

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

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



## 1. Name of Property

Historic name The Moline Plow Company Building  
Other names/site number Kansas, Moline Plow Company; New Moline Plow Company; The Moline Building; The Morewood Building; H. H. Smith Storage Co.; Sears & Roebuck Warehouse; Burd & Fletcher Company  
Name of related Railroad Related Historic and Industrial Resources in  
Multiple Property Listing Kansas City, Missouri

## 2. Location

Street & number 1015 Mulberry Street N/A not for publication  
City or town Kansas City N/A vicinity  
State Missouri Code MO County Jackson Code 095 Zip code 64101

## 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: x A     B x C     D

[Signature] Deputy Director JP 4/25/19  
Signature of certifying official/Title 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:)

[Signature] 6-17-19  
Signature of the Keeper Date of Action

**The Moline Plow Company Building**

Name of Property

**Jackson County, Missouri**

County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

<input type="checkbox"/>	1	building(s)
<input type="checkbox"/>		district
<input type="checkbox"/>		site
<input type="checkbox"/>		structure
<input type="checkbox"/>		object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

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

N/A **Number of contributing resources  
previously listed in the National Register.**

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE

warehouse/business office

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENT: Commercial Style

**Materials**

(Enter categories from instructions.)

foundation: stone

walls: brick

stone

roof: asphalt

other

: Terra cotta

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

**The Moline Plow Company Building**

Name of Property

**Jackson County, Missouri**

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.  
less than 50 years old or achieving significance

☐ G within the past 50 years.

☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

**Areas of Significance**

COMMERCE

ARCHITECTURE

**Period of Significance**

1906 - 1929

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Root and Siemens, architect

Collins Brothers Construction, builder

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☒ Local government

☒ University

☒ Other

Name of  
Repository:

Special Collections : Kansas City Public  
Library; Linda Hall Library; UMKC; Minnesota  
State Historical Society

Historic Resources Survey Number (if assigned):

**10. Geographical Data**

**The Moline Plow Company Building**

Name of Property

**Jackson County, Missouri**

County and State

**Acreeage of Property** Less than one acre

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 39.101826 -94.599368 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Cydney Millstein and Mary Ann Warfield

organization Architectural & Historical Research LLC

date August 6, 2018

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city or town Kansas City

state Missouri zip code 64105

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**Additional Documentation**

Submit the following items with the completed form:

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

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**The Moline Plow Company Building**

Name of Property

**Jackson County, Missouri**

County and State

**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: **The20Plow Company Building**

City or Vicinity: **Kansas City, Missouri**

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

Photographer: **Richard Welnowski**

Date

Photographed: **June 20, 2018**

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

- 1 of 14: Main or west façade; view facing east
- 2 of 14: Main or west and north façades; view facing Southeast
- 3 of 14: Detail of north façade; view facing south
- 4 of 14: Rear or east façade; view facing west
- 5 of 14: Rear or east and south façades; view facing northwest
- 6 of 14: Detail of south façade; view facing north
- 7 of 14: South and west façades; view facing northeast
- 8 of 14: Second floor; view facing southwest
- 9 of 14: Second floor; view facing west
- 10 of 14: Second floor; view facing southeast
- 11 of 14: Fifth floor; view facing northeast
- 12 of 14: Sixth floor, freight elevator; view facing southeast
- 13 of 14: Detail of freight elevator weights; view facing west
- 14 of 14: First floor; view facing southeast

**Figure Log:**

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

- 1 of 20: Locational Map: 1015 Mulberry Street, West Bottoms, Kansas City, Jackson County, Missouri.
- 2 of 20: Foot print, Moline Plow Company Building, 1015 Mulberry Street, Kansas City, Jackson County, Missouri.
- 3 of 20: Photo Key: The Moline Plow Company Building, First Floor Plan
- 4 of 20: Photo Key: The Moline Plow Company Building, Second Floor Plan
- 5 of 20: Photo Key: The Moline Plow Company Building, Fifth Floor Plan
- 6 of 20: Photo Key: The Moline Plow Company Building, Sixth Floor Plan
- 7 of 20: *Sanborn Insurance Map Company, 1907: 1895 -1907, Vol. 1, Sheet 20*
- 8 of 20: *Sanborn Insurance Map Company, 1906–1917:1909 Vol. 1, Sheet 28*

**The Moline Plow Company Building**

Name of Property

**Jackson County, Missouri**

County and State

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**Figure Log: cont.**

- 9 of 20: The Moline Plow Company Building: 2016 footprint of building
- 10 of 20: Moline Plow Company 'Farmers Calendar' for the Kansas City Branch House in 1879
- 11 of 20: Advertising for Moline Plow Co.: early 1879
- 12 of 20: Flying Dutchman Jr., advertisement 1884
- 13 of 20: Moline Plow Company, 1879, northwest corner of 13<sup>th</sup> and Mulberry Streets
- 14 of 20: The Moline Plow Company Building, c.1907
- 15 of 20: Moline Plow Company, Advertisement for the Universal 'D' Tractor, 1917
- 16 of 20: The Stephens 'Salient-Six,' 1920
- 17 of 20: The Moline Plow Company Building, c. 1957, under lease by Sears Roebuck & Company
- 18 of 20: The Moline Plow Company Building, c. 1957, rear or east façade and south facade, facing northwest
- 19 of 20: First floor vestibule (west end of building, view facing northeast); First floor office (view facing west, northwest)
- 20 of 20: John Deere Plow Company building, 1900.

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**The Moline Plow Company Building**

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

Name of multiple listing (if applicable)

**SUMMARY**

The Moline Plow Company Building (Moline) is located at 1015 Mulberry Street, Kansas City, Jackson County, Missouri, in the historic West Bottoms Industrial district (Figure 1). Representative of the Commercial style, the seven-story brick industrial building was designed by the Kansas City architectural firm of Root and Siemens and built in 1906. The Moline building is constructed of heavy timber columns and beams, with load bearing dark red vitrified brick exterior, and measures 192 feet x 100 feet, totaling approximately 134,400 square feet. Prominent full-height brick piers, Phenix cut limestone and terra cotta trim, characterize the main or west-facing façade. Original window and storefront openings, featuring original and replacement windows, respectively, are extant throughout the exterior. Exposed heavy timber columns with Composite capitals (at the second floor), decorative tin ceilings and oversized freight elevator are extant (Photos 8-10) as well. Its straightforward Commercial style corresponds to the registration requirements for "Commercial Distribution Offices and Warehouses" as set forth in the "Railroad Related Historic Commercial and Industrial Resources in Kansas City" MPDF. Originally designed to function as a commercial building within the Central Industrial District of Kansas City, the Moline building contains the vast majority of the interior spaces originally dedicated to warehouse space for the storage of plows, tractors, cultivators, etc. The building served as a branch house from which the company distributed their inventory, consisting of large agricultural machines and the smaller implements that were sold throughout the Midwest and south-western farming regions of the United States. As it stands today, the second through seventh floors and the majority of the first floor, are wide open spaces where the heavy timber columns, with Composite capitals on the second floor, and beams are exposed in keeping with the primary, original functions (office, distribution and warehouse space) of this nominated property. Additionally, the Moline building was developed in the Two-Part Commercial Block scheme, often "found in railroad freight areas,"<sup>1</sup> in keeping with the registration requirements of the MPDF. Generally in good condition, the Moline building has retained the vast majority of its historic character-defining features to convey its historic significance. Original freight openings at the west façade are extant in addition to the original window openings and configuration at the upper floors, as noted in the MPDF.<sup>2</sup> At the remainder of the exterior facades, original industrial fenestration is extant at all floor levels (Photos 1-7: Figure 14, 17, 18). A gravel parking lot (contributing site) is located at the rear or east side of the nominated building to accommodate public parking. The Moline Plow Company building retains integrity of location, design, setting, materials, workmanship, feeling and association.

**ELABORATION**

**Setting**

The Moline Plow Company Building is located in the Turner & Company's Addition, Lots 17 through 32 of Block 43 (Figures 2, 7, 8). Historically, this commercial building was constructed in a

<sup>1</sup> Sally Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." National Register of Historic Places, MPDF, 10 October 2010, E2.

<sup>2</sup> Ibid, F-5.

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**The Moline Plow Company Building**

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

Name of multiple listing (if applicable)

block that is bounded by Union Avenue to the north, the 12<sup>th</sup> Street Trafficway (now 11<sup>th</sup> Street) to the south, Mulberry Street to the west and Santa Fe Street to the east. Alleys are located at the south and north sides of the building, stretching from Mulberry to Santa Fe streets. The seven-story building is sited within the West Bottoms Industrial area, which has retained much of the late 19<sup>th</sup> century Romanesque commercial and industrial buildings as well as the more straightforward commercial buildings from the early 20<sup>th</sup> century. Infrastructure in the immediate vicinity of the Moline building includes concrete sidewalks and curbs, cobra lighting and wood utility poles with prominent transformers (to the west of the building). Additionally, surrounding properties consist of the following: a paved surface parking lot located on the west side of Mulberry directly west of the building; the historic Burlington Northern and Union Pacific trunk lines that were located to the north and south of the property, per the Sanborn Maps, are no longer visible. The Kansas City Terminal Tracks are located approximately two blocks north of the nominated property along Union Avenue and southwest along Santa Fe Avenue. Historic properties in the immediate area to the west include the Crane Company Building, 1105-1107 Hickory Street (NR; 2018)<sup>3</sup>; Creamery Package Manufacturing Company Building, 1408-1412 W. 12<sup>th</sup> Street (NR; 2016)<sup>4</sup> and the Albert Marty Building, 1416-1418 W. 12<sup>th</sup> Street (NR: 2013)<sup>5</sup>, all listed in the National Register of Historic Places under the MPDF "Railroad Related Historic Commercial and Industrial Resources in Kansas City." The Campbell Cutler Paint and Glass Company building and the historic Twelfth Street Trafficway Viaduct, constructed in 1886 and 1914, respectively, are sited to the west and south, respectively.

There are two main rail lines, both owned and operated by the Kansas City Terminal Railway (KCTR), located within two to three blocks of the Moline building. One line of KCTR tracks is located north of the nominated property and stretch northeast to southwest; the second line of the KCTR tracks is located southeast of the nominated property. These extant lines illustrate the prominent industrial warehousing character of the area, which relied heavily on product distribution by rail. Also important to the definition of the overall character of the West Bottoms and the nominated property is the close proximity to the Missouri and Kaw (Kansas) rivers, which merge along the flats with which this distinctive industrial and commercial area of Kansas City is located.

While there have been property losses in and around the whole of the West Bottoms, the area still maintains a strong sense of association with the "evolution of the city's industrial and commercial development" and more specifically, the nominated property.<sup>6</sup>

**Contributing Site:**

A gravel parking lot (contributing site) is located at the rear or east side of the nominated building to accommodate public parking. This lot has remained unimproved since the completion of the building (See Figure 7).

<sup>3</sup> Cydney Millstein and Mary Ann Warfield, Crane Company Building, 1105-1107 Hickory Street (NR; 2018).

<sup>4</sup> Ibid, Creamery Package Manufacturing Company Building, 1408-1412 W. 12<sup>th</sup> Street (NR; 2016).

<sup>5</sup> Ibid, Albert Marty Building, 1416-1418 W. 12<sup>th</sup> Street (NR: 2013).

<sup>6</sup> Schwenk, E1.



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**The Moline Plow Company Building**

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

Name of multiple listing (if applicable)

**Exterior** (Photos 1-7)

The Moline Plow Company building is a seven-story brick, Commercial style building that faces west onto Mulberry Street. Root & Siemens, a prominent Kansas City architectural firm working in the late 19th and early 20th centuries, designed this industrial warehouse and branch facility constructed in 1906. The west or main façade is divided into five bays. The first story features a centered entry with original wood framed double doors flanked by sidelights and crowned by multipaned transoms. Chamfered wood Doric columns, placed on stone plinths, flank the entry bay. Above the entry, further articulated by a molded wood label surround, is a stone entablature with "MOLINE" carved into the face of the tablet. Four original overhead freight door openings, modified with rolling steel doors (at the end bays) and wood infill, flank the entry bay, stretching from the second to the seventh floors, engaged brick piers, with decorative terra cotta capitals and bases, divide the center bays. Brick mold surrounds articulate the end bays, which project slightly beyond the center bays. Fenestration, set in original openings and placed in pairs, while currently obscured by metal covering, is original, one-over-one, double-hung, sash. Units at the third through seventh floors are four-light awning type units. All windows are wood frame in poor condition. Wide brick spandrels contrast the overall verticality of the west façade. Sills are Phenix limestone; lintels, and stringcoursing placed above the first story, are terra cotta. A richly articulated cornice, mirrors the helix patterning of the continuous stringcourse, below (Photo 1).

Measuring ten bays each, the north and south facades display the vast majority of original fenestration and freight openings. Like the main or west façade, each bay of the north and south facades is divided by wide brick piers at the second through seventh stories while the end bays mirror the articulation of that of the west façade, including the decorative cornice. A large elevator shaft, which extends beyond the roofline, is located at the eighth bay (moving west to east) of the north façade. A brick elevator penthouse is located at the south façade towards the end bays (Photos 2, 3, 4, 7).

