NPS Form 10-900
United States Department of the Interior
National Park Service

OMB No. 1024-0018

376

National Register of Historic Places Registration Form

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

RECEIVED 2280
MAY 21 2014
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name Perfection Stove Company Building

Other names/site number N/A

Name of related Multiple Property Listing Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri

2. Location

Street & number 1200 Union Avenue | N/A | not for publication

City or town Kansas City | N/A | vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64102

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide _X_ local

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

Mark A. Miles May 15, 2014

Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_X_ entered in the National Register

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain:)

Barbara Wyatt 7-7-14

Signature of the Keeper Date of Action

5. Classification

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

X	private
	public - Local
	public - State
	public - Federal

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

X	building(s)
	district
	site
	structure
	object

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	**Total**

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/ TRADE: Warehouse

Current Functions
(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH CENTURY/ EARLY 20TH CENTURY REVIVAL STYLE

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
roof: ASPHALT
other: TERRA COTTA
LIMESTONE

X **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

ARCHITECTURE

Period of Significance

1919

Significant Dates

1919

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

George S. Rider Company

[x] **STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES**

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- _x_ State Historic Preservation Office
- ____ Other State agency
- ____ Federal agency
- ____ Local government
- ____ University
- _X_ Other

Name of repository: **Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri**

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

10. Geographical Data

Acreage of Property .417

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	39.102695	-94.598550	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Elizabeth Rosin, Principal; Lauren Rieke, Historic Preservation Specialist
organization Rosin Preservation date January 2014
street & number 215 W. 18th Street, #150 telephone 816-472-4950
city or town Kansas City state MO zip code 64108
e-mail lauren@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

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

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

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

Photo Log:

Name of Property: **Perfection Stove Company Building**

City or Vicinity: **Kansas City**

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

Photographer: **Brad Finch, F-Stop Photography**

Date Photographed: **September 2013**

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

Photo Log

1 of 12: Southeast corner. View northwest.
2 of 12: South elevation. View north.
3 of 12: East elevation. View west.
4 of 12: North elevation. View south.
5 of 12: Contextual view of Union Avenue. View northwest.
6 of 12: South elevation, detail of entrance. View north.
7 of 12: South elevation, detail of window. View north.
8 of 12: Third floor, typical interior. View northeast.
9 of 12: First floor, typical north staircase. View east.
10 of 12: First floor, main lobby. View southwest.
11 of 12: Second floor, office space. View southeast.
12 of 12: Second floor, clerestory windows. View north.

Figure Log:
Include figures on continuation pages at the end of the nomination.

Figure 1: Site Map, *Arc GIS 2013.*
Figure 2: Contextual Map. *Arc GIS 2013*
Figure 3: Photo Map. Not to scale.
Figure 4: Sketch floor plan, first floor.
Figure 5: Sketch floor plan, second floor.
Figure 6: Sketch floor plan, third floor.
Figure 7: Historic plans, first floor. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*
Figure 8: Historic plans, second floor. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*
Figure 9: Historic plans, third floor. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*
Figure 10: Historic plans, elevations. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*
Figure 11: Historic photograph, 1940. *Source: Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.*
Figure 12: Historic photograph looking east along Union Avenue, 1949. Perfection Stove Co. Building is at the far end of the block. *Source: Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.*

SUMMARY

The Perfection Stove Company Building, at 1200 Union Avenue, Kansas City, Jackson County, Missouri, is in the West Bottoms Industrial District. Buildings of similar massing, materials and function comprise the neighborhood. Constructed in 1919, the three-story rectangular building rises from a concrete foundation to a flat roof (Photo 1). It has brown brick cladding, with terra cotta and limestone details. The building shares a party wall with the building to the west. Wide bands of fenestration, most with original wood and metal windows, define the south, east and north elevations. The primary elevation faces south. A loading dock runs the length of the east elevation. The interior is characterized by simple, utilitarian spaces punctuated by concrete columns, in keeping with the industrial function of the building. The first floor lobby and second floor office are more-finished spaces, with terrazzo floors, carved wood trim and clerestory windows. The building has experienced very few alterations since the period of construction and retains excellent integrity.

ELABORATION

Setting

The Perfection Stove Company Building is in Kansas City's West Bottoms Industrial District, in the low-lying flood plain at the nexus of the Missouri and Kansas (Kaw) Rivers. Downtown Kansas City lies above the bottom land on top of a bluff, approximately one-half mile to the east. Industrial buildings and warehouses constructed between the late-nineteenth century and the early-twentieth century fill the surrounding blocks. They share the utilitarian function of Perfection Stove, and accordingly have similar form, massing and materials.

Perfection Stove stands at the southeast corner of a block bounded by Union Avenue on the south, Santa Fe Street on the east, St. Louis Avenue on the north, and Mulberry Street on the west (Figure 1). Railroad tracks clip the northwest corner of the block. Multiple lines of tracks run roughly north-south approximately three blocks to the east, flanking the site of the original Union Depot. A concrete sidewalk abuts the building on the south. A strip of parking and a loading dock span the east elevation. A parking lot also borders the north elevation. A two-story brick building of similar vintage shares a party wall with Perfection Stove, obscuring most of the west elevation (Photo 5).

