

1. Survey No. JA-AS-092-001		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3100	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	
8. Historic name (if known): Wirthman Building		7. Township/Range/Section: T: R: S:	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Business	11b. Current use: Landscape-Parking Lot
9. Present/other name (if known):			

**HISTORICAL INFORMATION**

12. Construction date: 1997	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: John Henry	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Joseph Wirthman	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input type="checkbox"/> C <input checked="" type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

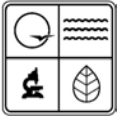
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1997 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor): N/A	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The Wirthman Building, a multi-story office building with a basement cafeteria, and Isis Theater formerly occupied this site. Joseph Wirthman was the original owner and John Henry was the builder of the first story in 1908. Wirthman commissioned Smith, Rea & Lovitt to design the \$175,000 two-story "office and picture show" building in 1917. The Lonsdale Brothers constructed a \$100,000 addition in 1922. Tenants included a beauty salon, several physicians, multiple dentists, and insurance offices. It was demolished in 1997 and a surface parking lot was constructed on the site. 3100 Troost Avenue retains poor integrity due to demolition.

This resource retains poor integrity due to demolition and the surface parking lot is less than fifty years of age. It would not be contributing to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3100 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

Kansas City Building Permits, #8672 (January 15, 1908), #12146 (April 4, 1917), #74880 (June 24, 1922). Kansas City Historic Preservation Office.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

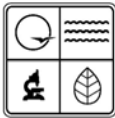
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3100 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. Most of the lot is paved. An open grassy area characterizes the rear one-third and small planting beds which contain shrubbery are positioned along the parking lot edges. Concrete sidewalks and curbs line the north and east perimeter.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

3100 Troost Avenue is a paved surface parking lot on a corner lot. Non-historic bus shelters line the east edge which fronts Troost Avenue, and the north corner. Low concrete walls separate the parking lot from the bus shelters and public sidewalk. A large, non-historic metal art piece occupies the northeast corner of the parcel.





1. Survey No. JA-AS-092-002		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3101	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Westover Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Business	11b. Current use: Commerce/Trade: Organizational

**HISTORICAL INFORMATION**

12. Construction date: 1908, 1912	15. Architect: Shepard & Farrar	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1908-1970	16. Builder/contractor: W.N. Goodwin	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce	17. Original or significant owner: Webster Withers	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

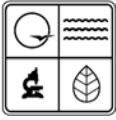
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1955-2018 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 4	34. Foundation material: Not visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The Westover Building was originally a two-story brick building constructed in 1908. In 1912 three additional stories were added. This building was listed as 3101-3103 Troost Avenue in the 1920 city directory. The Westover Chocolate Shop occupied the first floor while offices occupied the upper stories. Typical tenants were dentists, chiropractors, and other medical-related offices. Dressmakers, tailors, and accountants also occupied the building.

The Westover Building has been altered through the removal of the fifth story and an elaborate cornice similar in style to the adjacent building. Historic photographs indicate this occurred post-1955. Despite these alterations, the Westover Building retains fair integrity and continues to convey its historic mixed-use commercial character and dominant position at the northeast corner of the block and the tallest building in the commercial area. This resource would be contributing to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3101 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

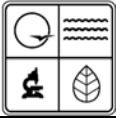
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Westover Building 3101 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the west. The building occupies a small corner parcel. The adjacent parcel wraps around the rear and contains a concrete parking lot. Wide concrete sidewalks abut the property at the north and west perimeter. The site lacks landscaping.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Westover Building is a four-story two-part commercial block with a flat roof and brick cladding. An elevator doghouse is centered on the south edge of the roof. The first story is clad with non-historic painted wood sheathing. A terra cotta stringcourse divides the first and upper stories. Terra cotta quoins accent the corners above the strong course. A simple terra cotta cornice and concrete cap accent the roofline. The northwest corner is canted and contains the primary entrance. A non-historic anodized aluminum storefront system with paired doors occupies the entrance. The canted entrance is slightly recessed and round pillar supports the overhang. Large non-historic anodized aluminum fifteen-light display windows flank the corner entrance and pierce the north and west elevations. A secondary pedestrian entrance pierces the first story at the south end of the west elevation. A large ten-part storefront occupies the east half of the north elevation. The east-five parts are non-historic anodized aluminum while the west ten are painted with a slightly different pane sizes. Seven pairs of eight-light historic wood windows are located above. A narrow, asphalt-clad awning separates the historic windows from the storefront below. Regularly punched fenestration characterizes the upper stories. Four asymmetrical bays organize the west elevation. The outer two bays contain paired 1/1 windows with wide mullions with the center two bays are single 1/1 windows. Five asymmetrical bays organize the north elevation upper stories. The bays contain single and paired 1/1 windows. the windows are non-historic aluminum with historic terra cotta sills. Most windows have non-historic aluminum storm windows. A small, one-story formed painted masonry building with a flat roof extends from the rear. A pedestrian entrance pierces the north elevation. The ell is located on the adjacent irregularly shaped parcel and connects to the adjacent building at 3105-3109 Troost Avenue. It does not appear historically related to the Westover Building. It is unknown if an interior connection exists or if the ell and Westover Building are currently related.





