

SG-1346

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 ACME Cleansing Company Building
Other names/site number N/A
Name of related Multiple Property Listing N/A

2. Location

Street & number 3200 Gillham Road N/A not for publication
City or town Kansas City N/A vicinity
State Missouri Code MO County Jackson Code 095 Zip code 64109

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local
Applicable National Register Criteria: A B C D
Toni M. Prawl MAY 15 2017
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date
Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)
Lore Larson H. Beall 7-16-17
Signature of the Keeper Date of Action

ACME Cleansing Company Building
Name of Property

Jackson County, Missouri
County and State

5. Classification

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

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

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

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/ manufacturing facility

Current Functions

(Enter categories from instructions.)

Vacant

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

TERRA COTTA

roof: OTHER

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

ACME Cleansing 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.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

ARCHITECTURE

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Archer & Gloyd

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: Missouri Valley Special Collections (KCPL)
The State Historical Society of Missouri

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

ACME Cleansing Company Building
Name of Property

Jackson County, Missouri
County and State

10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 39.068602 -94.578181 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rachel Nugent, Senior Historic Preservation Specialist & Sophie Roark, Historic Preservation Specialist

organization Rosin Preservation, LLC date May 2017

street & number 1712 Holmes telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail rcnugent@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

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

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

ACME Cleansing 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: ACME Cleansing Company Building

City or Vicinity: Kansas City

County: Jackson County State: Missouri

Photographer: Brad Finch, f-stop Photography

Date
Photographed: November 2016

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

- 1 of 20: Entry with north elevation and east elevation, view southwest.
- 2 of 20: Entry, north, and northwest elevations, view south.
- 3 of 20: Northwest and west elevations, view southeast.
- 4 of 20: West elevation, view south.
- 5 of 20: Entry, view southwest.
- 6 of 20: Entry detail, view south.
- 7 of 20: East elevation, view west.
- 8 of 20: East and south elevations, view northwest.
- 9 of 20: East and south elevations and driveway, view northwest.
- 10 of 20: South elevation and west elevation of east wing, view northeast.
- 11 of 20: Loading dock in courtyard, view north.
- 12 of 20: 1936 garage addition, view south.
- 13 of 20: First floor entry vestibule, view northeast.
- 14 of 20: First floor stairs, view west.
- 15 of 20: First floor office, view south.
- 16 of 20: First floor office, view east.
- 17 of 20: First floor interior, view south.
- 18 of 20: Second floor interior, view south.
- 19 of 20: Second floor interior, view northeast.
- 20 of 20: Second floor window detail, view northwest.

Figure Log:

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

Figure 01. Location map. Source: Google maps 2016.

Figure 02. Site map. Source: Google maps 2016.

Figure 03. 3200 Gillham building footprint with elevations labeled. Source: Google maps 2016.

Figure 04. Existing basement plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.

Figure 05. Existing first floor plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.

Figure 06. Existing second floor plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.

ACME Cleansing Company Building

Jackson County, Missouri

Name of Property

County and State

- Figure 07.** Existing roof plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.
- Figure 08.** Entry detail original drawings for the ACME Cleansing Company Building by Archer and Gloyd 1924. Source: The State Historical Society of Missouri.
- Figure 09.** First floor plan original drawings for the ACME Cleansing Company Building by Archer and Gloyd 1924. Source: The State Historical Society of Missouri.
- Figure 10.** Second floor plan original drawings for the ACME Cleansing Company Building by Archer and Gloyd 1924. Source: The State Historical Society of Missouri.
- Figure 11.** ACME Cleansing Company Building 3200 Gillham Road, view southwest, c.2007. Source: Exact Architects, Kansas City, Missouri.
- Figure 12.** ACME Cleansing Company Building 3200 Gillham Road, view northwest, c.2007. Source: Exact Architects, Kansas City, Missouri.
- Figure 13.** ACME Cleansing Company 3200 Gillham Road, 1940. Source: 1940 Tax Assessment Photographs, Missouri Valley Special Collection Kansas City.
- Figure 14.** ACME Cleansing Company Building 3200 Gillham Road, circa 1965. The current windows are installed in this photograph. Source: Wilborn Photography Kansas City.
- Figure 15.** Tower Building in the Country Club Plaza at 114 W. 47th Street. Completed in 1923. Source: Google maps 2016.
- Figure 16.** Crestwood Shops at 301 – 337 E. 55th Street. Source: Google Maps 2016.
- Figure 17.** Park Side commercial strip at 4550-4558 Main Street. Source: Google maps 2016.
- Figure 18.** The 1926 Meyer Building on the left and the 1928 Warwick Theater on the right are in the South Side Historic District (NR listed 1983). Source: Google maps 2016.
- Figure 19.** Monkey Cleaners and Dyers Building at 3600 Troost. Source: Google maps 2016.
- Figure 20.** Campbell-Continental Baking Company Building at 1108 East 30th Street. Source: Brad Finch, 2015.
- Figure 21.** 3130 Troost Avenue. Completed circa 1923. Source: Google maps 2016.
- Figure 22.** 3500 Troost Avenue. Completed circa 1923. Source: Google maps 2016.
- Figure 23.** Luzier Cosmetics Building at 3216 Gillham Plaza completed in 1928. Source: Google maps 2016.
- Figure 24.** Sight Brothers Chevrolet Building at 3201 Gillham Plaza. Source: Google Maps 2016.
- Figure 25.** Aines Farm Dairy Building at 3110-30 Gillham Road. Source: Brad Finch, 2008.
- Figure 26.** 1907 Tuttle and Pike Atlas of Kansas City showing the Home of the Little Sisters of the Poor and the Kansas City Athletic Club on the future site of the ACME Cleansing Company Building prior to the extension of Linwood Boulevard. The ACME Cleansing Company site is outlined in black. Source: Old Hyde Park's "Chinese Puzzle" was home to aged, athletic club. *Midtown KC Post*. <http://midtownkcpost.com/headline/>. Accessed November 16, 2016.
- Figure 27.** Linwood Boulevard extended southwest from Gillham Road to Oak. The ACME Cleansing Company is outlined in black. Source: Kansas City Atlas Tuttle Ayers Woodward Co., 1925. <http://www.historicmapworks.com/Atlas/US/10849/Kansas+City+1925/>. Accessed November 7, 2016.
- Figure 28.** Entry of ACME Cleansing Company Building. Source: Brad Finch F-Stop November 2016.
- Figure 29.** Entry detail of ACME Cleansing Company Building. Source: Brad Finch F-Stop November 2016.
- Figure 30.** Photo map exterior and first floor. Source: Exact Architects, Kansas City, Missouri.
- Figure 31.** Photo map second floor. Source: Exact Architects, Kansas City, Missouri.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