Exterior

The symmetrical primary (south) elevation is divided into three blocks (Photo 2). The first block at the west end projects slightly from the façade and terminates in a shaped parapet with a limestone cap. Brick pilasters with terra cotta capitals and vertical pendants are articulated on each side of the single bay at the center of the block. The pilasters rise from the concrete base to the parapet. Cream-colored terra cotta blocks adorn the parapet above each pilaster. The single bay is slightly recessed in an enframed treatment that terminates in a segmental arch above the third floor window. A brick soldier course frames the spandrels beneath the openings on each floor. The same cream-colored terra cotta blocks define each corner of the recessed brick frame and a turquoise terra cotta diamond marks the center. Historic paired metal windows fill each opening. The fifteen-light windows have pivoting sashes in the center. A louvered vent fills the operable sash on the second floor. These rectangular openings have limestone sills and metal lintels

The center block of the south elevation has five bays separated by the same articulated brick pilasters. It terminates in a straight parapet with a limestone cap. On the first floor, three historic metal windows fill the opening in the westernmost bay. The twenty-light windows have central, six-light pivot sashes. Garage openings with non-historic metal overhead doors fill each opening in the three center bays. A pedestrian entrance fills the easternmost bay (Photo 6). It has a painted cast stone frame with a shaped entablature and vertical pendants, similar to the pilasters. A pair of historic, glazed and paneled wood doors, capped with a five-light transom, is deeply recessed within the doorway. Three fifteen-light metal windows fill each opening on the second and third floors of the outer bays. The center window in each opening has a six-light center pivot sash. The center bays are slightly wider than the outer bays and thus have three twenty-light metal windows in each opening. These windows each have a four-light center pivot sash. All of the window openings have limestone sills.

The east block of the south elevation is nearly identical to the west, with the same recessed panel and shaped parapet. Original pairs of six-over-one double-hung wood windows fill the second floor opening in the east bay (Photo 7). The first- and third-story openings have paired metal windows with fifteen lights and center pivoting sashes. Glass block fills a short basement opening.

The east elevation, facing Santa Fe Street, is divided into two blocks (Photo 3). The south block is identical to the east block of the south elevation, but without a basement opening. The longer north block has five bays divided by the same brick pilasters as on the south elevation. A concrete loading dock with a metal canopy covers the first floor over the four center bays. Beneath the canopy, various non-historic wood panels and doors fill the historic loading bays. A transom filled with three historic eight-light metal windows surmounts each opening. On the second floor three historic eight-over-one double-hung wood windows fill each opening in bays above the loading dock. On the third floor, three eighteen-light metal windows fill each opening. All of the openings have limestone sills. The north bay is narrower than the center loading dock bays. It contains two single windows on each floor, each with its own limestone sill and separated by a simple brick mullion. The openings on the first and third stories have historic fifteen-light metal windows with six-light center pivot sashes. The second story contains historic eight-over-one double-hung wood windows.

An exposed concrete structural grid defines seven bays on the north elevation (Photo 4). Brown brick and limestone sills delineate the historic openings in each bay. Non-historic concrete masonry unit infill surrounds small one-over-one double-hung vinyl windows in each opening. A freight entrance with a non-historic metal overhead door pierces the second bay from the east on the first floor. A pedestrian entrance with a metal door and transom pierce the west half of the fifth bay from the east. The adjacent corrugated metal building abuts the first and second floors of the seventh bay.

The portion of the west elevation that rises above the adjacent building is a painted brick wall with no openings.

Two integrated circulation towers rise above the roofline at the northeast and southwest corners of the building. Both have brown brick walls and flat roofs. A single historic metal window pierces the north elevation of the northeast tower. A small door accesses the roof from the north elevation of the southwest tower. A circular brick chimney rises above the roofline near the center of the north side.

Interior

The open interior space reflects the building's original function as a warehouse and regional distribution center. A grid of round concrete columns with simple, conical capitals punctuates the wide open space on each floor (Photo 8). Exposed brick walls and concrete ceilings and floors are the typical finishes. Non-historic bathrooms on each floor have brick walls and raised floors. Most fixtures have been removed. Some have wood doors set in wood frames.

Two staircases and two freight elevators provide vertical circulation through the building. A brick stairwell near the east side of the south wall rises from the basement to the third floor. The U-shaped metal staircase has terrazzo treads, risers and landings on the first and second floors (Photo 10). The staircase has a metal picket railing with decorative newel posts and a wood cap. The third floor has concrete treads, risers and landings with a simple metal pipe rail.

Brick walls enclose the stairwell that rises from the basement to the third floor on the west side of the north wall (Photo 9). The U-shaped metal staircase has a simple pipe railing. The stairs continue to a landing above the third floor for roof access.

Two freight elevators rise from the first through the third floors. One is located in the northeast corner of the building; the other is on the west side of the south elevation. Both have original cabs and brick shafts. The first floor lobby is the most decorative space on this floor. It has a segmental arched opening, wide staircase, and historic wood paneled doors (Photo 10). Terrazzo floors and a simple wood chair rail continue from the lobby to the second floor stair landing. Non-historic finished office spaces fill the southeast corner of the first floor. They have drywall partitions, dropped ceiling grids and concrete floors. An integrated loading dock with brick walls projects into the first floor at the center of the south wall. Three vehicular openings with non-historic metal overhead doors access the space. A band of original metal transoms is intact above each opening. Non-historic metal stairs descend into the loading area. The original opening for the rail car and a non-historic vehicular opening at the center of the west wall access the adjacent building.

A combination of historic and non-historic interior rooms fills the southeast quadrant of the second floor (Photo 11). Historic finishes remaining in two original spaces include plaster walls; carved wood window sills, base and crown molding; simple wood chair rail; wood paneled doors with frames; and wood clerestory windows with textured glass (Photo 12). Non-historic acoustical grid ceilings and carpet and vinyl sheet flooring cover some surfaces in these and the non-historic rooms.

Integrity

The Perfection Stove Company Building has changed little from its construction in 1919, and it retains extremely excellent integrity. Still in its original location and setting in the West Bottoms, it complements the form and massing of the surrounding warehouse and industrial buildings. The original design, materials, and workmanship, reflecting the utilitarian function of the building, are highly intact. Character-defining exterior features include the exterior brick cladding with simple terra cotta ornament; the original fenestration patterns visible on each elevation and the unique configuration of historic metal and wood windows; and loading docks that span the street-facing east and south elevations, alluding to the original function. On the interior, the wide open utilitarian warehouse spaces stand in contrast with the more decorative office and public lobby spaces, as originally designed. Alterations include the infill of window

openings on the north elevation; replacement of garage doors on the east and south elevations; the introduction of an interior connection to the adjacent building; and the addition of partitions that define office and bathroom spaces. All are acceptable changes for this property type, as determined by the MPDF, and do not compromise the integrity of the building. The building retains feelings about and communicates its associations with the Perfection Stove Company that enriched commercial development in the West Bottoms during the forty years the company located in the building.