1. Survey No. JA-AS-092-003		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3105-3109	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known):		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: c. 1908	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input type="checkbox"/> C <input checked="" type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

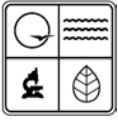
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement:
24. Vernacular or property type:	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Italianate	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c. 1920 <input checked="" type="checkbox"/> Altered Date(s): 1938; 1953; post-1970 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick; Synthetics	
27. No. of stories: 2	34. Foundation material: Not visible	
28. No. of bays (1 <sup>st</sup> floor): 11	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type:	36. Front porch type/placement: Partial width; enclosed	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation, 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This resource was constructed c. 1909 and was historically associated with the Westover Building. A photography studio and specialty stores initially occupied the building however the Troost Avenue Bank acquired much of the space in 1913. Various banking institutions are retail operations occupied the building through the following decades.

The north primary elevation addition and enclosure of the elevation significantly alters the resource, city building permits indicate primary elevation alterations occurred in July 1953. The north storefront likely dates to the same period. Non-historic cladding applied post-1970 at the first story and non-historic windows compromise the integrity of the resource. However, most historic material remains, and the resource retains its historic plan, Italianate features, and mid-century storefront. 3105-3109 Troost Avenue retains fair integrity. Non-historic alterations compromise the integrity of 3105-3109 Troost Avenue. It would not currently contribute to the potential 3100 Block of Troost Avenue historic district. However, should non-historic alterations be sensitively reversed an expose sufficient historic integrity it should be reevaluated. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

"Bank at 31<sup>st</sup> and Troost." *The Kansas City Star* (15 June 1913):3.

Building Permit 76566. 3113 Troost. April 2, 1923. On file, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3105-3109 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3105-3109 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the west. The building occupies a large L-plan parcel that wraps around 3101 Troost. The northeast corner of the lot fronts East 31<sup>st</sup> Street to the north and contains a concrete parking lot. A wide concrete sidewalk abuts the property at the west perimeter. Street trees and small planting beds interrupt the concrete sidewalk.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

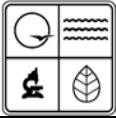
3105-3109 is a two-story Italianate building with an irregular plan, brick cladding, and mansard roof. A brick parapet encircles the center portion of the roof while the wide eaves are tile. A wide frieze with egg and dart molding, brackets, and modillions accents the eaves. The north third of the building recedes dramatically. A one-story addition with a flat roof fills the recession. Concrete in a textured checkerboard pattern clads the lower half while EFIS clads the top half. A mid-century storefront with a recessed entrance is centered on the addition and defines the first primary elevation bay. The entrance contains an anodized aluminum door with glazing and sidelights. Stucco-clad angled bulwarks flank the entrance and support large single-pane fixed display windows. The textured concrete and EFIS cladding continue onto the center block and enclose a former porch. The enclosed porch contains the next five bays. A recessed entrance with paired anodized aluminum doors with glazing defines the third-from-north bay. Narrow, rectangular fixed metal windows define the second and fourth through sixth bays. A 1923 one and one-half-story brick ell contains the south five bays. Much of the original primary elevation has been obscured through cladding alterations. The porch enclosure continues onto the ell to form a recessed storefront. The doorway is boarded and only a non-historic single-pane sidelight is visible. The storefront defines the seventh bay. A small, square fixed window defines the eighth bay. A pedestrian entrance defines the tenth bay and contains an anodized aluminum door with glazing. Narrow, rectangular fixed windows define the remaining two bays. A tile awning shelters the south four bays and abuts nine, narrow window bays above. The center three are arched while the outer six are rectangular. The first and third window bays contain historic none-light windows. The remaining bays contain fixed single-pane windows that appear non-historic. Eroded terra cotta pilasters, arches, and pronounced trim accent the window bays. The ell wraps around the two-story block at the rear. Ten window bays organize the second story of the two-story block. Most windows are absent or boarded. Non-historic single-pane fixed windows fill approximately one-half of the second-story bays.





ST. MARY OR  
ORTHOX CHRIST

MIDTOWN/31ST STREET



1. Survey No. JA-AS-092-004		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3108-3116	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Bradford Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: 1922	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: J.A. Kelley & L. Peterson	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Mildred McClelland	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

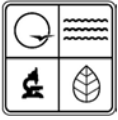
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type:	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Century American Movements: Commercial Style	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1922; 1950 <input checked="" type="checkbox"/> Altered Date(s): c. 1960 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	40. No. of outbuildings (describe in box 40 cont.): 0
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 6	35. Basement type: Unknown	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>
29. Roof type: Flat	36. Front porch type/placement: Recessed	

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation, 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The Bradford Building was constructed c. 1922 and initially advertised space for a drug store. In 1925 tenants included a music store, florists, candy shop, restaurant, and photography studio. A fire destroyed the second story and many first-story storefronts in 1959. Several retail shops and offices occupied the building at that time. The first-story storefronts and second-story windows likely date to this period in association with repairs following the fire. City building permits for \$90,000 to "repair fire damage to business building" were issued June 25, 1959.

The application of stucco and architectural glass to the first story alters the primary elevation, however a 1959 Kansas City Times article documenting the fire suggests similar materials had been applied prior to the fire and September/October 1940 building permits were issued to remodel the storefront with metal lath, plaster, and structural glass. While the storefronts are currently boarded, they remain intact and visible from the interior. The Bradford Building retains most historic material including mid-century storefronts, second-story wood windows, and c. 1922 brick cladding at the second story. The Bradford Building retains good integrity. This resource would be contributing to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

"\$250,000 Damage in Thirty-First and Troost Blaze." *The Kansas City Times* (27 April 1959):11.

"31<sup>st</sup> and Troost: New Bradford Building." *The Kansas City Star* (10 May 1922):24.

Building Permit 9505-A. 3108-A Troost. Avenue October 1, 1940. On file, City Hall, Kansas City, Missouri.

Building Permit 9536-A. 3108 Troost. October 1, 1940. On file, City Hall, Kansas City, Missouri.

