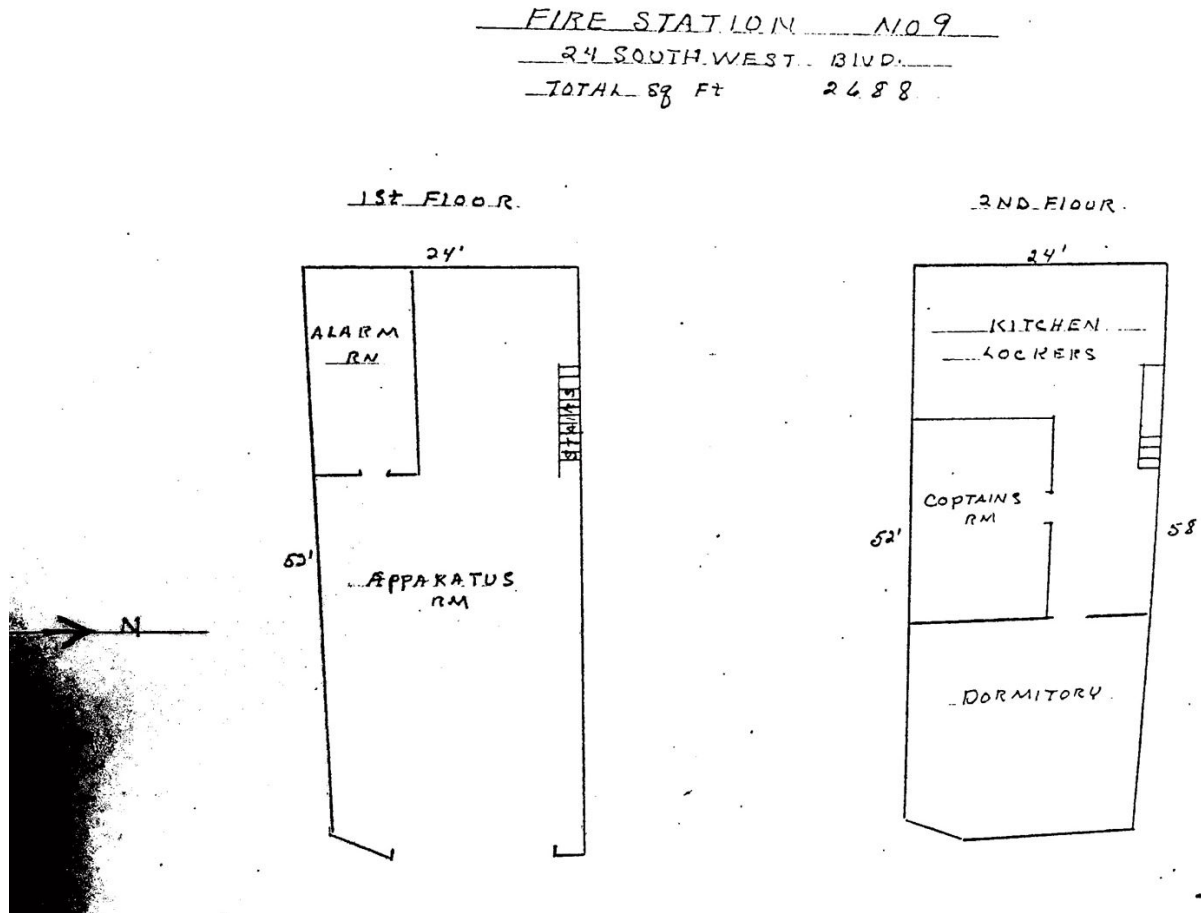


Figure 11: General footprint of Kansas City Fire Station No. 9 (extant), constructed 1887, from a 1933 appraisal report.

Source: Willis Castle and Marsha Nova, "Property and Insurance Division, Department of Finance, History and Appraisals of KCFD Properties," Report, May 1933, n. p, in the private collection of Raymond Elder.

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Figure 12: Kansas City Fire Department crew in front of Station No. 17, 1910. A Hale swinging harness can be seen in the apparatus doorway as well as a Hale door opener (weighted pulley system on edges of doors), which automatically opened the apparatus door during an alarm.

Source: Kansas City Fire Department, "KCFD Throwback to a Crew at Old 17's," Facebook, January 9, 2020.

<https://www.facebook.com/KCMOFireDept/photos/pb.100064698786263.-2207520000./3409633889078248/?type=3> Accessed April 8, 2023.

See Also: "When Automatic Fire Horses Made City Famous," *The Kansas City Times*, June 28, 1963: 1.

