

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 Interstate Securities Building

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number <u>215 E. 18th St.</u>	N/A	not for publication
City or town <u>Kansas City</u>	N/A	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Jackson</u> Code <u>95</u> Zip code <u>64108</u>		

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria: A B C D

Toni M. Prawl

SEP 06 2017

Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Interstate Securities Building
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

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

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

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

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

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

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE-Business

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

Stone

roof: Other

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Interstate Securities Building
Name of Property

Jackson County, Missouri
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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):

- 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 # _____

Historic Resources Survey Number (if assigned): N/A

Areas of Significance

ARCHITECTURE

Period of Significance

1950

Significant Dates

1950

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Tanner, Edward W. (Architect)

S. Patti Construction Company (Builder)

Interstate Securities Building
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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 39.091487 -94.580440 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 Rachel Nugent, National Register Coordinator; Alison Dunleavy, Historic Preservation Specialist

organization Rosin Preservation, LLC date April 2017

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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.

Interstate Securities Building
Name of Property

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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: Interstate Securities Building

City or Vicinity: Kansas City

County: Jackson State: Missouri

Photographer: Brad Finch, f-stop Photography

Date

Photographed: November 14, 2016

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

1 of 14: Primary (north) elevation, view S

2 of 14: East elevation, view W

3 of 14: East and south elevations, view NW

4 of 14: West elevation, view SE

5 of 14: North and east elevations, view SW

6 of 14: McGee Street looking SW from the intersection of E. 18th and McGee, view SW

7 of 14: McGee Street looking S from the intersection of E. 18th and McGee, view S

8 of 14: E. 18th Street, view E

9 of 14: E. 18th Street, view W

10 of 14: First floor entrance vestibule, view E

11 of 14: First floor from southwest corner, view NE

12 of 14: Second floor from northwest corner, view SE

13 of 14: Basement from northwest corner, view SE

14 of 14: Roof from northwest corner, view SE

Figure Log:

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

Figure 01. Context Map. Google Maps, 2016.

Figure 02. Site Map. Kansas City Parcel Viewer, 2016.

Figure 03. Photo map: exteriors. Kansas City Parcel Viewer, 2016

Figure 04. Photo map: first floor.

Figure 05. Photo map: second floor.

Figure 06. Photo map: basement.

Figure 07. Photo map: roof.

Figure 08. Historic Plans: first and second floor plans. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

Figure 09. Historic Plans: basement plan. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

Interstate Securities Building

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- Figure 10.** Historic Plans: roof plan and elevator details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.
- Figure 11.** Historic Plans: exterior elevations and details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.
- Figure 12.** Historic Plans: interior elevations and details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.
- Figure 13.** Historic Plans: sections and vestibule details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.
- Figure 14.** North elevation, c. 1962. Historic Photograph. Wilborn Photography, Kansas City, Missouri.
- Figure 15.** North and east elevations, c. 1964. Historic Photograph. Wilborn Photography, Kansas City, Missouri.
- Figure 16.** Edward Tanner, list of works in Kansas City, Missouri. Wolf, Brad. Edward Tanner Works. City of Kansas City, Missouri, Historic Preservation Commission, 2016.
- Figure 17.** Typical Colonial Revival designed by Edward Tanner for J. C. Nichols . "Colonial Village Development in Kansas City, MO." *Architectural Record* Issue 3 (March 1933): 194.
- Figure 18.** Crestwood Shops, 1922-1924. Google Maps Street View, 2017.
- Figure 19.** John N. Penrod Residence, 1920. Google Maps Street View, 2017.
- Figure 20.** Balcony Building, 1925. Google Maps Street View, 2017.
- Figure 21.** Postal life and Casualty Insurance Co. Building, 1935. "Edward W. Tanner, Architect: Postal life and Casualty Insurance Co. Building, Kansas City, MO." *American Architect* 146 (February 1935): 45.
- Figure 22.** Linda Hall Library, 1954. Linda Hall Library website. Accessed on January 31, 2017. <http://www.lindahall.org/about/>.
- Figure 23.** 916 W. 47th Street, 1954. Google Maps Street View, 2017.
- Figure 24.** 4646 Roanoke Parkway, 1955. Google Maps Street View, 2017.
- Figure 25.** Kansas City Life Insurance Company building, 1957. Google Maps Street View, 2017.
- Figure 26.** Kansas City Public Library and Board of Education Building, 1958. Brad Finch, 2016.
- Figure 27.** 4601 Madison Avenue, 1960. Google Maps Street View, 2017.
- Figure 28.** 301-333 W. 47th Street, 1960. Google Maps Street View, 2017.
- Figure 29.** Faddis Motor Company, 7 W. 62nd Terrace, 1945. Google Maps Street View, 2017.
- Figure 30.** Existing plan, Basement. *Source: Helix, 2017.*
- Figure 31.** Existing plan, First Floor. *Source: Helix, 2017.*
- Figure 32.** Existing plan, Second Floor. *Source: Helix, 2017.*
- Figure 33.** Existing plan, Roof. *Source: Helix, 2017.*

National Register of Historic Places
Continuation Sheet

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Interstate Securities Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

SUMMARY

The Interstate Securities Building at 215 E. 18th Street in Kansas City, Jackson County, Missouri, sits on the southwest corner of McGee and East 18th Streets. Located in Kansas City's historic "automobile row," an area immediately south of the downtown business district that housed the majority of the city's automobile dealerships and automobile financing houses, the building is surrounded by low-rise commercial buildings constructed from the early to mid- twentieth century. Edward Tanner and Associates designed the two-story office building in 1950. The building's brick façade with minimal stone ornament, horizontal spans of fenestration, and multi-light steel windows are typical of mid-century Modern style buildings and reflect a transition in Tanner's career after the death of developer J. C. Nichols in 1950.

ELABORATION

SETTING

The Interstate Securities Building at 215 E. 18th Street in Kansas City, Jackson County, Missouri, is in Kansas City's historic "automobile row," an area immediately south of the downtown business district that housed the majority of the city's first generation of purpose-built automobile dealerships and automobile financing houses (*Figure 1*). Mid-scale commercial buildings constructed in the early to mid-twentieth century surround the structure on the south, east, and west; a large surface parking lot and a small landscaped park face the building across 18th Street to the north (*Photos 6-9, Figure 3*).

The building anchors the southwest corner of McGee and East 18th Streets, and occupies the northeast portion of the block bounded by East 18th Street to the north, McGee Street to the east, East 19th Street to the south, and Grand Boulevard to the west (*Figure 2*). A small surface parking lot with a brick screening wall on its north side abuts the building's west elevation and is a contributing structure, built as part of the nominated property. The lot is approximately eighty feet wide and forty feet deep, with fewer than ten parking spaces. The brick screening wall has the same stone water table and brick as the building and defines the north edge of the parking lot (*Photo 4*). The west side of the lot is open to the adjacent alley. An alley runs north-south just to the west of the parking lot and accesses the rear elevations of buildings along McGee Street and Grand Boulevard.

The Interstate Securities Building and the west parking lot occupy the north end of the property while a one-story garage building and a paved parking lot occupy the south half of the property (*Photo 3*). The north and south lots were joined into a single ownership parcel in 2002.¹ Although an exact date of construction for the one-story garage cannot be determined, it predates the construction of Interstate Securities Building. The garage is set back from the plane of the east wall of Interstate Securities Building, creating a small paved parking area with four parking spaces on the east side of the garage, south of the

¹ In 1997, ABC Media Inc. assembled a parcel that included the Interstate Securities Building, the adjacent parking lot to the west, and the one-story garage to the south. Warranty Deed from ABC MEDIA Inc. (Kansas City Star Co.) to ABC MEDIA Enterprises, May 2, 1997 (filed May 5, 1997), Jackson County, Missouri Deed Book 2998, page 1182 Jackson County Recorder of Deeds, Jackson County, Missouri. In 2002, Sullivan Family Investments assembled the four lots as one parcel containing both buildings and the parking lot. Warranty Deed from Cypress Media LLC, ABC Media LLC, and ABC Media Enterprises LLC to Sullivan Family Investments, LLC, July 30, 2002 (filed October 18, 2002), Jackson County, Missouri Deed, Book and Page N/A, Jackson County Recorder of Deeds, Jackson County, Missouri.

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Interstate Securities Building

Name of Property

Jackson County, Missouri

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N/A

Name of multiple listing (if applicable)

larger building (*Photo 3*).² The south portion of the lot has provided parking since the mid-1990s. However, the garage and parking area are not associated with the historic significance of the Interstate Securities Building; the buildings do not share any internal connections and thus the garage and associated parking lot are not included in the nomination.

EXTERIOR

The two-story rectangular building has a concrete foundation, tapestry brick cladding, and a flat tar and gravel roof. A chimney rises from the roof's southwest corner. A stone water table wraps the north, east and west elevations; the water table widens on the east elevation as McGee Street slopes to the south. A flat parapet with cut stone coping caps the building, rising six feet above the roof deck (*Photo 14*). Cut stone medallions with the Interstate Securities Company logo hang from the top corners of the north and east elevations (*Photos 1, 2, Figure 3*).

The primary elevation faces north and is three bays wide (*Photos 1, 5*). On the first story, three steel windows with center pairs of casement sashes, fixed upper sashes, and lower awning sashes, and a stone surround fill the outer two bays.³ This window configuration is used for all the windows in the building except the stairwell in the southwest corner. Fluted stone mullions separate the windows within each stone surround. A recessed main entrance with a glazed aluminum door and large glazed aluminum transom and sidelights fill the opening in the center bay, which has a slightly taller stone surround. Stone planters flank the main entrance and continue through the glass into the entrance vestibule. A horizontal band of windows fills the second story of the primary elevation; nine multi-light steel windows divided in groups of three pierce the opening. The windows have a single stone surround and fluted stone mullions. Wide bands of fluted stone ornamented with a narrow metal grille separate the three center windows from the outer groups of three windows.⁴

The east elevation is three bays wide (*Photo 2, 5*). The first and second-story fenestration is similar to that on the primary elevation. On the first story, three multi-light steel windows with a stone surround fill each bay. Fluted stone mullions separate the windows in each bay. A horizontal band of windows fills the second story of the east elevation; eleven multi-light steel windows pierce the opening. The windows have a stone surround and fluted stone mullions. Wide bands of fluted stone ornamented with a narrow metal grille separate the five windows in the center from the outer groups of three windows on each side.

The west elevation is four bays wide (*Photo 4*). The south bay on the west elevation contains a stairwell that accesses the roof and is slightly taller than the rest of the elevation. Groups of three multi-light steel windows with stone surrounds and fluted stone mullions fill the two north bays on the first and second stories. Two multi-light steel windows with stone sills fill the center south bay on the first and second story. A metal door pierces the south first-story bay and leads to a concrete loading dock; multi-light steel windows with rectangular muntin grids and stone sills pierce the south bay in between the first and second stories and the second story and roof. A metal door on the west elevation of the neighboring garage

² A large paved parking lot to the south of the garage is not historically associated with the nominated building.

³ While the panes of glass were removed from all the windows, the historic metal frames are extant.

⁴ All windows and decorative elements are original with the exception of the north first story bay on the east elevation, which was originally an entrance but renovated into windows by 1964. The 1964 windows match the fenestration pattern and ornament of the historic windows.

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building opens to the loading dock. The south elevation is devoid of fenestration; a one-story brick and concrete block garage building abuts the west half of the south elevation (*Photo 3*).

INTERIOR

The building's interior is free of partitions and has an open floor plan (*Photos 11-13*). A prior renovation removed all interior finishes and partitions. Each floor has concrete block walls and poured concrete floors. A temporary protective layer covers the flooring in an area adjacent to the entry vestibule. This area may contain historic flooring, such as marble tile or terrazzo. Four concrete columns equally spaced in the center of the building support the floor above (*Figures 6 and 30*). The square columns have pyramidal caps. Concrete columns at the perimeter of the building have angled concrete brackets to provide additional support for the floors. Open concrete stairs at the center of the building and enclosed concrete stairs in the southwest corner run from the basement to the second floor; the southwest stairs access the roof (*Figures 4-7 and 30-33*). A protective layer covers the concrete stairs. An elevator faces the central stair and accesses all floors. The elevator shaft is concrete block covered with drywall. The elevator has black metal doors. The first floor entrance vestibule in the center of the north elevation has stone planters on the east and west walls, which continue into the space from the exterior; paired glazed aluminum doors with glazed transom and sidelights fill the entire south wall and lead into the first floor (*Photo 10*). The glazed walls and the interior pair of doors are historic while the exterior pair of doors is not historic. The vestibule has historic marble tile floors. Remnants of a perforated metal ceiling screen hang in the vestibule.

CONSTRUCTION HISTORY

Edward Tanner and Associates designed the two-story office building for the Interstate Securities Company (*Figures 8-13*). A building permit issued in 1950 authorized the construction of a 75' by 83' concrete block building with brick veneer and a flat tar and gravel roof. The S. Patti Construction Company completed the building for \$177,000 (*Figure 14*).⁵ By 1964, the entrance on the east elevation was replaced with windows configured to match those in the other first story bays. The building changed hands a number of times between 1963 and 2002. Presumably partitions were removed during one of these transfers to open the space for more efficient use.

INTEGRITY

The Interstate Securities Building, constructed in 1950, retains sufficient architectural integrity to communicate its era of construction, as well as the Modern aesthetic that reflects a distinct shift in the body of work of renowned local architect Edward Tanner. The building stands in its original location. Its setting, composed of mid-scale commercial buildings constructed from the early to the mid-twentieth century that housed the majority of Kansas City's automobile dealerships and automobile financing houses during the period, is intact. The design, materials, and workmanship of the building's exterior, such as the red brick façade with stone ornament, multi-light steel windows, and historic glazed entrance

⁵ Kansas City Landmarks Commission, Building Permit #17263, June 5, 1950.

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vestibule, are intact and clearly communicate feelings about and associations with the work of architect Edward Tanner, its historic function, and the era in which it was constructed. The glazing was removed from the windows during a prior renovation. The steel window frames are extant and in good condition. The removal of the glass does not compromise the integrity of the building as the historic frames are extant and communicate the frame placement, configuration, and other essential qualities of the windows.

While alterations to the interior have obscured the original office configuration, the building's character-defining exterior features, such as the horizontal bands of fenestration, minimalistic ornament, and brick façade, are extant. Changes to the first story of the east elevation match the configuration, materials and finishes of the original fenestration and not do detract from the building's architectural integrity. The Interstate Securities Building represents the beginning of a new phase in Tanner's career when his commercial buildings exhibited a more Modern aesthetic following the death of J. C. Nichols, Tanner's long-time patron and employer, in 1950. The design, materials, and workmanship of the building's exterior reflect this transition.