Building Permit 60029. 3108-3112 Troost Avenue. June 25, 1959. On file, City Hall, Kansas City, Missouri.

Building Permit 27309A. 3116 Troost. January 4, 1950. On file, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Bradford Building fronts Troost Avenue, a commercial thoroughfare, to the east. The rear half of the lot is paved. Small trees and overgrowth breakup the pavement. A wide concrete sidewalk abuts the property at the west perimeter. Street trees and rain gardens interrupt the sidewalk on the east edge.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Bradford Building is a two-story, two-part commercial block building with a flat roof and brick cladding. Non-historic stucco and architectural glass clad the first story. Six mid-century storefronts organize the first story. Plywood boards with painted murals cover the store fronts, however the mid-century storefronts remain intact behind the boards. The storefronts are deeply recessed. Anodized aluminum frames contain large single pane display windows in similar configurations. Single or paired anodized aluminum doors with glazing and transoms access the interior at each storefront. Brick pilasters define the second-story bays. Each second-story bay contains two sets of paired 1/1 historic wood windows with wide mullions and corresponds to a storefront below. The windows have concrete sills and a continuous soldier brick lintel spans each bay above the window openings. A narrow concrete cap lines the parapet at the primary and south elevations. Non-historic pressed wood sheeting covers the parapet at the north elevation. The north elevation was historically a party wall and thus lacks fenestration. A two-story ell with an irregular plan extends from the rear elevation at the south half. The date of construction is unknown; however, the ell appears in the 1925 City Atlas. A small, two-story addition with a square plan projects from the rear elevation at the north end. Building permits and the 1951 Sanborn Map indicate it was constructed c. 1950-1951. A third, two-story addition abuts this addition to the south and was constructed between 1951 and 1963.



SCRATCH & DINKY GROCERY

Community Center

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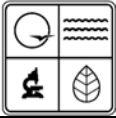
GEORGE  
TROOST

MIDTOWN/31 STREET

I believe in the power of responsible things

CONG  
Dorle

ISIS



1. Survey No. JA-AS-092-005		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3115-3123	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Shankman Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: 1929	15. Architect: Greenbaum, Hardy, and Schumacher	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1929	16. Builder/contractor: S. Patti Construction Company	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

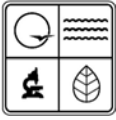
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront; 1/1
24. Vernacular or property type:	31. Chimney placement: Rear	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Modern Movement: Art Deco	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1950 <input checked="" type="checkbox"/> Altered Date(s): c. 1990 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Terra Cotta	
27. No. of stories: 3	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: Recessed	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation, 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The Shankman Building was constructed in 1929 for busman Morris Shankman. Local firm Greenbaum, Hard, and Schumacher were the architects. The building housed a variety of commercial business on the first floor while office space occupied the second and third floors. The Shankman Building was listed on the National Register of Historic Places, January 29, 2018 under Criterion C for Architecture. See Spencer, Brenda and Michelle. "Shankman Building." National Register of Historic Places Registration Form. Spencer Preservation, Wamego, Kansas. January 29, 2018 for additional history and significance. The Shankman Building does not appear significantly altered since listing and retains excellent integrity. In addition to its individual architectural significance, the building's history and appearance would contribute to the commercial character of the proposed district.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 28203. 3115-21 Troost. June 6, 1950. On File, City Hall, Kansas City, Missouri.

Google Streetview, 2015-2018.

Historic Aerials. "3101 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Spencer, Brenda and Michelle. "Shankman Building." National Register of Historic Places Registration Form. Spencer Preservation, Wamego, Kansas. January 29, 2018.

Google Earth, 2018.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

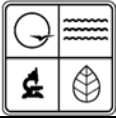
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Shankman Building at 3115-3123 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the west. A wide concrete sidewalk abuts the property at the primary elevation. The sidewalk and concrete curbs line the street. Landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Shankman Building at 3115-3123 Troost Avenue is a three-story Art Deco two-part commercial block. Terra cotta clads the primary elevation while brick clads the secondary elevations. Six storefronts flank a center entrance at the first floor. All excepting the third from north are recessed. The c. 1990 storefronts are non-historic; however, they fill historic openings. Elaborate terra cotta filigree and floral motifs accents the center entrance. Seven window bays organize the upper stories. Each bay contains two 1/1 non-historic windows. Spandrel panels separate the two upper stories. The outer two and center bay heavily spandrel panels are heavily ornamented with filigree while concentric square motif ornaments the remaining spandrels. Medallions and bas relief floral motif ornaments accent the third story bays and cornice. The Shankman Building was listed on the National Register of Historic Places, January 29, 2018 under Criterion C for Architecture and does not appear significantly altered since listing. See Spencer, Brenda and Michelle. "Shankman Building." National Register of Historic Places Registration Form. Spencer Preservation, Wamego, Kansas. January 29, 2018 for a complete description





1. Survey No. JA-AS-092-006		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3118	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): F.W. Woolworth Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Department Store	11b. Current use: Commerce/Trade: Organizational

**HISTORICAL INFORMATION**

12. Construction date: 1915	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1927-1928	16. Builder/contractor:	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