The first floor of the north façade displays original two-over-two wood frame windows, set in pairs, with stone lugsills at the first, second, fourth, fifth, eighth and ninth bays, moving west to east. Original freight overhead door openings located at the sixth and seventh bays are extant while the rolling metal overhead doors are non-original (Photos 2, 3). Original fenestration at the second floor features four-over-four double-hung, sash units set either in pairs or in groups of three. Like the units at the first story, lugsills are cut stone throughout. A wide cast stone lintel stretches from the second through the fourth bays (and is unique to this façade). At the third through seventh floors, including the freight elevator shaft bay, fenestration (set in pairs except at the elevator shaft) is original two-over-two wood frame fixed with stone lugsills (Photos 2, 3).

Fenestration configuration of the north façade is repeated at the south façade with one exception. At the passenger elevator shaft, fenestration begins at the third floor and alternates from side-to-side at that bay through the seventh floor. Mirroring the main or west façade, the decorative terra cotta cornice is continuous throughout the roofline (Photo 6, 7).

The rear or east façade (Photos 4, 5), divided into five bays by prominent brick piers features original window openings. While the majority of the windows are original three-over-three wood

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**The Moline Plow Company Building**

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

Name of multiple listing (if applicable)

frame, some panes are missing and the second floor units have been boarded-up with plywood. Windows are set in pairs and features stone lugsills. A series of five original freight door openings are extant at the first story; rolling overhead doors have been replaced at all locations; the first bay, moving south to north, features a non-original single-leaf door set in the original opening. Covering the original first floor loading dock area is a corrugated metal shed roof supported by wood piers. The decorative terra-cotta cornice of the south façade barely wraps to the far south bay of the rear façade (Photo 4).

Other features of the exterior of the Moline building include a wrought-iron fire escape placed at the sixth bay of the north façade (Photo 3); metal scuppers, downspouts and exhaust pipes at the south façade, stone foundation and metal bracing at the south elevator penthouse (Photo 6). The roof of the Moline building is flat with rolled asphalt.

**Interior** (Photos 8-14: Figures 3-6 and 19)

The main entrance of the seven-story building leads to a small entry vestibule that features original tile flooring with contrasting Greek fretwork tiles and original marble staircase and plinths. A non-original wood double-door, placed to the south of two non-original single-leaf doors with transoms, leads to a modestly-scaled office space placed at the far west end of the first floor. This small office featuring dry wall partitions opens to the original wide-open warehouse space. Additionally, a truncated hallway to this warehouse space, placed immediately the north of the non-original office, still features original marble wainscoting (Figure 19).

At all seven floors, brick walls are exposed throughout the interior, which features cast iron columns with plaster wrap at the basement, first and third through seventh floors. The second floor, the location of the original showroom, still displays the original columns with Ionic capitals, plaster walls with paneled wood chair rail, decorative tin ceiling and molding. Original heavy timber (wood) flooring and two large capacity freight elevators placed at the north and south sides of the building are extant throughout (Figure 3).

The interior arrangement overwhelmingly exhibits the original use of the Moline building where at the second floor decorative columns (plaster over cast-iron) and tin ceilings articulate what was the original office space (Photos 8-10). As the Moline building was built as a warehouse and storage facility, the first and third through seventh floors (where the columns and beams are heavy timber), still display the original design intent where "rough warehouse floors provided for heavy storage, the capacity of the floors being about 300 pounds per square foot."<sup>7</sup> Other than the non-original office partitions located at the west end of the first floor, the significant spaces reflecting the original use of the Moline building are intact and recognizable to the period of significance.

<sup>7</sup> "Kansas City Missouri," *The Western Contractor* 24 Jan 1906, 2. Microfilm, Special Collections Missouri Valley, Room Kansas City Public Library.

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Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

Name of multiple listing (if applicable)

**Integrity**

With very few exceptions, the Moline Plow Company building retains the vast majority of its historic integrity (all aspects) throughout the exterior and the interior. The seven-story Commercial style building occupies the same location as it did historically. The setting of the surrounding neighborhood, in close proximity to the confluence of the Kaw and Missouri rivers, contains late 19<sup>th</sup> century and early 20<sup>th</sup> century buildings and an early 20<sup>th</sup> century reinforced concrete viaduct as well as extant rail lines. The distinctive industrial and commercial character of the West Bottoms has been maintained, with buildings in the immediate area of the nominated property listed in the National Register. Designed by the prominent Kansas City architectural firm of Root and Siemens, the Moline Plow Company building has also retained the design, materials and workmanship of the exterior including original main entry placed below a carved stone entablature, fenestration configuration, placement, brickwork, engaged piers, stone lugsills, decorative stringcoursing and cornice. It should be noted that the changes to the exterior since the end of the period of significance in 1929 include (at the first floor) wood infill of the overhead openings flanking the main entry and overhead rolling steel doors at the end bays. At the interior, while partitioned at the west end of the first floor, as noted above, the heavy timber and cast-iron columns, decorated with composite capitals at the second story; tin ceilings at the second story, original freight elevator with steel weights, as well as the wide open spaces reflecting its original use as warehouse, are intact (Photos 12, 13). Lastly, the feeling and association with the period of significance, 1906 - 1929, has been retained.

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**The Moline Plow Company Building**

Name of Property

Jackson County, Missouri

County and State

Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

Name of multiple listing (if applicable)

**STATEMENT OF SIGNIFICANCE**

**Summary**

The Moline Plow Company Building at 1015 Mulberry Street, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A in the area of COMMERCE and Criterion C in the area of ARCHITECTURE. The Moline Plow Company Building is proposed for listing under the Multiple Property Documentation Form, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri."<sup>8</sup> The historic context necessary to understand the significance of the nominated building is represented by the context outlined in the MPDF: "The Evolution of Kansas City Railroad Freight Industry, 1859-1970"; "Commercial and Industrial Businesses located near Rail Freight Facilities, 1865-1970." When the new Union Depot opened in 1878, the West Bottoms of Kansas City became the primary industrial freight area of the region and spurred the growth of Kansas City's rail transportation and its commercial and industrial development. The West Bottoms offered an ideal location for the establishment of major warehousing concerns (Figures 1, 7 and 8).<sup>9</sup> Additionally, with Kansas City located in the middle of the agricultural belt of the Midwest, the West Bottoms provided an ideal location for the establishment of branch warehouses and sales offices of farm implements. As such, Moline Plow Company, one of the largest farm implement manufacturers in the country, located its first branch house in Kansas City, Missouri, as early as 1870 providing plows, cultivators, drills, harrows, prairie breakers and more, to the Midwest farmers.<sup>10</sup> A lucrative land exchange with the Burlington Railroad led to the construction of the new seven-story Moline Plow Company Building at 1015 Mulberry Street, which was completed in 1906 and is the subject of this nomination (Figure 14). In addition to the land, the railroad committed to providing a spur line to the new building (Figures 7, 8). Designed in the Commercial Style by the Kansas City architectural firm of Root & Siemens, the Moline Plow Company Building is also significant as an excellent local example of the "Industrial Facilities and Commercial Distribution Buildings" property type under the subcategory of "Commercial Distribution and Warehouses".<sup>11</sup> The building's design conveys the transition in architecture that took place after the severe flood of May 1903 when the Kaw and Missouri rivers overflowed their banks.<sup>12</sup> The Moline Plow Company Building meets the registration requirements for the property type as outlined in the MPDF. The building retains all seven aspects of integrity and communicates its historical and architectural significance. The nominated building housed the Moline Plow Company during the Period of Significance from 1906, when the building was completed, until the end date of 1929 when Moline Plow Company merged with the Minneapolis Threshing Machine Company (MTM) to become the Minneapolis-Moline Power Implement Company and moved to 1320 W. 12<sup>th</sup> Street.<sup>13</sup>

<sup>8</sup> Schwenk, E-2.

<sup>9</sup> Ibid, E-5 to E-7.

<sup>10</sup> *The Commerce of Kansas City in 1886*, (Kansas City: S. Ferd. Howe, 1886): 134-35. The Moline Plow Company arrived in Kansas City Missouri as early as 1870 and operated out of several buildings in the West Bottoms until 1878 when the company hired Asa Beebe Cross to design a five story warehouse at the corner of 13<sup>th</sup> and Mulberry. The Burlington Railroad razed this building after the Moline Plow Company moved to their new warehouse facility at 1015 Mulberry Street in 1906.

<sup>11</sup> Schwenk, F-2.

<sup>12</sup> Later in 1918, the nominated building would survive a severe fire that hit the West Bottoms on April 4. Moline suffered less than \$3,000 in damages, mostly from smoke and water.

<sup>13</sup> *Kansas City Missouri City Directories, 1870-1960*. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

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**Correlation with the Multiple Property Documentation Form:**

***Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri.***

The Moline Plow Company Building is proposed for listing under the MPDF *Railroad Related Historic Commercial and Industrial Resources in Kansas City*. The building is significant under Criterion A in the area of COMMERCE, and its significance in this area can be evaluated within the following historic contexts of the MPDF:<sup>14</sup> “The Evolution of Kansas City Railroad Freight Industry, 1859-1970” and “Commercial and Industrial Businesses Located Near Rail Freight Facilities, 1865-1970”. Beginning on page E-5, the MPDF describes the evolution of the railroad freight industry in the West Bottoms industrial area; The Moline Plow Company Building, constructed in the West Bottoms by 1906, played a role in the area’s commercial expansion while benefitting the farm industry of the Midwest. Kansas City became a major manufacturing and railroad distribution hub after the Civil War with a growing population as people moved westward in search of wide expanses of fertile open land.<sup>15</sup> Moline Plow Company was first established in the West Bottoms’ Central Industrial District (CID) in c.1870 at 11<sup>th</sup> and Santa Fe. This building, designed by Asa Bebee Cross, is no longer extant.

In 1878 a new five-story building was constructed on the northwest corner of 13<sup>th</sup> and Mulberry streets and the company remained at the location for the next twenty-five years (Figure 13). After a devastating flood that hit the West Bottoms in May 1903, the railroads were in need of major repair. As part of the Burlington Railroad Company expansion plans after the flood, they entered into a land trade with Moline Plow Company in 1904.<sup>16</sup> The trade agreement was for Burlington to take the 1878 five-story building (Figure 13: no longer extant) in exchange for land located at 1015-1019 Mulberry Street, which formerly belonged to the Deatherage Lumber Company, prior to the 1903 flood.<sup>17</sup> Burlington acquired the site of the lumber company, after the flood the property was deeded to Moline Plow Company in exchange for the 1878 building (Figure 13).

Located in the Turner and Company’s Addition on lots 17-32 (Figures 7, 8), the entire parcel between Mulberry on the west and Santa Fe on the east was left vacant presenting an opportunity for the Moline Plow Company to relocate to a new and larger facility with the help of the land trade proposed by Burlington Rail Road Company. Additionally, as part of the land agreement between the two firms, Burlington offered to build a spur line to the new building.<sup>18</sup>

<sup>14</sup> Schwenk, F-4, F-5.

<sup>15</sup> Schwenk, E-14.

<sup>16</sup> *Sanborn Insurance Map Company 1885-1896*: Vol. 1, 1895, Sheet 20. Special Collections, Missouri Valley Room, Microfilm, Kansas City Public Library. Kansas City, Missouri.

<sup>17</sup> The Deatherage Lumber Company lost approximately 500,000 square feet of lumber when the two rivers flooded in 1903 being less than one-half mile from the Missouri River to the north and less than one-mile from the Kaw River to the west. As a result, the Deatherage Lumber Company inventory was wiped out.

<sup>18</sup> “Kansas City, Missouri,” *The Western Contractor* 24 Jan 1906, 2.

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When the nominated building was completed in 1906 the rail lines were situated along both the north and south sides of the property.<sup>19</sup> Remaining in the CID gave the Kansas City branch of Moline Plow Company a convenient and direct access to sixteen major rail lines to ship their products to the territory of the southwestern United States. Through its design, materials, and setting, the Moline Plow Company Building meets the registration requirements for the "Industrial Facilities and Commercial Distribution Buildings" property type outlined in the MPDF. The nominated property retains its original footprint and its site has remained mostly unchanged from the original construction in 1906 (Figures 7 - 9). The only change occurred with the removal of both the original north and south adjacent railroad tracks that were removed for construction of a paved alleys to the north and along 11<sup>th</sup> Street on the south. The setting of this nominated building within a major industrial area as located along major rail lines during the period of significance, further underscores its significance as a representative property type as described in the MPDF, "Railroad Related Historic and Industrial Resources in Kansas City, Missouri."<sup>20</sup>

The nominated building is also significant under Criterion C in the area of ARCHITECTURE, and its significance in this area can be evaluated within the following historic contexts of the MPDF: "The Evolution of Kansas City Railroad Freight Industry, 1859-1970" and "Commercial and Industrial Architecture In Kansas City's Railroad Freight Districts, 1869-1970".<sup>21</sup> The Moline Plow Company Building, designed by the local Kansas City firm of Root & Siemens in the Commercial Style, is significant as an excellent local example of the "Industrial Facilities and Commercial Distribution Buildings" property type with its size, massing, height, and immediate proximity to railroad freight services.