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Interstate Securities Building
Name of Property
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N/A
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SUMMARY

The Interstate Securities Building at 215 E. 18th Street in Kansas City, Missouri, designed by Edward Tanner and Associates, is locally significant under National Register Criterion C for the area of Architecture as the earliest expression of a new mature phase in Edward Tanner's long and celebrated design career. Edward Tanner was a prolific Kansas City architect, a local master who designed more than 2,000 houses as well as myriad retail stores and shopping centers, government and institutional buildings, the entire town of Fort Peck, Montana, and numerous churches (*Figure 16*). Edward Tanner began a markedly distinct phase in his extensive architectural career in 1950, indicating a definitive move away from historical revival influences to the Modern aesthetic that prevailed across the country in the mid-twentieth century. Edward Tanner's projects after the death of J. C. Nichols in 1950 reflect a transition in his design aesthetics and focus. The Interstate Securities Building was Edward Tanner's first expression of a new Modern Movement aesthetic used for a building, commercial or residential, with the notable exception of the Bixby House.⁶ It was also the first commercial building Tanner designed in Kansas City for an entity other than the J.C. Nichols Company. Its period of significance, 1950, corresponds to the date of construction. Commercial buildings designed after the Interstate Securities Building illustrate the evolution of Tanner's conservative interpretation of the Modern style as it progressed from the adaptation of traditional building materials, restrained ornament and a horizontal emphasis to his mature, Modern designs featuring curtain wall construction and a combination of traditional and modern building materials.

ELABORATION

ARCHITECTURE

Edward Tanner

Edward Tanner was born in Cottonwood Falls, Kansas, in 1895. His family moved to Lawrence, Kansas, a year later. After high school, Tanner enrolled at the University of Kansas, first in the civil engineering program, but switched to the University's newly established architectural program two years later.⁷ He graduated in 1916 after studying architecture under Goldwin Goldsmith, former secretary to Stanford White of New York's McKim, Mead, and White, one of the nation's leading architecture firms of the era. Goldsmith's program taught courses on both architecture and architectural engineering, emphasizing the artistic aspects of design. It was one of the first programs in the country to embrace the modern architectural theories developing in Europe through the 1920s, which led to the general acceptance of the International Style throughout the United States.⁸

After graduating from the University of Kansas, Tanner moved to Kansas City, Missouri for a brief period, working for the architectural firm of Shepard, Farrer, and Wisner, and then the Concrete Engineering Company designing concrete foundations.⁹ In 1917, he enlisted in the officer training program at the Army

⁶ The Bixby House, constructed in 1936, was listed in the National Register of Historic Places on November 21, 1978.

⁷ "Critical Eye Leads to the Ideal," *Kansas City Star*, June 14, 1961.

⁸ David H. Sachs and George Ehrlich, *Guide to Kansas Architecture* (Lawrence, Kansas: University Press of Kansas, 1996), 21, 24.

⁹ American Institute of Architects, *AIA Historical Directory of American Architects: A Resource Guide to Information About Past Architects*, 1956. <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>. (accessed December 6, 2016).

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Field Artillery School at Fort Sill, Oklahoma and became a second lieutenant. Tanner left the Army as a captain in 1918 after the end of World War I and returned to Kansas City.¹⁰

In 1919, Tanner took a position as a designer at the J. C. Nichols Company, a Kansas City real estate development firm. J. C. Nichols developed suburban residential and commercial districts on both sides of the state line in Kansas City; his holistic approach to suburban development shaped the growth of suburban communities nationwide. Under Nichols, Edward Tanner produced designs used to construct over 2,000 houses in the Kansas City suburbs as well as neighborhood shopping centers within Nichols' planned communities.¹¹ In addition to neighborhood shopping centers, Tanner designed buildings and parking garages for the Country Club Plaza (Plaza), Nichols' signature retail development. Built for the suburban residents of the Nichols-developed Country Club District and city dwellers alike, the Plaza was touted in 1922 as the premier shopping district in the Kansas City Metropolitan area.¹²

Initial plans for the Plaza were designed by Tanner along with Edward Buehler Delk, another J.C. Nichols Company architect. Nichols, together with Tanner and Delk, spent three years studying suburban business districts before designing the Plaza. The company decided to build in the Spanish Colonial Revival style, requiring uniform building height and cornice lines and a set color scheme for façades, roofs, ornamentation, and awnings in order to affect the impression of a European shopping district. Tanner traveled to Mexico, seeking inspiration and exporting the colorfully painted clay tiles that ornament many of the Plaza's buildings. Located south of Kansas City's central business district, the Country Club Plaza provided ample free parking, allowing both city and suburban dwellers to access stores with ease.¹³ As the Plaza grew, Tanner designed multi-level parking garages to accommodate the increasing number of automobiles. Tanner's meticulous analysis of extant garages and experimentation with various parking angles and structural systems led to innovative designs that allowed shoppers to park their cars without the aid of an attendant.¹⁴ Tanner is credited with designing thirty-three buildings for the Country Club Plaza between 1922 and 1964 (*Figure 16*). While many of Tanner's designs for the Country Club Plaza were Spanish Colonial Revival buildings, the Postal Life and Casualty Insurance Company building at 4725 Wyandotte Street, completed in 1935, features a streamlined façade with classical detailing that contrasts with its historical revival neighbors.¹⁵ More-typical Plaza buildings to the north and across Wyandotte Street to the west have clay tile parapets or elaborate cornices, large, arched entrances with ornate mosaic tile patterns and stone adornment, and second-story balconies with wrought iron railings.

Edward Tanner worked for J. C. Nichols throughout his career, becoming the firm's principal designer, and later, vice-president of the board of directors. His own firm of Tanner and Associates, established in 1936, worked closely with the Nichols Company and shared their offices at 310 Ward Parkway. Tanner's residential designs for the J. C. Nichols company were primarily historical revival-style homes. Colonial Revival and Tudor Revival houses designed by Tanner for J. C. Nichols in the 1930s followed strict zoning regulations and used variations of three typical floor plans to economize the design process while avoiding

¹⁰ "Critical Eye Leads to the Ideal," *Kansas City Star*, June 14, 1961.

¹¹ *Ibid.*

¹² Worley, William S Worley, *J.C. Nichols and the Shaping of Kansas City: Innovation in Planned Residential Communities* (Columbia, Mo: University of Missouri Press, 1990), 248.

¹³ Worley, *J.C. Nichols and the Shaping of Kansas City*, 246-248.

¹⁴ "Presenting Edward W. Tanner, Swing Nominee for Man of the Month," *Swing 3* No. 12 (December 1947): 39-40.

¹⁵ The design and integrity of the Postal Life and Casualty Insurance Company Building will be discussed later in the document.

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monotony.¹⁶ Adherence to the zoning regulations ensured high property values and neighborhood livability. These historical revival homes were typical of Tanner's residential designs (*Figure 17*). However, Tanner's exposure to modernist aesthetics at the University of Kansas influenced his use of the International Style in the 1930s and restrained Modernism in the 1950s. The Walter E. Bixby residence (NR listed 11/21/1978), designed by Tanner and built by the J. C. Nichols Company in 1936, is one of the earliest examples of the International Style in Kansas City.¹⁷ The Bixby Residence is a unique design that Tanner did not use for other residential commissions; it does not mark the beginning of a distinct phase in his body of work.

The majority of Tanner's buildings are located in Kansas City, Missouri, and its surrounding suburbs. However, in 1933, Tanner worked with the U.S. Army Corps of Engineers, planning the entire town of Fort Peck, Montana in preparation for the construction of the Fort Peck Dam. Shortly after, Tanner designed O'Reilly military hospital in Springfield, Missouri.¹⁸ In 1942, Tanner partnered with Ansell Mitchell, creating the firm of Tanner and Mitchell specifically for military contracts. Together, Tanner and Mitchell designed the airfield at Whiteman Air Force Base in Knob Noster, Missouri, along with Hays-Walker and Great Bend airfields in Kansas.¹⁹ In 1946, Tanner designed the Gothic Revival-style Danforth Chapel at his alma mater, the University of Kansas.²⁰

The J. C. Nichols Company remained the primary client of Tanner and Associates throughout the 1930s and 1940s, commissioning designs for houses and apartment complexes, commercial buildings, churches, offices, medical buildings, car dealerships, and service stations. By the late 1940s, Tanner and Associates had twenty employees, including draftsman, architects, and engineers, some of whom had worked for Tanner for twenty years.²¹ When J. C. Nichols died in 1950, Edward Tanner remained on the Nichols Company board of directors, serving as vice-president until he retired in 1964. During this time, Tanner also continued running his own architecture firm.

In 1961, Tanner and long-time employee Mayol Linscott formed the firm of Tanner, Linscott, and Associates. Linscott, a University of Kansas architectural program graduate, worked with Tanner first as the chief draftsman at the J. C. Nichols Company, and then as an architect for the Fort Peck project with Tanner and Mitchell. Linscott continued as project manager at Tanner and Mitchell until becoming a name partner.²² Edward Tanner retired from Tanner, Linscott, and Associates in 1964 and died in 1974.

Edward Tanner's projects after the death of J. C. Nichols in 1950 reflect a transition in his design aesthetics and focus. While buildings designed for the Nichols Company before and after 1950 were historical revivals, projects for other builders and developers completed after 1950 were modern designs

¹⁶ "Colonial Village Development in Kansas City, MO.," *Architectural Record* Issue 3 (March 1933): 191-195.

¹⁷ George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990* (Columbia: University of Missouri Press, 1992), 111.

¹⁸ O'Reilly Military Hospital was closed in 1952 and converted into Evangel College in 1954. The buildings visible on the 1961 USGS Topo map are not present, indicating that much of what Tanner designed was demolished.

¹⁹ Richard B. Fowler, "Leaders in Our Town," *Kansas City Star*, 1952. Few, if any, of the buildings designed by Tanner and Mitchell are extant on any of these three airfields. Hays-Walker does not have any extant buildings.

²⁰ Danforth Chapel is listed in the National Register of Historic Places as a contributing resource to the University of Kansas East Historic District, NR listed on January 8, 2014.

²¹ "Presenting Edward W. Tanner," 41.

²² "Critical Eye Leads to the Ideal," *Kansas City Star*, June 14, 1961; American Institute of Architects, *AIA Historical Directory of American Architects: A Resource Guide to Information About Past Architects*, 1962.

<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1962%20American%20Architects%20Directory.aspx>. (accessed December 6, 2016).

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influenced by Tanner's education under Goldwin Goldsmith. Tanner's conservative approach to Modernism in the early to mid-1950s combined traditional building materials with simple geometric ornament and a horizontal emphasis, as seen in the design of 215 E. 18th Street. As Tanner's list of clients expanded, his design style matured to the total expression of the Modern Movement in the 1960s, as evidenced by the Miesian Kansas City Public Library and Board of Education Building at 1211 McGee Street, completed in 1960.

Comparative Analysis/Modern Architecture

Tanner's typical commercial and residential designs throughout the early- to mid-twentieth century utilized historical revival styles such as Tudor Revival and Colonial Revival. The Crestwood Shops at 301-337 E. 55th Street, constructed between 1922 and 1924, are some of Tanner's earliest commercial work for developer J. C. Nichols (*Figure 18*).²³ The one-block long red-brick Colonial Revival shopping center features cupolas, pedimented storefront entrances, and cornices over the window surrounds. The design of the Crestwood shops complements the surrounding residential neighborhood, a J. C. Nichols development filled with Colonial Revival and Tudor Revival houses such as the John N. Penrod Residence at 815 W. 55th Street, designed by Tanner for the J. C. Nichols Company in 1920 (*Figure 19*). The two-and-one-half story house has brick and stone cladding with faux half-timbering and a steeply pitched slate roof. Tanner's designs for Nichols' residential developments south of the Country Club Plaza were primarily historical revival-style houses, with the exception of the unique International style Walter E. Bixby residence.

The Balcony Building, located at 300 W. 47th Street, is an excellent example of Tanner's typical commercial designs for the Country Club Plaza (*Figure 20*). The 1925 building's primary elevation fronts West 47th Street, the main thoroughfare of the Country Club Plaza. Tanner employed a Spanish Colonial Revival style, designing the building with shaped parapets, stucco cladding, terra cotta ornament, a clay-tile roof, and wrought iron balconettes. An ornate bell tower on the west end of the primary elevation reinforces the historical revival motif.

The design of the Interstate Securities Building follows the broad aesthetic of the Modern Movement, popular from the end of World War II to the 1980s. The Modern Movement period marked a transition from designs of the late-nineteenth and early-twentieth century that incorporated literal references to historical styles, to designs characterized by a pronounced break from the past through the use of geometric forms, simple ornamentation, and classically inspired tenets of proportion and symmetry without direct use of historical elements.²⁴ The Modern Movement was influenced by the International Style, which was characterized by flat, smooth surfaces, ribbon windows, exposed structure, and flat roofs. Modern Movement tenets are based on functionality and focused on the use of innovative materials, such as reinforced concrete and steel structural systems, which allowed for open interiors and enhanced wind resistance. In Kansas City, architects approached this new unfamiliar design with caution so as not to reject more traditional, popular forms.²⁵ Local Architectural Historian George Ehrlich describes the post-war architecture of Kansas City as "masonry conservatism," stating "a good deal of post-war architecture in the city... exhibited a tendency to avoid the cutting edge of modernism contemporary to its time."²⁶

²³ All buildings referenced in the Comparative Analysis are extant, unless otherwise noted.

²⁴ Ehrlich, *Kansas City, Missouri*, 124.

²⁵ Ehrlich, *Kansas City, Missouri*, 121.

²⁶ Ehrlich, *Kansas City, Missouri*, 119.

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The Interstate Securities Building was Edward Tanner's first Modern Movement commercial building. The building's symmetrical façades and traditional materials, such as brick and cut stone, combined with the pronounced horizontal emphasis convey a conservative approach to Modern design.²⁷ The building, in its simplicity, stands in contrast to the buildings that surround it. While the façades of neighboring commercial buildings share similar materials, the lack of an ornamented parapet or cornice distinguishes the Interstate Securities Building from its early-twentieth century neighbors. Restrained ornament and detail, simple geometric form and massing, and defined window and door openings contribute to its Modern aesthetic; these elements repeat throughout Tanner's later designs. Fluted mullions and metal grillwork add a contrasting vertical element reminiscent of Tanner's more conservative designs such as the 1935 Postal Life and Casualty Insurance Company Building (4725 Wyandotte Street) (*Figure 21*).²⁸ However, the monumentality and vertical emphasis created by the Postal Life and Casualty Insurance Company building's limestone façade and wide, fluted window surrounds to define individual windows, along with the ornamented metal spandrel panels, is more evocative of Art Deco designs than the Modern Movement elements present in the Interstate Securities Building. Located at the Country Club Plaza, approximately four miles south of the Interstate Securities Building, the historic central entrance of the Postal Life and Casualty Insurance Company Building was relocated to the north bay at an unknown date. Additional changes such as a glass storefront and small clay tile roof projecting from its front façade, removed c. 2011, detract from its architectural integrity. The transitional style of the Postal Life and Casualty Insurance Company Building hints at the Modern Movement aesthetic Tanner would develop in the 1950s.