ACME Cleansing Company Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

SUMMARY

The ACME Cleansing Company Building at 3200 Gillham Road in Kansas City, Jackson County Missouri is a 1925 commercial building designed and constructed as a cleansing plant for household-scale garments and upholstery. The two-story buff brick building has a U-shaped plan that wraps around three sides of its trapezoidal lot. The canted corner entrance equally addresses Gillham Road and Linwood Boulevard (*Photo 1*). A formal corner entry is flanked by two wings that form an interior courtyard with driveway access at the southeast corner of the lot. The building conformed to the unique lot shape created by the angled intersection. Generous glazing provides natural light and ventilation for the interior. Six-over-six and four-over-four double-hung wood windows pierce the east, north, northeast, and northwest elevations.¹ The windows are currently covered by plywood for security, but are visible from the interior and are extant. Sixteen-light metal windows pierce the south elevations and those that face the courtyard. The main entry is a symmetrical façade with a centered entry door flanked by windows, all surrounded by ornate terra cotta detailing featuring classical references such as fluted Corinthian columns, arches, pediments, entablatures, egg and dart molding, and floral festoons. Terra cotta quoins define corners, spiraled terra cotta colonettes define second story bays, and terra cotta adorns window lintels and the roofline. Iron balconettes decorate select second story windows. Symmetrical fenestration within defined bays characterize the brick exterior on primary street-facing elevations (*Photos 2 and 7*). The interior courtyard contains a loading dock and fenestration to provide light to interior spaces. The custom-designed building included an interior lobby flanked by rooms of various sizes for offices, industrial processing, and storage. The basement contained cold storage for furs. The two historic additions include a second story added to the existing one-story boiler room on the west wing in 1929 and a one-story brick garage added to the south end of the lot in 1936. A concrete drive adjacent to the south end of the east wing provides access from Gillham Road to the asphalt paved courtyard.

ELABORATION

Setting

3200 Gillham Road is 2.2 miles south of Kansas City's downtown central business district (*Figure 1*). Primarily one- and two-story commercial and light industrial buildings line east-west and north-south thoroughfares of Linwood Boulevard and Gillham Road, respectively. Residential neighborhoods containing multi-family and single-family housing are interspersed between main streets. Armour Boulevard, lined with multi-family high-rise apartment buildings, is three blocks south of the nominated building. Much of the surrounding development dates to the 1920s with some infill of later commercial buildings that are generally compatible in scale. A

¹ The six-over-six double-hung wood windows are not the original windows. However, the current windows, installed between 1940 and 1965, are very similar in configuration and material to the original windows, which were wood six-over-six awning sashes above a three-light fixed pane. The installation of the current windows is consistent with the historic appearance and does not compromise the integrity of the building.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

large-scale big box shopping center redevelopment with non-historic retail stores and surface parking occupies the block bounded by Linwood Boulevard, Main Street, Gillham Plaza and 34th Street, two blocks southwest of the ACME Cleansing Company Building. The non-historic infill is on the west side of East Gillham Plaza and is not visually intrusive in the immediate streetscape setting surrounding the ACME Cleansing Company Building.

West of the intersection with Gillham Road, Linwood Boulevard angles southwest for two blocks before straightening out until it hits Main Street roughly four blocks west. This angle removed the northwest portion of an otherwise rectangular lot and created a trapezoidal lot (*Figure 2*). Concrete pedestrian sidewalks separate grass medians from buildings with a narrow setback. In the case of later infill, asphalt parking lots create deeper setbacks and provide customer parking in the front of buildings. Trees are interspersed in sidewalk medians and on residential lots. While residential resources occupy the lots immediately south of the nominated building, the lots on the east side of Gillham Road and those at the south end of the block contain commercial warehouse and office buildings.

Exterior

The two-story, 23,564 square-foot, concrete-frame building is clad in buff brick with ornate terra cotta detailing and cut limestone at the basement level. An elevator shaft on the east elevation of the interior courtyard and a brick chimney on the west elevation rise above the parapet of the flat roof. The asymmetrical footprint forms a U-shape plan around a rear courtyard. The long northwest section follows the southwest angle of Linwood Boulevard. A short east wing and a long west wing project southward from the north section. Two narrow elevations face north and northeast to form the canted entrance that addresses both Linwood Boulevard and Gillham Road. The east elevation faces Gillham Road. The west elevation fronts a narrow alley. The rear elevations of each section face into the courtyard. A historic one-story addition partially encloses the courtyard on the south (*Figure 3-7*). Most windows are boarded over by plywood on the exterior to prevent vandalism. They are visible from the interior in photos, 14, 16, 19, and 20 and figures 11 and 12. The following elevation descriptions describe the fenestration that is intact behind the boards, which have been visually confirmed by the author from interior views.

The **northeast elevation** is the formal entry that corresponds to the intersection of Linwood Boulevard and Gillham Road (*Photos 1 and 2*). The canted entry façade consists of a single bay and has symmetrical fenestration with two six-over-six wood windows flanking a centered entry (*Photo 5*). Two six-over-six wood windows with wrought iron balconettes flank the center eight-over-eight wood window on the second story. The entry bay displays classically-inspired elaborate monochromatic terra cotta detailing. A six-light transom spans the historic wood paneled pair of entry doors. Fluted Corinthian columns support an entablature with anthemion in relief. A projecting archway atop dentils surrounds a heraldic medallion in the center. Voluted window pediments and window surrounds with egg and dart pattern adorn the flanking first story windows. Relief medallions with floral festoons are above each first floor window. The

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

second story windows have terra cotta lug sills and wrought iron balconettes. Terra cotta quoins on the first story corners become spiraled colonettes on the second story topped by finials above the coping at the roofline. The roofline terra cotta coping forms a broken-scroll pediment at the center of the entry façade (*Figures 8 and 11*).