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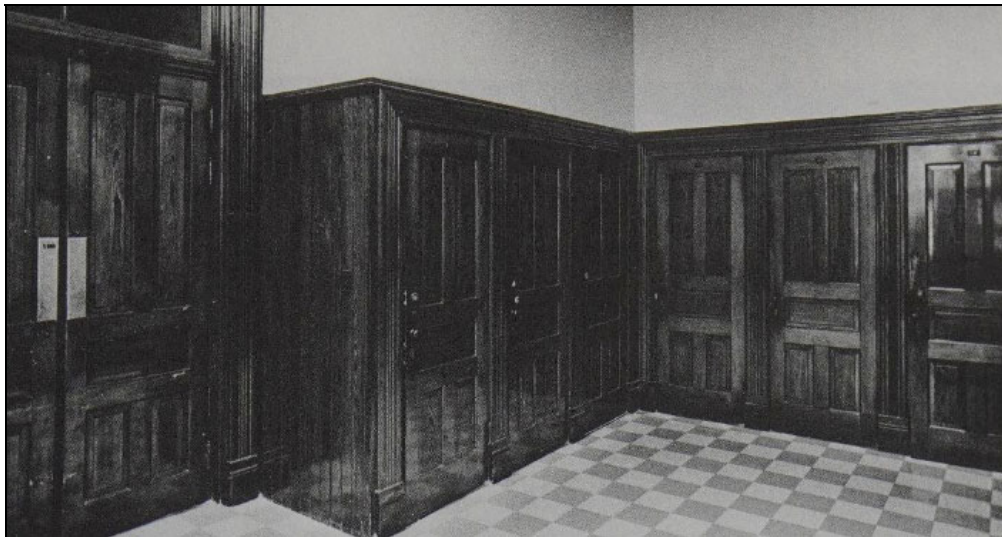
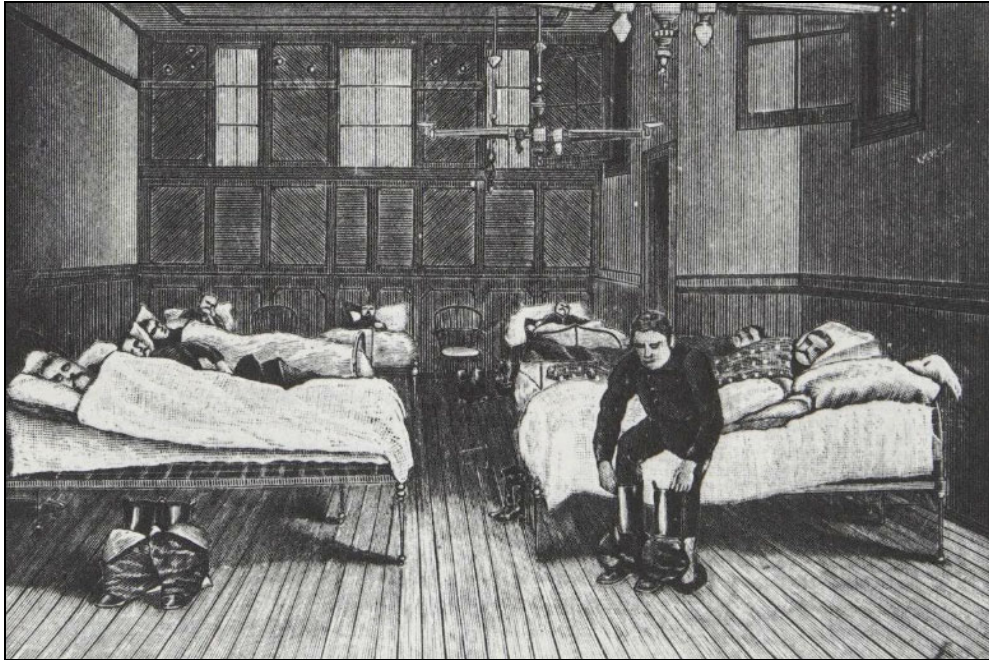


Figure 13: Examples of fire station interior features similar to that in Station No. 20 seen in Rebecca Zurier's *The Firehouse: An Architectural and Social History*.

Top: An etching of the "bunkroom" (dormitory area) at New York's Station No. 33. Bottom: Firemen storage lockers from a fire station in Cincinnati, Ohio.

Source: *The Firehouse: An Architectural and Social History* (NY: Abbeville Press, Inc., 1982), 101.