Located in the West Bottoms are two commercial properties that were constructed for businesses related to the Moline Plow Company. Root and Siemens designed both buildings. Built sixteen years earlier than Moline, the John Deere Plow Company building (1890 with addition in 1898; 1401 W. 13<sup>th</sup> Street; Figure 20) is a straightforward, Two-Part Commercial Block building that housed "warehouse offices and salesrooms for the vehicles and agricultural implements basic to the farmland industry of the Midwest"<sup>22</sup> much like the design for Moline Plow.

Directly to the east of the John Deere Plow building is the Studebaker Brothers Manufacturing Company Building (1320 W. 13<sup>th</sup> Street), a Neo-Classically influenced nine-story brick building "used as a general office and warehouse for carriages, buggies and wagons."<sup>23</sup> Configured in the Two-Part Commercial Block, it displays some of the same characteristics as the Moline Plow Building in its emphasis on the vertical and horizontal played by the piers and spandrels.

<sup>19</sup> *Sanborn Insurance Map Company 1906-1917*: 1906 Vol. 1, Sheet 28. Sanborn Map Co. Limited. Online, Kansas City Public Library. <http://sanborn.umi.com.kclibrary.idm.oclc.org/mo/4720/dateid-000005.htm?CCSI=121ne>

<sup>20</sup> Schwenk, E7.

<sup>21</sup> Schwenk, F-4, F-5.

<sup>22</sup> *Kansas City: A Place in Time*. (Traverse City, MI: Chandler Lake Books, 2016), 15.

<sup>23</sup> *Ibid*, 16.

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The MPDF states that Commercial Distribution Office and Warehouse buildings such as Moline are eligible for architecture if it is a significant example of the property type.<sup>24</sup> As such, the Moline building has retained the vast majority of its character defining features of the exterior and interior spaces.

## ELABORATION

### Historical Background

Moline Plow Company can trace its roots back to the Alonzo Norse Company Moline, Illinois, which sold agricultural implements in the 1850s from a warehouse at Main and Wells streets (no longer extant). By 1854, Henry W. Candee and Robert K. Swan bought out the Norse firm and incorporated as Candee, Swan & Company.<sup>25</sup> The new company first produced their own fanning mills and hayracks; however they had devised plans to manufacture plows and other implements. As Candee, Swan & Co., expanded, additional individuals who joined the firm brought a wealth of knowledge and expertise to the firm.

In 1864 a former employee of the John Deere Company, also located in Moline, developed health issues causing him to leave his position as a foreman at Deere. After a year of recovering in Colorado from an unknown illness, Andrew Friberg, a talented black smith, returned to Moline and joined the Candee, Swan & Co., as a partner, bringing with him a large amount of knowledge of plow designs. In 1865, Candee, Swan & Co. reorganized and incorporated as the Moline Plow Company. With Friberg on board, Candee Swan & Co. began competing in the plow business. The company's growth and success can be partially attributed to Friberg, who garnered several patents on plows and cultivators in his name between 1867 and 1872.<sup>26</sup>

Adding financial support to the growth of Moline Plow Company, George W. Stephens, a millwright from Pennsylvania, became an equal partner in 1866. Swan convinced Stephens to join his new firm to head the wood department, which also was crucial to building quality plows. Stephens was in charge of the woodworking department; Friberg headed the blacksmith and ironwork shop. Swan handled business and sales and Candee served as the accountant.<sup>27</sup>

In 1870 the firm established its first branch house outside of Illinois in Kansas City, Missouri, on the corner of W. 11<sup>th</sup> Street and Santa Fe in the West Bottoms.<sup>28</sup> As the company grew and expanded it changed locations within the West Bottoms twice before construction of a five-story warehouse at 13<sup>th</sup> and Mulberry Streets (see above; no longer extant) in 1878. The firm remained at the 13<sup>th</sup> and Mulberry location for twenty-six years.

<sup>24</sup> Schwenk, F-4.

<sup>25</sup> Moline Plow Company History, "Homepage: 2019 Moline Universal Tractor Reunion," The AE&TA Working Farm Show, Joslin IL. Accessed 15 June 2018: <http://molineplowco.com/home/>

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> Ibid. Stephens would later take the Moline Plow Company into automobile manufacturing with the "Stephen's Salient Six" of which nearly 7,000 were manufactured in 1920, a popular model in the Midwest selling under the Moline name.

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Beginning in 1870 with the Kansas City branch house, each succeeding branch was operated as independent corporations, much like a franchise. Each branch house featured Moline Plow Company products that were manufactured at the main factory in Moline, Illinois. Additionally, acting as jobbers, they also offered products from other factories to fill in the line of goods that the parent company lacked. From its beginning in Kansas City's West Bottoms in 1870, business remained constant in the sale of plows, wagons, drills, and other farm implements (Figures 10, 11).<sup>29</sup>

With the success of the Kansas City branch, a second branch house was opened in Omaha, Nebraska, and was followed by more than twenty additional locations across the country.<sup>30</sup> Like the Kansas City operation, each succeeding branch was an independent corporation and would remain as such until 1922.<sup>31</sup>

Agricultural technology expanded greatly in the post-Civil War years. Factories that made ammunition and arms prior to the war turned to manufacturing plows and other farm implements. Additionally, expansion of the railroads made shipping cheaper and more reliable. Patents on farming implements increased in number while new products were in constant development within the agricultural industry. Farmland was expanded as farmers could work more efficiently with fewer employees, which pushed hired hands into the urban areas looking for work, possibly to companies such as the Moline Plow Company, the very manufacturer that triggered unemployment.

In 1872 the Kansas City branch of the Moline Plow Company figured prominently in a plow trial that was conducted by the Missouri College of Agriculture. The plow trial was held from May 16-20, 1872, to determine the best plows for various applications and soil conditions. At the time there were numerous plow types (all horse driven); walking plows, gang plows, reversible plows, subsoil plows, prairie breakers, sod plows and sulky plows. The sulky plow was a post-Civil War improvement allowing the operator to sit rather than walk.<sup>32</sup>

C. G. Swallow, Dean of the agricultural college along with other members of Missouri's agribusiness representatives, was a judge. The plows were tested in varying grades of soil and assessed on the "draft per square inch of furrow section, area of section furrow, draft in pounds, depth and width of plows." The tests were called 'Dynamometer tests'.<sup>33</sup> Results were listed

<sup>29</sup> Advertising for Moline Plow Co. *Kansas City in 1879: Trade Manufacturers and Progress of the City* (Kansas City: Ramsey, Millett & Hudson, 1879), 2. Google Books Online, June 20, 2018.  
[https://play.google.com/store/books/details/Kansas\\_City\\_in\\_1879?id=nHNNAAYAAJ](https://play.google.com/store/books/details/Kansas_City_in_1879?id=nHNNAAYAAJ)

<sup>30</sup> Moline Plow Company History, Online. Moline Plow Company entered Kansas City as early as 1870. By 1878, Asa Beebe Cross designed a five-story branch house that was located three blocks south of its current location. That building was razed in 1907 to make way for a new Burlington Railroad freight depot.

<sup>31</sup> Ibid.

<sup>32</sup> Randy Mertens, "The 1872 Plow Trial: Missouri's Agriculture College gave high-tech data to famers," March 14, 2014, College of Agriculture, Food and Natural Resources. CAFNR Online:  
<https://cafnr.missouri.edu/2014/03/the-1872-plow-trial/>

<sup>33</sup> Ibid.



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immediately after each field test. Moline Plow Company of Kansas City took the lead in two out of eight categories.<sup>34</sup>

The results of the 1872 Missouri Plow Trial:

- Sulky Plows in Bluegrass Sod: Winner: the Starling, made by the Princeton Manufacturing Co., Princeton, Il.
- Prairie Breakers in Bluegrass Sod: Winner: the Evans, Moline Plow Co., Kansas City.
- Walking Plows in Bluegrass Sod: Winner: the Speer Walking Plow, A. Speer and Son Company, Pittsburgh.
- Sulky Plows in Old Bottom Soil: Winner: the Hughes, Hughes Plow Co., St. Louis.
- Sulky Attachments in Old Bottom Soil: Winner: the Slusser, L. Yinger Company, St. Louis.
- Walking Plows in Old Bottom Soil: Winner: the Moline Walking Plow, Moline Plow Co., manufactured in Kansas City.
- Reversible Plows in Old Bottom Soil: Winner: the Hillside Plow, Laur and Hartman Company, Louisville.
- Gang Plows in Old Bottom Soil: Winner: the Gang Plow, B.F. Avery and Sons, Louisville.

During the early years of the Kansas City branch, the business was known as the Kansas Moline Plow Company.<sup>35</sup> All Moline Plow branch houses, at that time, were operated independently and served as large warehouse suppliers for the parent manufacturer in Moline, Illinois, whose product supply depended on the transportation of goods by rail as outlined in the MPDF for "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri."<sup>36</sup>

Several successful products came out of the Moline Plow Company during the 1880s. First in 1884 was the "Flying Dutchman." This was the initial three-wheeled sulky plow made by Moline. Previous sulkies were two-wheeled plows and while effective, the two-wheeled versions had problems controlling the depth and draft of the plow. The three-wheeled sulky was an instant success and became a trademark of the Moline brand (Figure 12).<sup>37</sup> The Flying Dutchman was followed by the first corn planter in 1886.<sup>38</sup>

We take the Liberty of Enlightening the World IN REGARD TO THE  
UNEQUALED MERITS OF THE FLYING DUTCHMAN Jr.  
The Original and Famous Three-Wheeled Plow, which for Lightness of Draft and

<sup>34</sup> Ibid.

<sup>35</sup> Similarly, the Nebraska branch in Omaha was known as the Nebraska Moline Plow Company while the Minneapolis branch was called the Minnesota Plow Company. It is safe to assume that during their early years, the other branches followed suit.

<sup>36</sup> Schwenk.

<sup>37</sup> Moline Plow Company History, Online

<sup>38</sup> Ibid.

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Working Qualities is the Conceded Champion of the Whole Plowed World.  
MOLINE PLOW COMPANY Moline, Illinois

Moline's business was well established by 1902 and was well recognized for their quality products. It was then that Moline Plow Company entered into trade agreements with other manufacturers beginning with the TJ Mandt Vehicle Company, of Stoughton, Wisconsin. In 1903 another agreement was made with the Henney Buggy Company of Freeport, Illinois, which was later incorporated as a subsidiary of the Moline Plow Company. Products from both companies had been offered in the Kansas Moline Plow Company catalog as early as 1879 (Figure 10).<sup>39</sup>

When the seven-story nominated building was constructed in 1906, it was a fortunate result of expansion plans for the Burlington Railroad. The devastating flood that occurred in May 1903 left the West Bottoms in ruin, with numerous buildings completely washed away. After the cleanup, Burlington Railroad Company wanted to build a second freight house in the West Bottoms. To that end, Burlington bought the Moline Plow building at 13<sup>th</sup> and Mulberry Streets in exchange for the property at W. 11<sup>th</sup> and Mulberry streets.<sup>40</sup> Although the property deed exchange took place on September 28, 1904, the building was completed in late 1906 with a spur line on the southside of the property as promised in the agreement with the Burlington Railroad.<sup>41</sup>

In January 1906, Moline Plow Company commissioned the Kansas City architectural firm of Root and Siemens (Figure 14) to design the new seven-story, 100 ft. by 192 ft. building with its main façade on Mulberry Street facing west. The exterior of the building, on all four sides, is of dark vitrified brick, trimmed in Phoenix limestone. Three entryways are located at the main façade that give access to the building at the first floor on the Mulberry side (Figure 3). These consist of two garage entries giving access to the first floor warehouse. The first floor warehouse space was built at level with the railroad tracks on the north and south sides of the building.

Additionally, two industrial elevators with a 5,000 pound capacity, one each on the north and south sides of the building, were oversized to handle moving large plows (and later tractors) into the showroom on the second floor (the first and second floors were designed to handle a 300 pound live-load capacity per square foot). A centrally located main entrance with a staircase provided customers access to the second floor showroom and sales offices (between 1916 and 1924 automobiles were included). The upper five floors were used to warehouse additional farm implement inventory (the live-load capacity for the upper floors gradually decreased from 300 pounds to 200 pounds at the sixth floor and 175 pounds per square foot at the seventh floor).<sup>42</sup> The building contractors chosen by Moline Plow were the Collins Brothers Construction firm, Rock

<sup>39</sup> Ibid. Both TJ Mandt Vehicle and the Henney Buggy companies were officially merged into the Moline Plow Company in September 1906.

<sup>40</sup> "Burlington Trades Land, Farm Implement" *The Kansas City Star* 28 September 1904, 2.

<sup>41</sup> *The Western Contractor* 24 Jan 1906, 2.

<sup>42</sup> Letter, H. H. Smith Storage Company to Schoenberg Realty, 30 Oct 1937. Miscellaneous Files CID, 73.98. Jackson County Historical Society, Independence, Missouri.