SUMMARY

The Perfection Stove Company Building is eligible for listing in the National Register of Historic Places for local significance under Criterion C for ARCHITECTURE. The building is an exceedingly intact example of the Commercial Distribution Office and Warehouse sub-type of the Industrial Facilities and Commercial Distribution Building property type described in the Multiple Property Documentation Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri" (MPDF). The strategic location in the West Bottoms industrial district granted the Perfection Stove Company access to multiple rail lines, supporting the distribution and shipping process. The building design, by the Cleveland architectural firm of George S. Rider Company, inherently enhanced company productivity. The fireproof reinforced concrete structure was clad in a simple brick exterior; functional loading docks and rail spurs are integral to the plan; unique fenestration patterns utilize wood and metal windows to suggest interior functions; and large bands of windows and an open floor plan allowed natural light and ventilation to reach the interior. In accordance with its utilitarian warehousing purpose, the building has minimal terra cotta ornament, reserved for the entrance, pilasters, and parapet. On the interior, exposed concrete columns, floors and ceilings characterize the wide, open utilitarian spaces. The lobby and offices have some decorative finishes, including clerestory windows, carved moldings, and terrazzo floors, as was appropriate for a regional supply center. As regional distributors of a signature line of oil stoves and heaters, this office of the Perfection Stove Company supported the overall prosperity of the company and the economy of Kansas City. The period of significance is 1919, the date of construction.

ELABORATION

COMMERCIAL DISTRIBUTION OFFICES AND WAREHOUSES IN THE WEST BOTTOMS

The Perfection Stove Company Building is a highly intact example of the Commercial Distribution Office and Warehouse property sub-type of the Industrial Facilities and Commercial Distribution Building property type identified in the Multiple Property Documentation Form "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri" (MPDF). As explained in the historic context "Railroad Development in the West Bottoms," the West Bottoms encompasses an area of flood plains bounded by the Kansas (Kaw) River on the west, the Missouri River on the north and high bluffs on the east. The flat land was ideal for development as a shipping center, and first gained considerable use following establishment of the Kansas City stockyards in 1868. The construction of rail lines to serve this industry caused rapid expansion in the district. Construction of the Union Depot in 1878 marked the maturation of the West Bottoms as a manufacturing and distribution hub for the region.[1] Although Union Depot was demolished when the new Union Station opened in 1914, the area continued to function as an industrial and warehouse district.

The easy access to multiple shipping and freight lines drew a variety of industries, including warehouses and distribution centers, to the open land surrounding the new West Bottoms depot. These businesses included the Ridenour-Baker Grocery Company (933 Mulberry Avenue), Crooks Terminal Warehouses (1108 Union Avenue), and the A.Y. McDonald Manufacturing Company (1410 Union Avenue).[2] Wholesale

[1] Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri," (Kansas City, 2000), E4-5.
[2] These buildings are extant.

and warehouse industries had played a vital part in the growing economy of Kansas City, beginning with its early role as a trading post. Warehouses served as holding centers for raw materials collected from the West and for goods produced in the East. Businesses profited from the central location of Kansas City and its access to multiple rail lines. As the city expanded into the twentieth century, these facilities continued to impact both the commercial development and the built environment of the city, as evidenced by construction of the Perfection Stove Company Building in 1919.[3]

The Perfection Stove Company Building meets all of the registration requirements for Industrial Facilities and Commercial Distribution Buildings described in the MPDF, making it a superb example of this property type. Unlike many buildings of this type, it has experienced few alterations. Both the interior and exterior remain largely unchanged from the period of construction.

In accordance with the requirements, the building was constructed as a distribution center for a national company in the West Bottoms industrial district, where it would have easy access to the nearby rail lines and riverways. Following the requirements the building is simple in form; distinguished primarily by its size and massing; rectangular in plan with a flat roof; and aligned with the street grid. Although smaller than the typical four to eight-story distribution centers that the requirements suggest, the three-story building was adequate to serve its function as a branch office of the larger Perfection Stove Company. The building meets the requirement that all buildings of this property type have loading docks, as evidenced by the docks that extend across the south and east elevations of the building. The requirements affirm that many buildings of this sub-type had references to the “high style” architectural treatments popular during this period. At Perfection Stove Company Building, these decorative details are subtle and reserved for the articulated entrance; terra cotta details on the pilasters and end bays; and the shaped parapet.

In accordance with the registration requirements, the exterior of this property type does not readily reveal its interior function. Accordingly, only the loading docks and the use of window types to differentiate office and storage space suggest the building’s original purpose as a distribution facility.[4] As with other buildings of this property type, the design features an open plan and wide bands of windows to provide abundant natural light and fresh air to the building interior. In keeping with the registration requirements, it features reinforced concrete structure with brick cladding, echoing the most modern fireproof construction technology of the period and the typical cladding seen in the surrounding warehouse buildings.

Specific to the registration requirements for the Commercial Distribution Office and Warehouse sub-type, the Perfection Stove Company Building functioned as a “district headquarters for the company to store and distribute its products,” with particular spaces designated for both offices and storage areas.[5] Like other examples of this property sub-type constructed after World War I, it has a smaller mass than many earlier warehouses, similar to but slightly larger than the typical office sub-type. The requirements state that because these were often headquarters, the entrances are often accentuated and they feature different fenestration patterns to distinguish office and storage space. Accordingly, the main entrance is highly articulated by a cast stone surround, and decorative interior finishes in public areas include wood clerestory windows, terrazzo floors, carved wood doors, crown molding and base moldings. The

[3] Schwenk E-13-14.
[4] Schwenk, F-1.
[5] Schwenk, F-2.

distinctive fenestration of Perfection Stove Company Building combines double-hung wood and pivoting metal windows to demarcate the interior locations of office and storage functions.[6]