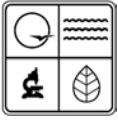
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement:
24. Vernacular or property type:	31. Chimney placement: Side, left	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Revivals	32. Structural system: Masonry; Steel	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1927 <input checked="" type="checkbox"/> Altered Date(s): 1927; Post-2005 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Stone: Limestone	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type:	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: Recessed	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation, 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The F.W. Woolworth Building was originally constructed in 1915. In 1927, the primary elevation was remodeled, and an addition constructed at the rear, doubling the size of the building. That year, the F.W. Woolworth Company leased the building for the Woolworth Five-and-Ten-Cent store. The F.W. Woolworth Building was listed on the National Register of Historic Places May 6, 2005. See Schwenk, Sally F. "F.W. Woolworth Building." National Register of Historic Places Registration Form. Historic Preservation Services, Inc. Kansas City, Missouri. May 6, 2006 for addition history and significance. Since listing, the address has been changed to 3118 Troost Avenue. This survey form reflects the current address which differs from the National Register listing (3120-3122 Troost Avenue). The F.W. Woolworth Building has been minorly altered since listing. The entry doors have been replaced; however, they are complimentary in style and fill the historic openings. One muntin has been removed from the southernmost display window and an awning installed above the storefront. These minor alterations do not significantly compromise the integrity of the resource. It retains excellent integrity. In addition to its individual significance, the building's history and appearance would contribute to the commercial character of the proposed district.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Schwenk, Sally F. "F.W. Woolworth Building." National Register of Historic Places Registration Form. Historic Preservation Services, Inc. Kansas City, Missouri. May 6, 2006.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The F.W. Woolworth Building at 3118 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A concrete sidewalk abuts the property at the primary elevation. A narrow, gated alley separates the F.W. Woolworth Building from the adjacent commercial building at 3124-3126 Troost Avenue. A wide concrete sidewalk and concrete curbs line the street. Landscaping is minimal.

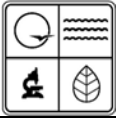
41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The F.W. Woolworth Building is a one-story, one-part commercial block with restrained neoclassical ornament at the parapet, cast stone stringcourse, and a crenellated parapet. Two storefronts organize the primary elevation. Each contains non-historic paired aluminum doors. Anodized aluminum fixed transoms top each doorway and are c. 1960 alterations. Bronze frames contain large single-glazed storefront windows with curved corners at each entrance. Narrow vertical panes form each corner. The storefronts sit on terrazzo-clad bulkheads. The F.W. Woolworth Building was listed on the National Register of Historic Places May 6, 2005. See Schwenk, Sally F. "F.W. Woolworth Building." National Register of Historic Places Registration Form. Historic Preservation Services, Inc. Kansas City, Missouri. May 6, 2006 for a detailed description. Alterations to the building since listing include replacement entrance doors, removal of one dividing strip in the south storefront window, and installation of an awning. The F.W. Woolworth Building does not appear significantly altered.



3120

Journey to  
NEW LIFE



1. Survey No. JA-AS-092-007		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3124-3126	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): S.S. Kresge Co. Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: c. 1930	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: S.S. Kresge Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input type="checkbox"/> C <input checked="" type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

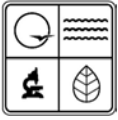
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style:	32. Structural system: Unknown	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1935 <input checked="" type="checkbox"/> Altered Date(s): c. 2019 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: EFIS	
27. No. of stories: 1	34. Foundation material: Not visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: Recessed	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This address was historically 3122-3126 and 3124-3128. It does not appear in the 1920 City Directory; City building permit 15570 indicates this resource was built c. 1930 for the S.S. Kresge Co. Notions and the Acme Shoe Store.

EFIS cladding and a non-historic storefront substantially compromise the material integrity of the resource. 3124-3126 Troost Avenue consequently retains poor integrity. Non-historic alterations compromise the integrity of the resource. It would not be contributing to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 563A. 3124 Troost. August 8, 1935.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3124-3126 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A concrete sidewalk abuts the property at the primary elevation. A narrow, gated alley separates 3124-3126 Troost Avenue from the adjacent F.W. Woolworth Building to the north. A wide concrete sidewalk and concrete curbs line the street. The site is not landscaped.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

3124-3126 Troost Avenue is a one-story one-part commercial block with a flat roof and EFIS cladding at the primary elevation. Non-historic metal coping caps the primary elevation while tile coping lines the secondary elevations. The cladding is a c. 2019 alteration and was recently applied. A non-historic fourteen-part aluminum storefront spans the primary elevation and is an alteration dating to the same period. The entrance is recessed and composes the third storefront part. It contains a non-historic aluminum door with glazing and a single-pane sidelight. A historic, fixed wood transom window is located above. The transom corresponds to a second storefront historically present at that location. Recessed panels above the storefront visually divide the upper half of the elevation into three segments. The north elevation retains historic brick cladding and regular punched fenestration pierces the elevation. A permit for \$4000 was issued to S.S. Kresge Co. and builder J. Killwortm in 1935 to construct a steel and brick addition. The non-historic cladding obscures the addition.



816-622-3130  
FOR LEASE



1. Survey No. JA-AS-092-008		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3125-3133	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Michelson Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: 1923	15. Architect: Koch, William J.	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Morley, Patrick J.	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

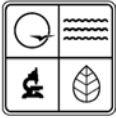
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront; 1/1
24. Vernacular or property type:	31. Chimney placement: Side, left.	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Century American Movements: Commercial Style	32. Structural system: Masonry	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 1990 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Terra Cotta; Brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 6	35. Basement type:	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

The Michelson Building was constructed in 1923 for Edward Samuel Michelson. Local architect William J. Koch designed the building while contractor Patrick J. Morley was the builder. Various commercial tenants occupied the building from its construction through the mid-century. The Michelson Building was listed on the National Register of Historic Places on January 29, 2018. See Spencer, Brenda and Michelle. "Michelson Building." National Register of Historic Places Registration Form. Spencer Preservation, Wamego, Kansas. January 29, 2018 for a detailed history and explanation of significance. The Michelson Building does not appear significantly altered since listing and retains excellent integrity. In addition to its individual architectural significance, the building's history and appearance would contribute to the commercial character of the proposed district.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Spencer, Brenda and Michelle. "Michelson Building." National Register of Historic Places Registration Form. Spencer Preservation, Wamego, Kansas. January 29, 2018.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Michelson Building at 3125-3133 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A wide concrete sidewalk and concrete curbs line the street. Landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