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Island, Illinois.<sup>43</sup> The cost of the building was estimated at \$150,000 as announced on January 24, 1906.<sup>44</sup>

In 1913, Moline Plow purchased the Adriance, Platt & Company adding sixty-one years of experience and workmanship in binders and harvesting equipment, which increased the inventory of all the branch houses. The scale of the Moline Plow's operation was regarded as the fifth largest implement company in the world. At the time, the only farming equipment Moline lacked was a tractor; subsequently, Moline Plow began looking at tractors to expand their inventory. They tested a prototype made for them by the International Harvester Company but it was rejected by Moline. Instead, Moline began building tractor implements in large quantities with a specialty line of interchangeable implements, such as plows and corn-rowers that could be fitted to tractors built by the Universal Tractor Mfg. Company of Columbus, Ohio.<sup>45</sup>

In 1915, Moline acquired the rights and patents for the Universal Tractor Company's Cultiplow and on July 1, 1916, Moline unveiled a new articulated tractor using the patents and the Universal concept, yet it was completely redesigned with a gasoline fueled, 12 belt-driven horsepower engine. This model was built solely by Moline Plow Company as well as the special implements that attached to the tractor, including: a two-row cultivator: two-bottom plow; disc-harrows; grain drills; a corn planter and a 10-foot grain binder, all of which were sold exclusively by their branch houses, including Kansas City.<sup>46</sup> Moline Plow Company continued to improve on their original model and developed the Moline Universal D by mid-1917, which would remain the firm's top selling tractor until its demise in the post WWI years.

With World War I raging in Europe, Moline Plow Company's 'Universal D' remained a top market draw as horses and mules were being shipped overseas to aid the war effort. Farmers who were fortunate enough to own a tractor were able to accomplish more with one tractor than with a team of horses (Figure 15). The Universal D, as its name implies, could be used in the field as a plow, for drilling, cutting corn and more.<sup>47</sup> With the success in the development of the Universal D, Moline took the next logic step up from wagons and buggies to manufacturing automobiles.<sup>48</sup>

Kansas City's location in the heart of the country made it an ideal location to host numerous conventions including those for farm implements. Once automobiles were introduced to the masses, the tractor shows were held adjunct to automobile shows.<sup>49</sup> A trade journal published in 1918 provides a snapshot into the Moline Plow Company exhibit at the National Tractor Show held in Kansas City in February 1918.<sup>50</sup>

<sup>43</sup> *Farm Implement News* 27:14, 5 April 1906.

<sup>44</sup> *The Western Contractor*.

<sup>45</sup> Moline Plow Company History, Online.

<sup>46</sup> *Ibid.*

<sup>47</sup> Advertisement, *Gas Power* 15:2, August 1917, 23.

<sup>48</sup> Moline Plow Company History, Online.

<sup>49</sup> Barrie Wood Currie, *The Tractor and Its Influence Upon the Agricultural Implement Industry* (Philadelphia: Curtis Publishing Company, 1916), 204. Google Books:

<https://play.google.com/books/reader?id=5wApAAAAYAAJ&printsec=frontcover&output=reader&hl=en>

<sup>50</sup> "Kansas Moline Plow Co." *Implement and Tractor Trade Journal* 33, 2 March 1918, 17.

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The Kansas Moline Plow Co. [Kansas City], will exhibit the Moline Universal tractor and power farming equipment by Moline Plow Co., Moline Ill. The tractor exhibit will occupy Space No.5 and the implement exhibit will be directly across the aisle. Two Moline Universal tractors will be shown in Space No. 5. One will be in connection with a Moline power-lift gangplow and the other with a two-row cultivator. The Moline Universal is rated at 10-12 hp. on the belt and the drawbar capacity is rated at the capacity of five to six horses pulling two 14-inch bottoms under normal conditions. The tractor with two-bottom plow is priced at \$980.

In 1918, the nominated building narrowly escaped what was identified as the worst fire in Kansas City's history. On the evening of April 4, 1918, a fire alarm was received at 5:40 pm for the southwest corner of St. Louis Avenue and Santa Fe Street in the West Bottoms area where Abernathy Furniture Company rented an inactive warehouse for the storage of furniture that was crated and wrapped in paper. The fire destroyed three blocks and caused over \$2.5 million in damages. As the fire spread on a southwesterly pattern towards the farm implement business located along 11<sup>th</sup> and 12<sup>th</sup> Street towards the Moline Plow Company building, it was reported that only "...a few thin wire-glass window panes saved the famous West Bottoms wholesale implement district in Kansas City from destruction..."<sup>51</sup>

The nominated building, with its fire proof construction, was credited by the Kansas City Commissioners as part of the reason the fire did not destroy more of the West Bottoms, particularly, the implement warehouses located on the southwest side of 11<sup>th</sup> street and beyond. The building suffered only minor damage when the window frames caught fire causing mostly smoke and water damage, which amounted to \$2,500.<sup>52</sup>

The following is a list of agricultural implement companies whose warehouses survived the fire of 1918 and remain extant in Kansas City's West Bottoms:<sup>53</sup>

Year Built	Historic Name	Address	Main Product Line
1890s	John Deere Plow Co.	1401 W. 13th (Extant)	Plows and Tractors
1892	Advance Thresher	1300 Liberty (Extant)	Threshers
1892	Minneapolis Esterly Harvester Co.	1400-04 W. 13th (Extant)	Farm implements

<sup>51</sup> "Greatest Implement Distributing Center Is Safe," *Implement and Tractor Trade Journal* 33, 13 April 1918, 18.

<sup>52</sup> Ibid. See also: C. A. Murdock Manufacturing Company Building, National Register of Historic Places 1225-1227 Union Ave., Kansas City (5/10/16).

<sup>53</sup> Data was compiled using the following sources: *Kansas City Missouri City Directories, 1870-1960*. Microfilm, Special Collections, Kansas City Public Library, Kansas City, Missouri; Sally Schwenk, "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." National Register of Historic Places, MPDF, 10 October 2010; Melanie A. Betz, "Central Industrial District Survey Final Report, Kansas City, Missouri, 1988;" and Cydney Millstein, "West Bottoms Walking Tours 2018," National Endowment for the Arts.

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1894	Robinson, Harrison Thompson Implement Co.	1101 Mulberry (Extant)	Implements
1894	Deere Mansur and Co.	1106 Santa Fe (Extant)	Predecessor to John Deere
1894	Deere Mansur and Co.	1200 W. 12th (Extant)	Predecessor to John Deere
1895	Parlin and Orendorff Co.	1321 W. 13th (Extant)	Cultivators, harrows, corn driers
1900	Avery Manufacturing Co.	1100-02 Santa Fe (Extant)	Farm implements
1900	M. Rumley Co.	1214 W. 12th (Extant)	At one time, one of the largest farm implement companies in the world
1900	Minneapolis Threshing Machine	1320 W. 12th (Extant)	Threshers and other farm equipment (Merged with Moline Plow in 1929).
1903	Studebaker Company	1320 W. 13 <sup>th</sup> (Extant)	Wagons and carriages, Automobiles

While tractors replaced the horse driven plows, automobiles were beginning to replace wagons and buggies, both of which had been part of the inventory at the Moline Plow Company Building in the West Bottoms. For many farm suppliers, the automobile became part of their regular inventory. For a short period in the Moline Plow Company history, The "Stephens Salient-Six" automobiles were manufactured as a subsidiary of the Moline Plow Company in Moline, Illinois (Figure 16). These vehicles were inventoried and sold through all of the Moline Plow branch houses between 1916 and 1924.<sup>54</sup>

Around 35,000 Stephens car were manufactured in Freeport, Illinois, USA by the Stephens Motor Branch of the Moline Plow Company in the years 1916 to 1924. Moline Plow, the parent company, had been established in 1866 and had been very successful as a farm machinery and buggy manufacturer. The name "Stephens" can be traced back to Moline Plow's first vice-president George W. Stephens who had become both president and controlling owner by 1882. The Stephens Motor Branch was organized in late in 1915 with G. A. Stephens, son of the George W. Stephens as president.

After only two years of selling the Stephens Salient-Six, the Willys-Overland Motors of California purchased controlling interest of fifty-one percent in Moline Plow Company in 1918. At that time the nominated building was one of twenty-six branch houses with an additional 30,000 dealers across the country, as well as overseas.<sup>55</sup> The Willys firm had 100 distributors and 8000 dealers. Upon completion of the agreement, President John N. Willys stated, to wit:

In the purchase of the Moline Plow Company, I find not only an opportunity for the Willys-Overland Company to lend its maximum manufacturing strength to legitimate war work, but the best and quickest way for it to attain a lead in a field

<sup>54</sup> "Stephen's History," Willys-Overland Knight Registry, Online, June 20, 2018.  
[http://wokr.org/gallery/step\\_hist.htm](http://wokr.org/gallery/step_hist.htm)

<sup>55</sup> Tractors had been introduced to the European market during WWI resulting in new markets for the Moline Plow Company. Catalogs found in the Minneapolis-Moline records at the Minnesota Historical Society contain several catalogs written in various languages including German, French and Italian.

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which offers the greatest possibilities with the return of peace, and into which motor companies, in this age of power farming, it seems to me, must sooner or later enter.<sup>56</sup>

Through 1922, the Kansas City branch house, as well as all of the Moline branch houses, were operated as a separate corporation that distributed products manufactured at their factory in Moline, Illinois. In 1922 the company reorganized bringing all of the branch houses into one big corporation under the MOLINE PLAN, which changed the name of the company to The New Moline Plow Company. The twenty-six branch houses were then assigned to managing divisions, with Kansas City serving as one of the twelve divisions.<sup>57</sup>

Under the new plan each of these houses is merged into one selling company to be known as the New Moline Plow Co., a plan, which the company expects to effect considerable saving in the cost of distribution. The company will retain all warehouses occupied by the branch houses and will be equipped to render prompt service on machines and repair parts. . . The clerical work of these houses will be handled from Moline so far as possible. Division managers will supervise the field sales force. Divisional sales offices will be located at Poughkeepsie, Atlanta, Columbus, Moline, Minneapolis, Omaha, Kansas City, Dallas, Salt Lake City, Portland, Stockton and Los Angeles.

While Moline Plow Company was manufacturing the Stephens automobiles and the Universal D tractor after World War I, other auto manufacturers began producing tractors in addition to their automotive lines. However, this boom was short-lived and tractor sales began to decline rapidly. In 1924, the Willys Company sold their shares in the Moline Plow Company.<sup>58</sup>

Henry Ford's company began producing Fordson tractors; General Motors produced the Sampson tractor . . . Willys produced the Moline Universal tractor into the 1920's. In the 1920's when the tractor boom subsided, Willys withdrew from Moline and sold out to his partners.

The high production years for agricultural goods leading into WWI netted profits for agricultural suppliers but the profits, as previously stated, were also short lived as farm prices began to plummet.<sup>59</sup>

Real average net income per farm fell over 72.6 percent between 1920 and 1921 and, though rising in the twenties, never recovered the relative levels of 1918 and 1919. Farm mortgage foreclosures rose and stayed at historically high levels for the entire decade of the 1920s. The value of farmland and buildings fell

<sup>56</sup> "Willys-Overland Buys Moline Plow: Big Farm Implement Manufacturer," *The Christian Science Monitor*, 25 Sept 1918, 11.

<sup>57</sup> "Moline's Distribution Plans," *Chilton Tractor Journal* 9:3, 1 Sept 1922, 16.

<sup>58</sup> EH.Net, Economic History Association, "The US Economy in the 1920s," Online, June 20, 2018, <https://eh.net/encyclopedia/the-u-s-economy-in-the-1920s/>

<sup>59</sup> Ibid.

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throughout the twenties and, for the first time in American history, the number of cultivated acres actually declined as farmers pulled back from the marginal farmland brought into production during the war. Rather than indicators of a general depression in agriculture in the twenties, these were the results of the financial commitments made by overoptimistic American farmers during and directly after the war. The foreclosures were generally on second mortgages rather than on first mortgages as they were in the early 1930s.

In 1920 the Stephens automobile sales began to decline and by 1924 Moline sold off their automobile line and returned to what they knew best, the manufacturing of farming implements.<sup>60</sup>

. . . efforts were made to organize and administer the Stephens Motor Car Company as an independent company but finally in 1924, the Moline Plow Company made the announcement that they were ceasing car manufacture. The closing announcement stated, "This course of action is adopted on account of the policy of the company to concentrate on implement manufacture."