PERFECTION STOVE COMPANY

The Perfection Stove Company began in Cleveland, Ohio. Francis Edson Drury and H.P Cromwell founded the business in 1887 as the Buckeye Foundry Company, specializing in cast-iron products, such as school desk frames, registers and irons.[7] Drury's first success followed his invention of the internal gear lawnmower, which he began manufacturing in Cleveland in 1870. In 1888 the company name changed to the Cleveland Foundry Company, with a product line focusing on oil heating and cooking stoves.[8] The new company realized success when the Standard Oil Company began promoting their products in an effort to create demand for their own excess of kerosene. The Cleveland Foundry Company continued to expand, and in 1910 Cleveland Metal Products formed as an affiliated entity. In 1917, the Cleveland Foundry Company, the Cleveland Factory Company, and Cleveland Metal Products consolidated as the Cleveland Metal Products Company.[9]

Although it produced a variety of goods, including oil heaters, enameled steel products, and "Aladdin" utensils, the company was known for its line of Perfection Oil Cook Stoves. This new technology utilized oil as a fuel source, improving upon the unreliable coal ranges used by most households. The Perfection Oil Cook Stove offered modern amenities, such as burners with adjustable settings, an oven with a glass door for easy viewing, and a broiler.[10]

In addition to the main factory in Cleveland, the company opened a factory in Sarnia, Ontario in 1913[11] and operated branch warehouses and distribution centers in New York, Chicago, St. Paul, Dallas and Oakland.[12] By 1917, the manufacturing plants employed around 3,800 people, and the company had over $14 million in assets.[13] The Kansas City Branch opened in 1918 in the wake of this success, under manager Guy C. Davis.[14] The selection of Kansas City for a branch office ensured faster, more cost-effective shipment of products to the growing western and southwestern parts of the country. Advertisements for goods from the Kansas City distribution center would appear in newspapers as far away as western Texas, attesting to its significance in the region. Initially, the Kansas City distribution center was housed in the Studebaker Building at the northeast corner of Hickory and 13th streets, also in the West Bottoms, where access to rail lines was convenient. When ready to construct their new building the following year, the company selected a site in the same area.

[6] Schwenk, F-3.
[7] William Ganson Rose, *Cleveland: The Making of a City,* (Kent, Ohio: The Kent State University Press, 1990), 486.
[8] http://ech.case.edu/cgi/article.pl?id=DFE
[9] Borton and Borton, *Borton's Pocket Manual of Cleveland Securities*, *Ninth Edition*, (Cleveland, OH: Borton and Borton, 1922), 53.
[10] Cleveland Foundry Co., *New Perfection Cook-Book* (Cleveland: The Company, 1912), 1-2.
[11] "Cleveland Metal Products Company on Strike," *Our Journal,* (The Metal Polishers International Union, 1919), 27.
[12] "Cleveland Stove Co. New Name Adopted," *St. Petersburg Times*, November 4, 1925.
[13] Borton and Borton, 53-54.
[14] Ancestry.com. Kansas City, City Directory, 1918, [database on-line]. (Provo, UT, USA: Ancestry.com, Operations, Inc., 2011), http://interactive.ancestry.com/2469/11461546?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=ReturnBrowsing#?imageId=11386237. (accessed October 29, 2013).

Prior to construction of the Perfection Stove Company Building, Sanborn maps from 1906 show that a four-story masonry building occupied the site and an adjacent lot along Union Avenue.[15] Haysler Iron Co. and Brite Mownin Wholesale Grocery Corp. operated out of the building. A large fire in April of 1918 swept through the West Bottoms and destroyed these and nearly all of the buildings on the south and east sides of the block.[16] The following year, in 1919, the Cleveland Metal Products (Perfection Stove) Company commissioned a new building at 1200 Union Avenue, the southeast corner of Union Avenue and Santa Fe Street. They hired the George S. Rider Company from Cleveland, Ohio to design the warehouse and the Austin Company, also from Cleveland, as the general contractor. The Truswall Manufacturing Company of Kansas City completed the masonry work.[17] The footprint of the new three-story building measured roughly 120 feet by 137 feet. It was completely fireproof; brick clad the reinforced concrete frame; floors and ceilings were exposed concrete.

The year 1919 brought several changes to the company. A strike broke out at the factory in Cleveland, halting production for a period of time. The officers also traveled to England to discuss opening a new factory, although it is unknown if this ever came to fruition.[18] In addition to constructing the Kansas City distribution center, new facilities opened in Chicago and Cleveland, utilizing the same architectural firm and general contractors.[19]

City Directories from 1919 show only four other businesses in Kansas City specializing in “Stoves and Ranges,” although the directory lists other operations under categories such as “Stoves,” “Stove Manufacturers” or “Stoves etc.- Wholesale.” Only two of these stove-related manufacturing enterprises operated out of the West Bottoms, enhancing the significance of the Perfection Stove Company Building in the development of the area.[20]

The company name changed again in 1925 to the Perfection Stove Company, to enhance the association with its signature product.[21] The company operated from the building for another three decades. City Directories from 1956 show “Perfection Industries (Div. of Hupp Corp) household appliances” at the address. The following year the Perfection Stove Company was not among the three stove manufacturing companies listed in the city directory.[22]

By 1958 Weber Paper Company had located in the building.[23] Permits in 1964 and 1965 authorized Schweiger Construction Company to infill exterior windows with masonry, presumably the openings on the north elevation.[24] Weld Wheel, Industries, manufacturers of race car wheels, operated out of this and an adjacent building from c.1978 until 2008. It is now vacant.

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[15] Sanborn Map and Publishing Company, Ltd. Sanborn Fire Insurance Map of Kansas City, Missouri. (New York: Sanborn Map Company, 1906), Volume 1, sheet 28. Database online. Available at http://sanborn.umi.com.proxy.mcpl.lib.mo.us/mo/4720/dateid-000005.htm?CCSI=45n. Accessed October 1, 2013.
[16] Report of the Board of Fire and Water Commissioners, (Kansas City, Missouri, 1919), 108-109.
[17] *The American Contractor*, September 6, 1919, 58.
[18] “Cleveland Metal Products Company on Strike,” 27.
[19] *American Contractor*, September 6, 1919.
[20] Kansas City, City Directory, 1919.
[21] “Drury, Francis Edison,” *The Encyclopedia of Cleveland History,* online database, http://ech.case.edu/cgi/article.pl?id=DFE , (accessed October, 29, 2013).
[22] Kansas City, City Directory, 1957.
[23] Kansas City, City Directory, 1958.
[24] City of Kansas City, Missouri Landmarks Commission, building permits # 12790 (September 21, 1964) and #18433 (June 2, 1965).