The Faddis Motor Company Building at 7 W. 62nd Terrace is a one-story commercial block that was designed to house an automobile sales and service business. The J.C. Nichols Company, owner and builder, employed Tanner in 1945 to design the concrete block building. The new structure supplemented the existing J. C. Nichols commercial node in the Brookside neighborhood that developed largely during the late 1930s and early 1940s, and exhibited elements of the Tudor Revival style. The Faddis Motor Company Building was designed with the simple, streamlined accents common to auto dealerships during the 1930s and early 1940s (*Figure 29*). The buff brick façade, rounded corner, and large display windows were typical of the Streamlined Moderne aesthetic popular for auto-related resources. The choice of materials also enabled the commercial building to harmonize with the surrounding residential neighborhood.

Commercial buildings designed by Tanner after the Interstate Securities Building for entities other than the J.C. Nichols Company illustrate the evolution of Tanner's mature design style. By the early to mid-1950s, Tanner had designed myriad commercial buildings and houses and was a well-known architect in Kansas City. Tanner's designs during this time featured traditional building materials with restrained ornament and a horizontal emphasis. The pared-down classicism of Linda Hall Library (5109 Cherry Street), built in 1954, is a nod to its institutional function as a university library; its flat roof, geometric form and massing with simple cut-stone and brick ornament similar to the cut-stone ornament of the Interstate Securities Building convey its Modern aesthetics (*Figure 22*). Similarly, the two-story office building at 916 W. 47th Street, constructed in 1954 just north of the Plaza, utilizes projecting, contrasting-color soldier brick courses to emphasize its horizontality in the same way as the cut stone window surrounds of the Interstate Securities Building (*Figure 23*). The corbelled cornice, brick quoins, and faux-arch around the primary

²⁷ Tanner's stamp appears on plans for the Interstate Securities Building, so it is very likely that he was the primary architect.

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entrance of the office building blend historical revival ornament with the Modern form and massing of the asymmetrical façade.²⁹

The Amalgamated Labor Life/Missouri National Life Building, constructed in 1955 at 4646 Roanoke Parkway immediately north of the office building at 916 W. 47th Street, showcases Tanner's understanding of the International Style (*Figure 24*), which he had already utilized in a residential form with the Bixby Residence. The three-story building, nestled into the surrounding hillside, has brick, wood siding, and stucco cladding with cantilevered roofs and canopies. The wood siding and ribbon windows emphasize the building's horizontality while the combination of cladding materials provides contrast and texture. The building is extant and retains its architectural integrity. Offices for the Kansas City Life Insurance Company at 121 W. 14th Street, approximately one-half mile north of the Interstate Securities Building in downtown Kansas City, expressed Tanner's penchant for combining cladding materials with large horizontal bands (*Figure 25*). The three-story building, constructed in 1957, houses offices on the first floor and a parking garage on the upper floors. Stone veneer and concrete clad the primary elevation, which has an asymmetrical entrance. Ribbon windows span the length of the first story and denote the office space. Pre-cast concrete panels project from the building and clad the upper stories of the parking garage. Horizontal openings with ornamental grillwork on the second and third stories echo the rhythm of the ribbon windows on the first story and provide ventilation to the garage. Changes to the building are minimal; the metal grills were removed in 2016.

By 1958, Tanner's designs evolved from a combination of traditional materials with Modern ornament and massing to a completely Modernist aesthetic. Tanner's Miesian Kansas City Public Library and Board of Education Building at 1211 McGee Street (*Figure 26*), approximately one-half mile north of the Interstate Securities Building in downtown Kansas City, and four-story office building at 4601 Madison Avenue (*Figure 27*), just north of the Plaza, were completed in 1960. Both buildings feature curtain walls with ribbon windows and opaque spandrel panels. The utilization of traditional building materials, such as brick and limestone, in conjunction with modern materials, aluminum and pre-cast concrete, is typical of Tanner's Modern designs. The buildings are extant and retain their architectural integrity. In contrast, the retail space at 301-333 W. 47th Street, designed by Tanner in 1960 for the J.C. Nichols Company, exhibits the same Spanish Colonial Revival style as many other buildings at Country Club Plaza (*Figure 28*). The one-story building has a low-sloped clay-tile roof, stucco cladding, and exposed rafter tails.

The evolution of Tanner's work parallels the work of contemporary architects as they embraced new design trends and popular aesthetics. Modern Movement expression in Kansas City was at first reserved in the continued use of brick as the primary exterior cladding, as can be seen in the 1948 R.O. Stenzel & Company Warehouse at 1811 Walnut Street by Kivett & Myers (NR listed 7/20/2007) and the 1952 Interstate Bakeries Corporation Building at 12 E. Armour Boulevard by Andrews & Hutchins (NR listed 9/1/2015). Tanner and Kivett & Myers were the first local architects to incorporate the Miesian aesthetic on a large scale to highlight innovations in curtainwall technology and its inherent patterns of design, as executed in Kivett & Myers' 1958 apartment building at 910 Pennsylvania Avenue, roughly one mile northwest of the nominated building, and Tanner's 1960 Kansas City Public Library and Board of

²⁸ The building is extant.

²⁹ Both buildings are extant.

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Education Building at 1211 McGee Street, roughly six blocks north of the nominated property.³⁰ While this phase of Tanner's work was not unique in the context of contemporary architects, the Interstate Securities Building marks the beginning of an important phase in the spectrum of Tanner's career, an extensive portfolio that identifies Tanner as a local master.

Property History

Interstate Securities Company commissioned Edward Tanner and Associates to design a two-story office building in 1950; the S. Patti Construction Company began construction July of that year.³¹ The building served as company headquarters for Interstate Securities from 1951 until 1960 when the company moved to their newly-built headquarters at 3430 Broadway.³² The building at 215 E. 18th Street remained vacant until 1964 when St. Louis based advertising company Winius Brandon opened a Kansas City office in the building (*Figure 15*). Winius Brandon employee James Barickman opened his own advertising agency, Barickman and Selders Advertising, replacing Winius Brandon as tenants in 1966.³³ The building was vacant from 1969 to 1971. Topsy's International, a Kansas City popcorn company, opened their company offices at 215 E. 18th Street in 1971 and purchased the building in 1973.³⁴ By 1975, Topsy's had offices and a retail shop in the building, which they shared with the Gottlieb Corporation, a commercial real estate company. That same year, Topsy's International sold the building to the Kansas City Star, although they continued to occupy the building through 1981.³⁵ The Kansas City Star used the building as an annex, housing its personnel offices and credit union at 215 E. 18th Street until 1996, when the Kansas City directory lists the Federal Employees Credit Union at this address.³⁶ The building has been vacant since 1998.

Company History

The Interstate Securities Company was founded in 1917 as an automobile financing firm based in Kansas City, Missouri. The company was a part of Kansas City's automobile industry since 1919 when it opened an office in the building at the corner of East 18th Street and Grand Boulevard in Kansas City's "automobile row."³⁷ As the popularity of the automobile grew in the early twentieth century, so did the number of

³⁰ The National Register nomination for the Kansas City Public Library and Board of Education Building is currently pending; 910 Penn is a contributing resource to the Quality Hill Center Historic District, NR listed 4/3/2017.

³¹ Edward Tanner stamped and signed the drawings for the nominated building, indicating that he was the principal design architect. There is no indication that any other architect on Tanner's staff designed the building. As was common in the field, an individual other than Tanner drafted the plans. Without a record of communication between architect and client, it is unclear how much influence Interstate Securities Company officials had over the design or what their design sensibilities were. The company did not construct its own building prior to the nominated property, so there is no indication that this building was part of a company design standard.

³² "To Build on 18th St.," *Kansas City Star*, April 2, 1950, 10D; "Finance Firm in Debut," *Kansas City Star*, May 6, 1951, 6F; "To Build on Broadway," *Kansas City Star*, October 26, 1958.

³³ *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1965); *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1966); "James Barickman Obituary," *Kansas City Star*, January 16, 2006. <http://www.legacy.com/obituaries/kansascity/obituary.aspx?pid=16375310>. (Accessed December 20, 2016).

³⁴ *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1971); Warranty Deed from Two Fifteen Corporation to Topsy's International, Inc., January 23, 1973 (filed February 28, 1973), Jackson County, Missouri, Deed Book 416, page 1763, Jackson County Recorder of Deeds, <http://records.jacksongov.org/>. (Accessed December 20, 2016).

³⁵ *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1975); *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1981); Warranty Deed from Topsy's International, Inc. to The Kansas City Star Company, February 12, 1975 (filed February 12, 1975), Jackson County, Missouri, Deed Book 575, page 1301, Jackson County Recorder of Deeds, <http://records.jacksongov.org/>. (Accessed December 20, 2016).

³⁶ *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1986); *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1994); *Polk's Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1996).

³⁷ "To Build on 18th St.," *Kansas City Star*, April 2, 1950, 10D.

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automobile-related resources, such as garages, dealerships, filling stations, and parking lots. These neighborhoods, referred to as “automobile row,” were typically just outside of the downtown commercial core, where real estate prices were substantially lower but businesses remained readily accessible to consumers. Kansas City’s automobile row extended from Truman Road south to 20th Street between Grand Boulevard and McGee Street. The neighborhood, originally comprised of middle class residences, shifted to a commercial district in the 1910s and 1920s when automobile-related commercial buildings replaced the existing housing stock.³⁸

The Interstate Securities Company held offices at 18th Street and Grand Boulevard until 1941, when the company moved one-half block south to 1824 McGee Street.³⁹ By 1950, the company had 225 employees in five states, with fifteen branches spread between Missouri, Kansas, Ohio, Oklahoma, and Texas. Interstate Securities merged with Old Security Life Insurance in 1958 and commissioned new offices from another of Kansas City’s prominent Modern Movement architects Kivett, Myers and McCallum at 34th Street and Broadway.⁴⁰ In 1961, Interstate Securities began offering personal loans in addition to automobile loans, enlarging their lending operations to ninety branches in thirteen states. The company continued to expand throughout the 1960s and 1970s, acquiring other installment finance corporations until it merged with various loan companies in the 1980s.⁴¹

CONCLUSION

The Interstate Securities Building is significant under Criterion C for ARCHITECTURE. The nominated building, located at 215 E. 18th Street in Kansas City, Jackson County, Missouri, was designed by prominent local architect Edward Tanner in 1950. The design of the Interstate Securities Building, Tanner’s first Modern Movement design, marks the transition of the architect’s designs, commercial or residential, from historical revival styles to a Modern Movement aesthetic. The building’s brick façade with minimal stone ornament, horizontal spans of fenestration, and multi-light steel windows exemplify Tanner’s conservative, early approach to Modern Movement design. Tanner’s later designs such as the 1958 Kansas City Public Library and Board of Education Building illustrate the evolution of Tanner’s mature design style.

³⁸ Susan Richards Johnson and Nicole Sabatini, “Kirkwood Building,” *National Register Nomination Form*, 2001, 22-23.

³⁹ *Polk’s Kansas City Missouri Directory* (Kansas City: Gate City Directory Co., 1941), 642.

⁴⁰ This building is no longer extant. However, the design was very different from the nominated building, further indicating that there was no company design standard to follow.

⁴¹ “Finance Firm in Debut,” *Kansas City Star*, May 6, 1951, 6F; “To Build on Broadway,” *Kansas City Star*, October 26, 1958; Ben B. Schiffman, “Broadening of Operations Aids Interstate Securities,” *Kansas City Times*, August 16, 1962; Missouri Online Business Filings, <https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType=0>. (Accessed December 19, 2016).

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Warranty Deed from ABC MEDIA Inc. (Kansas City Star Co.) to ABC MEDIA Enterprises, May 2, 1997
(filed May 5, 1997), Jackson County, Missouri Deed Book 2998, page 1182 Jackson County
Recorder of Deeds, Jackson County, Missouri.

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Warranty Deed from Cypress Media LLC, ABC Media LLC, and ABC Media Enterprises LLC to Sullivan Family Investments, LLC, July 30, 2002 (filed October 18, 2002), Jackson County, Missouri Deed, Book and Page N/A, Jackson County Recorder of Deeds, Jackson County, Missouri.

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Verbal Boundary Description

The nominated property includes the contributing building and structure that occupy Lots 418 and 419 on Block 32 of McGee's Addition. The boundaries are McGee Street on the east, E. 18th Street on the north, the adjacent alley on the west, and the south edge of the Lot 419 on the south.

Boundary Justification

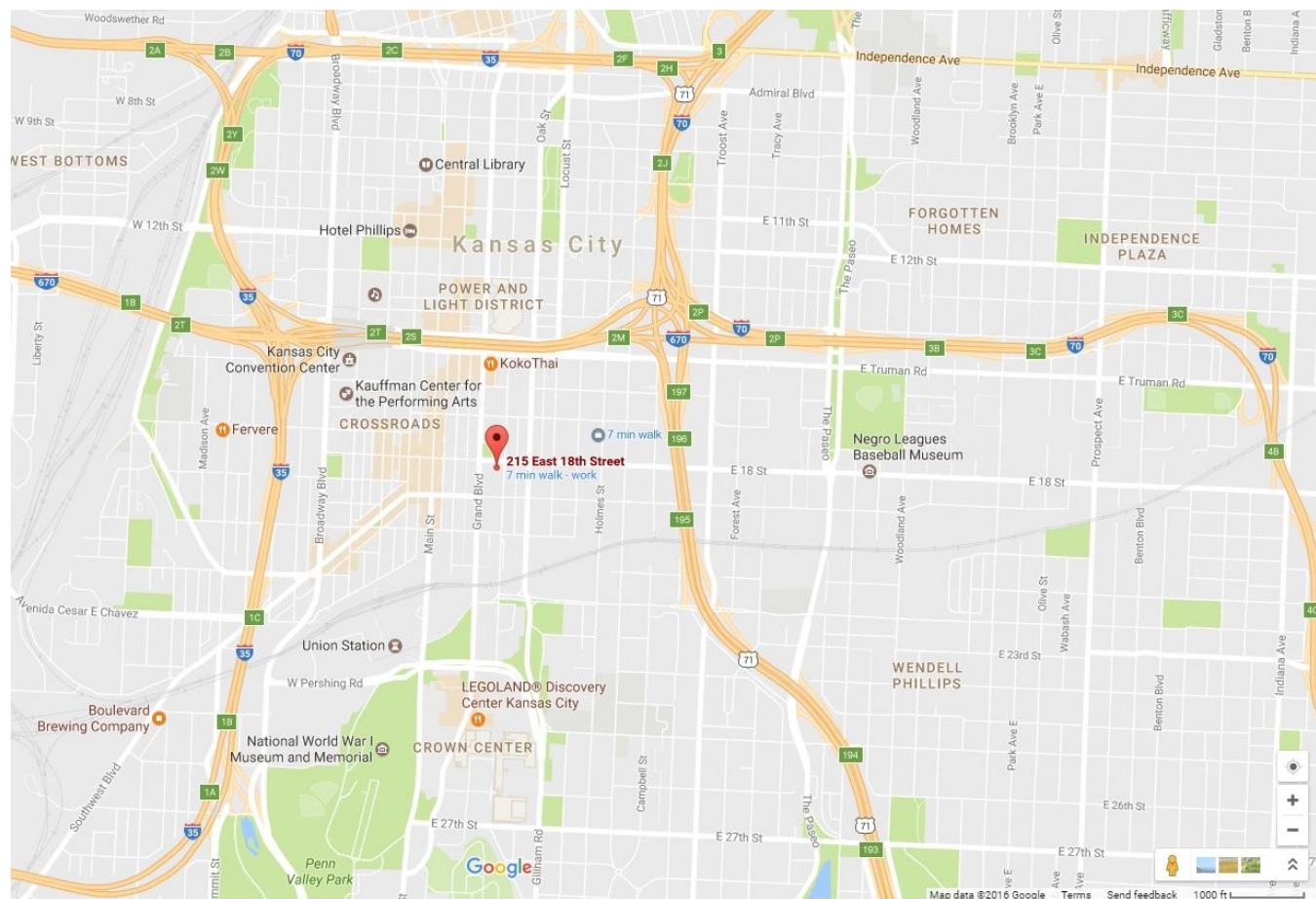
The boundary of the nominated resource includes the parcel of land historically associated with the Interstate Securities Building. The one-story garage building and parking lot on the lots to the south of the nominated property were joined as a single parcel with nominated property under the same ownership in 2001. The resources to the south were not historically associated with the nominated property.