After 1924 and with the discontinuation of the sale of automobiles, Moline was constantly reevaluating the direction for the firm's future. Numerous corporations of varying sizes were producing farm implements and machinery by the 1920s. Business began to decline for Moline Plow Company in the post WWI years. In late 1923, Moline discontinued manufacturing their Universal line of tractors by 1923 and formed a subsidiary the same year called Moline Implement Company, which took control of the Moline properties and business. By December 1925, Moline Plow Company officially merged its assets with Moline Implement Company. Business in Kansas City continued in the nominated building under the new name. In 1926, the former Moline tractor plant was sold to the International Harvester Company, Rock Island, Illinois.<sup>61</sup>

Over the next several years, the agricultural industry continued to decline. Smaller companies were bought out by the larger firms. Moline Implement Company, through past experience, had realized the benefits of mergers.<sup>62</sup>

On March 1929 Moline Implement Company merged with the Minneapolis Threshing Machine Company and the Minneapolis Steel and Machinery (who manufactured Win City Tractors) to form the Minneapolis-Moline Implement Company, marking the end date of the period of significance. That year, Moline Implement Company occupied only the first floor of the nominated building as the merger progressed. By the end of 1929, the merger marked the end of the Moline name after a fifty-nine year history in Kansas City's West Bottoms as well as the end of the period of the buildings significance inn Kansas City's West Bottoms. Just a decade later in 1939, the Minneapolis-Moline Implement Company closed their building on 12<sup>th</sup> Street and moved all operations to Minneapolis, Minnesota. The final days of the Minneapolis-Moline company

<sup>60</sup> "Stephen's History," Willys-Overland Knight Registry.

<sup>61</sup> Moline Plow Company History, Online.

<sup>62</sup> Ibid.

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occurred in 1963 when the firm was purchased through a hostile takeover by White Westinghouse.<sup>63</sup>

*The Moline Plow Company Building after 1929*

Upon the merger between the Moline Plow Company and the Minneapolis Threshing Machine (MTM) Company the Moline inventory was moved to the MTM building at 1320 W. 12<sup>th</sup> Street. The nominated building was retitled the Moline Building as listed for a short time in city directories.

During the late 1930s, The Moline Plow Company Building was renamed the Morewood Building after Morewood Real Estate of New York City, New York. The Morewood firm held the title to the building as early as 1922 which was concurrent with the Moline Plow reorganization. The New Moline Plow Company continued to occupy the nominated building under a lease agreement with Morewood Real Estate.<sup>64</sup>

From the 1930s and early 1940s, the building was leased to H. H. Smith Warehouse.<sup>65</sup> During this period the number and type of tenants fluctuated from year to year. In 1934, there were nine tenants including: H. D. Hudson Manufacturing of agriculture implements; and H. H. Smith Storage Company.<sup>66</sup> In 1939 the number of tenants increased to nineteen and included H.H. Smith Storage, H.D. Hudson along with four grocery brokerage firms, a cereal company representative and more.<sup>67</sup> Morewood Real Estate retained ownership until the mid-1940s.<sup>68</sup> The building was later managed by Schoenberg Realty of Kansas City but the owner information was not found.<sup>69</sup> Subsequently Sears Roebuck & Company leased the nominated building for extra warehouse space beginning in 1947 (Figures 17, 18).<sup>70</sup> In 1957, the building was offered for sale with Sears listed as the only tenant.<sup>71</sup> The local firm of Burd and Fletcher leased the building from 1967 to 1983. Thereafter, the nominated building has been used as a warehouse for a variety of business tenants.

<sup>63</sup> Ibid.

<sup>64</sup> "Transfers Title to Big Warehouse," *The Kansas City Star* 11 Feb 1923, 23.

<sup>65</sup> *Kansas City, City Directory*, 1934. See also Letter from H. H. Smith Storage Company, October 30, 1937, Albert Schoenberg Papers, Box 7, folder 2; 2/10/1928 thru 8/8/1950; Miscellaneous Files CID, 73.98. Jackson County Historical Society, Independence, Missouri.

<sup>66</sup> *Kansas City, Missouri: City Directories*, Microfilm, 1870-1950.

<sup>67</sup> Ibid.

<sup>68</sup> Morewood Realty, Letter to H. H. Halverson, Dwight Bldg. Kansas City Missouri, August 31, 1944, Albert Schoenberg Papers, Box 7, folder 2; 2/10/1928 thru 8/8/1950; Miscellaneous Files CID, 73.98. Jackson County Historical Society, Independence, Missouri.

<sup>69</sup> Albert Schoenberg, Letter, July 29, 1946, to Morewood Realty. Albert Schoenberg Papers

<sup>70</sup> Findlay-Marlborough Realty Co., Letter, "1015-1019 Mulberry Street, Kansas City, Missouri," n.d. Description of building and tenant information.

<sup>71</sup> Kansas City, Missouri, City Directories: 1939.



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**ARCHITECTS AND BUILDERS**

*Root & Siemens*

Walter Clark Root (1859-1925) and George M. Siemens (1864-1951) formed the Kansas City architectural firm of Root and Siemens in 1896, a partnership that lasted for nearly twenty-nine years.<sup>72</sup> Their buildings, found in Kansas City, Fayette and Harrisonville, Missouri, as well as Lawrence, Atchison, St. Mary's, Topeka and Leavenworth, Kansas, display a wide range of architectural styles for residential and commercial works.

Walter Root was born in Atlanta, Georgia, on December 8, 1859, moving with his family to New York in 1865. Root attended the College of the City of New York. After he graduated he studied with architect Russell Sturgis for two years. Later, Walter Root worked for the Chicago office of Burnham and Root (John W. Root was his brother) where he remained for six years.<sup>73</sup> In 1886, Root settled in Kansas City where he managed the Burnham & Root office from 1887-1888 and directed the construction of the firm's design for the Board of Trade Building, the Midland Hotel, and the American Bank Building, all constructed in 1888 (demolished).

Root remained in Kansas City, establishing his own firm in 1888.<sup>74</sup> During his solo practice he designed the Science Hall at Central College in Fayette, Missouri; the Scarritt Bible and Training School; the W.J. Smith warehouse; and the Thayer Building.<sup>32</sup> Walter Root merged his practice with George Siemens in 1896. Root died on June 25, 1925, at the age of 66.

George Siemens was born in Jefferson City, Missouri, in 1864. His family moved to St. Joseph, Missouri, when he was young. Siemens received architectural training from Cornell University in Ithaca, New York, and returned to practice in Missouri. He designed buildings with Walter Root from 1896 (when he started as a draughtsman) until Root's death in 1925. Siemens had been retired for about ten years when he passed away in 1951 at the age of 87.<sup>75</sup>

Root & Siemens architectural career involved the design of imposing 2 1/2 to 3-story stone and brick residences, overwhelmingly in the Tudor style. Designed and constructed within two years of the Moline Plow Company building, the Kansas City residential designs include (but not limited to) those built for W. W. Sylvester (1905; 51<sup>st</sup> and Wornall), Mr. Rieger (address unknown; 1903-1904), Walter M. Reed (1907; 300 E. 36<sup>th</sup> Street), and John I. Glavans (address unknown; c. 1905). The Illinois Apartment Building, an eclectic design that incorporates the Tudor with the Arts and Crafts movement, is constructed of brick with contrasting stone trim (c. 1905; 3809 Walnut Street).

<sup>72</sup> Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, Los Angeles: New Age Publishing Company, 1956), 526.

<sup>73</sup> George Creel & John Slavens, *Men Who Are Making Kansas City* (Kansas City: Hudson-Kimberly Publishing, 1902), 125.

<sup>74</sup> *The Kansas City Star* 5 August 1923, Clippings File, Microfilm, Kansas City (Missouri) Public Library Special Collections.

<sup>75</sup> "G.M. Siemens, Sr. Dies," *The Kansas City Star* 7 November 1951, Vertical File: Root and Siemens, Kansas City [Missouri] Public Library Special Collections.

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While Root & Siemen's single and multi-family residential designs are significant to the architectural heritage of Kansas City, it is more important to compare the known commercial works of the firm to the Moline Plow Company Building. To wit, the Scarritt Building (818 Grand Boulevard, 1906-1907) and Scarritt Arcade (819 Walnut Street, 1907) both listed in the National Register of Historic Places (3/09/71), represent some of the best-known works by the firm. The former, an 11-story steel frame brick office building and the latter, a four-story building sheathed in terra cotta, which connects to the building on Grand, are clearly influenced by the work of Louis Sullivan and the Chicago School of Architecture.

As stated above, the Moline Plow Company Building designed in the Commercial Style, is significant as an excellent local example of the "Industrial Facilities and Commercial Distribution Buildings" property type in their large size, massing, height, and immediate proximity to railroad freight services.

*The Collins Brothers Construction Company*

The construction firm of the Collins Brothers was organized in Rock Island, Illinois, at an unknown date in the late 1890s. The contract for the nominated building, with an estimated cost of construction at \$150,000, was awarded to the Collins Brothers in April 1906.<sup>76</sup> In 1906 the company was awarded the contract for the Chicago, Burlington and Quincy Railroad Station in Rock Island, Illinois.<sup>77</sup> They were also awarded the \$58,147.00 contract for the Rock Island Public Library in 1901.<sup>78</sup> Additionally, they built the first Horace Mann School in Rock Island (no longer extant). The most famous of the brothers was S. J. Collins, who was very active in the building trade for approximately forty-two years, beginning as early as 1882. In addition to the Moline Plow Company Building, the brothers were known to have built residences throughout Rock Island County, Illinois.<sup>79</sup>

**CONCLUSION**

The Moline Plow Company Building, Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places and is locally significant under Criteria A and C in the following areas: COMMERCE and ARCHITECTURE. Under COMMERCE, The Moline Plow Company Building corresponds to the historic contexts and building types as outlined in the MPDF: "Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri." In 1878, when the new Union Depot was constructed at West 12th Street and Union Avenue, the West Bottoms of Kansas City became the primary industrial freight area of the region. The Moline

<sup>76</sup> "Moline," *Farm Implement News* April 1906, p. 18.

<sup>77</sup> Rock Island Preservation Society, Postcard Collection, Accessed July 5, 2018, <http://www.rockislandpreservation.org/postcards-from-home/chicago-burlington-quincy-station/>

<sup>78</sup> IL Genealogy, "Rock Island County," Online Accessed July 5, 2018, [https://illinoisgenealogy.org/rock-island/rock\\_island\\_public\\_library.htm](https://illinoisgenealogy.org/rock-island/rock_island_public_library.htm)

<sup>79</sup> James E. Jacobsen, "Rock Island's Historic Residential Neighborhoods:1835-1955," Online Accessed July 5, 2018, <https://www.rigov.org/DocumentCenter/View/1134/Historic-Residential-Neighborhoods-1835-1955?bidId=>

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Plow Company, Moline, Illinois recognized the rail facilities in Kansas City's Central Industrial District as an ideal location to open their first branch house outside of Illinois in 1870. In 1906, under a land trade deal with the Burlington Railroad, Moline Plow Company built a new seven-story warehouse at 1015 Mulberry Street in the West Bottoms of Kansas City. The Moline Plow Company Building meets the requirements for registration outlined in the associated MPDF and is significant under Criterion A as an excellent local example of the commercial expansion of Kansas City's railroad freighting industry. Additionally, the building is significant under Criterion C for ARCHITECTURE. The Moline Plow Building is significant as an excellent local example of the "Industrial Facilities and Commercial Distribution Buildings" property type and meets the registration requirements for the property type as outlined in the MPDF.<sup>80</sup> With very few exceptions, the Moline Plow Company building retains the vast majority of its historic integrity (all aspects) throughout the exterior and the interior, including window and storefront openings and interior features, thereby communicating its historical and architectural significance. The nominated building housed the Moline Plow Company during the Period of Significance from 1906, when the building was completed, until the end date of 1929 when Moline Plow Company merged with the Minneapolis Threshing Machine Company (MTM) to become the Minneapolis-Moline Power Implement Company at which time, the newly merged firm operated out of the former Minneapolis Threshing Machine Company located at 1320 W. 12<sup>th</sup> Street.<sup>81</sup>

<sup>80</sup> Schwenk F-4 through F-5.