CONCLUSION

The Perfection Stove Company Building is eligible for inclusion in the National Register under Criterion C for ARCHITECTURE. Constructed in 1919, it is an excellent, intact example of a Commercial Distribution Office and Warehouse sub-type of the Industrial Facilities and Commercial Distribution Building property type described in the MPDF. The building is highly representative of this property sub-type and meets the registration requirements, including its location in the West Bottoms, its simple form and reinforced concrete construction; and original loading docks and subtle ornament on the exterior. Alterations to the building have been minimal, leaving it virtually unaltered from the period of construction. The period of significance is 1919, the date of construction.

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VERBAL BOUNDARY DESCRIPTION

West 18 feet of Lot 17, all of Lots 18, 19, 20 & 21, the East 23.44 feet of Lot 22 in Block 40 of Turner and Company's Addition.

BOUNDARY JUSTIFICATION

The boundary includes the area historically associated with the building.

Figure 1: Site Map. *ArcGIS 2013.*

Figure 2: Contextual Map. *ArcGIS 2013.*

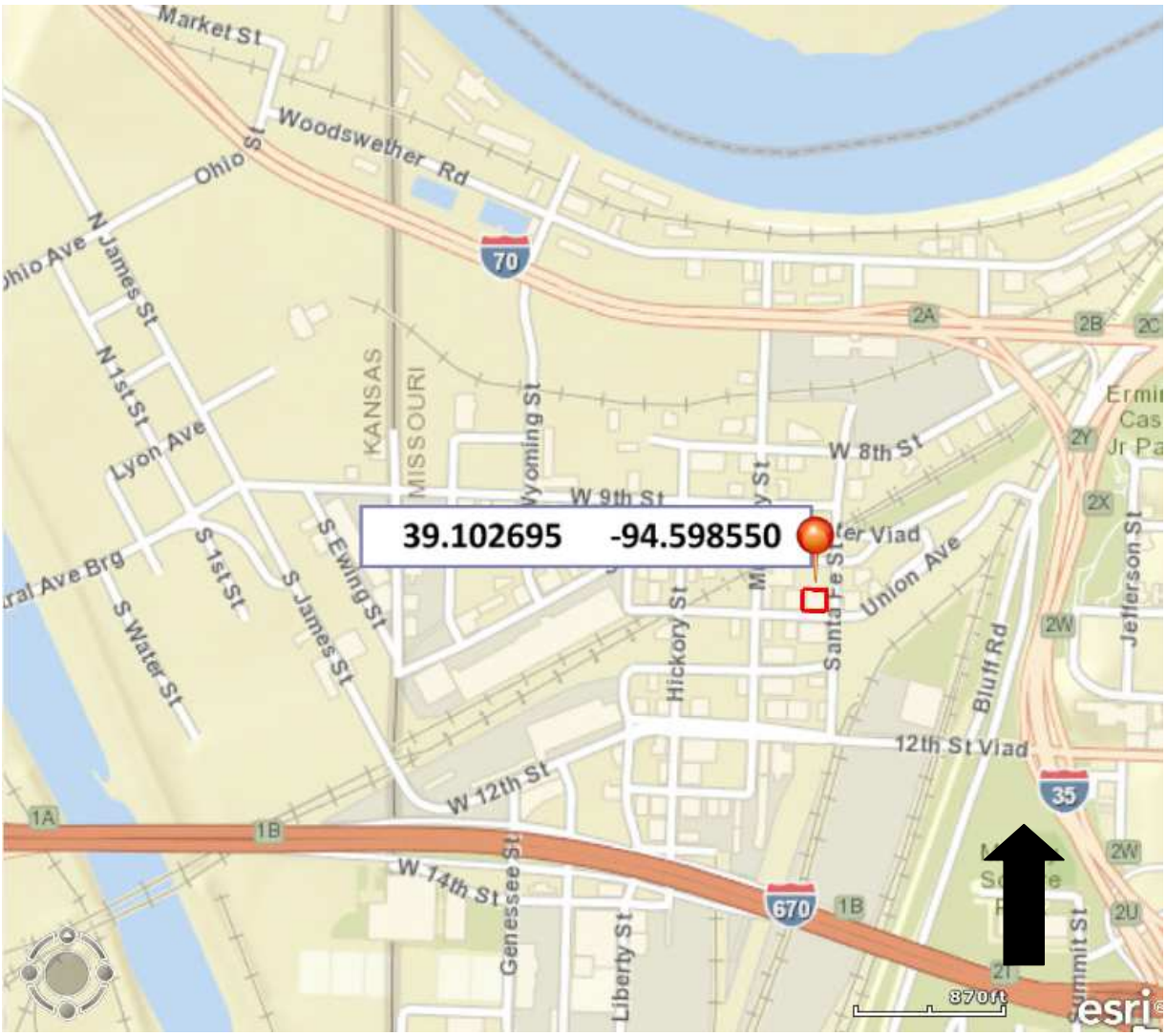

Figure 3: Photo Map. Not to scale.