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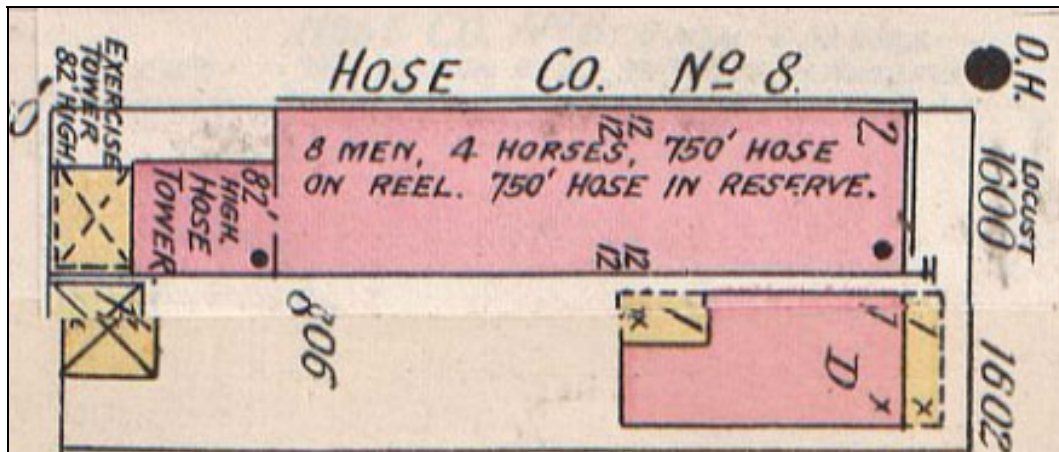


Figure 14: Former Kansas City Fire Station No. 8, 1600 Locust St.

Top Left: Photograph taken before 1955 facade changes, c. 1916 due to the 1916 model Hale/Velie firetruck. Top Right: The building as it appeared in 2022. Bottom: 1896 with 1907 Overlay Sanborn Fire Insurance map of the building.

Source: Top Left: Photo courtesy Brad Wolf, Kansas City Historic Preservation Commission. Top Right: Google Maps, Image Capture of 1600 Locust St., Kansas City, Missouri, September 2022. Bottom: Sanborn Map Company, Plate 120, *Fire Insurance Maps of Kansas City Vol. II* (NY: Sanborn-Perris Map Co., Ltd., 1896-1907).

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Heim Fire Station No. 20
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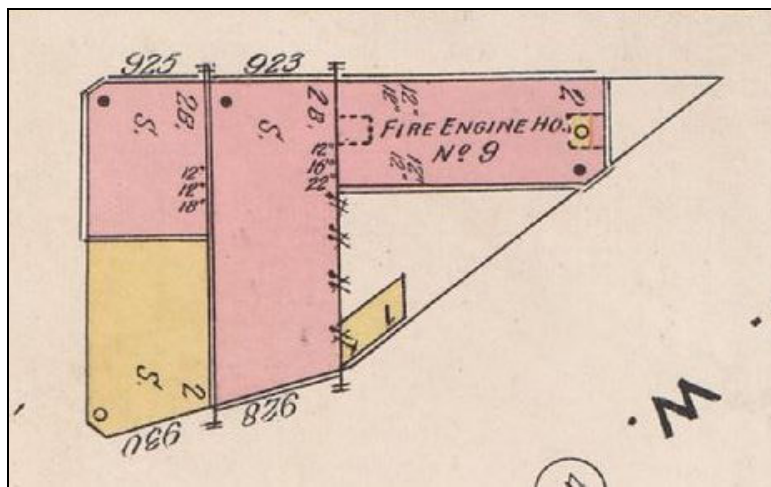


Figure 15: Former Kansas City Fire Station No. 9, 24 Southwest Blvd.

Top Left: Historic photo, undated. Top Right: The building as it appeared in 2022. Bottom: 1896 with 1907 Overlay Sanborn Fire Insurance map of the building.

Sources: Top Left: Photo courtesy Brad Wolf, Kansas City Historic Preservation Commission. Top Right: Google Maps, Image Capture of 849 Southwest Blvd., Kansas City, Missouri, September 2022. Bottom: Sanborn Map Company, Plate 54, *Fire Insurance Maps of Kansas City Vol. II* (NY: Sanborn-Perris Map Co., Ltd., 1896-1907).