<sup>81</sup> *Kansas City Missouri City Directories, 1870-1960*. Microfilm, Special Collections, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

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**VERBAL BOUNDARY DESCRIPTION**

1015-19 MULBERRY / TURNER & COS ADD BEG ON W LI SANTA FE ST 60 FT N OF SE COR  
LOT 17 BLK 43 TH N TO S LI ALLEY TH W 192 FT TO W LI LOT 24 TH S TO N LI 10TH TH  
NELY TO PT OF BEG PRT LOTS 17 TO 24 INCL ALSO ALL LOTS 25 TO 32 INCL LY S OF S LI  
ALLEY BLK 43

**BOUNDARY JUSTIFICATION**

The nominated property includes the entire parcel historically associated with The Moline Plow  
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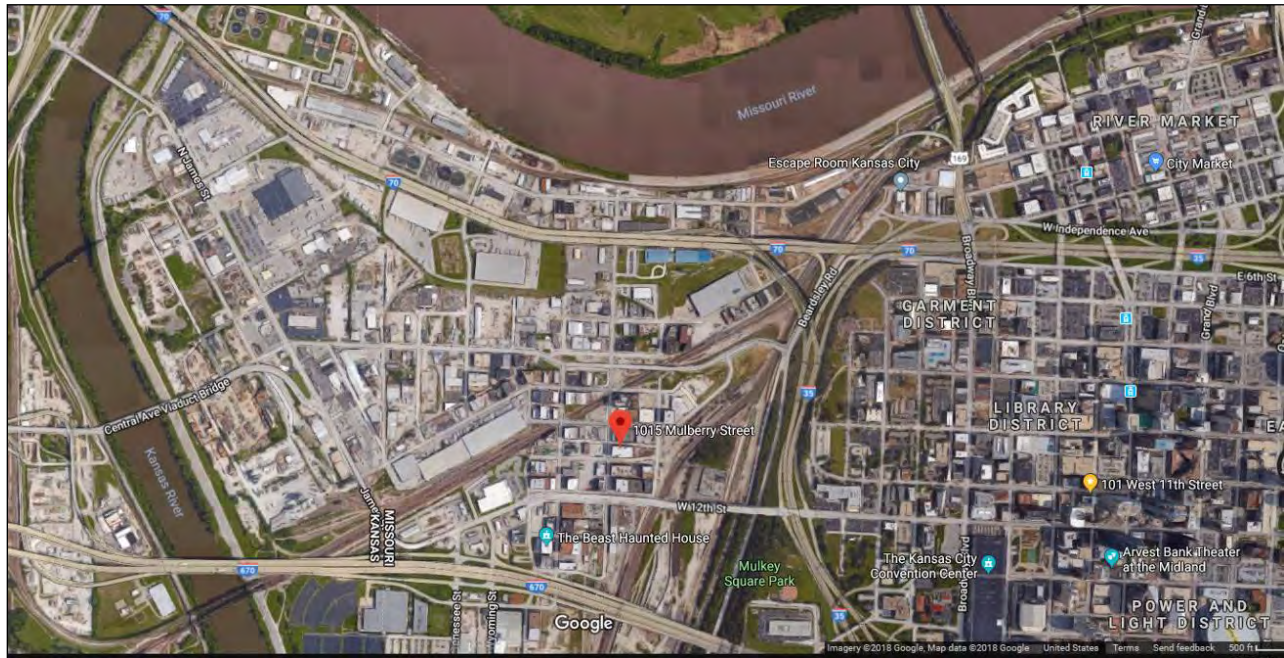
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**FIGURE 1**

Locational Map: 1015 Mulberry Street, West Bottoms, Kansas City, Jackson County, Missouri.  
The Moline Plow Company Building, West Bottoms, Kansas City, Jackson County, Missouri.

Source: Google Maps, Accessed May 2018



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**FIGURE 2**

The Moline Plow Company Building, 1015 Mulberry Street, Kansas City, Jackson County, Missouri.

Source: Google Maps, Accessed May 2018

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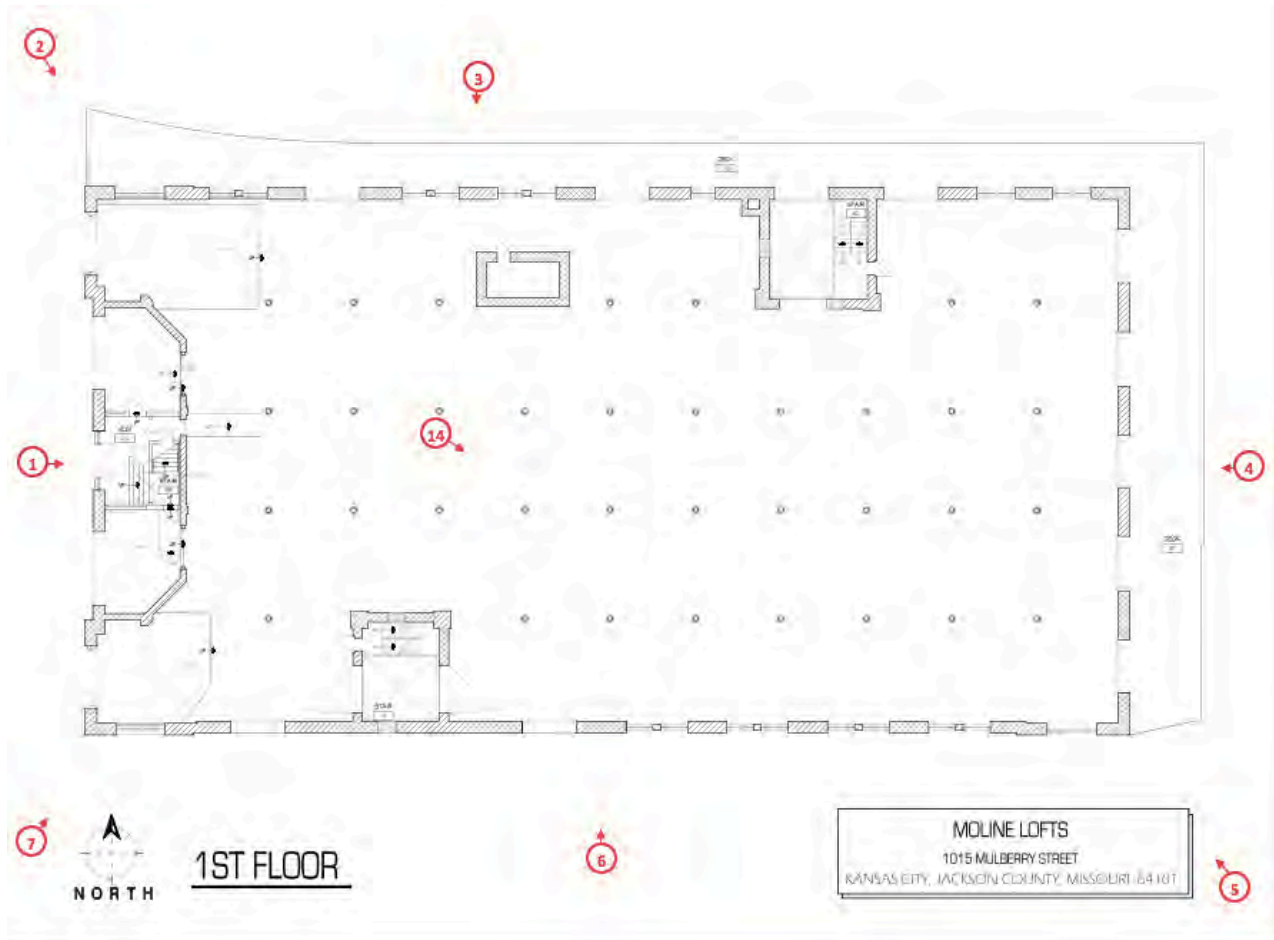
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**FIGURE 3**

Photo Key: The Moline Plow Company Building, First Floor Plan (exterior image views included)

Source: SWD Architects, Kansas City, Missouri

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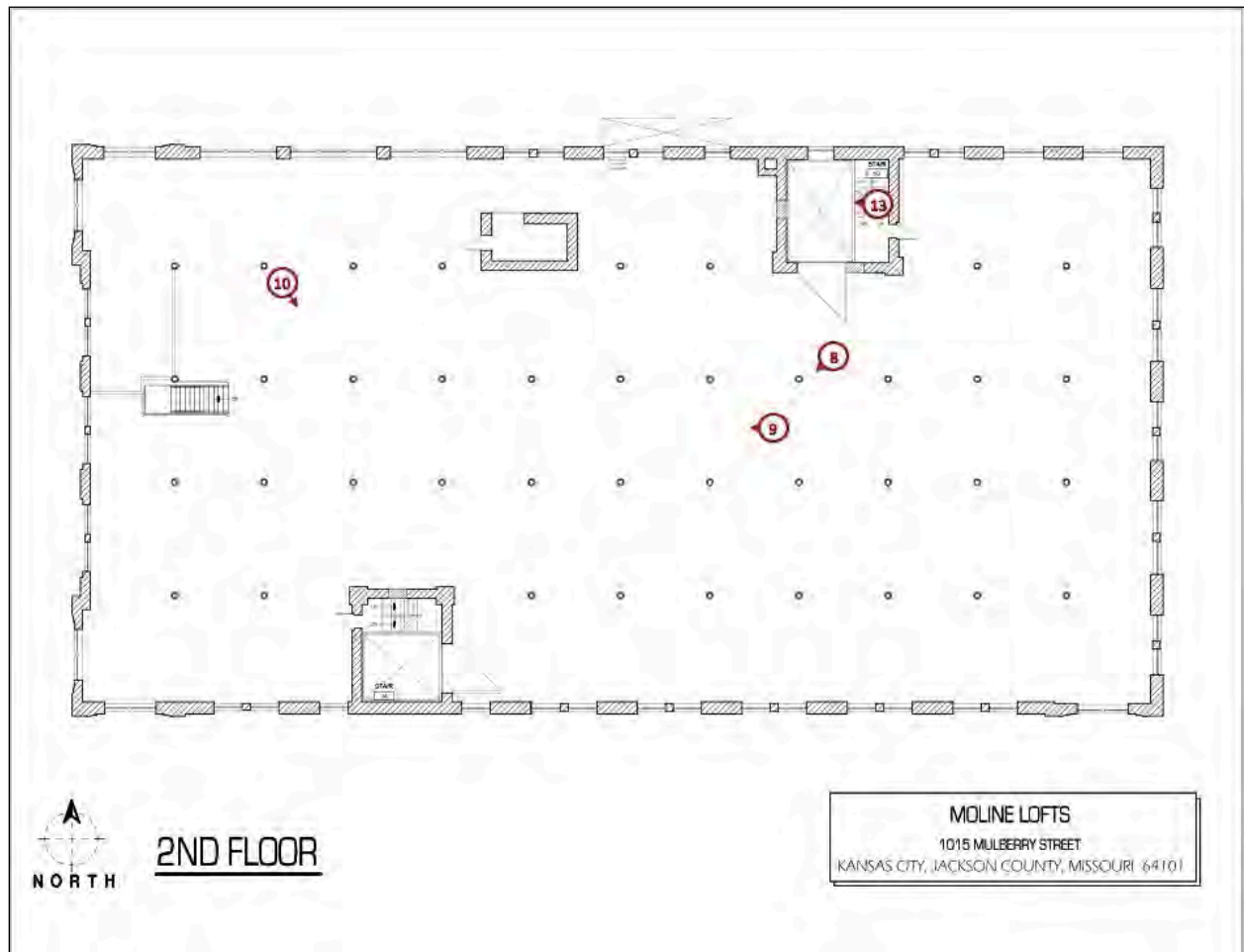
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**FIGURE 4**

Photo Key: The Moline Plow Company Building, Second Floor Plan

Source: SWD Architects, Kansas City, Missouri

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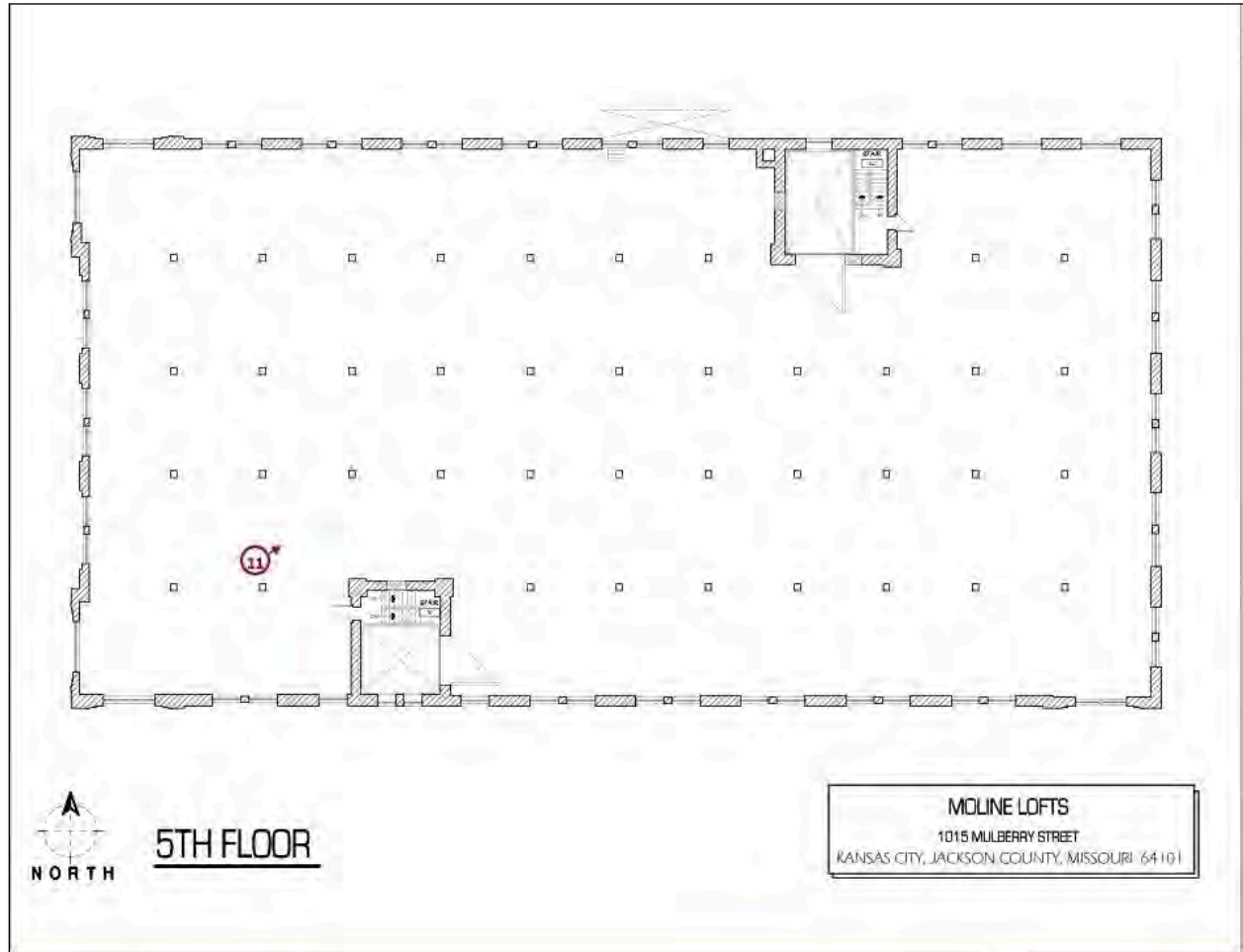
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**FIGURE 5**