The **north elevation** fronts Linwood Boulevard at a slight angle and contains a single narrow bay, oriented north (*Photo 2*). A soldier brick course tops all second story windows and creates a unifying horizontal line across all street-facing elevations. The elevation has a symmetrical fenestration pattern on both stories with single six-over-six wood windows flanking a set of three six-over-six wood windows. All windows have terra cotta lug sills and the first-floor windows terra cotta lintels with centered cartouche reliefs. Terra cotta floral festoon reliefs surround centered medallions. Terra cotta quoins on the first story become spiraled colonettes on the second story culminating in finials at the roofline define the edges of this elevation.

The **northwest elevation** is a long elevation that parallels Linwood Boulevard (*Photo 3*). The façade is clad in buff brick with cut limestone cladding at the basement level and has six bays. Terra cotta quoins topped with spiraled colonettes and finials demarcate the two outer bays while brick pilasters define the four inner bays. Terra cotta medallion reliefs top each pilaster. The inner bays each contain three six-over-six wood windows at each story, with terra cotta lug sills and soldier brick courses topping windows on the first and second stories. The outer bays each contain a single six-over-six wood window with terra cotta lug sills and a terra cotta lintel with a center medallion at the first story and a pair of six-over-six wood windows with iron balconettes at the second story.

The **east elevation** is a long elevation that fronts Gillham Road. Like the northwest elevation, the parallel orientation to Gillham Road makes the east elevation a primary visible elevation (*Photos 7 and 8 and Figure 12*). The façade is clad in buff brick with cut limestone cladding at the basement level. Terra cotta ornamentation surrounds windows and defines vertical bays. The elevation has five bays of varying size. Terra cotta quoins with spiraled colonettes and finials define the two outer bays. The south bay contains a single six-over-six wood window with a terra cotta lug sill and lintel with a medallion relief at the first story and a pair of six-over-six wood windows with a single wrought iron balconette at the second story. The three inner bays contain sets of three six-over-six wood windows on the first and second stories. Brick pilasters topped with terra cotta medallion reliefs define the inner bays. The north bay has a pair of six-over-six wood windows at the first story and three single six-over-six wood windows at the second story. The two outer windows have wrought iron balconettes. Terra cotta lug sills decorate the bottom of all windows, except those with balconettes, and a terra cotta lintel spans the paired windows on the first story. A partial-height post on a stone base topped with a terra cotta urn is attached to the southeast corner of the building (*Photo 9*).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

The **west elevation** is a secondary elevation fronting an alley (*Photo 4*). Two two-story bays with a square brick chimney rising at the south end organize this elevation. A one-story bay extends south and forms the west elevation of the garage building. The north bay is buff brick with terra cotta detailing similar to the other primary elevations including quoins, spiraled colonettes, finials, lug sills, lintels, and coping at the roof line. A single six-over-six wood window is topped by a pair of six-over-six wood windows with a wrought iron balconette. The remainder of the elevation has exposed concrete frame structure with common red brick infill. The southern section of this elevation is a one-story brick addition constructed in 1936. The utilitarian elevation lacks the thematic ornamentation present on the elevations that are visible from public right-of-way. Two, sixteen-light metal windows are offset in the central bay.

The **south elevation** is a one-story addition, constructed in 1936, that fronts the interior courtyard (*Photo 12*). The addition is a rectangular-plan, brick garage oriented with the long elevations north and south at the rear of the lot. Its north elevation fronts the interior courtyard. An opening for an overhead rolling door to provide vehicle access is currently boarded.

Courtyard loading dock and south elevation

The south elevation at the end of the east wing is clad in common brick with four fifteen-light metal windows with central awning sash symmetrically spaced on the first story and three fifteen-light metal windows with central awning sash on the second story (*Photo 9*). The windows on the first story do not have plywood covers and are exposed. They are in fair condition with some glass panes broken or missing. The windows on the second story have protective plywood covers. A fourth second-story metal nine-light window is truncated to accommodate a louvered vent.

The roughly U-shaped courtyard encloses an asphalt paved parking area with a loading dock and a garage (*Photo 11*). The exterior is clad in common brick with exposed concrete structural vertical posts and horizontal beams between the first and second stories on the interior east elevation and the interior south elevation. The west elevation of the east wing is organized by three bays. The southern and middle bays were historically the garage as per historic plans, but vehicle openings are currently infilled with brick. The brick infill may be a historic alteration that occurred when the garage addition was constructed in 1936. Window openings in the historic garage bays are rectangular and are covered with plywood. Interior views reveal replacement windows in a curved projecting bay with four vertical casement wood-frame windows with exterior metal security bars. Wood-shingle canopies cover both window openings on the exterior (*Photo 10*). Rectangular window openings above the bay windows are rectangular and are currently covered with plywood. Interior walls obscure the windows. Four wood six-over-six windows pierce the west elevation of the east wing above the infilled vehicle doors. The northern bay contains a recessed elevator shaft that rises above the roof line. Small window openings are staggered on the first and second story. The openings are currently covered with plywood and are inaccessible from the interior. A two-story angled projecting vestibule connects

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

the east and northwest wings with a side entry door accessing the loading dock on the first floor. A single first story window opening is covered with wood on the exterior. Three six-over-six wood windows pierce the second story of the projecting vestibule. The first-floor entry is a pedestrian door opening currently covered with plywood.

Exposed concrete structural members divide the southeast elevation of the northwest wing into three bays (*Photo 11*). A raised brick loading dock extends the length of the first story. A wood shed roof canopy on vertical wood posts covers the loading dock. The canopy is raised on the southwest side to accommodate a vehicle entry opening which is currently infilled with plywood. Three historic multi-light metal frame windows with a central awning sash pierce the wall under the covered loading dock. Four historic multi-light metal frame windows with a central awning sash pierce the northeast and the central bays. A single historic multi-light metal frame windows with a central awning sash pierces the southwest bay above the vehicle entry opening. Metal coping lines the roof.

The east elevation of the west wing is organized by three bays and terminates at the south end with a two-story brick chimney that rises above the roofline where it connects to the one-story 1936 addition el (*Photos 4, 11, and 12*). The south bay has a raised window opening on the first story. The opening is infilled with wood and the interior space is inaccessible. The central bay has a vehicular door opening topped with a concrete lintel and covered with plywood. A rectangular window opening with a concrete lintel and plywood covering tops the vehicle entry door. Two historic multi-light metal windows pierce the second story which was an addition added in 1929. A rectangular window opening with a concrete lintel flanks the vehicle entry door in the north bay. A single historic multi-light metal window with a central awning sash pierces the second story of the north bay (*Photos 10 and 11*).