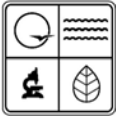
The Michelson Building is a two-story two-part commercial block with a flat roof and terra cotta cladding. Six bays organize the first story. A pedestrian entrance defines the north bay. It contains paired, non-historic aluminum doors with a fixed transom and accesses a stairway to the second story. Non-historic aluminum storefronts define the south six bays. Three-ganged non-historic 1/1 aluminum windows define the upper story bays which are in line with the storefront. Paired 1/1 matching windows define the north bay directly above the pedestrian entrance. The store fronts, pedestrian entrance doors, and second-story windows are c. 1990 alterations. Although alterations, they fill historic openings. Terra cotta cladding ornamented with Beaux Arts Classicism and Art Deco inspired motifs characterizes the design at both stories. An elaborately ornamented cornice spans the primary elevation only. The Michelson Building was listed on the National Register of Historic Places January 29, 2018. It does not appear altered since listing. See Spencer, Brenda and Michelle. "Michelson Building." National Register of Historic Places Registration Form. Spencer Preservation, Wamego, Kansas. January 29, 2018 for a detailed description.



SPEED LIMIT  
25

HEAT & AIR  
CONDITIONING





1. Survey No. JA-AS-092-009		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3130-3132	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T:            R:            S:
8. Historic name (if known): Grimme Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: 1922	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1908-1970	16. Builder/contractor: Daniel Sutter	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce	17. Original or significant owner: Adler & Rosenfield	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

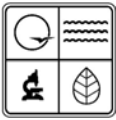
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt; tile	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1 by 1
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Beaux Arts	32. Structural system: Unknown	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s)    Date(s): <input checked="" type="checkbox"/> Altered        Date(s): 1940-45; c.2014 <input type="checkbox"/> Moved         Date(s): <input type="checkbox"/> Other            Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Terra Cotta	
27. No. of stories: 2	34. Foundation material: Not visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

Adler and Rosenfield constructed the building in 1922. Daniel Sutter was the builder. Grimme Building was constructed c. 1922. Mary and Ella Grimme operated dressmaking and milliner shops in 1925. Other tenants included the Grimes and Hausen beauty parlor, Medicus Drug Co., Kansas City News-Press offices, and the Alexander Printing Co. Later tenants included clothing stores and, in 1945, Helzberg's. Building permits indicate the storefront and primary elevation were altered several times between 1941 and 1945. Building Permit 17308A was issued August 9, 1945 to builder Morris Hoffman. The permit notes "remodel front of building" for Helzberg.

Alterations to the Grimme Building include replacement storefronts, second-story windows, and the application of stucco panel and wood cladding at the first story. The south storefront is a historic alteration. Tax Assessor photographs suggest the storefront post-dates 1939. The north storefront is a c. 2014 non-historic alteration. While non-historic, it fills the historic opening and retains mid-century tile walls. Vertical muntins were applied to the second-story windows between 1980 and 2014. Although non-historic, the muntins divide non-historic single-pane windows to create a configuration more complimentary to the historic configuration. While non-historic cladding is applied to the first story, the second story retains historic terra cotta cladding and Beaux Arts ornament. The Grimme Building retains its historic form, character-defining terra cotta ornament, distinctive south storefront, much historic material.

Consequently, the Grimme Building retains good integrity. This resource would be contributing resource to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 13066. 3130-32-34 Troost. April 1, 1922.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Grimme Building at 3130-3132 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A wide concrete sidewalk and concrete curbs line the street. The site lacks landscaping

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Grimme Building is a two-story Beaux Arts commercial block. Non-historic stucco panels and vertical pressed wood clad the south and north halves, respectively, of the primary elevation. Terra cotta clads the second story. The first story is two bays wide. Storefronts define the bays and are currently boarded, however they remain intact behind the plywood boards. The south storefront (3132) is a deeply recessed mid-century storefront. Distinctly curved, large, single pane display windows with aluminum frames flank a center entrance. Narrow aluminum muntins divide the windows. Concrete bulwarks support the display windows. The north bulwark rises several inches higher than the left and slightly truncates the display windows. Wide aluminum trim accents the display windows at the bottom edge. The center entrance contains an aluminum door with glazing and a wide horizontal muntin which contains the door handle. A narrow, fixed transom tops the door. Simple aluminum trim surrounds the door and transom. Large rectangular terrazzo tile flooring and synthetic ceiling tiles complete the storefront finishes. A recessed secondary entrance abuts the curved display windows to the north and contains an anodized aluminum door with glazing and a narrow, fixed transom. The north storefront (3130) is a four-part non-historic aluminum system. The entrance defines the south part and contains a door with glazing and large fixed transom. The north-three parts are large, single-pane fixed display windows. The storefront is recessed, and historic small-scale mid-century tile clads the recessed walls. Non-historic aluminum-framed fabric awnings shelter each storefront. Five bays organize the second story. Non-historic 1 by 1 fixed windows with narrow, vertical anodized aluminum muntins define the bays. Paired terra cotta pilasters with ornate capitals separate the bays. An elaborate frieze with an alternating floral motif, medallions, egg and dart and rope moldings, and curved bracket ends ornaments the primary elevation. A copper cornice tops the ornate frieze. Tile extends from the parapet to the cornice, visually mimicking a mansard roof.