Photo Key: The Moline Plow Company Building, Fifth Floor Plan

Source: SWD Architects, Kansas City, Missouri

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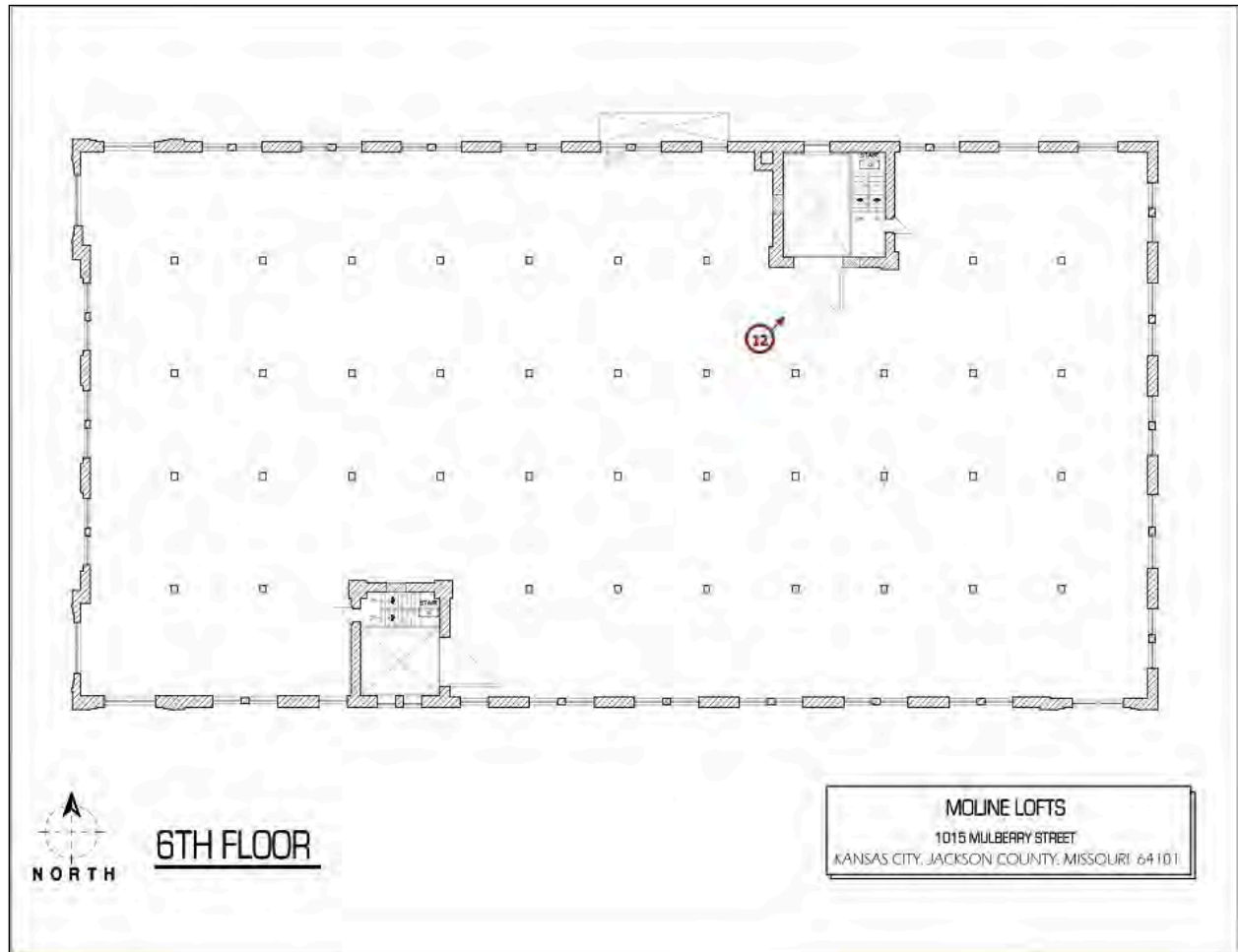
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**FIGURE 6**

Photo Key: The Moline Plow Company Building, Sixth Floor Plan

Source: SWD Architects, Kansas City, Missouri



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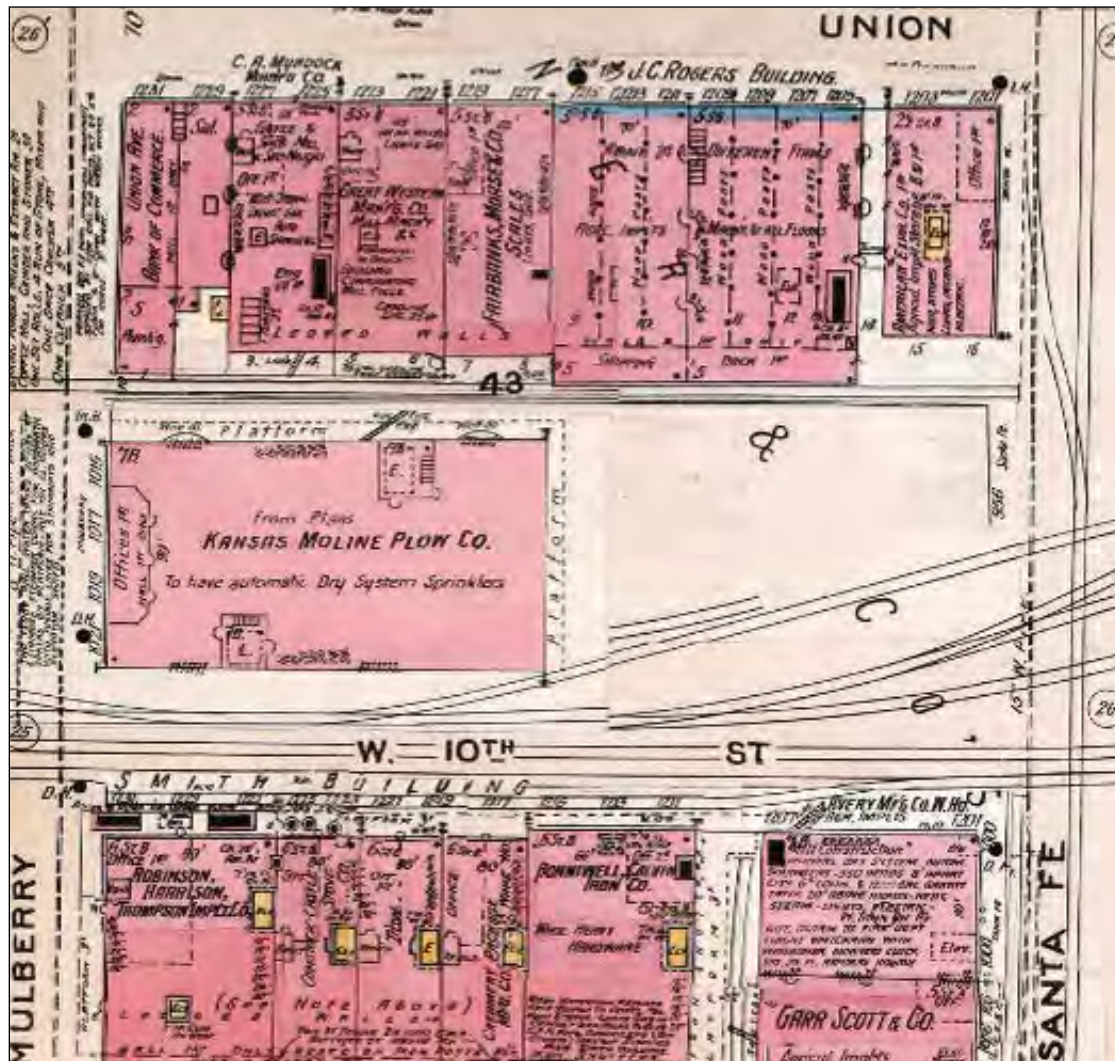


FIGURE 7

Sanborn Insurance Map Company, 1907: 1895-1907, Vol. 1, Sheet 20 (New York: Sanborn-Perris Map Co. Limited). Microfilm, Special Collections, Kansas City Public Library, Online: <http://kchistory.org/content/sanborn-map-kansas-city-vol-1-1895-1907-page-p020>

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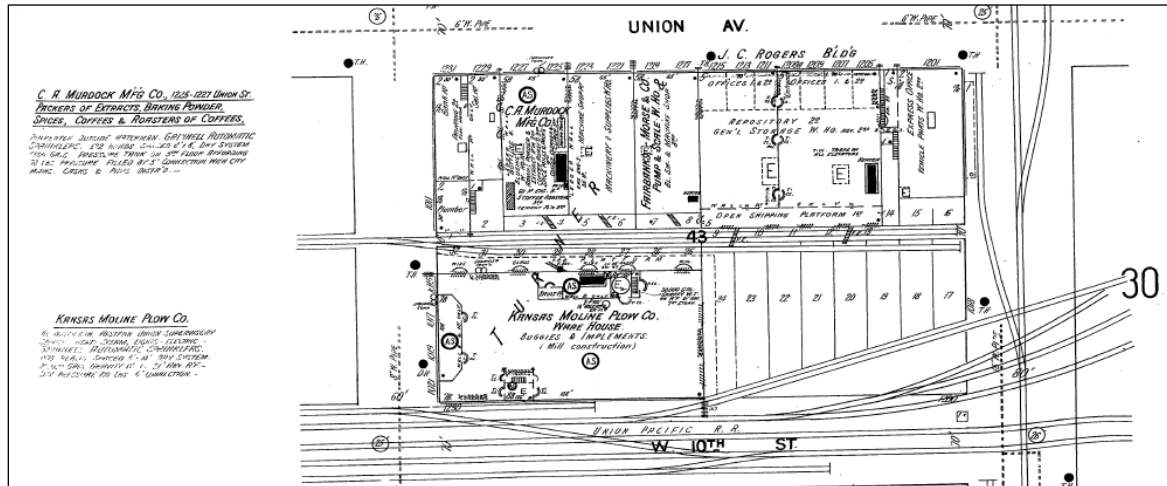
Name of Property

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County and State

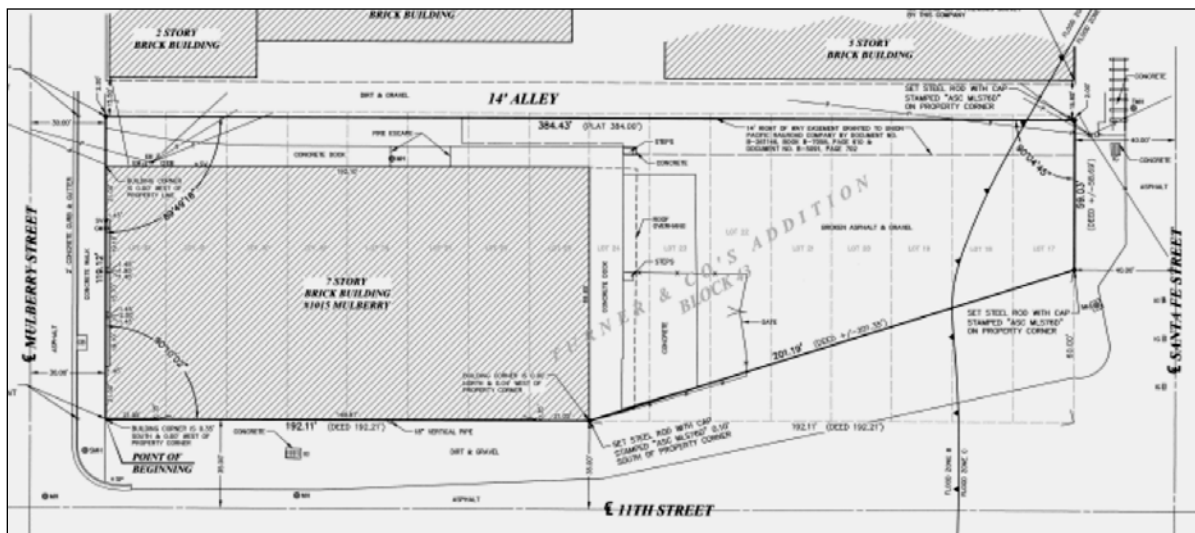
Railroad Related Historic Commercial and Industrial  
Resources in Kansas City, Missouri.