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Figure 01. Context Map. Google Maps, 2016.

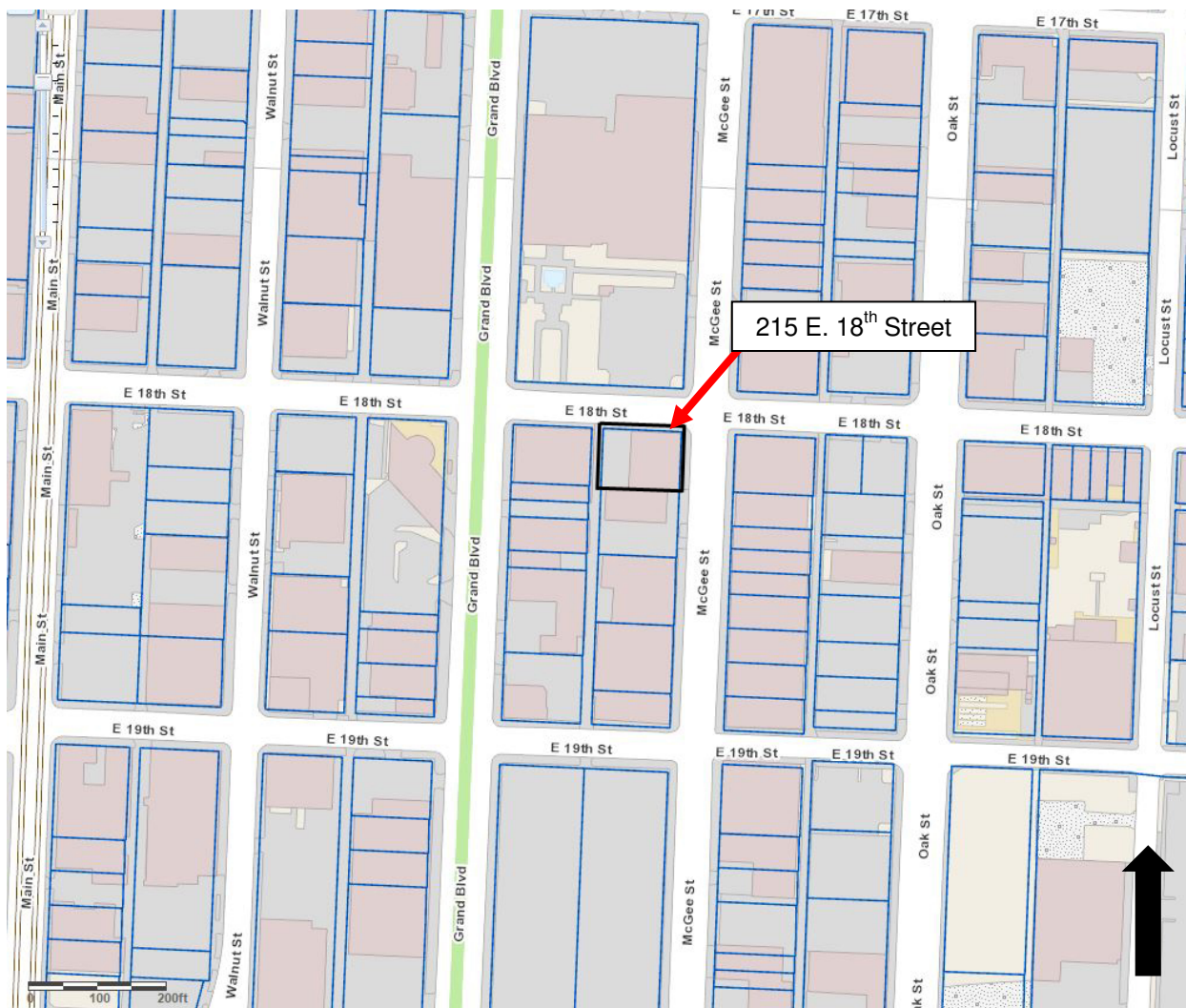


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Figure 02. Site Map. Kansas City Parcel Viewer, 2016.



Interstate Securities Building
215 E. 18th Street, Kansas City, Jackson County, Missouri
39.091487
-94.580440

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Figure 03. Photo map: exteriors. Kansas City Parcel Viewer, 2016

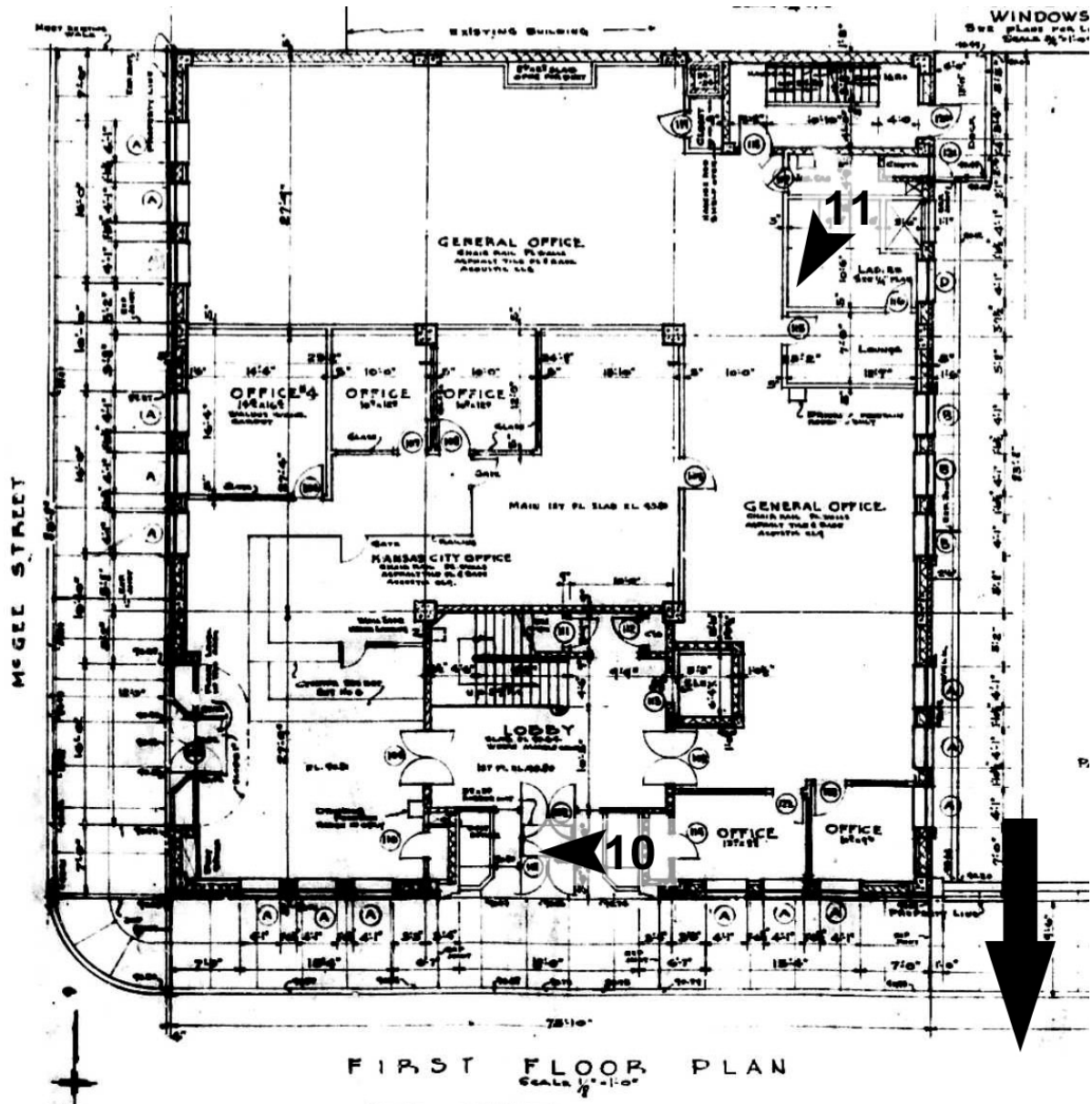


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Figure 04. Photo map: first floor. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

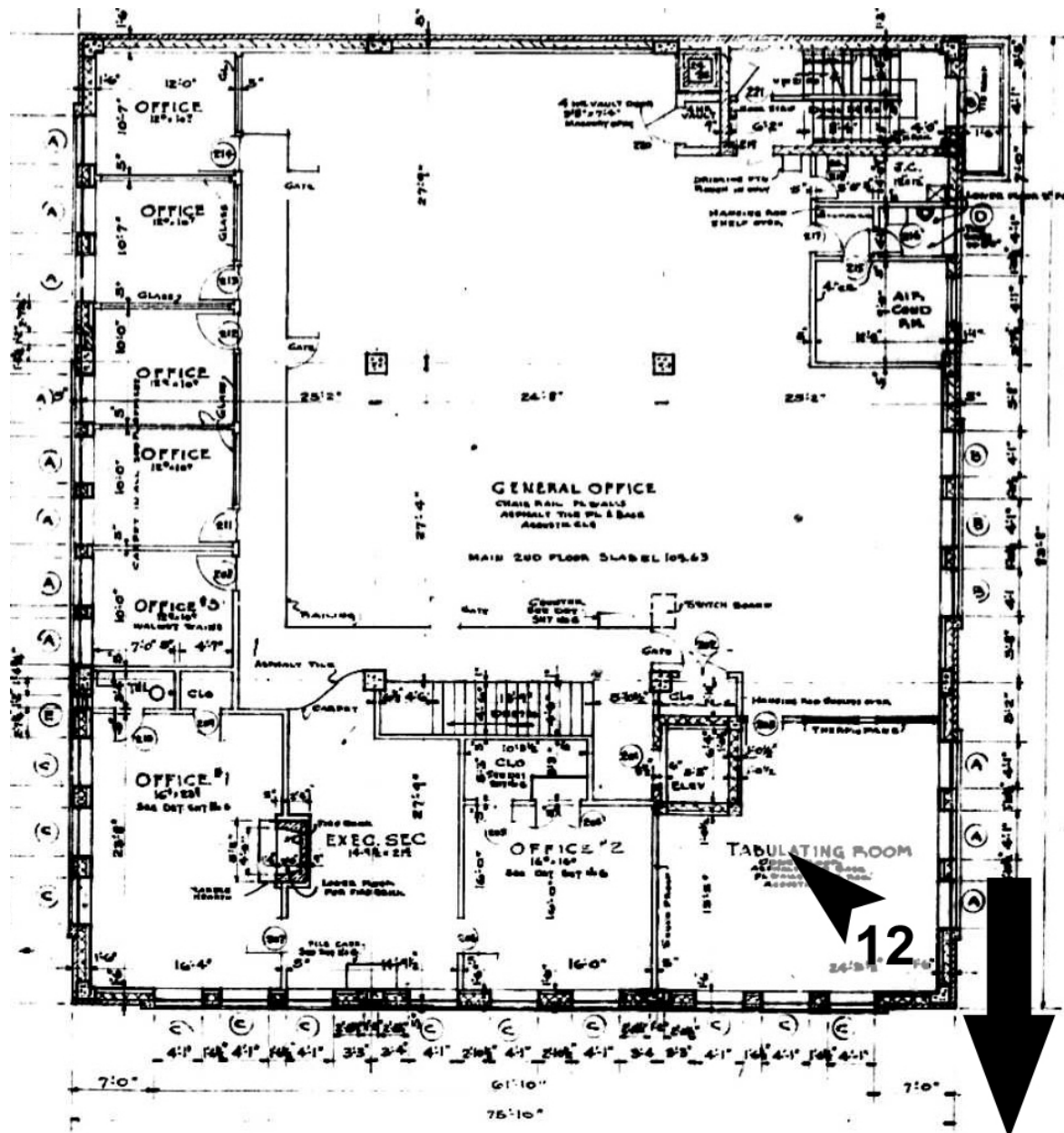


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Figure 05. Photo map: second floor. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