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3132



3132

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ACCESS MAP CITY  
RECORDS &





1. Survey No. JA-AS-092-010		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3133	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Harkness Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: c. 1925	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1908-1970	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

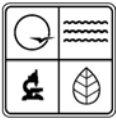
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront; 3/1
24. Vernacular or property type:	31. Chimney placement: Rear, left.	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Century American Movements: Commercial Style	32. Structural system: Reinforced Concrete	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1960; 1966-67; c. 1990 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Terra Cotta	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.):
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This address was historically 3135-3141 (3133-3137 prior to 1951). Early tenants included a florist, gift shop, and clothing shop. The 1925 City Directory lists the Harkness Building and Dr. Balls Health School as the single tenant. Subsequent tenants include a variety of retail spaces including clothing stores and floral shops. The Fraternal Order of the Eagles occupied the building during the 1950s.

Alterations to the Harkness Building include c. 1990 non-historic windows and storefronts. While non-historic, they fill historic openings. The storefronts replace mid-century anodized-aluminum storefronts and mimic the historic configuration. The second-story windows replace glass block and brick infill installed 1966-67 and are complimentary in style to the building. The Harkness Building retains good integrity. This resource would be contributing resource to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 28481. 3135-37 Troost. July 19, 1966. On File, City Hall, Kansas City, Missouri.

Building Permit 33775. 3135-37 Troost. May 18, 1967. On File, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

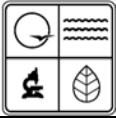
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Harkness Building at 3133 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the west. A wide concrete sidewalk and concrete curbs line the street. Street trees with low concrete planters interrupt the sidewalk.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Harkness building is a two-story, two-part commercial block with restrained neoclassical influences, a flat roof, and terra cotta cladding. Five bays organize the first story. A pedestrian entrance defines the first bay. It contains a non-historic aluminum door with glazing. Narrow pilasters flank the door and a simple entablature with classical brackets tops the entrance. A non-historic fixed transom pierces the elevation above the entablature. Non-historic aluminum storefronts define the remaining first-story bays. The storefronts are simple with large fixed display windows and fixed transoms. The entrances are deeply recessed. The center two storefronts have center entrances while the first and fourth storefront entrances are offset south and north, respectively. A terra cotta stringcourse bisects the building. Four bays organize the second story. Each bay contains three-ganged 6/1 non-historic aluminum windows. Simple terra cotta trim surrounds each bay. A narrow dentilled cornice spans the primary elevation.





1. Survey No. JA-AS-092-011		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3136	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known):		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Landscape: Parking Lot

**HISTORICAL INFORMATION**

12. Construction date: c. 1971-1991	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input type="checkbox"/> C <input checked="" type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

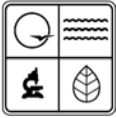
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): c. 1970-1991 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor): N/A	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This surface parking lot was constructed between 1971 and 1991 following demolition of a historic restaurant and specialty shop. 3136 Troost Avenue retains poor integrity due to demolition. It would not be contributing resource in the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3136 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A wide concrete sidewalk and concrete curbs line the street. The site lacks landscaping.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

3136 Troost Avenue is a concrete paved surface parking lot. It is rectangular in plan. A curb cut access the parking lot at the east edge. A low concrete wall with concrete piers and metal fencing is located south of the curb cut and partially encloses the lot. A matching concrete pier is located at the northeast corner. The remaining portion of the north wall was demolished in 2019. Lanterns top all three concrete piers.





1. Survey No. JA-AS-092-012		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3142	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known):		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: 1931	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1908-1970	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce	17. Original or significant owner: Lake View Building Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

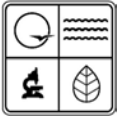
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Storefront; fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style:	32. Structural system: Masonry-Concrete Block	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 19445-46; 1956 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Synthetic	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

A single-family residence occupied this site until 1930 and building permits indicate Lake View Building Co. built the present resource the following year. Tax Assessor photographs c. 1939 indicate this resource and the adjacent 3144 Troost Avenue were constructed as one building with three distinct storefronts which maintained separate addresses. The 1951 Sanborn map indicates the building was altered to two stores prior to that time. It is unknown if an interior connection exists, however the remaining storefronts are operationally distinct. Cladding variations reinforce the separation. The Western Auto Supply Co. occupied this store from 1931 through the 1940s. Later tenants were retail shops including National Shirt Shop.

Alterations to 3142 Troost Avenue include a historic, mid-century storefront and sheath at the primary elevation. Building permits indicate the storefront was altered in fall 1956. While plywood boards currently cover the storefront, it retains intact beneath. The sheath is also likely a mid-century alteration and is thus a historic alteration associated with continuing commercial activity on Troost during the mid-century. 3142 Troost Avenue retains good integrity. This resource would be a contributing resource to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Advertisement. "Western Auto." *The Kansas City Star*. (10 October 1931):17.