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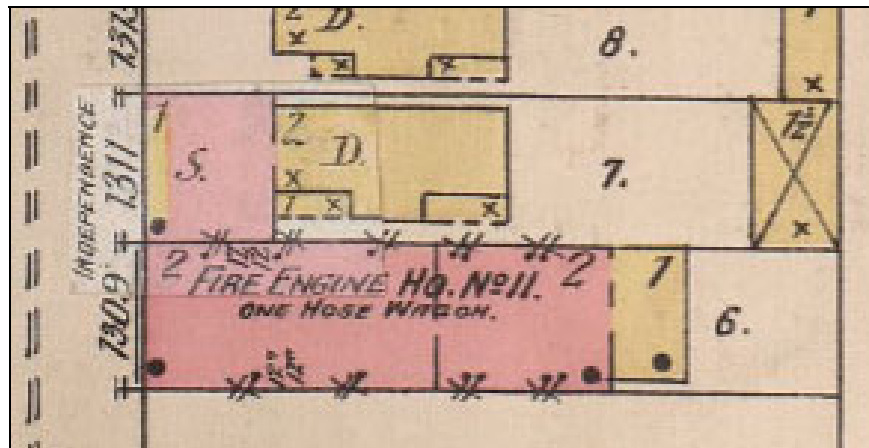
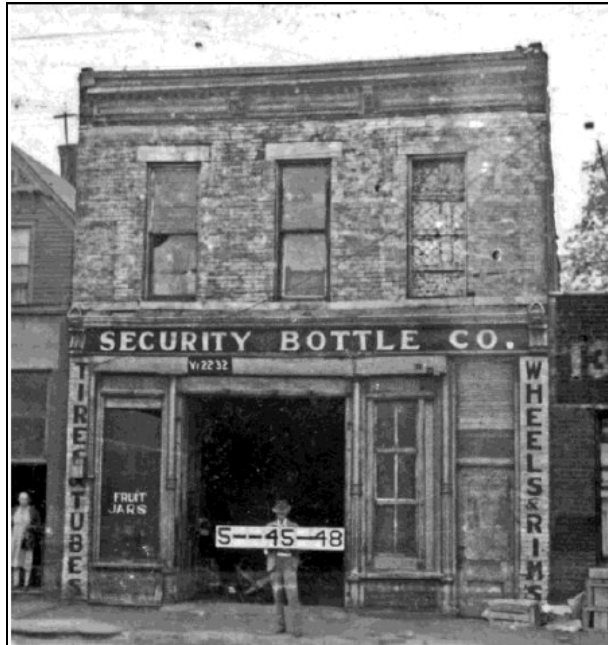


Figure 16: Former Kansas City Fire Station No. 11, 1309 Independence Blvd.
Top Left: Historic photo, 1940. Top Right: The building as it appeared in 2022. Bottom: 1896 with 1907 Overlay Sanborn Fire Insurance map of the building.

Sources: Top Left: Kansas City Historic Preservation Commission, "Case No. 0165-D," Staff Report, June 20, 2008, 4. Top Right: Google Maps, Image Capture of 309 Independence Blvd., Kansas City, Missouri, September 2022. Bottom: Sanborn Map Company, Plate 149, *Fire Insurance Maps of Kansas City Vol. II* (NY: Sanborn-Perris Map Co., Ltd., 1896-1907).

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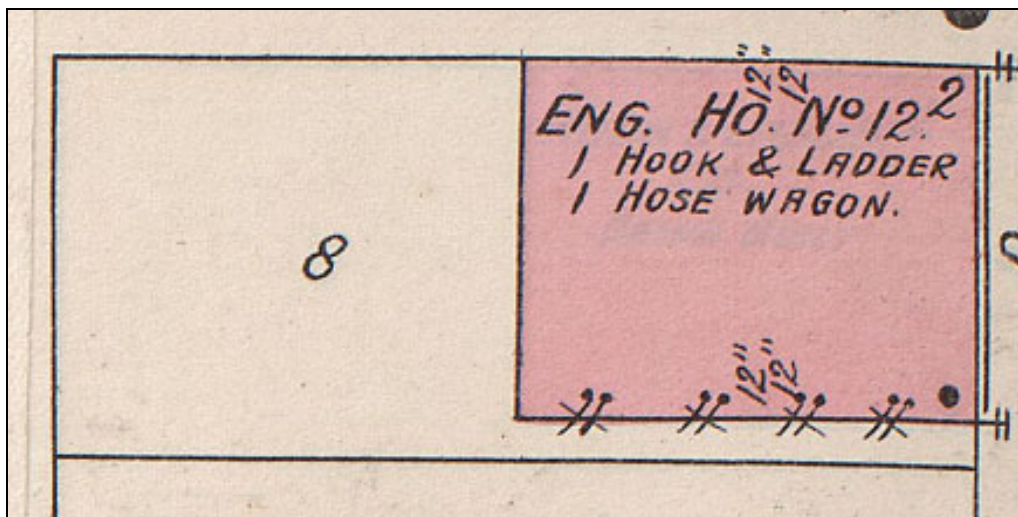


Figure 17: Former Kansas City Fire Station No. 12, 3324 E. 12th St.
Top Left: Historic photo, 1940. Top Right: The building as it appeared in 2022. Bottom: 1896 with 1907 Overlay Sanborn Fire Insurance map of the building.

Sources: Top Left: Missouri Secretary of State. "1940s Tax Assessment Photograph Collection," Missouri Digital Heritage, District 6, Block 116. Top Right: Google Maps, Image Capture of 309 Independence Blvd., Kansas City, Missouri, April 2022. Bottom: Sanborn Map Company, Plate 197, *Fire Insurance Maps of Kansas City Vol. II* (NY: Sanborn-Perris Map Co., Ltd., 1896-1907).