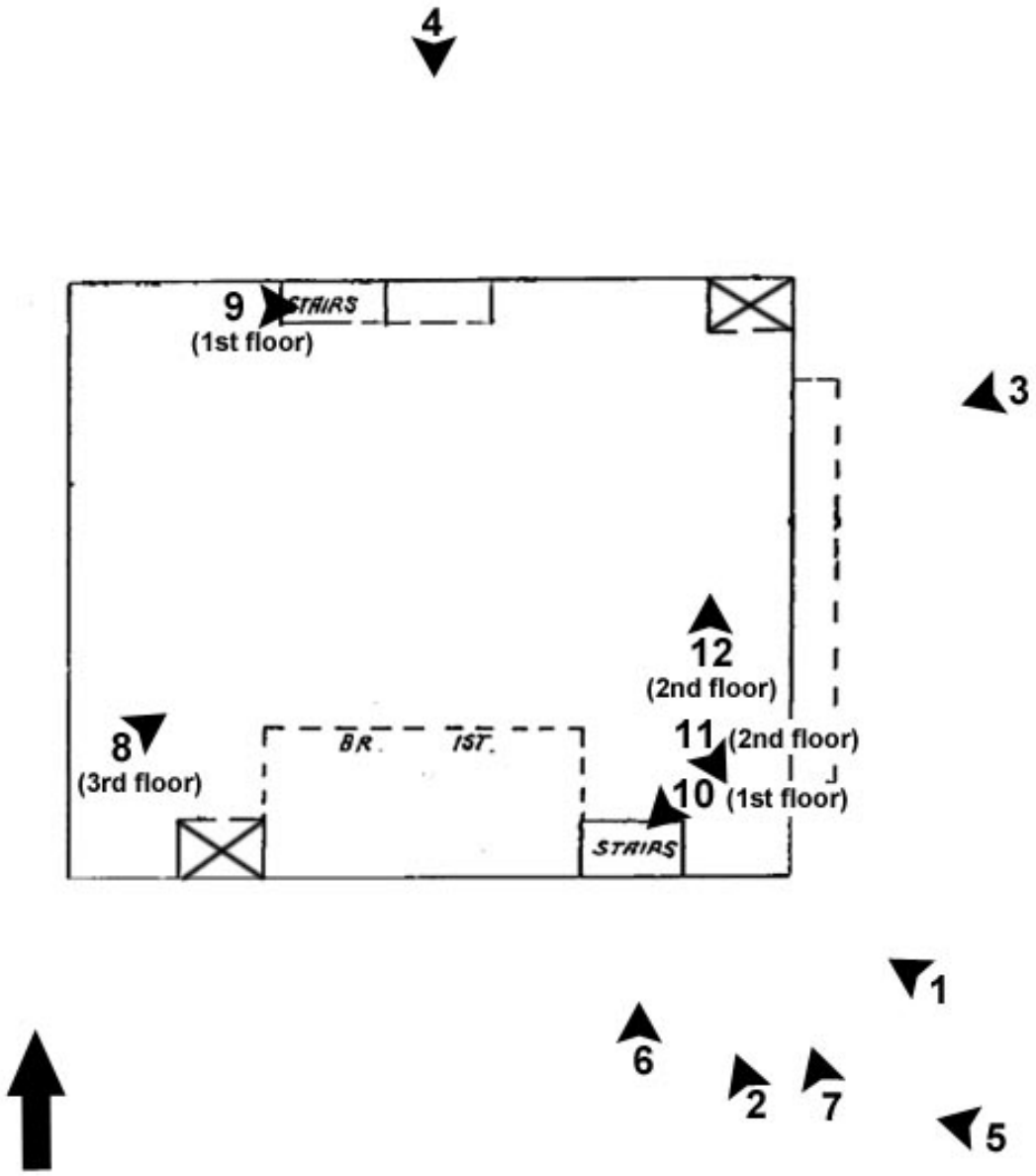

Figure 4: Sketch floor plan, first floor.

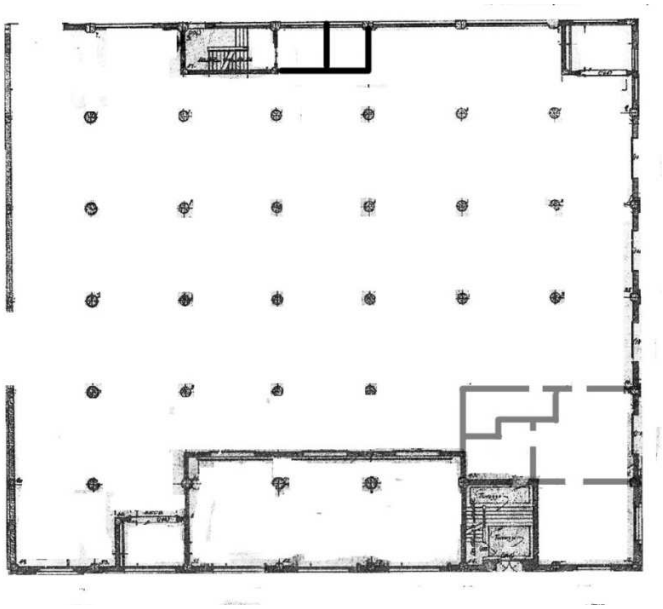

Figure 5: Sketch floor plan, second floor.

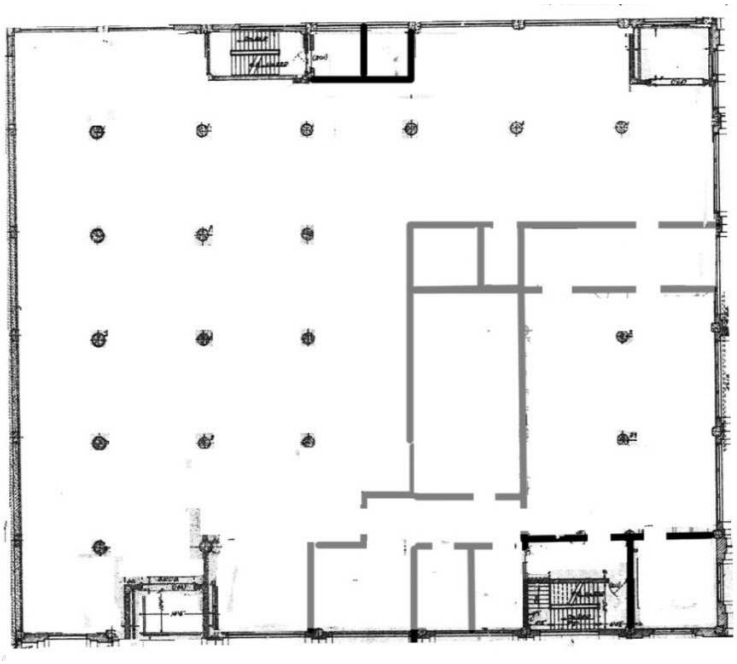

Figure 6: Sketch floor plan, third floor.