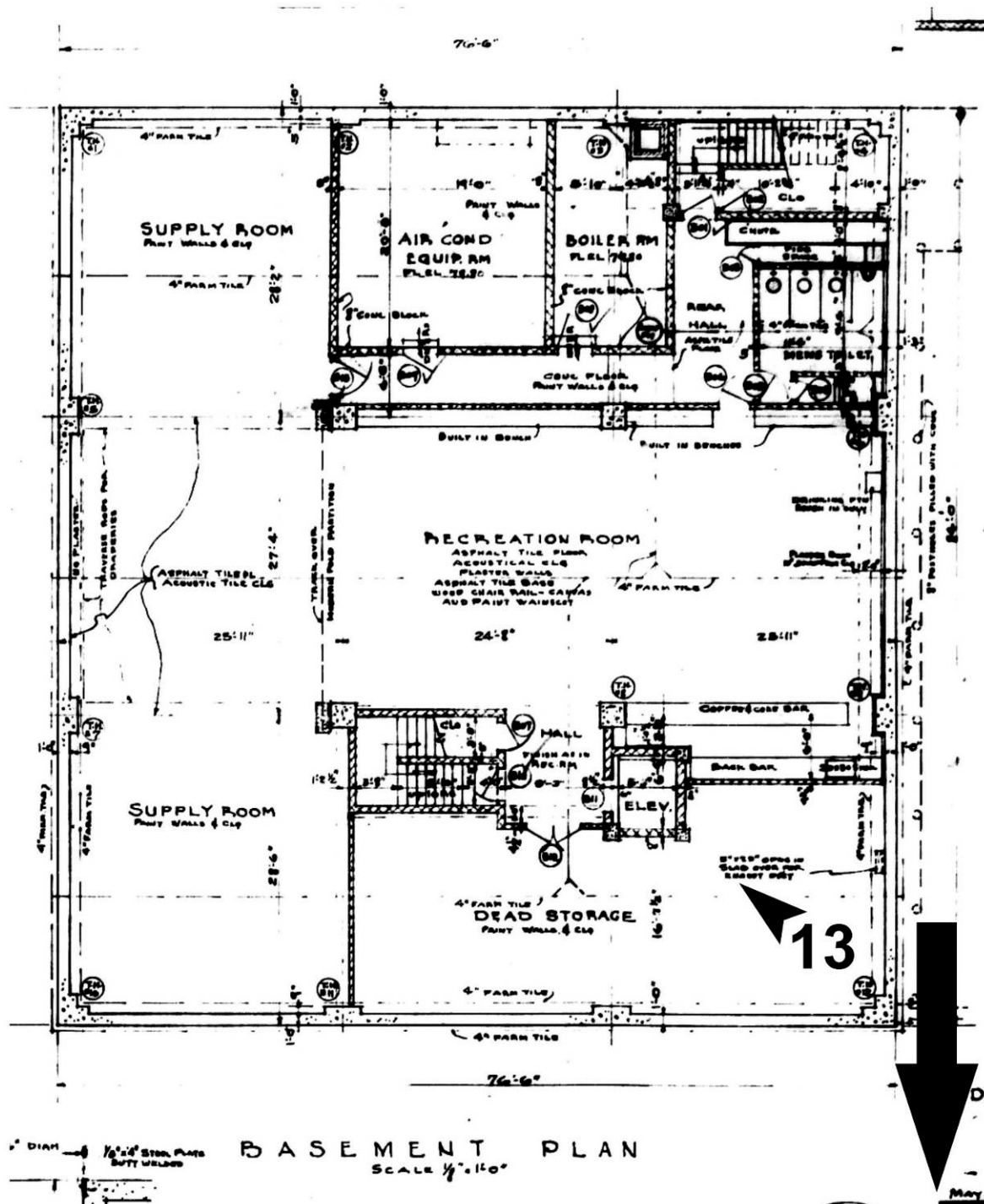


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Figure 06. Photo map: basement. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

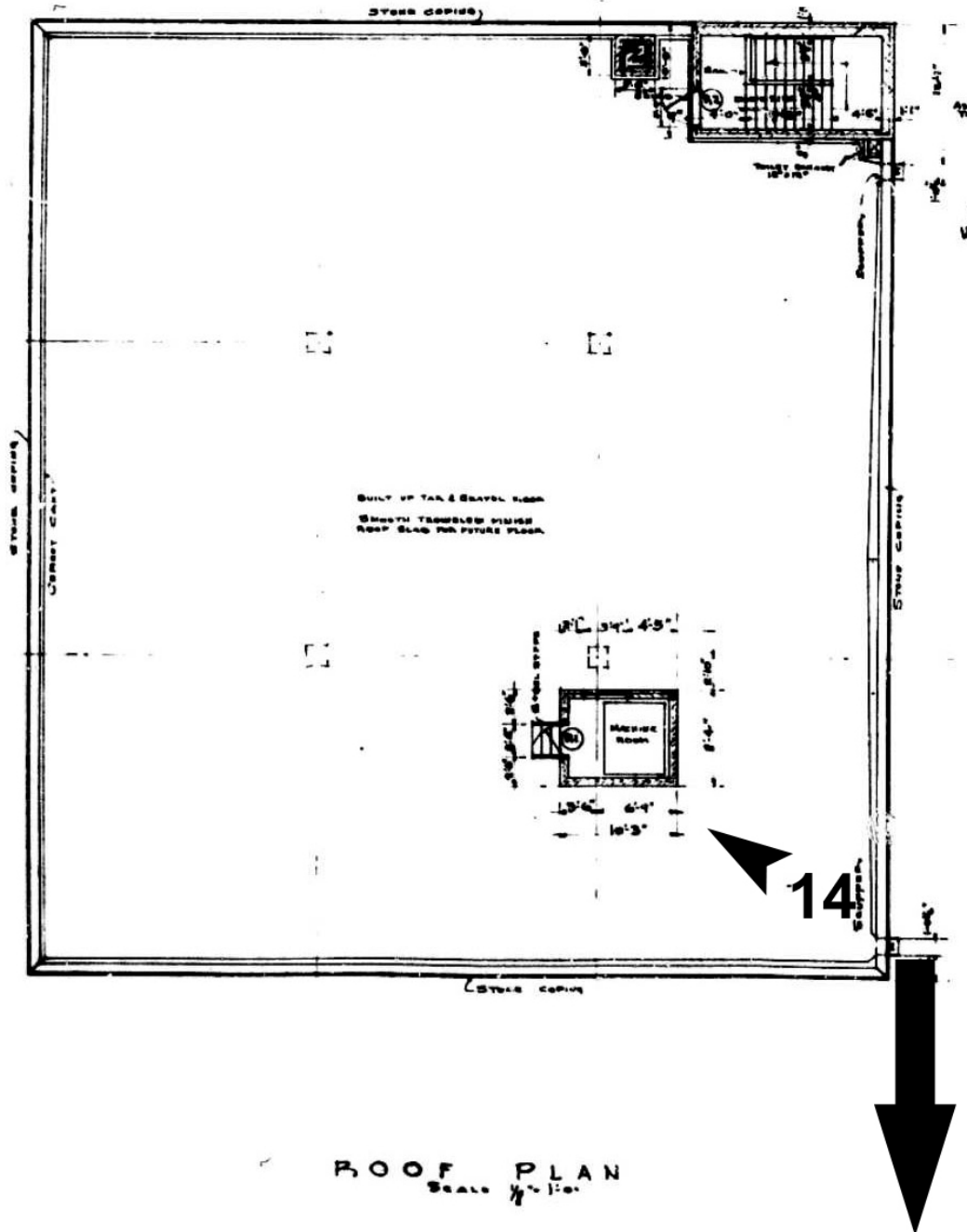


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Figure 07. Photo map: roof. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

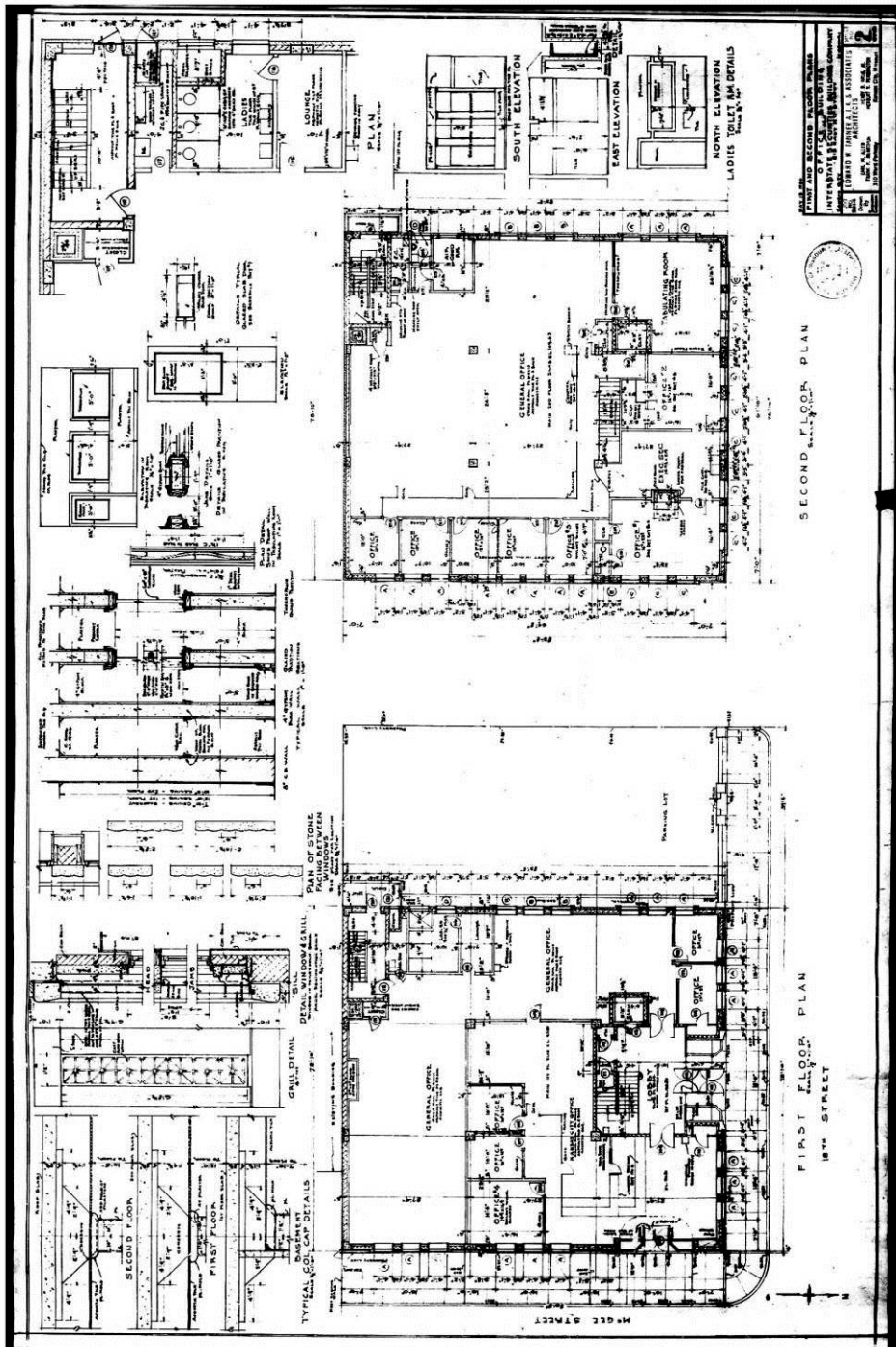


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Figure 08. Historic Plans: first and second floor plans. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

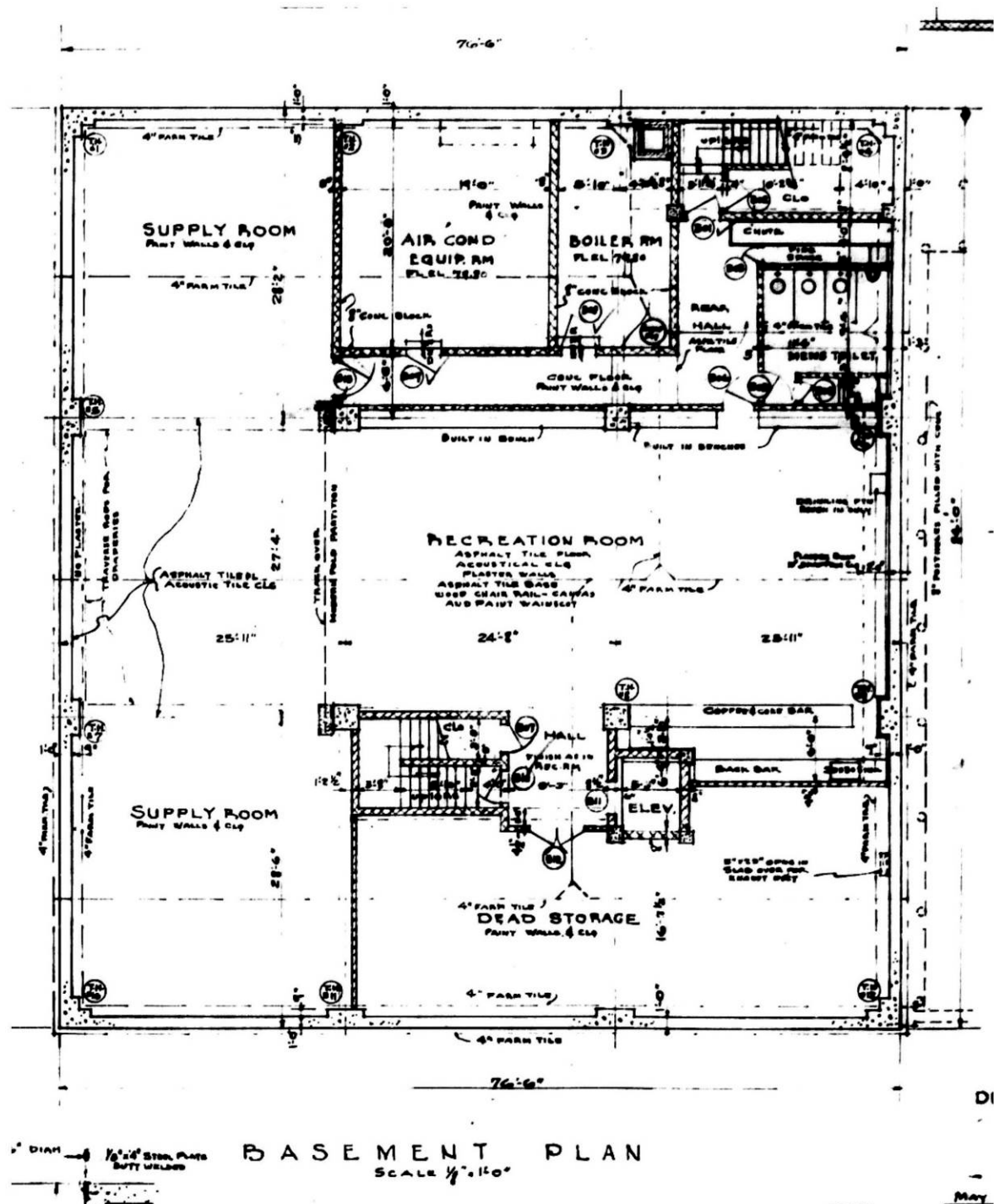


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Figure 09. Historic Plans: basement plan. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