Building Permit 46252. 3142 Troost. September 9, 1956. On File, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four*. 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four*. 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four*. 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925*. Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3142 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A wide concrete sidewalk and concrete curbs line the street. The site lacks landscaping.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

3142 Troost Avenue is a one-story one-part commercial block building. The roof is flat. The north parapet is stepped with tile coping. Non-historic stucco panels clad the primary elevation. A historic storefront is centered on the primary elevation. While the storefront is currently boarded, it remains intact. The storefront is deeply recessed and extends several feet. The storefront entrance contains a pair of anodized aluminum doors with glazing. A continuous sidelights and glazing system surround the doors. Large single-pane fixed display windows with fixed transoms flank the entrance. Elongated, aluminum framed display windows on low concrete bulwarks extend east from the entrance. Large single pane display windows with vertical muntins fill the north display window frame. The south frame glazing is absent. Historic metal trim accents the bulwarks below each window. Historic recessed circular lighting extends the length of each display window. Terrazzo flooring and synthetic ceiling tiles complete the storefront finishes. A non-historic aluminum-framed fabric awning shelters the storefront. Non-historic stucco clads the north elevation. This elevation was historically a party wall and thus lacks fenestration.



COMPUTE

AVAILABLE  
116-776-4750



1. Survey No. JA-AS-092-013		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3144	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T:          R:          S:
8. Historic name (if known):		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: specialty Store	11b. Current use: Unknown

**HISTORICAL INFORMATION**

12. Construction date: 1931	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input type="checkbox"/> C <input checked="" type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

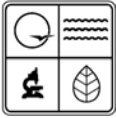
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style:	32. Structural system: Masonry-Concrete block	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s)    Date(s): <input checked="" type="checkbox"/> Altered        Date(s): 1946; 1967; post-1970 <input type="checkbox"/> Moved        Date(s): <input type="checkbox"/> Other         Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Aluminum	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.):
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This resource was constructed c. 1930. Tax Assessor photographs c. 1939 indicate this resource and the adjacent 3142 Troost Avenue were likely constructed as one building with three distinct storefronts which maintained separate addresses. The 1951 Sanborn map indicates the building was altered to two stores prior to that time. It is unknown if an interior connection exists, however the remaining storefronts are operationally distinct. Cladding variations reinforce the separation. Early tenants include Troost Tango (1935) and Singer sewing supplies store (c. 1939).

Alterations to 3144 Troost Avenue include a replacement storefront and the application of non-historic corrugated metal cladding to the primary elevation. While the storefront is currently boarded, it remains intact beneath plywood boards. Building permits indicate the resource was remodeled in 1967 and the extant storefront may date to this period. The application of non-historic cladding significantly compromises the integrity of the resource. It consequently retains poor integrity. Non-historic alterations compromise the integrity of the resource. It would not be contributing resource in the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 33131. 3146 Troost. April 18, 1967. On file, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3144 Troost Avenue fronts Troost Avenue, a commercial thoroughfare, to the east. A wide concrete sidewalk and concrete curbs line the street. The site lacks landscaping.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

3144 Troost Avenue is a one-story, one-part commercial block building with a flat roof and non-historic corrugated aluminum cladding. A seven-part anodized aluminum storefront is centered on the primary elevation. While the storefront is currently boarded, it remains intact. The primary entrance is centered in the storefront system and contains a single anodized aluminum door with glazing. Single-pane sidelights flank the door. A narrow, fixed transom extends from sidelight to sidelight. Single pane fixed storefront windows with vertical aluminum muntins flank the entrance. Low brick bulwarks support the display windows. A non-historic aluminum-framed fabric awning is centered above the storefront and shelters the center two-thirds. An aluminum framed sign is centered above the awning on the primary elevation.



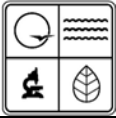
3144  
3144

COMPUT

ATTENTION  
NO PARKING  
EXCEPT  
FOR DELIVERIES

3144  
3144





1. Survey No. JA-AS-092-014		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3145	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Firestone Building		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

**HISTORICAL INFORMATION**

12. Construction date: c. 1930	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1908-1970	16. Builder/contractor:	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input checked="" type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

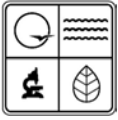
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1 by 1; fixed
24. Vernacular or property type:	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style: Art Deco	32. Structural system: Concrete	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1934 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: L-Shaped	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This resource was constructed in 1929-1930 for the Firestone Tire and Rubber Co. The initial permit was issued September 20, 1929 for \$125,000 while an additional permit was issued for \$25,000 on March 27, 1930. The Firestone company occupied the building into the 1950s. Operations included tire services, auto repair, and washing. A filling station occupied the space under the canopy.

Alterations to the Firestone Building include replacement windows, vehicular bay doors, and pedestrian entrance doors. The filling station pumps and equipment are no longer extant. The Firestone Building does not otherwise appear substantially altered and retains good integrity. This resource would be a contributing resource to the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 15481. 3143-45 Troost. September 20, 1929. On file, City Hall, Kansas City, Missouri.

Building Permit 91820. 3143-45 Troost Ave. March 27, 1930. On file, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

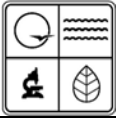
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Firestone Building at 3145 Troost Avenue occupies a large corner lot at the northeast corner of Troost Avenue and East Linwood Boulevard. The L-plan building occupies nearly the entire lot. Wide concrete sidewalks and shallow concrete curbs line both street-fronting sides of the corner. Street trees and small concrete planting beds interrupt the sidewalk in front of the building. The lot is not landscaped.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Firestone Building is a two-story auto service building with an L-shaped plan and flat roof. A high canopy projects spans the south elevation. A distinctive high parapet lines the west, south, and approximate south-third of the rear elevation of the building and attached canopy and is a character-defining feature. Small-scale brick panels with segmental arch details and geometric motif terra cotta ornament clad the parapet. Narrow terra cotta and brick pilasters with Art Deco caps separate the brick panels. Wide terra cotta pilasters with highly stylized caps accent the west and south parapet elevations at regular intervals. Brick panel arches between these pilasters contain terra cotta keystones. Paired, wide terra cotta pilasters and elaborate scrolled panels accent the northwest, southwest, and southeast corners of the parapet. The northwest and southeast corners contain stylized "F" terra cotta ornaments and the southwest canopy corner is canted. The south elevation is deeply setback under the canopy and contains the primary entrances. It is eleven bays wide. Pedestrian entrances and associated storefronts define the third and fifth bays respectively. A non-historic aluminum door with glazing fills the third bay and the fourth contains a partially boarded anodized-aluminum storefront. Non-historic, undersized, fixed windows define the first, second, and fourth bays. Vehicular entrances define the remaining bays and contain overhead doors in a variety of materials and forms. Boards or similar material obscure most overhead doors. The west elevation is two bays wide and fronts Troost Avenue. A non-historic two-light window with a vertical muntin and twelve-light transom defines the north bay. A six-part non-historic fixed display window system defines the south bay. Synthetic sheeting covers the transom above. A non-historic two-light window with vertical muntin is located above the north bay and is positioned between the parapet and south bay transom.