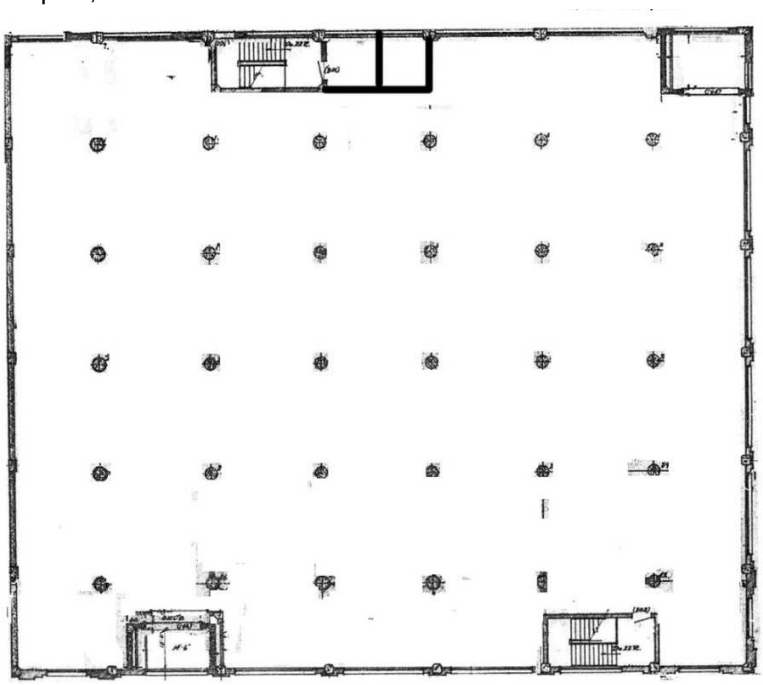

Figure 7: Historic plans, first floor. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*

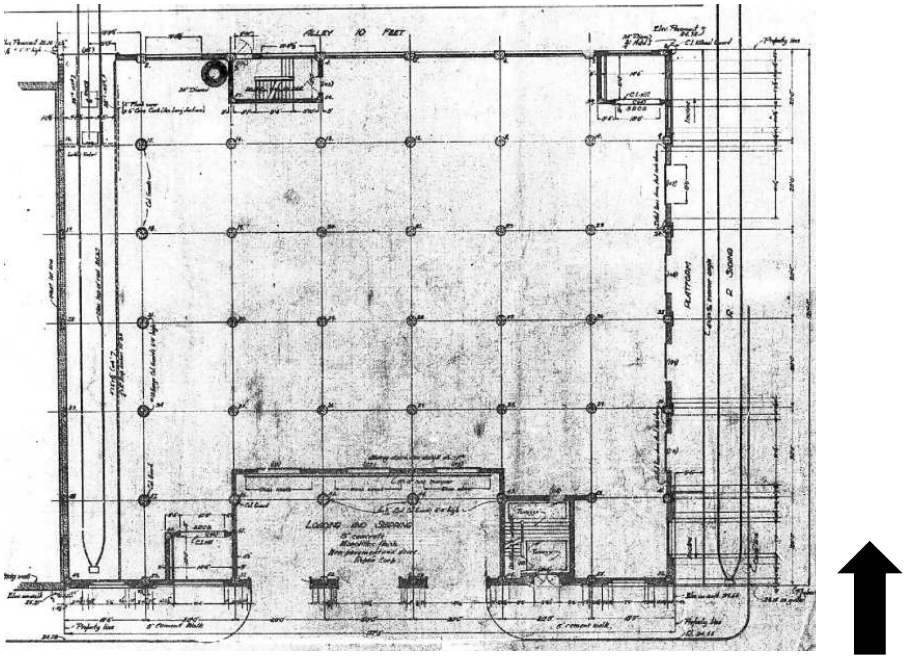

Figure 8: Historic plans, second floor. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*

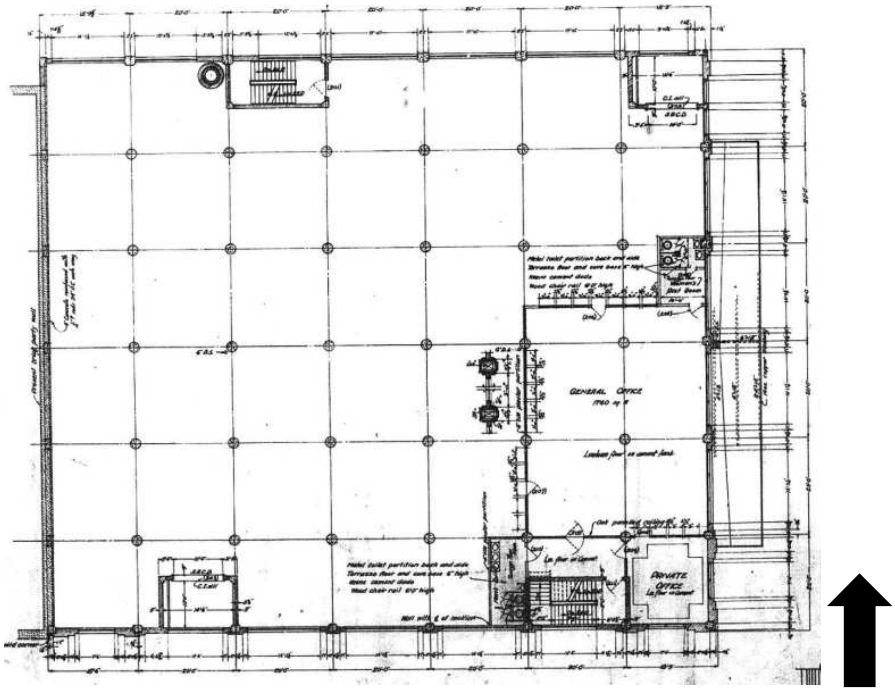

Figure 9: Historic plans, third floor. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*