The south el is a one-story brick addition constructed in 1936 to serve as a garage (*Photo 12*). The addition has a rectangular plan with the long elevations on the north and south. The north elevation of the 1936 addition faces the interior courtyard and has a vehicular opening covered in plywood and a window opening covered in plywood. The interior of this space is inaccessible. The east elevation of the addition has three window openings covered in plywood. The addition's south elevation abuts a residential property and is not visible from public right-of-way.

Interior

The interior space is characterized by the differentiation of public and production space. The public lobby area at the northeast corner, along with an adjacent office, have interior finishes such as wood paneling, plaster ceilings and walls, and ceiling molding (*Figure 9*). The remainder of the space was designed and use for dry cleaning production and distribution and has utilitarian materials and finishes (*Figure 10*).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

The main lobby in the northeast corner has a historic wood entry vestibule with glass transoms and interior wood doors with glazing (*Photo 13*). Historic wood paneled glass display cases fill windows flanking the entry. The original lobby retains high plaster ceilings with some molding, and wood paneling along the north wall (*Photo 14*). A non-historic drywall wall divides the space and a non-historic open steel staircase with non-historic diagonal wood paneling on the adjacent walls are alterations to the lobby space (*Photos 14-15*). An adjacent office to the southeast has historic wood wall paneling and plaster ceiling molding (*Photo 16*). The first-floor dry cleaning space and original garage space have been partitioned into office spaces and corridors with full and partial drywall partitions (*Figure 5*). Some ceilings are dropped acoustical tile grid and some spaces have exposed concrete ceilings. Openings for overhead rolling doors accessing the loading dock are infilled with plywood (*Photo 17*).

The second floor retains its historic open plan with exposed concrete columns, concrete floors and concrete ceilings (*Figures 6 and 10*). The utilitarian space does not have decorative finishes (*Photos 18 and 19*). HVAC and equipment ducts as well as plumbing and electrical lines are visible at the ceilings. The walls are painted brick and there is no interior wood trim at the windows. A painted brick wall divides the east space from the northwest wing. The brick freight elevator shaft and stairwell with concrete stairs provide circulation in the southeast wing. The non-historic steel stair in the northeast accesses the second floor from the lobby area. A painted brick wall divides the northwest wing from the single room, added in 1929, above the original boiler room. Openings in this wall were originally designed to hold windows but the sashes were removed when the space was enclosed. This room is accessible up a short run of concrete steps.

The garage areas on the first floor and in the 1936 addition are open spaces with concrete floors, brick walls, and concrete or wood and metal truss systems at the ceilings.

Integrity

The resource retains integrity of feeling, association, material, design, workmanship, setting, and location. The site and building are intact and retain the same relationship to the curved, corner lot with interior courtyard (*Figures 9 and 10*). The building retains its form, exterior materials, and terra cotta detailing with classical references. The elaborate ornament of the entrance façade exemplifies the integrity of workmanship, with the terra cotta surrounds of the door and windows and the broken scroll pediment at the roof. The terra cotta ornament, as originally designed, defines distinct elevations and bays on the primary façades. The large-scale fenestration pattern that was a key element of the design for light and ventilation is intact (*Figures 11 and 12*). Installed between 1940 and 1965, the six-over-six and eight-over-eight double-hung wood windows are not the original windows, but are consistent in material and configuration with pre-World War II-era historical revival buildings and are appropriate for this historic building design (*Figures 13 and 14*). They fill the original window openings and are similar in materials, configuration of lights, and number of frames to the windows represented

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

on the original drawings and the original windows still extant on rear elevations. The original windows on primary elevations were wood awning sashes in single, paired, and triple configurations. The two six-over-six awning sashes were operable and a single row of three fixed lights lined the bottom of second floor windows. The current replacement windows are wood six-over-six and eight-over-eight, double hung windows that fill historic openings and retain the appearance of the original window banks with multi-light windows in the same configurations. Plywood boards cover the exteriors and some of the interiors of the windows as a measure of protection against vandalism. All of the windows are extant beneath the boards (*Figures 11 and 12 and Photo 20*).

The building has experienced few alterations since its construction in 1925 (*Figures 8, 9 and 10 and Photo 5*). A 1929 addition constructed a second-story addition atop the one-story boiler room on the west elevation. A 1936 construction project added a one-story garage building to the rear and converted the original garage into dry cleaning and processing space. The minor additions are compatible in materials and scale, and as they are at the rear of the building, they are not visible from the front. They do not detract from the ability of the resource to convey its period of construction.

The ACME Cleansing Company Building retains integrity of feeling and association as a 1920s historical revival building in Kansas City. Designed by trained local architects Archer and Gloyd, the ornate terra cotta detailing emphasizes the formal entrance and continues on primary elevations in a unified design. The intact detailing conveys its period of construction in the early twentieth century when expressions of historical revival styles defined local architectural trends. The slight loss of integrity of setting due to the near-by construction of the large shopping center and the replacement of historic commercial buildings with modern stores illustrates the vulnerability of 1920s commercial resources to modern development patterns, especially when located along a thoroughfare with prime land values.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

STATEMENT OF SIGNIFICANCE

The ACME Cleansing Company Building at 3200 Gillham Road Kansas City, Jackson County is significant at the local level under Criterion C for ARCHITECTURE as an intact example of historical revival style with classical references applied to an industrial building. The ACME Cleansing Company Building displayed elaborate and distinct ornamentation at a time when eclectic revival styles dominated local architecture. Kansas City-based architects Archer and Gloyd designed the building as a custom garment cleaner plant for ACME Cleansing Company in 1924 and construction was completed in 1925. The building exemplifies a classically-influenced historical revival style with characteristic symmetry, high-quality materials, and elaborate terra cotta ornament that express historical motifs. The ornate detailing of the ACME Cleansing Company Building reflects local architectural trends in the widespread use of eclectic revival styles and the use of architecture as advertising to communicate the quality of the service provided within. The distinguishing features of the ACME Cleansing Company Building are the integrity of workmanship and materials, the industrial function of the building and its lack of a retail storefront, and its design as a response to its unique site. Its distinctive ornamentation marks it as a representative 1920s revival-style building while also distinguishing it as a particularly elaborate treatment on a utilitarian building. The building retains excellent integrity and continues to reflect the period of significance, 1925, which corresponds to the date of construction.