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**FIGURE 8**

Sanborn Insurance Map Company 1906-1917:1909 Vol. 1, Sheet 28, (New York: Sanborn-Perris Map Co. Limited, 1917), Kansas City Public Library. Online, June 1, 2018.  
<http://sanborn.umi.com.kclibrary.idm.oclc.org/mo/4720/dateid-000005.htm?CCSI=121n>



**FIGURE 9**

The Moline Plow Company Building: 2016 footprint of building and property boundary.

Source: February 16, 2016 Property Survey for Hudson Holdings, (Anderson Survey Company: Lees Summit, Missouri).



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**FIGURE 10**

Back and front cover of the Moline Plow Company 'Farmers Calendar' for the Kansas City Branch House in 1879. This pocket catalog was published for the Kansas City branch house and listed the agricultural implements that were held in their inventory.

Source: "Moline Plow Company: Farmers Calendar and Memorandum Book, 1879," File: A171:4F18, Jackson County Historical Society, Independence, Missouri.



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8 KANSAS CITY IN 1879.

**MOLINE PLOW CO.**



FACTORY AT MOLINE, ILLINOIS.  
*We are General Western Agents for*

**FISH BROS.' WAGONS,**  
With Holmes' Patent Self-Oiling Skeins,  
FISH BROS.' SPRING WAGONS AND BUGGIES,  
Barlow Rotary Drop Corn Planters,  
THE TRIUMPH, McSHERRY and FARMERS' FRIEND GRAIN DRILLS,  
ECLIPSE WIND MILLS, SULKY RAKES, Etc.,  
Mill Machinery and Engines.



BRANCH HOUSE AT KANSAS CITY, MO.  
SEND FOR CIRCULAR.  
**MOLINE PLOW CO., - Kansas City, Mo.**

Digitized by Google

**FIGURE 11**

Advertising for Moline Plow Co.: early 1879

Source: Google Books Online: *Kansas City in 1879*

[https://play.google.com/store/books/details/Kansas\\_City\\_in\\_1879?id=nHNNAAYAAJ](https://play.google.com/store/books/details/Kansas_City_in_1879?id=nHNNAAYAAJ)

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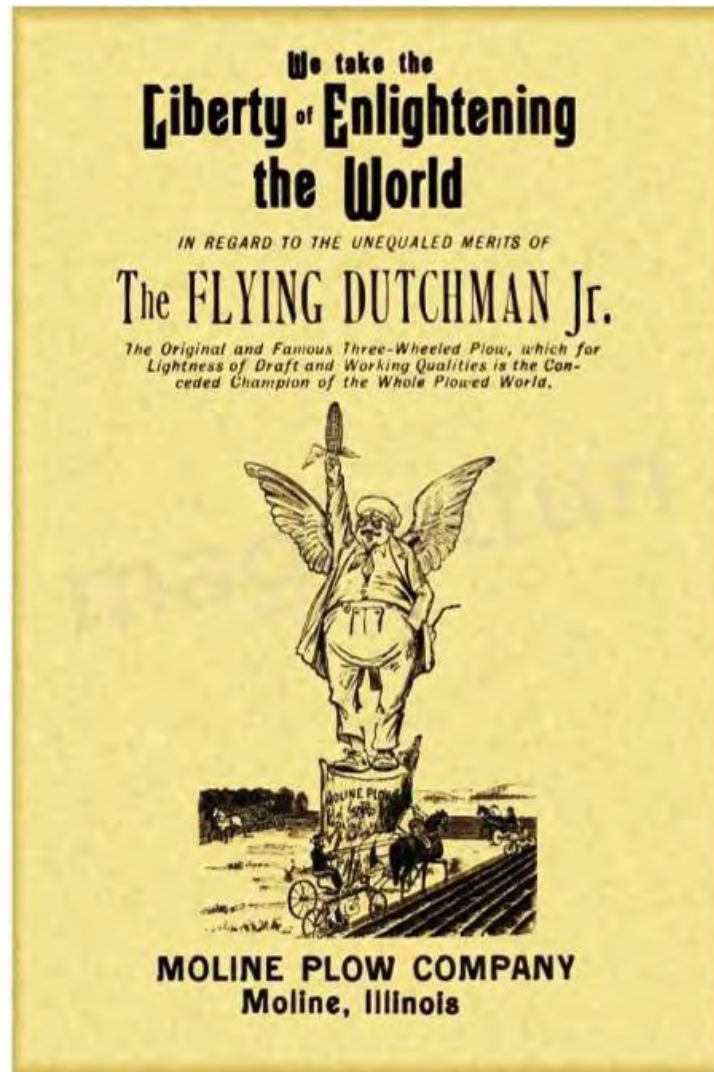
Name of Property

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**FIGURE 12**

This 1884 advertisement was used an illustration of a winged Dutchman holding an ear of corn to promote the Flying Dutchman Jr., a 3-wheeled plow manufactured by the Moline Plow Company. It was one of Moline's top selling agricultural implements until it was replaced by gas-powered tractors.

Source: History Magnets, Online June 2018.  
<http://historymagnets.ergoiamtoo.com/moline-plow-history-magnet>

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**FIGURE 13**

The third location for Moline Plow Company was constructed in 1878 at the northwest corner of 13<sup>th</sup> and Mulberry Streets, West Bottoms, Kansas City, Missouri as designed by Asa Bebee Cross. This building was part of the land trade with Burlington Railroad in 1904. After Moline Plow moved to the nominated building it was razed for the construction of the railroad's second depot for outgoing freight in the West Bottoms (c. late 1906).

Source: *The Commerce of Kansas City in 1886*. Kansas City: S. Ferd. Howe, 1886.



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**FIGURE 14**

The Moline Plow Company Building, c.1907: Note hand plows at the corners at the coursing.

Source: Albert Schoenberg Papers, Box 7, folder 2; 2/10/1928 thru 8/8/1950; Miscellaneous Files CID, 73.98. Jackson County Historical Society, Independence, Missouri.

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August, 1917 GAS POWER 23



## Powerful As Five Horses— Costs Less Than Four Horses

Here is the kind of a tractor you've been looking for—one that not only plows, but does ALL farm work that horses can do, besides supplying power for belt work. Not a big, heavy, cumbersome tractor, that plows while your horses loaf and eat, then leaves the rest of the work for your horses to finish; but a tractor that does EVERY job a horse can do—does it better—faster—easier and cheaper.

It costs less than four horses, yet plows 4 to 12 acres a day; pulls a two-plow gang; harrows, discs, plants and CULTIVATES corn or other hill and row crops—16 to 20 acres a day. It is as easy to drive as a team—a REAL ONE-MAN TRACTOR and the only tractor that does all farm work without horses.

# MOLINE 2 WHEEL TRACTOR UNIVERSAL TRACTOR

Note the big advantage of its two-wheel construction—ALL ITS WEIGHT IS TRACTION WEIGHT. ALL its weight goes into the PULL. That's why we can build it lighter—why we eliminate almost a ton of excess dead weight necessary on tractors of the three and four-wheel types. Notice how you operate both tractor and implement from the implement seat. All your work is plainly in view. No craning or straining of your neck looking back to watch the farm tools—no extra man needed. Easy to back up with tool attached; easy to make quick and short turns; to work close to fences; to do all work as well and as easy as with a team. Write for free catalog folder, which tells all about this all-work, low-cost, one-man tractor.

Be sure to visit our special display at the Fremont, Nebraska, Tractor Demonstration, August 6th to 10th.

## MOLINE PLOW COMPANY, Dept. 32 MOLINE, ILL.

**The Moline Line** Includes: Corn Planters, Cotton Planters, Grain Drills, Harrows, Hay Loaders, Hay Rakes, Line Spreaders, Mowers, Measure Spreaders, Plows (Chilled and Steel), Reapers, Seeders, Soil Cutters, Farm Trucks, Vehicles, Wagons; and also Cultivators, Corn Binders, Grass Mowers.

**Stephens Six Automobiles**



Pulling a 2-Plow Gang



DRILLING



CUTTING CORN

FIGURE 15

Moline Plow Company, Advertisement for the Universal 'D' Tractor, 1917.

Source: *Gas Power* 15:2, August 1917, 23.



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**FIGURE 16**

The Stephens 'Salient-Six,' 1920.

Source: Early American Automobiles, Online, June 20, 2018,  
<http://www.earlyamericanautomobiles.com/advertising5.htm>

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**FIGURE 17**

The Moline Plow Company Building, c. 1957, main façade facing east.

Source: Box 103; Folder 51; *Herbert V. Jones and Company/Jones and Company/Whitney E. Kerr and Company Records* (K0623); The State Historical Society of Missouri Research Center-Kansas City.

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**FIGURE 18**

The Moline Plow Company Building, c. 1957, rear or east façade and south façade facing northwest.

Source: Box 103; Folder 51; *Herbert V. Jones and Company/Jones and Company/Whitney E. Kerr and Company Records* (K0623); SHSMO-KC.



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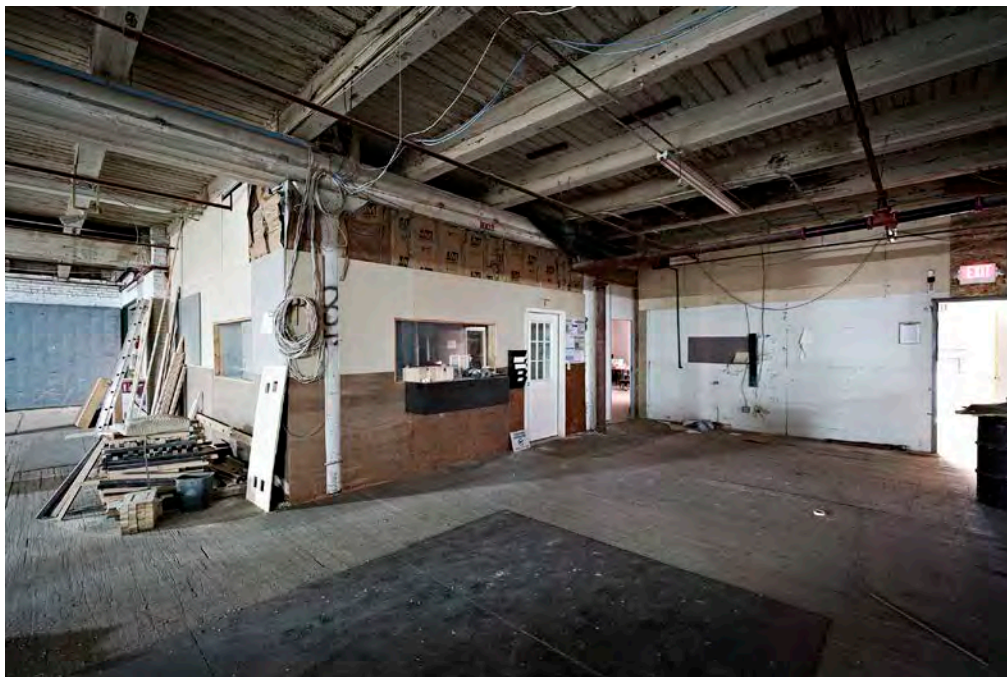
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**FIGURE 19**

Top: First floor vestibule (west end of building, view facing northeast); Bottom: First floor office (view facing west, northwest). R. Welnowski, 2018.

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**FIGURE 20**

John Deere Plow Company building (1890 with addition in 1898; 1401 W. 13<sup>th</sup> Street). Root & Siemens, architect, 1900.

Source: MVR Special Collections.

















































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/1/2019      Date of Pending List: 5/16/2019      Date of 16th Day: 5/31/2019      Date of 45th Day: 6/17/2019      Date of Weekly List: 6/24/2019

Reference number:

Nominator:

Reason For Review:

☒ Accept      ☐ Return      ☐ Reject      6/17/2019 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Barbara Wyatt      Discipline Historian

Telephone (202)354-2252      Date \_\_\_\_\_

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Missouri Department of dnr.mo.gov  
**NATURAL RESOURCES**  
Michael L. Parson, Governor Carol S. Comer, Director



**Memorandum**

APR 26 2019

**Date:**

**To:** Joy Beasley, Keeper of the National Register of Historic Places

**From:** Mike Sutherland, Deputy SHPO, Missouri SHPO

**Subject:** **Moline Plow Company Building, Kansas City, Jackson County, Missouri, National Register of Historic Places Nomination**, under the *Railroad Related Historic and Industrial Resources in Kansas City, Missouri* MPDF

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on **March 29, 2019**. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. **The enclosed disc contains the true and correct copy of the nomination to the National Register of Historic Places.**

Please find enclosed the following documentation:

- ☐ 1 CD with original National Register of Historic Places registration form
- ☐ Multiple Property Documentation Form
- ☐ Photographs
- ☐ 1 CD with electronic images
- ☐ Original USGS map(s)
- ☐ 2 Piece(s) of correspondence (cover letter and signature page)
- ☐ Other: \_\_\_\_\_

**Comments:**

- ☐ Please ensure that this nomination is reviewed
- ☐ The enclosed owner objection(s) do ☐ do not ☐ constitute a majority of property owners.