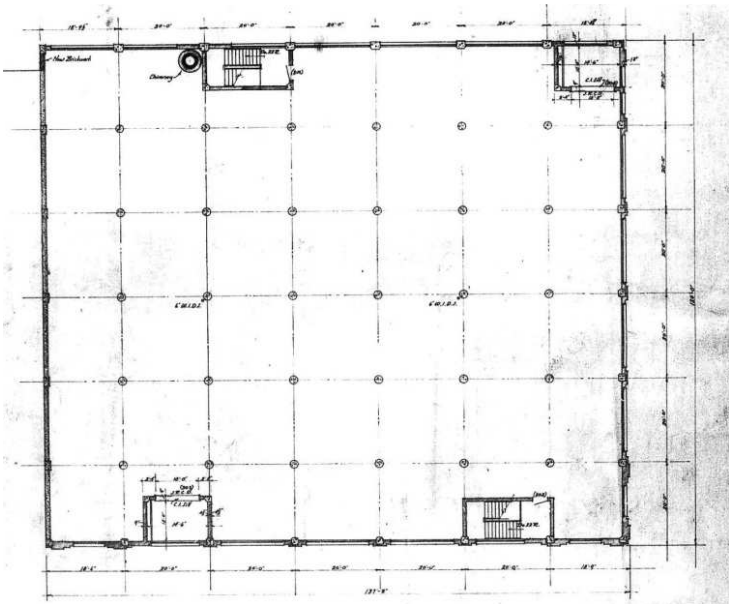

Figure 10: Historic plans, elevations. *Source: Western Historic Manuscripts Collection, Kansas City, Missouri.*

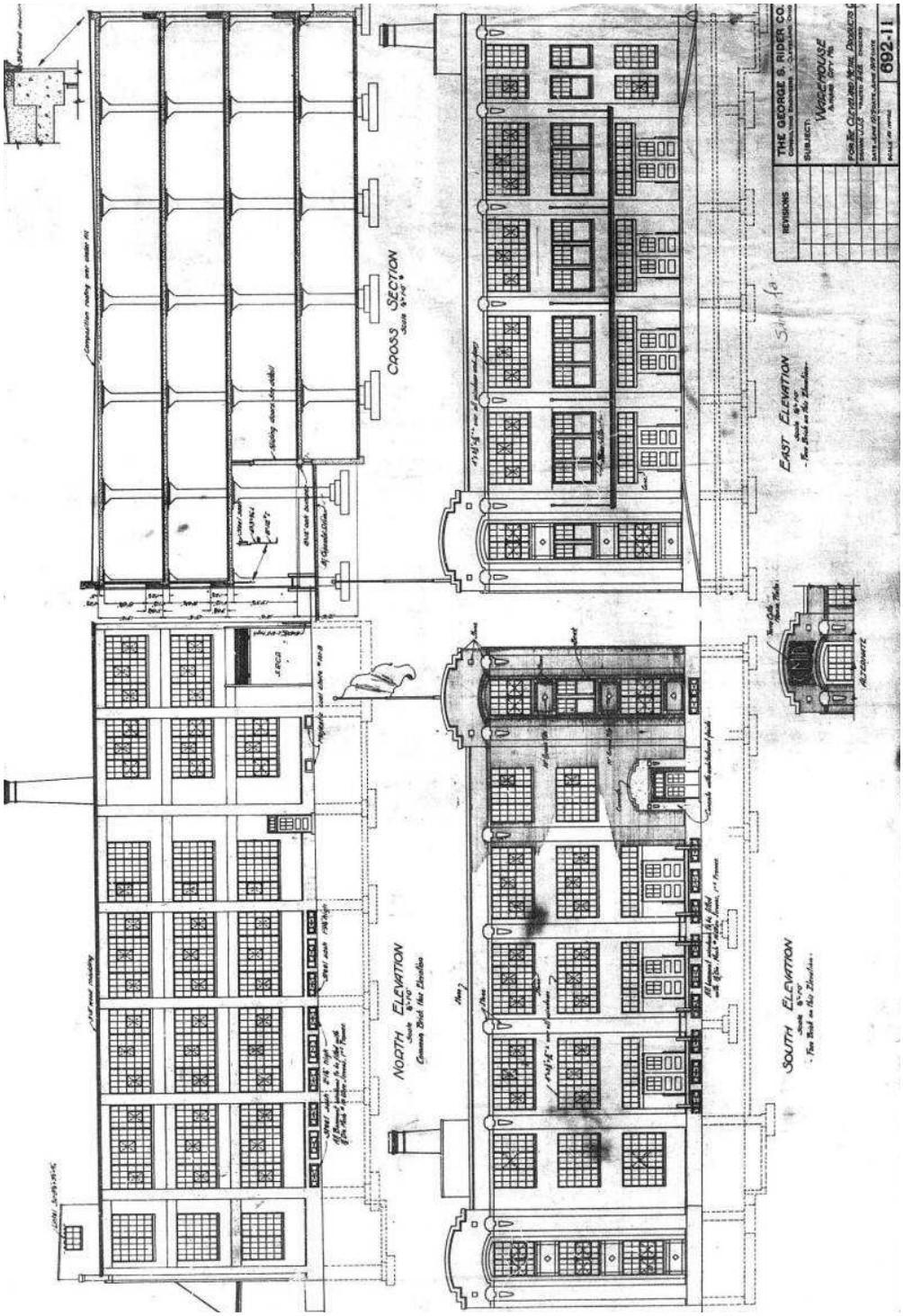

Figure 11: Historic photograph, 1940. *Source: Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.*

Figure 12: Historic photograph looking east along Union Avenue, 1949. Perfection Stove Co. Building is at the far end of the block. *Source: Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri.*

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