Architecture: Historical Revival Styles

Historical revival styles, characterized by borrowed elements from earlier, typically European, styles, dominated American architecture in the late nineteenth century and into the twentieth century. In addition to faithful appropriation of a specific style, revival styles incorporated eclecticism, or the selection of elements from diverse styles for architectural decorative designs on a single application.² The term Academic Eclecticism describes a later period of the nineteenth century when architects endeavored to understand the design principles underlying historical styles and apply them to their own unique design challenges, rather than just adding decorative motifs.³ A revival of classical motifs and design gained popularity during the 1890s, as a result of the influential Columbian Exposition in Chicago in 1893.⁴ Neoclassical was the unifying style for the exposition buildings and the event's nationwide reach disseminated the style as a popular expression of the time. Classical themes were increasingly incorporated into, and mixed with, revival styles, sometimes as a pure expression of Neo-classical, but more often as elements in eclectic combinations.

² Cyril M. Harris, ed, *Dictionary of Architecture and Construction Fourth Edition* (McGraw-Hill, New York, 2006), 355.

³ Mark A. Gelernter, *A History of American Architecture: Buildings and Their Cultural and Technological Context* (Hanover, University of New England Press, 1999), 197.

⁴ *Ibid.*, 202. Marcus Whiffin and Frederick Koeper, *American Architecture 1607-1976* (Cambridge, The MIT Press, 1981), 273.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

The renewed interest in classical design corresponded to and exemplified the City Beautiful Movement around the turn of the twentieth century. The large scale of unified massing and classical detail at the Columbian Exposition inspired wider trends in urban planning that proliferated in the City Beautiful Movement.⁵ Public buildings as expressions of civic pride, designed green space, and networks of parks and boulevards to counter urban grid patterns are hallmarks of the early twentieth-century City Beautiful Movement. The emphasis the City Beautiful Movement placed on aesthetic order and beauty embraced the contemporaneous architectural trend reviving classical forms as a way to communicate good taste and a commonly understood meaning about using the built environment to convey grandeur and high civic ideals.⁶ Classical revival motifs were often incorporated into City Beautiful Movement planning, especially in the form of public buildings and public open spaces.

Although classically-inspired elements gained traction as one revival style during the 1890s, the revival of other historical styles continued and expanded in the post-World War I period. During the 1920s, a renewal of Academic Eclecticism widened to include Tudor Revival, Spanish Colonial Revival, along with other Mediterranean styles such as Italian Renaissance Revival as source inspiration.⁷ The desire to express traditional, familiar aesthetics after the social upheaval of World War I resulted in a renewed embrace of historical forms.⁸ Reviving classical principles of design and literal re-use of historical forms and ornament offered a nod to familiar themes that conveyed conservative tradition in an atmosphere of social and technological change.⁹ The widespread popularity of all historical revival styles, particularly in eclectic combinations, defined the overall architectural aesthetic of the 1920s in Kansas City.

Kansas City: 1920s Development and Revival Style Architecture

Kansas City experienced significant growth during the 1920s. In a twenty-year period, the population of the city grew by more than 150,000 residents, from 248,381 in 1910 to 399,736 in 1930.¹⁰ A corresponding surge in residential and commercial construction activity culminated in the peak year of 1925 and continued throughout the 1920s until the beginning of the Depression slowed growth.¹¹ New development radiated out in all directions from the historic central business district, but most notably extended to the south. An official expansion of the city limits in 1909 moved Kansas City's southern boundary south from 49th Street to 77th Street, laying the groundwork for new development that would eventually extend into the area.¹² The construction of Union Station and the extension of Grand Avenue, both south of downtown, in

⁵ Gelernter, 197.

⁶ Ibid.

⁷ Ibid, 231

⁸ Ibid.

⁹ Leland. M. Roth. *A Concise History of American Architecture*. (New York, Harper & Row, 1979), 172.

¹⁰ George Ehrlich, *Kansas City, Missouri An Architectural History, 1926-1990*. (Columbia, University of Missouri Press, 1992), 66.

¹¹ Ibid.

¹² Rachel Nugent, Elizabeth Rosin, and Rebecca Reese, *National Register Nomination Form Westwood Hills Historic District, Johnson County, Kansas*. (National Parks Service, 2013), 52.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

1912 further spurred development in that direction.¹³ While the majority of development within the new city limits was residential, commercial development also expanded southward along primary transportation corridors to maintain proximity to the customer base.

A preliminary windshield survey of local 1920s architecture yielded information about the varieties of revival style architecture and their distribution in Kansas City. New individual buildings were constructed in existing commercial areas, such as Old Town and the central business district, many of which included restrained stylistic ornament. Construction in newly developing areas of Kansas City in the 1920s is not marked by a single architectural expression, but rather reflects the broader trend of Academic Eclecticism with numerous historical revival styles dominating the built environment. Revival styles for commercial buildings incorporated English Gothic, Colonial, Italian Renaissance Revival and Baroque forms, Spanish Colonial, Mission, and Neoclassical influences.¹⁴ By 1925, Spanish Colonial Revival was wildly popular nationwide.¹⁵ Residential development, both single-family and multi-family resources, followed similar patterns. Dozens of apartment buildings constructed in the 1920s on Linwood Boulevard, east of the nominated property, Armour Boulevard three blocks to the south, and around the Country Club Plaza to the southwest, exhibited the same trend of applying terra cotta or stone ornament to a brick building to express one of the many popular revival styles. Kansas City's eclecticism as applied to commercial buildings often incorporated Spanish Colonial revival motifs, notably in the contemporaneous mixed-use Country Club Plaza shopping center developed beginning in the 1920s and located more than two miles southwest of the nominated property. The Country Club Plaza, unique for its scale and relative uniformity of design, contained retail shops that included storefronts meant to invite pedestrian customers. As a comparison to the appropriately stylized and appealing retail buildings in the Country Club Plaza, the high-style ornamentation on the ACME Cleansing Company stands out on an industrial building without a retail component.