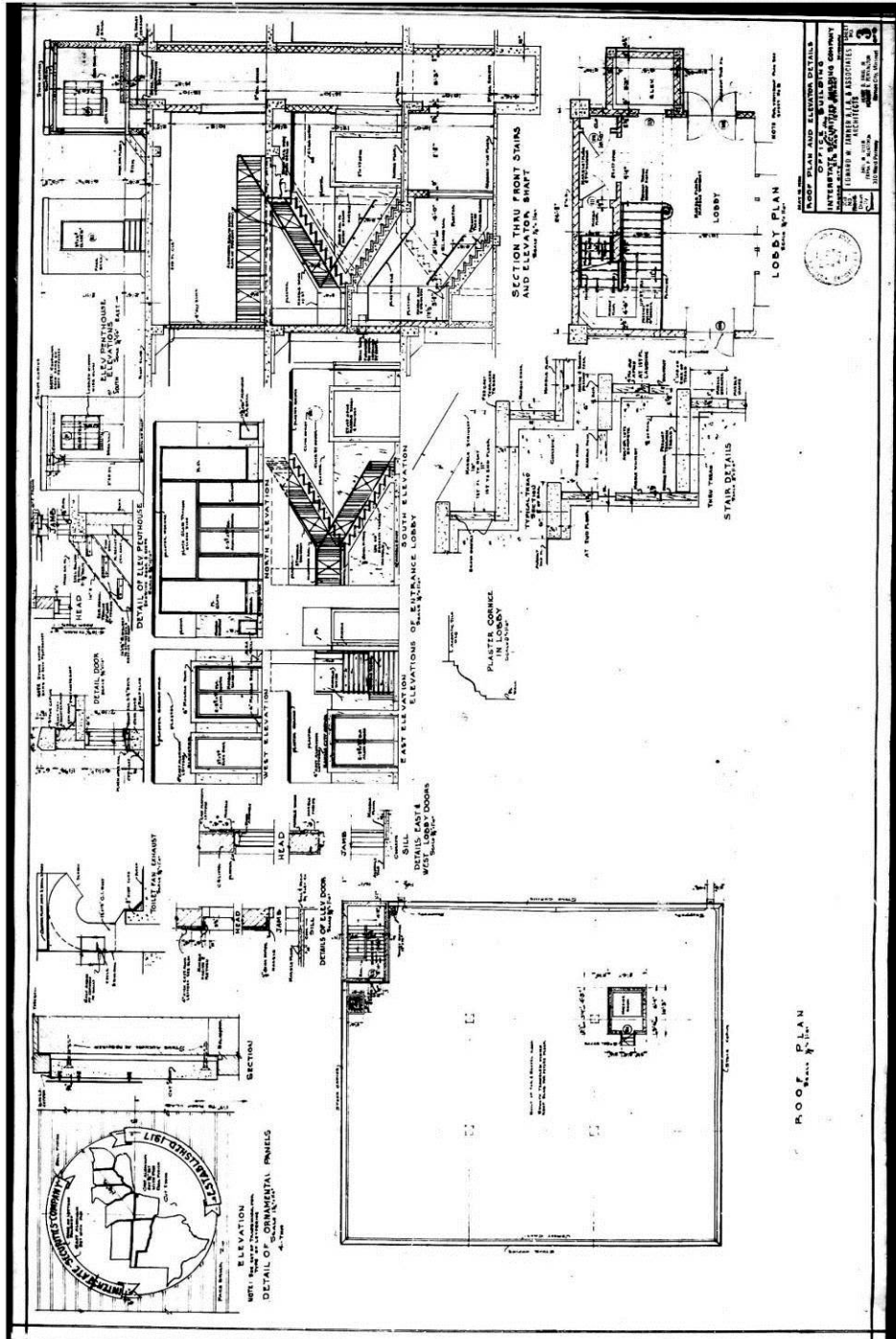


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Figure 10. Historic Plans: roof plan and elevator details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

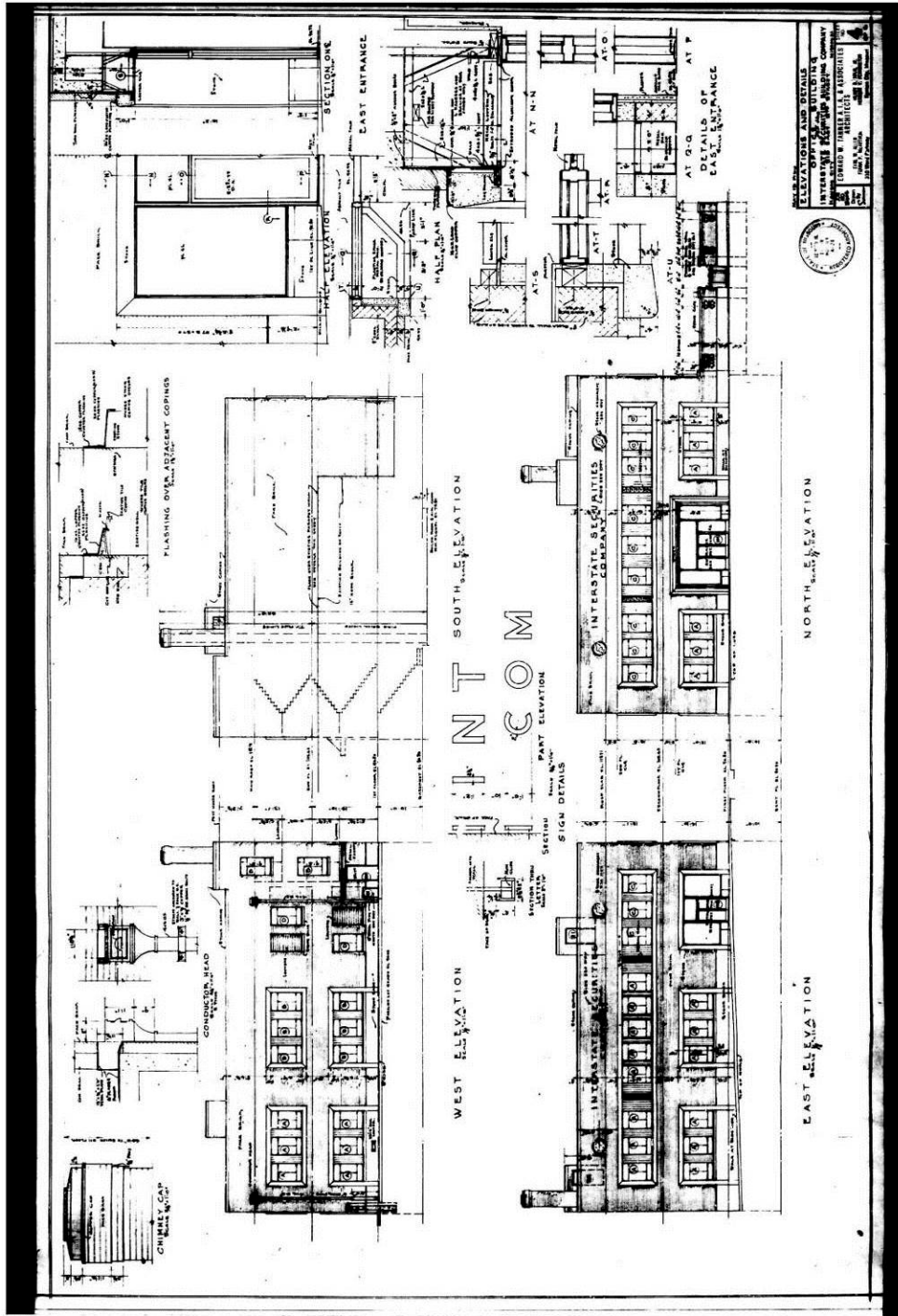


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Figure 11. Historic Plans: exterior elevations and details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.

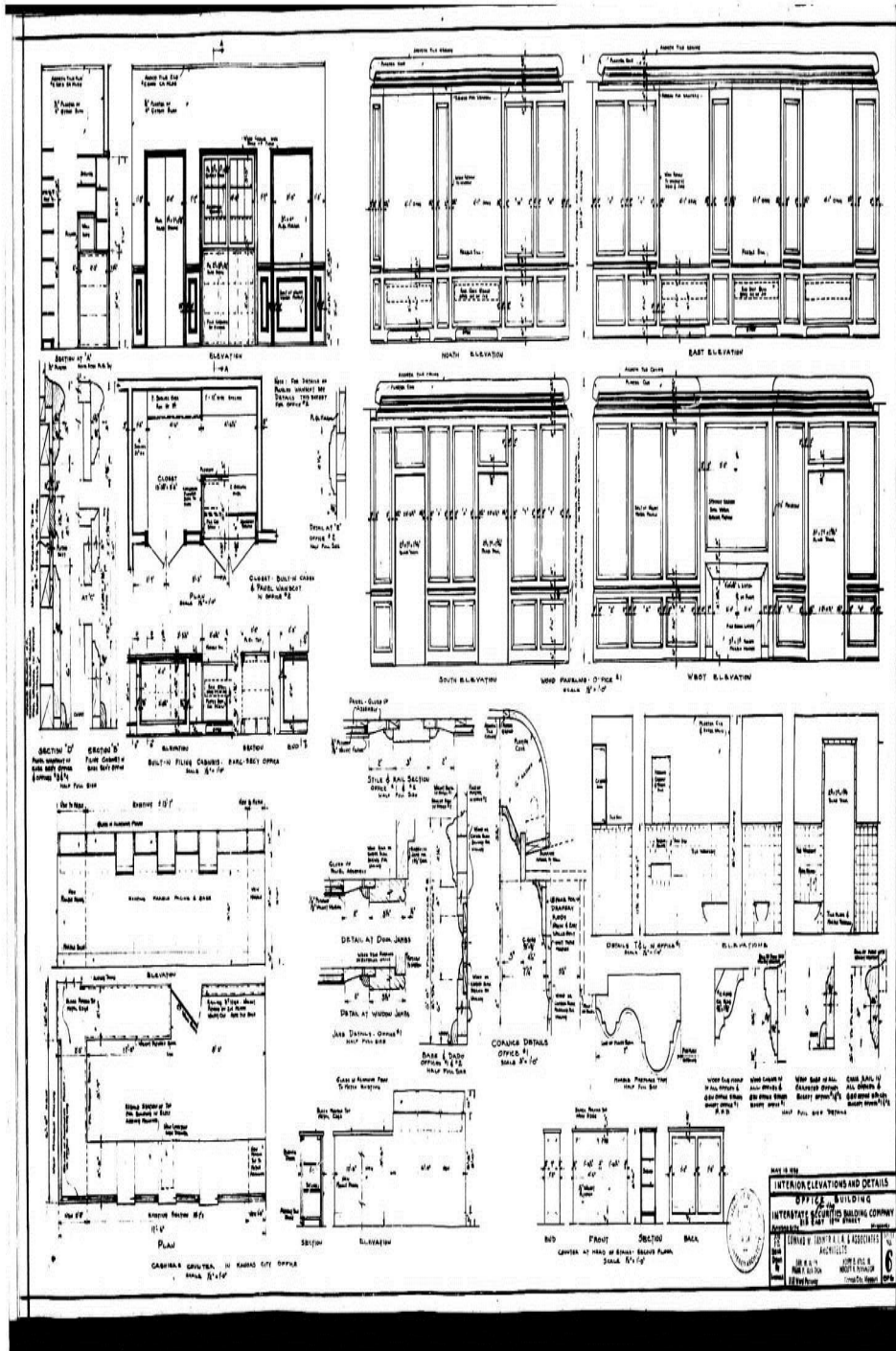


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Figure 12. Historic Plans: interior elevations and details. Edward Tanner and Associates. "Interstate Securities Company Building." Historic Plans, 1950.



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Figure 14. North elevation, c. 1962. Historic Photograph. Wilborn Photography, Kansas City, Missouri.



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Figure 15. North and east elevations, c. 1964. Historic Photograph. Wilborn Photography, Kansas City, Missouri.



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Figure 16. Edward Tanner, list of works in Kansas City, Missouri. Wolf, Brad. *Edward Tanner Works*. City of Kansas City, Missouri, Historic Preservation Commission, 2016.

** : Demolished

Property Name	Address	Date Built	Builder	Developer	Property Type
John N. Penrod Residence	815 W. 55 th St.	1920	J.C. Nichols Company		DOMESTIC: single dwelling
	21 W. 65 th Ter.	1922	J.C. Nichols Company		DOMESTIC: single dwelling
George Floyd Beach Residence	5531 Crestwood Dr.	1922			DOMESTIC: single dwelling
Crestwood Shops	301-337 E. 55 th St.	1922-24	J.C. Nichols Company	J.C. Nichols Company	commercial
	200-220 W. 47 th St.	1923-24	J.C. Nichols Company		commercial
Baker-Hurley Motor Company	213-215 W. 46 th Ter.	1924	J.C. Nichols Company		commercial
	5523 Crestwood Dr.	1924	J.C. Nichols Company		DOMESTIC: single dwelling
	6519 Valley Rd.	1924	J.C. Nichols Company		DOMESTIC: single dwelling
Balcony Building	300-330 W. 47 th St.	1925	J.C. Nichols Company		commercial
	400 W. 47 th St.	1925	J.C. Nichols Company		commercial
W. T. Grant Residence	1241 W. 58 th St.	1925	J.C. Nichols Company		DOMESTIC: single dwelling
J. Emmett Williams Residence	825 W. Meyer Blvd.	1925	J.C. Nichols Company		DOMESTIC: single dwelling
Frederick Redheffer Residence	6325 Valley Rd.	1925	J.C. Nichols Company		DOMESTIC: single dwelling
Dan W. Moser Residence	6315 Ward Pkwy.	1925	J.D. Flory		DOMESTIC: single dwelling
C.E. Watkins Residence	28 W. Winthrop Rd.	1925	J.C. Nichols Company		DOMESTIC: single dwelling
	1008 W. 63 rd St.	1926			DOMESTIC: single dwelling

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R.E. Parsons Residence	800 Greenway Ter.	1926	J.C. Nichols Company		DOMESTIC: single dwelling
William P. Woolf Residence	1257 Huntington Rd.	1926	J.C. Nichols Company		DOMESTIC: single dwelling
George Muelbach Residence	1035 W. Meyer Blvd.	1926	J.C. Nichols Company		DOMESTIC: single dwelling
Romanelli Shops	7112-7118 Wornall Rd.	1926	J.C. Nichols Company		commercial
	1019-1025 E. 63 rd St.	1926-27	J.C. Nichols Company		commercial
	1023 E. 63 rd St.	1926-27	J.C. Nichols Company		commercial
Ampico Studios, Nederman Music Co., ABC Cleaners, Altiare & Crawley	4700-4706 Broadway	1927		J.C. Nichols	commercial
Hal Brace Residence	828- Greenway Ter.	1927	J.C. Nichols Company		DOMESTIC: single dwelling
H.H. Gillpatrick Residence	5750 Ward Pkwy.	1927	J.C. Nichols Company		DOMESTIC: single dwelling
R.W. Donovan Residence	5760 Ward Pkwy.	1927	Quality Roofing Company		DOMESTIC: single dwelling
George B. Longan Residence	6335 Ward Pkwy.	1927	J.C. Nichols Company		DOMESTIC: single dwelling
Dix Teachenor Residence	1020 W. 61 st St.	1928	J.C. Nichols Company		DOMESTIC: single dwelling
Dix Teachenor Residence	1021 W. 61 st St.	1928			DOMESTIC: single dwelling
	420 Ward Pkwy.	1928	J.C. Nichols Company	J.C. Nichols	parking garage
Thomas Pendergast Residence	5650 Ward Pkwy.	1928	J.C. Nichols Company		DOMESTIC: single dwelling
Victor Wilson Residence	6021 Ward Pkwy.	1928	J.C. Nichols Company		DOMESTIC: single dwelling
Plaza Theatre	4704-4708	1928	J.D. Flary	J.C. Nichols	theater