1. Survey No. JA-AS-092-015		2. Survey name: 3100 Block of Troost Avenue 2019	
3. County: Jackson		4. Address (Street No.) 3156	Street (name) Troost Avenue
5. City: Kansas City	Vicinity: <input type="checkbox"/>	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Scott Store		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Department Store

**HISTORICAL INFORMATION**

12. Construction date: c. 1940	15. Architect:	18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: W.K. Martin Contracting Co.	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Hugo Brecklein	20. National Register eligible? <input type="checkbox"/> individually eligible <input checked="" type="checkbox"/> district potential ( <input type="checkbox"/> C <input checked="" type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

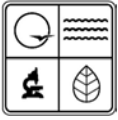
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Storefront
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input type="checkbox"/>
25. Architectural Style:	32. Structural system: Masonry- Concrete Block	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1948 <input checked="" type="checkbox"/> Altered Date(s): 1958-59; post-1970 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick; pressed wood	
27. No. of stories: 1	34. Foundation material: Concrete Block	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: flat	36. Front porch type/placement:	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

**OTHER**

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen, Rosin Preservation 1712 Holmes, Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: 11/06/2019
		45. Date of revisions:

**FOR SHPO USE**

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

3156 Troost Avenue was constructed 1940-1941. Building permit 15959 was issued to Hugo Brecklein and builder W.K. Martin Cont. Co. for \$27,000 November 4, 1940. The Scott ten cent store was an early tenant and occupied the building through the 1950s. In 1948 a building permit was issued to Scott Stores and Schumuger (?) Con. Co to erect a large addition and to remodel the existing structure. Permits issued in 1959 note alterations to the primary elevation, infill of windows with brick, and replacement aluminum doors.

This resource has been substantially altered since construction. Pressed wood cladding was applied to the exterior obscures the historic storefronts and bays. A non-historic, wide aluminum parapet obscures the top approximate half of each street-facing elevation and a non-historic storefront fills the single corner bay. These alterations obscure the historic appearance and associations of the resource. Consequently, it retains poor integrity. Non-historic alterations compromise the integrity of the resource. It would not be contributing resource in the potential 3100 Block of Troost Avenue historic district. The district is eligible for listing under Criterion A in the area of Commerce as the remaining intact block of the historic commercial corridor and represents a period of transition from residential to commercial development in the block. The period of significance is 1908-1970, capturing the beginning of commercial development on the block through its decline.

Please see the "3100 Block of Troost Avenue 2019 Survey Report" for more information about the context and significance of the potential historic district.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Building Permit 15959. 3154 Troost. November 4, 1940. On file, City Hall, Kansas City, Missouri.

Building Permit 57612 A. 3156 Troost. November 7, 1958. On file, City Hall, Kansas City, Missouri.

Building Permit 58243. 3156 Troost. February 10, 1959. On file, City Hall, Kansas City, Missouri.

Google Earth, 2018.

Google Streetview, 2015-2018.

Historic Aerials. "3112-3116 Troost Avenue." NETR Online. 1955-2016.

Jackson County, Missouri GIS. Parcel Viewer.

R.L. Polk City Directories, Kansas City, Missouri.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909. Sheet 465

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to February 1951. Sheet 465.

Sanborn Map Company. *Insurance Maps of Kansas City, Missouri. Volume Four.* 1909, revised to 1963. Sheet 465.

Tuttle-Ayers-Woodward Co. *Atlas of Kansas City, MO & Environs 1925.* Sheets 54-55.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

3156 Troost Avenue occupies a large corner lot at the northwest corner of Troost Avenue and East Linwood Boulevard. The rectangular-plan building occupies nearly the entire lot. Wide concrete sidewalks and shallow concrete curbs line both street-fronting sides of the corner. Street trees and small concrete planting beds interrupt the sidewalk in front of the building. The lot is not landscaped.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

3156 Troost Avenue is a one-story, one-part commercial block building with a rectangular plan and flat roof. Non-historic pressed wood siding clads the east elevation while the south and west elevations are brick. A wide non-historic aluminum parapet wraps around the south and west elevations. The southeast corner is canted and contains the single bay. A non-historic five-part anodized aluminum storefront defines the bay and is slightly recessed. The storefront contains two pairs of aluminum doors with glazing. A narrow, fixed window separates the pairs. Fixed display windows define the outer storefront parts. Brick bulkheads support the outer display windows. The roof extends over the recessed storefront to shelter the entrance. Two metal columns set in square concrete bases support the overhang.



FAMILY DOLLAR

FAMILY DOLLAR

NO LEFT TURN

Troost Ave

NO LEFT TURN

Linwood Blvd