Several notable extant commercial developments and individual buildings demonstrate the local trend toward eclecticism and highlight the wide variety of stylistic expressions within the movement that defined 1920s architecture in Kansas City. The sixty-acre Country Club Plaza, developed over the course of several decades by developer J.C. Nichols and multiple architects, maintained a singular common stylistic dedication to eclecticism.¹⁶ Typical features that characterize the early Country Club Plaza buildings borrowed from Spanish Colonial/Mission Revival motifs with polychrome exteriors executed in stucco, decorative tiles, terra cotta relief ornament, tile roofs, and ornamental ironwork.¹⁷ The 1923 Tower Building is a

¹³ Mary J. Matthews, *National Register of Historic Places Inventory-Nomination Form South Side Historic District Kansas City, Jackson County*. (National Parks Service, 1982), 8.

¹⁴ George Ehrlich, *Kansas City, Missouri An Architectural History, 1926-1990*. (Columbia, University of Missouri Press, 1992), 88.

¹⁵ Whiffen, 226.

¹⁶ Ehrlich, 73.

¹⁷ Ibid.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

representative example of eclectic architecture that combined elements and characteristics of a wide range of historical styles on 1920s commercial buildings in Kansas City. Its two-story massing has a corner tower, wrought iron balconies and terra cotta detailing around entries and windows evoking Spanish Colonial Revival and Mediterranean themes (*Figure 15*).

Smaller-scale commercial buildings such as the Crestwood Shops at 301 – 337 E. 55th Street, a 1922 Nichols development located roughly three miles south of the nominated property, displayed Colonial Revival detailing such as returned eaves, cupolas, pedimented entries and gabled roofs (*Figure 16*). Tudor Revival was also a common treatment for commercial buildings. The Park Side commercial strip at 4540- 4558 Main Street is a row of two-story retail stores, located just north of the Country Club Plaza, with Tudor Revival steeply-pitched cross gabled roofs, half timbering, and tile roofs (*Figure 17*).

While form, fenestration pattern, roof shape, and material can all evoke variations of stylistic influences in eclecticism, terra cotta tile was a significant ornamental device on 1920s-era eclectic style commercial buildings. Originally used for structural fire proofing, terra cotta had been a common building material in Kansas City since the late nineteenth century.¹⁸ Terra cotta's popularity as exterior building cladding and ornamentation predominated the market beginning in the early 1910s.¹⁹ Companies such as the Midland Terra Cotta Company formed in Chicago in 1910 and produced terra cotta panels in white, ivory, and cream colors featuring detailing in revival motifs such as the ones applied on the ACME Cleansing Company Building.²⁰ Terra cotta was an ideal choice for exterior cladding as it was easily textured, colored, and molded to produce an infinite number of shapes.

Numerous extant 1920s-era commercial buildings utilized terra cotta as an exterior decorative material, usually with revival motifs. The South Side Historic District between 38th and 40th streets on Main Street (NR listed 1983) includes the 1928 Warwick Theater and the 1926 Meyer Building, both contributing buildings. The Warwick Theater has Romanesque arches on columns and decorative terra cotta scrolls.²¹ The Meyer Building incorporates classically-inspired pediments, fluted pilasters, urns and festoons in terra cotta (*Figure 18*). These buildings were designed by two different architects using varying stylistic influences and constructed separately, but share the same scale and an eclectic display of revival motifs in decorative terra cotta. The ACME Cleansing Company Building retains excellent integrity to communicate its position within this context of the widespread use of historical revival styles in 1920s architecture in Kansas City.

¹⁸ Ibid, 89.

¹⁹ Thomas C. Jester, Ed. *Twentieth-century Building Materials: History and Conservation*. (McGraw-Hill, 1995), 127.

²⁰ Ibid.

²¹ Architect Robert F. Gornall designed the Meyer Building and the Boller Brothers designed the Warwick Theater. Matthews, 7-6, 8-4.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

ACME Cleansing Company Building

ACME Cleansing Company Building as an expression of Revival Style

The ornate detail of the ACME Cleansing Company Building was representative of prevalent revival styling, but its application on a strictly utilitarian building was distinctive. Characteristic of revival eclecticism, the AMCE Cleansing Company Building's materials, ornamentation, and form incorporate classically-inspired design and motifs to create a revival aesthetic rather than an imitation of a historic building. The exterior of the building is buff brick on all elevations visible from the public right-of-way. The facing brick is a more finished material than the red common brick used on secondary elevations that do not front Gillham Road or Linwood Boulevard, terra cotta detailing continues the theme of quality exterior materials, and the building is designed to respond to a unique site.

The Archer and Gloyd design used the irregular-shaped lot to inform the footprint of the building. The modified U-shape places the primary entry in a prominent corner that creates a focal point while it accommodates the angled road that annexed the northwest corner of what had been a rectangular lot. An interior courtyard conceals utilitarian delivery and loading functions while also providing light to the rear interior spaces through generous glazing. Rich ornament and carefully presented public elevations expressed the company's desire to advertise the quality of the services provided within while concealing the features necessary to its industrial function. The effect is a building that responds to its site by presenting elevations with classically-inspired arrangements and details. The entry is centered in its façade with a visually important one-story portico, enriched entablature and classical orders topping columns. Rectangular window and door openings with articulated lintels rather than arches are another nod to classical revival styling.²²

In keeping with its eclectic revival style, the ACME Cleaning Company Building displays some common features of the Italian Renaissance Revival style. The visually-distinctive exterior treatment on the basement level is similar to rusticated first stories that characterize the Italian Renaissance style. Terra cotta quoins serve as decorative elements to accentuate corner angles, which is an identifying decorative element of the style.²³ Classical door surrounds and windows with different sizes on separate stories also reference the Italian Renaissance aesthetic (*Figures 28 and 29*).²⁴

Each of the building's primary elevations has its own symmetrical fenestration pattern. The symmetrical, multi-light double-hung windows vary in height by story and have decorative balustrade balconies, both Italian Renaissance revival characteristics.²⁵ Pilasters visually

²² Whiffen, 167.

²³ Ibid, 499.

²⁴ Ibid, 498.