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Building	Wyandotte St.				
	212-228 Nichols Rd.	1928-29	J.D. Flary	J.C. Nichols	commercial
Piggly-Wiggly Grocery	237-243 W. 47 th St.	1929	J.D. Flary	J.C. Nichols	commercial
Kansas City Gas Co., French Shop Antiques, Plaza Harper, Hoover Vacuum	4714-4722 Broadway	1929		J.C. Nichols	commercial
	230-234 Nichols Rd.	1929,41		J.C. Nichols	commercial
Central Birds Drugs, Inc.; J.C. Nichols Offices	300-310 Ward Pkwy.	1929-30		J.C. Nichols Co.	commercial
	312-320 Ward Pkwy.	1930		J.C. Nichols Co.	commercial
J.C. Meredith Residence	1236 W. 62 nd St.	1931	J.C. Nichols Company		DOMESTIC: single dwelling
Roy Godsey Residence	1006 Arno Rd.	1931	J.C. Nichols Company		DOMESTIC: single dwelling
Robert and Myrtle Reed Residence	1007 Romany Rd.	1931	Earl W. Horton	J.C. Nichols	DOMESTIC: single dwelling
Frank Beckett Residence	305 W. 66 th St.	1933	J.C. Nichols Company		DOMESTIC: single dwelling
Kroger Grocery and Baking Co.	4724-4728 Broadway	1934		J.C. Nichols	commercial
	1015 W. 69 th Ter.	1934-35	J.C. Nichols Company		DOMESTIC: single dwelling
Postal Life and Casualty Insurance Co.	4725 Wyandotte St.	1935		J.C. Nichols	commercial
	800 W. Meyer Blvd.	1935	J.C. Nichols Company		DOMESTIC: single dwelling
Mr. and Mrs. William E. Burnett, Jr. Residence	1030 W. 65 th St.	1936	J.C. Nichols Company		DOMESTIC: single dwelling
H.F. McElroy, Jr. Residence	6959 Valley Rd.	1936			DOMESTIC: single dwelling

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Evan P. Coffey Residence	5900 Ward Pkwy.	1936			DOMESTIC: single dwelling
Walter E. Bixby Residence	6505 State Line Rd.	1936-37	J.C. Nichols Company		DOMESTIC: single dwelling
Skelly Oil Company	605 W. 47 th St.	1937		J.C. Nichols	commercial
	1015 W. 67 th Ter.	1937	J.C. Nichols Company		DOMESTIC: single dwelling
	301-327 Nichols Rd.	1937	J.C. Nichols Company	J.C. Nichols Co.	commercial
Victory Court Apartments	4634-4644 Pennsylvania Ave.	1944-45	J.E. Dunn Construction Company		DOMESTIC: multiple dwelling
Victory Court Apartments	4646-4658 Pennsylvania Ave.	1944-45	J.E. Dunn Construction Company		DOMESTIC: multiple dwelling
Faddis Motor Company Building	7 W. 62 nd Ter.	1945	J.C. Nichols Company	J.C. Nichols Company	commercial
	6226-6228 Main St.	1945	J.C. Nichols Company		commercial
Victory Court Apartments	4622 Pennsylvania Ave.	1945 (1,2)	J.E. Dunn Construction Company		DOMESTIC: multiple dwelling
Sears and Roebuck Service Station and Farm Store	501-521 Nichols Rd.	ca. 1945		J.C. Nichols	commercial
Plaza Time Building	416 Ward Pkwy.	1945-46		J.C. Nichols	commercial
Sears Roebuck and Company	618 Nichols Rd.	1945-47	Swenson	J.C. Nichols	commercial
	424 Nichols Rd.	1946		J.C. Nichols	commercial
Plaza parking	411 W. 47 th St.	1947-48		J.C. Nichols	parking garage
	400-414 Nichols Rd.	1948	J.C. Nichols Company		commercial
	413-427 Nichols Rd.	1948-49		J.C. Nichols	commercial
Frank Stuhlman Residence	40 W. 53 rd Ter.	1949	H.T. Mossman		DOMESTIC: single dwelling

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Helzberg's House of Treasures and Gifts	400-418 Nichols Rd.	1949	J.C. Nichols Company	J.C. Nichols	commercial
Interstate Securities Company	1800 McGee St.	1950	S. Patti Construction Company		commercial
	6616 Ward Pkwy.	1953		J.C. Nicholas Co.	DOMESTIC: single dwelling
	429-445 Nichols Rd.	1953-54		J.C. Nichols	commercial
	916-920 W. 47 th St.	1954	J.E. Dunn Construction Company		commercial
Linda Hall Library	5109 Cherry St.	1954	H.H. Fox Construction Co.		library
Henry Haskell, Jr. Residence	648 E. 45 th St.	1954-55	Joseph S. Hoffman		DOMESTIC: single dwelling
Amalgamated Labor Life/Missouri National Life	4646 Roanoke Pkwy.	1955	J.E. Dunn Construction Co.	E.K. Carter Development Co.	commercial
Robert S. Coons Residence	6135 Ward Pkwy.	1955			DOMESTIC: single dwelling
	4620 J C Nichols Pkwy.	1955-56	J.C. Nichols Company	J.C. Nichols	commercial
S. Herbert Hare Residence	710 (714) W. 49 th Ter.	1956	Peter K. Hansen		DOMESTIC: single dwelling
	4628-4630 J C Nichols Pkwy.	1956	J.C. Nichols Company	J.C. Nichols	commercial
Wornall Plaza Apartments	310 W. 49 th St.	1957	Long Construction Co.	Wornall Building Corp.	DOMESTIC: multiple dwelling
Kansas City Life Insurance Company	121 W.14 th St.	1957-58	Frank Quinlin Construction Company		commercial
Kansas City Board of Education Building and Library	311 E.12 th St.	1958-60	Bennett Construction Company		governmental
Plaza Central Park	316 Nichols Rd.	1959		J.C. Nichols	parking garage

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Russell Stovers Candies	320 Nichols Rd.	1959		J.C. Nichols	commercial
Sulgrave (West)	222 W. 49 th St.	1960	Winn Senter Construction Company		DOMESTIC: multiple dwelling
	4601 Madison Ave.	1960	Winn-Senter Construction Company		commercial
Putchs Coffee House	301-333 W. 47 th St.	1960, 1967		J.C. Nichols	commercial
The University Bank	634 E. 63 rd St.	1961	Jenkins Construction Co.		COMMERCE/TRADE: financial institution
The Landing	6301 Troost Ave.	1961	J.C. Nichols	J.C. Nichols	commercial
Sears Parking Station	4722 Jefferson St.	1962	Sharp Brothers	J.C. Nichols	parking garage
George Hamilton Combs Memorial Chapel	6031 Ward Pkwy.	1962	Hiram W. Elliott		religious: chapel
Halls	201 Nichols Rd.	1964-65	Sharp Brothers	J.C. Nichols Co.	commercial/parking
Board of Trade Building	4800-4820 Main St.	1964-66	Winn-Senter Construction Company		COMMERCE/TRADE: financial institution
Sulgrave (East)	122 W. 49 th St.	1966	Winn-Senter	J.C. Nichols	DOMESTIC: multiple dwelling
Plaza Library**	4801 Main St.	1966-67	Metropolitan Construction Company		library
Mid-Continent Presbyterian Manor**	4545 Washington St.	1966-67	Winn-Senter Construction Company		retirement home
	414-420 Nichols Rd.	ca. 1947, altered, add. 1958		J.C. Nichols	commercial

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Figure 17. Typical Colonial Revival designed by Edward Tanner for J. C. Nichols. "Colonial Village Development in Kansas City, MO." *Architectural Record* Issue 3 (March 1933): 194.



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Figure 18. Crestwood Shops, 301-337 E. 55th Street, 1922-1924. Google Maps Street View, 2017.



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Figure 19. John N. Penrod Residence, 815 W. 55th Street, 1920. Google Maps Street View, 2017.



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Figure 20. Balcony Building, 300-330 W. 47th Street, 1925. Google Maps Street View, 2017.



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Figure 21. Postal life and Casualty Insurance Co. Building, 4725 Wyandotte Street, 1935. "Edward W. Tanner, Architect: Postal life and Casualty Insurance Co. Building, Kansas City, MO." *American Architect* 146 (February 1935): 45.

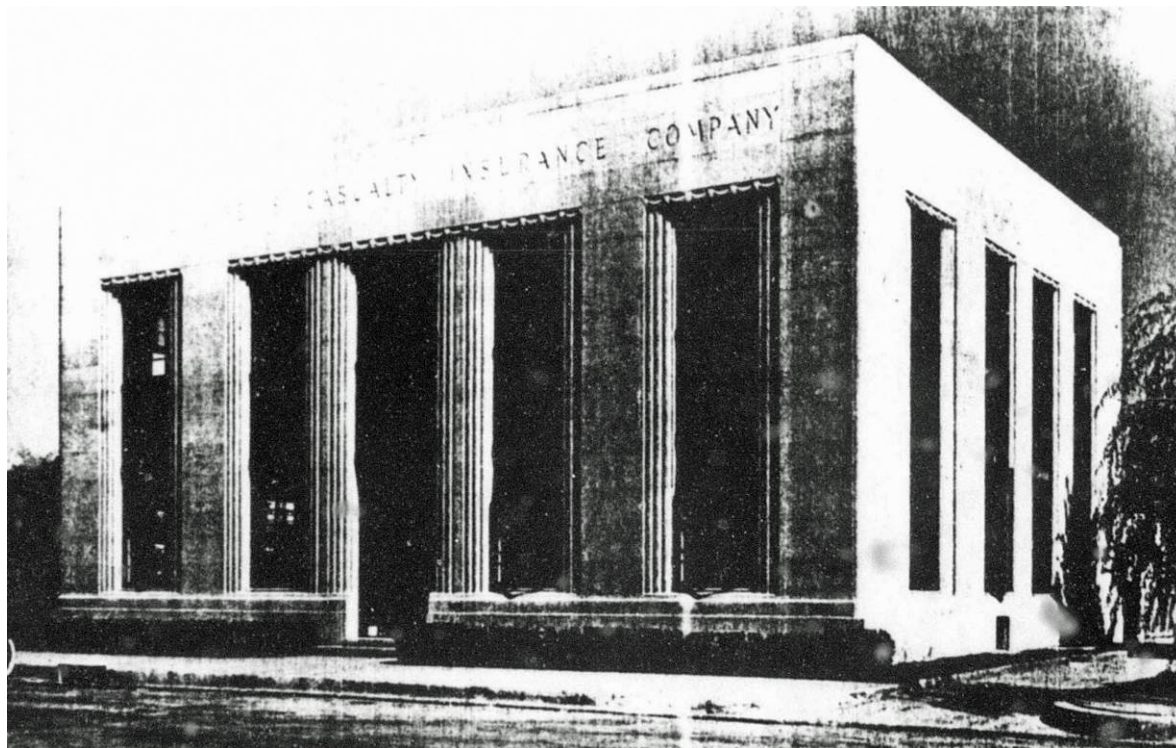


Figure 22. Linda Hall Library, 5109 Cherry Street, 1954. Linda Hall Library website. Accessed on January 31, 2017. <http://www.lindahall.org/about/>.



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Figure 23. 916 W. 47th Street, 1954. Google Maps Street View, 2017.



Figure 24. 4646 Roanoke Parkway, 1955. Google Maps Street View, 2017.

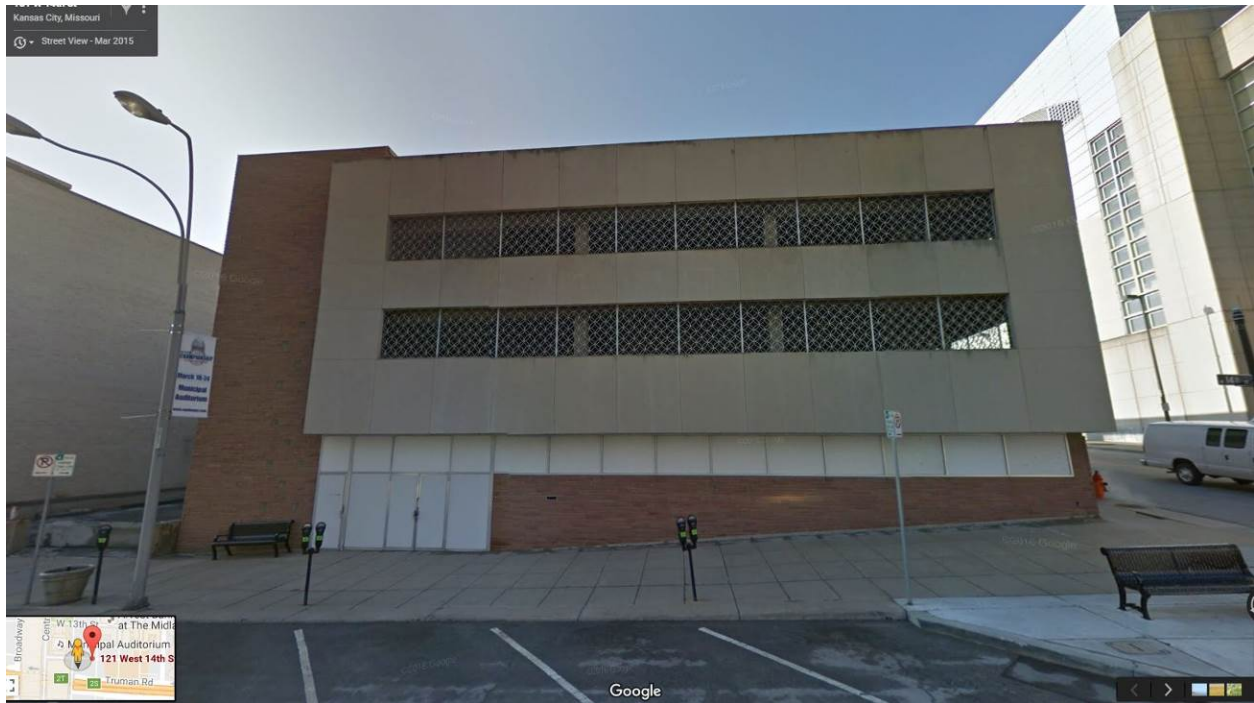


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Figure 25. Kansas City Life Insurance Company building, 121 W. 14th Street, 1957. Google Maps Street View, 2017.