²⁵ Whiffen, 75.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

separate bays while quoins and spiraled colonettes define elevations as they wrap around the site. Rich terra cotta detailing representing classical and Italian Renaissance motifs includes egg and dart surrounds, festoons, medallions, and urns. The formal entry is an elaborate example that includes fluted Corinthian columns topped with an entablature with anthemion or a palmette floral motif in high relief, along with dentils, which were a characteristic ornamentation for the Corinthian, Ionic, and Doric Classical orders.²⁶ A cornice with egg and dart relief holds the curved pediment. A heraldic medallion centered in the arched pediment is surrounded by a floral festoon. Festoons with flowers in high relief top wall medallions on the entry facade. Windows flanking the entrance are heavily ornamented with terra cotta framing with egg and dart relief. Broken scroll pediments with volutes and floral insets top an entablature featuring anthemion or a floral pattern (*Figures 8, 28, and 29 and Photo 6*).

Many decorative terra cotta forms on the ACME Cleansing Company Building, including the building's distinctive spiraled colonettes, appear in a roughly contemporaneous 1925 publication illustrating early Italian terra cotta which "may be adopted freely in modern design."²⁷ When discussing the façade of the ACME Cleansing Company Building in the local register nomination, Kansas City architectural historian George Ehrlich described the architectural style as neo-classical / Italian Renaissance and noted the "admixture of forms" that created an "independent originality more than a replica of another design period," a good definition of eclectic revival styles popular at the time.²⁸

Comparable extant examples

The ACME Cleansing Company Building retains all of the ornament that communicates its revival style and the era of its construction in the 1920s. The nominated building distinguishes itself from its contemporaries through its integrity of workmanship, design, and materials, its design to address a unique site, and its use of elaborate ornament on an industrial building without a retail storefront. The most applicable comparable properties are located within one-half mile from the nominated property. Commercial development to the south was more residential in scale and design with Tudor Revival and Colonial Revival styles predominating. Buildings further north in the Crossroads district, the central business district, and Old Town were much more simplified in ornament, especially on functional warehouse building types. Several 1920s-era commercial buildings along Troost Avenue, a north-south commercial corridor five blocks east of the nominated property, offer a comparison showing their common eclectic styling and scale, while also highlighting the ACME Cleansing Company's intact and ornate classically-inspired revival design elements on an industrial building. The 1927 Monkey Cleaners and Dyers Building at 3600 Troost Avenue was a roughly contemporaneous building with a similar use to ACME Cleansing Company Building.

²⁶ Cyril M. Harris, Ed. *Illustrated Dictionary of Historic Architecture*. (New York, Dover Publications, Inc., 1977), 160.

²⁷ *Terra Cotta of the Italian Renaissance* (New York: National Terra Cotta Society, 1925), plate 31, p. 42.

²⁸ *Application for Local Historic Landmark Designation 3200 Gillham Road*. (Kansas City: Kansas City Historic Preservation Office, 1983).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

The two-story Monkey Cleaners and Dyers Building is clad entirely in cream colored terra cotta on the front façade and brick on the sides and rear. The Renaissance Revival design includes terra cotta arches, brackets, a parapet with a balustrade, and finials at the roofline (*Figure 19*). Although it served the same function of garment cleaning during the same time period as ACME Cleansing Company, the Monkey Cleaners and Dyers Building had a distinct retail storefront with areas of large window openings and a centered pedestrian entry. The ACME Cleansing Company Building notably lacks a storefront and appears in whole as an industrial building. Alterations to the Monkey Cleaners and Dyers building's storefront obscured the original design by infilling windows bays with glass block. The building is otherwise intact.

The Campbell-Continental Baking Company Building (NR Listed 2016) at 1108 East 30th Street is an Italian Renaissance Revival industrial manufacturing facility constructed in 1915 and expanded during the 1920s.²⁹ Classically inspired terra cotta ornament, including exaggerated quoins and a regular rhythm of arched windows with decorative keystones, form a simplified expression of Italian Renaissance Revival as applied to a manufacturing building (*Figure 20*). The building demonstrates a revival style on a functional building similar to ACME Cleansing Company Building, but the restrained style of the Campbell-Continental Baking Company Building contrasts with the intricate workmanship and remarkable integrity of the ACME Cleansing Company Building.

Several other 1920s commercial buildings along Troost Avenue are representative examples of the dominant eclectic revival style with storefront components. The two-story building at 3130 Troost Avenue is a circa 1923 commercial building clad in cream-colored terra cotta with a floral relief frieze, double columns, heraldic medallions, and a barrel tile roof. The mix of revival forms gives it a characteristic eclectic feel, however, alterations to the first story have covered original materials and ornament (*Figure 21*). Another two-story commercial building at 3500 Troost Avenue is a stand-alone building on a corner lot with Baroque terra cotta ornamentation surrounding a central doorway and terra cotta medallions and quoins incorporated as eclectic ornamentation on an otherwise vernacular red brick commercial building. Replacement materials on the first floor have obscured the original storefront and changed the fenestration (*Figure 22*).

The Luzier Cosmetic Company Building at 3216 Gillham Plaza, one block west of the nominated property, is an example of elaborate eclectic ornament applied to a commercial building. Architect Nelle Peters designed the building and it was completed in 1928 to house a cosmetic company. The two-story brick building has a rectangular plan with a tiled hipped roof and arched windows. Elaborate polychromatic and crème terra cotta ornament create the

²⁹ Rachel Nugent, *National Register of Historic Places Registration Form Campbell-Continental Baking Company Building*, Kansas City, Jackson County. (National Parks Service, 2016).

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

signature 1920s eclecticism by incorporating a curved parapet, quoins, colonettes, brackets, and a decorative frieze (*Figure 23*). The Mediterranean and Spanish-Colonial themes, along with Romanesque arches is a mix of stylistic elements that illustrates eclecticism's re-use of wide-ranging influences. Like the ACME Cleansing Company Building, the Luzier Cosmetic Company Building's richly ornamented building advertised the company's status, but the Luzier Cosmetic Company Building also contained office space with three prominent pedestrian entries, making it a more public use than the strictly industrial ACME Cleansing Company Building.

The transition from revival styling

Several nearby commercial buildings developed in the decades following the 1920s demonstrate a move away from revival styling and toward new trends of architectural expression characterized by innovative, functional forms and materials. The 1934 Sight Brothers Chevrolet dealership at 3201 Gillham Plaza, immediately adjacent to the ACME Cleansing Company has smooth surfaces and horizontal massing that wraps around the corner of E. Gillham Plaza and Linwood Boulevard with a Streamline Moderne curved façade (*Figure 24*). The sleek aesthetic of Moderne style notably abandons historically-inspired applied ornament in favor of smooth surfaces and rounded forms that evoke movement.