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Figure 26. Kansas City Public Library and Board of Education Building, 1211 McGee Street, 1958-1960. Brad Finch, 2016.



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Figure 27. 4601 Madison Avenue, 1960. Google Maps Street View, 2017.



Figure 28. 301-333 W. 47th Street, 1960. Google Maps Street View, 2017.



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Figure 29. Faddis Motor Company, 7 W. 62nd Terrace, 1945. Google Maps Street View, 2017.

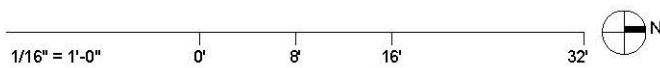
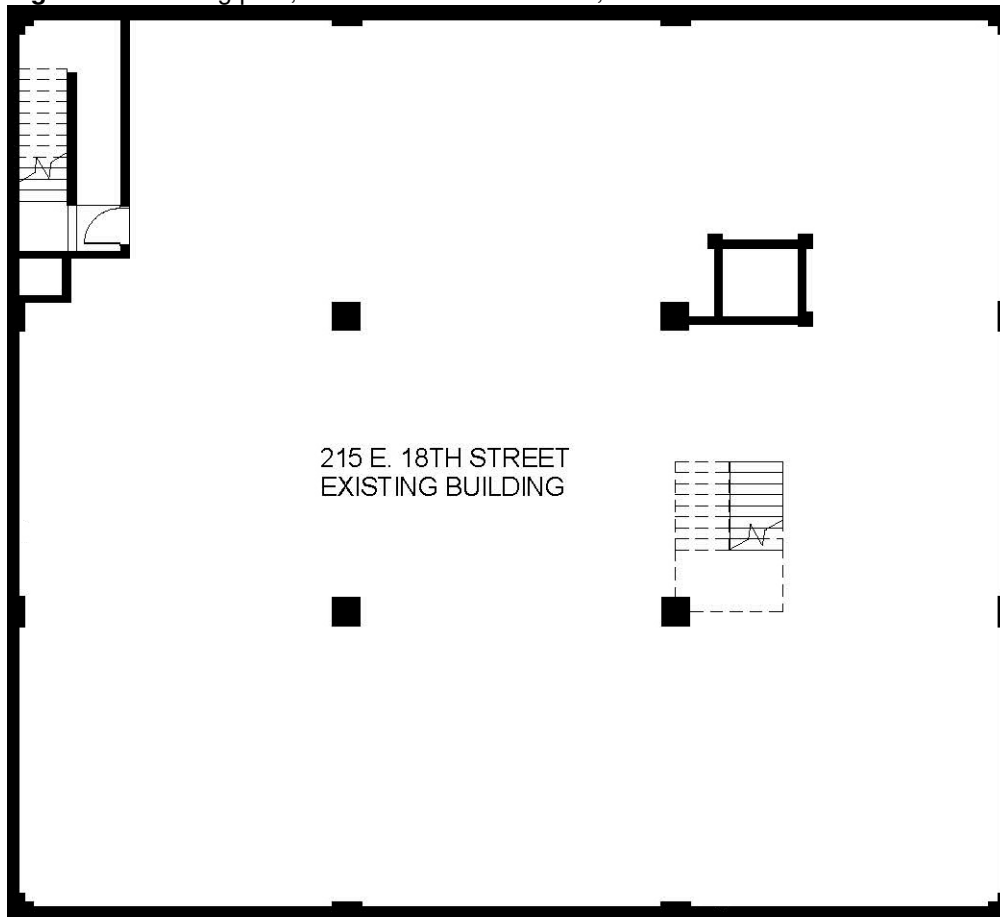


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Figure 30. Existing plan, Basement. *Source: Helix, 2017.*

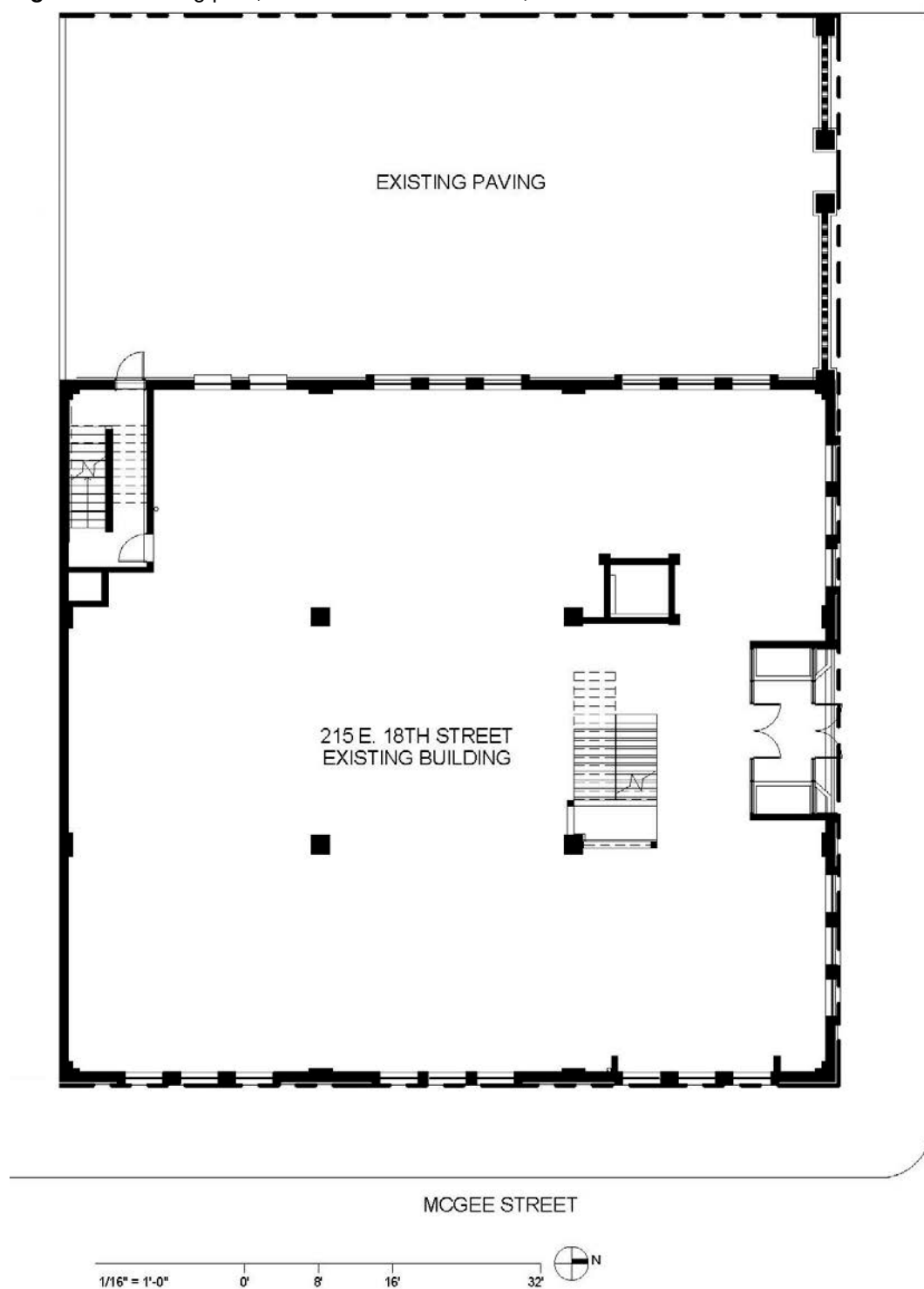


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Figure 31. Existing plan, First Floor. *Source: Helix, 2017.*

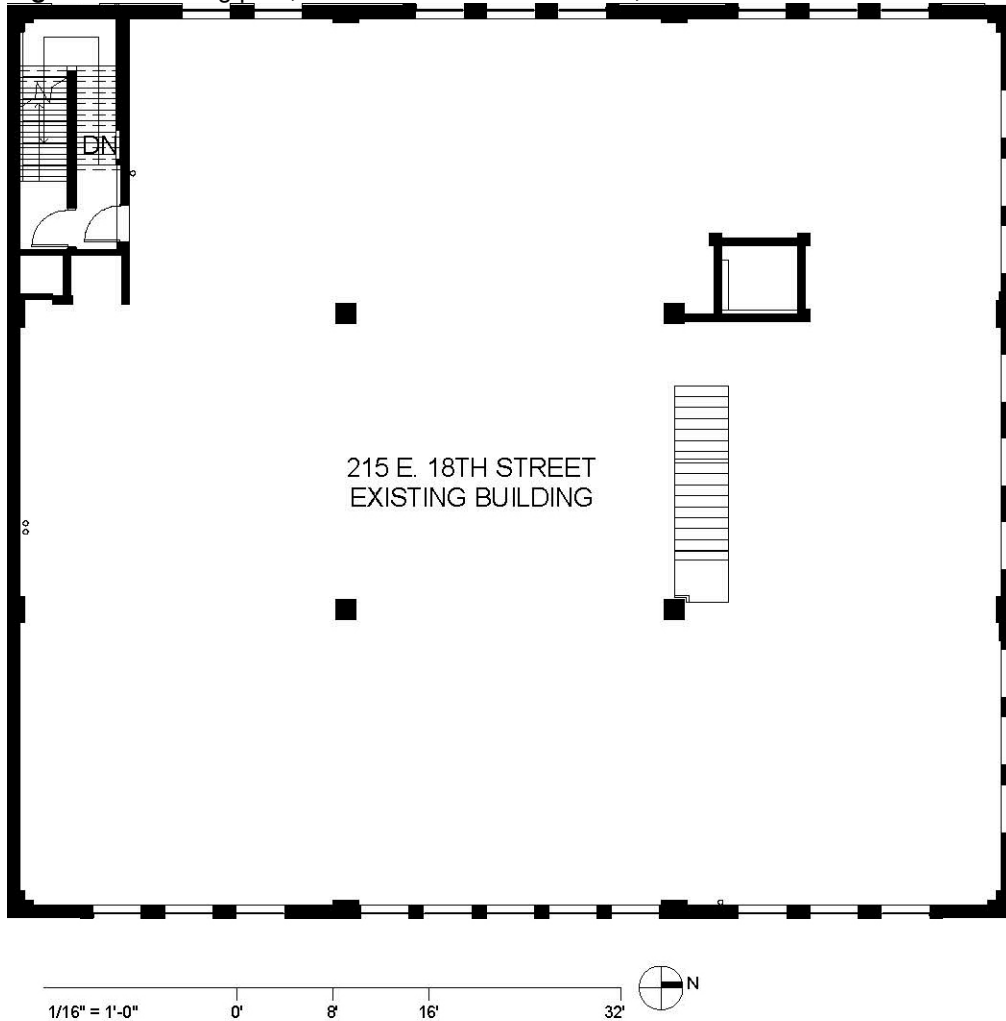


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Figure 32. Existing plan, Second Floor. *Source: Helix, 2017.*



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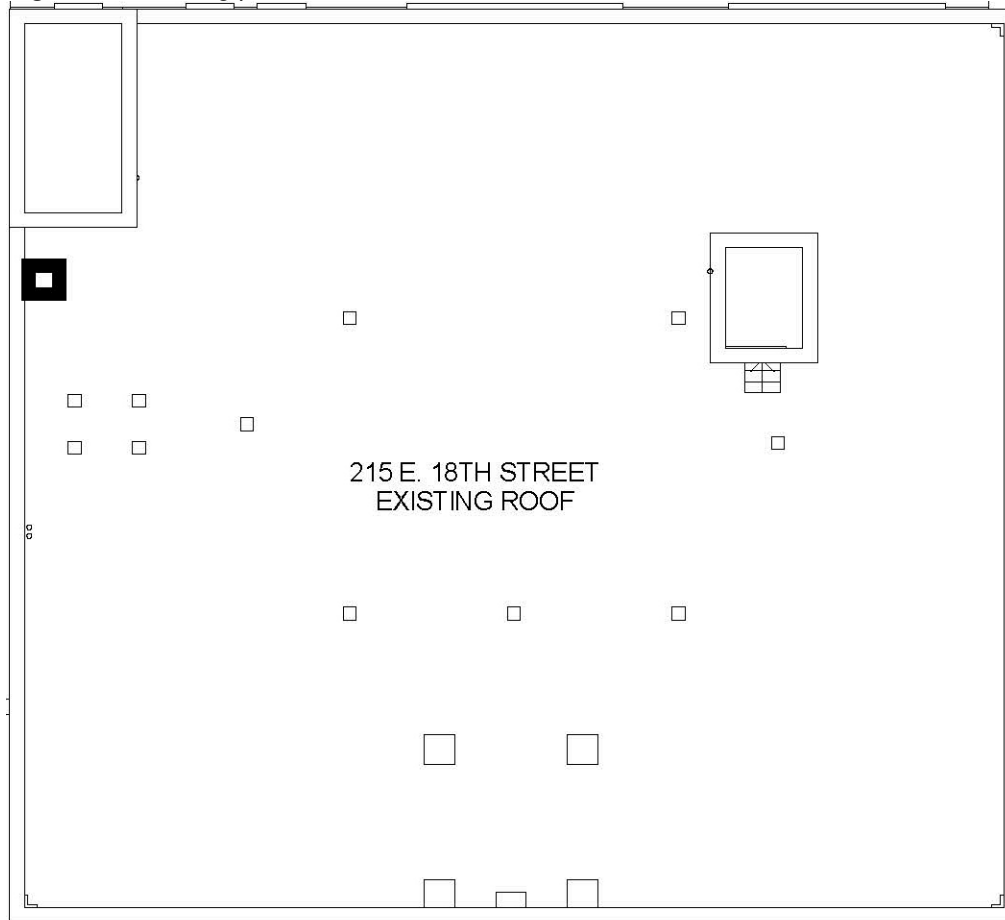
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 33. Existing plan, Roof. *Source: Helix, 2017.*



3D
development
913.530.8992

17,000 SF OFFICE - build to suit
design your own - 5 residential condos FOR SALE



OUR
BLVD
NORTH



17,000 SF OFFICE - build to suit
design your own - 5 residential condos FOR SALE

Build to suit - (9)





VINE

PARKING
BUS
STAND

MSA

17,000 SF OFFICE - build to suit
design your own - 5 residential condos FOR SALE

3D
development
913-530-8992

17,000 SF OFFICE - build to suit
design your own - 5 residential condos FOR SALE

18th ST

5,000 SF OFFICE

NO PARKING



17,000 SF OFFICE - build to suit
design down - 5 residential condos FOR SALE

Atlanta

1937
ATLANTA

6,000 SF OFFICE/RETAIL





AIA Kansas City

17,000 SF OFFICE - build to suit
design your own - 5 residential condos FOR SALE

3D
9
4
3
1
5
3
0
8
9
9
2

18th St

17,000 SF OFFICE - build to suit
design your own - 5 residential condos FOR SALE

DETOUR
↑







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IN THIS
FACILITY