The 1946 Aines Farm Dairy Building at 3110-30 Gillham Road one block north of the ACME Cleansing Company Building is another example of a commercial industrial space that contrasts with its 1920s predecessors.³⁰ The buff brick and glass block materials arranged in horizontal streamlined massing communicate the Moderne style, rather than applied ornament (*Figure 25*). The popularity of Moderne style beginning in the 1930s signaled the beginning of an evolution toward more functional expressions in architecture that continued with the mid-century Modern Movement's explicit rejection of historicism. The transition away from revival styles coincided with the economic slowdown of the Great Depression in the 1930s. The 1920s development trends of rapid expansion and elaborate historic revival style on Kansas City commercial buildings ended abruptly so that the remaining examples are specifically identifiable to those timely trends. The ACME Cleansing Company Building displays a level of detail on an industrial building that is indicative of, and unique to, its time period.

Property History

Lacue Hume (L.H.) Fisher, originally from Ohio, moved to Kansas City in 1894 from Topeka Kansas and organized the Silver Laundry Company which was the first component of his large chain of laundries. In 1916 Fisher incorporated and constructed a building for the ACME Cleansing Company at 27th Street and Main Street in Kansas City that was, at the time, the

³⁰ Elizabeth Rosin, *National Register Nomination Form Aines Farm Dairy Building Jackson County, Missouri*. (National Parks Service, 2008), 8-8.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

largest and most representative plant in the city.³¹ He also controlled the Kansas City Laundry Service Company which took over eight of the largest laundry plants in the city when it incorporated in 1917.³² The ACME Cleansing Company offered a distinct service that differed from laundry businesses that served commercial and residential clients. ACME Cleansing Company serviced garments and household items, along with cold storage for fur and wool for residential clients. "Cleansing" in the name indicated higher quality and meant a thorough start-to-finish, highly personalized process. Cleansing was recognized in the early twentieth century as distinct from dry cleaning.³³ The ACME Cleansing Company Building contained space for spotting, finishing, dyeing, and wet cleaning in addition to dry cleaning. These services addressed care needs of individual items, rather than a large-scale batch process.

ACME Cleansing Company's original location at 27th Street and Main Street was acquired for Park purposes and became part of Liberty Memorial.³⁴ Fisher planned to move his cleansing plant and purchased a lot at Linwood Boulevard and Gillham Road in 1922 for \$30,000.³⁵ The new location was one-and-a-half miles southeast of the former location, four blocks north of newly developing apartment buildings lining Armour Boulevard during the 1920s. The area had been historically residential, but the addition of high-rise apartments added density and the need for commercial services to new residents.

The St. Alexis Home for the Aged and the Kansas City Athletic Club grounds occupied a large tract of land including the future site of ACME Cleansing in the first two decades of the twentieth century (*Figure 26*).³⁶ Growing development southward after the turn of the twentieth century surrounded the institutional grounds and demand for through-streets to serve the new residential areas added development pressure for the large tracts of land. In 1921, land clearing to extend Linwood Boulevard west from Gillham Road to Main Street claimed portions of the Home for the Aged grounds and that institution moved in 1923.³⁷

In 1922 when Fisher purchased the lot, the construction of Linwood Boulevard's extension was underway and created the irregular lot shape when the road crossed the northwest corner of the lot prompting a \$3,000 reimbursement from the city.³⁸ The rapid increase in the site's value that provided the owner with a profit of \$18,000 after only three years is likely a result of the planned extension of Linwood Boulevard as a commercial thoroughfare.³⁹ Linwood Boulevard

³¹ The building at Main and 27th Street is no longer extant. *Application for Local Historic Landmark Designation 3200 Gillham Road*. (Kansas City: Kansas City Historic Preservation Office, 1983).

³² Walter P. Tracy, *Kansas City and its One Hundred Foremost Men* (Kansas City, 1925), 93.

³³ "Can a dry cleaner by any other name spell sweet success?" *Kansas City Star*, August 8, 1981.

³⁴ *Application for Local Historic Landmark Designation 3200 Gillham Road*.

³⁵ "This lot made a profit of \$18,000 in less than 3 years" *Kansas City Star*, November 12, 1922.

³⁶ Old Hyde Park's "Chinese puzzle" was home to aged, athletic fields. *Midtown KC Post* November 19, 2014.

³⁷ <http://midtownkcpost.com/headline/>. Accessed November 16, 2016.

³⁸ *Ibid.*

³⁹ "This lot made a profit of \$18,000 in less than 3 years" *Kansas City Star*, November 12, 1922.

³⁹ *Ibid.*

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

was an “intra-neighborhood connector” that was part of Kansas City’s City Beautiful Movement Parks and Boulevards system design that began in 1893 and expanded into the twentieth century.⁴⁰ The future ACME Cleaning Company site had a frontage of 70 feet on Gillham Road and 90 feet along Linwood Boulevard (*Figure 27*).⁴¹

Fisher hired Archer and Gloyd, Kansas City based architect to design the new ACME Cleansing Company Building at the 3200 Gillham Road location in 1924. The contractors filed a building permit on October 18, 1924 and ACME moved in late 1925.⁴² The Architectural League of Kansas City cited the building’s owners and architects for their “contribution to architecture by the unusual embellishment allowed on a strictly industrial building in 1924.”⁴³ The new plant represented an investment of more than \$200,000 and was touted as “one of the best and most modern in the Southwest.”⁴⁴

The building housed the ACME Cleansing Company for 57 years and underwent relatively few alterations. A 1929 alteration added a second story onto the previous one-story boiler room at the building’s southwest corner.⁴⁵ A 1936 addition created a new one-story wing on the south end of the interior courtyard. The 33-foot by 35-foot one-story brick building served as a garage.⁴⁶ An interior alteration, probably around the same time, converted the previous garage on the first floor of the southeast corner into more process space. The ACME Cleansing Company sold the building to Ram Leather Care in 1983, the same year it earned a Kansas City Landmark designation as an excellent, unique, and sensitive example of Neo-Classical brick and terra cotta design.⁴⁷

Archer and Gloyd

Arthur W. Archer and Galen Gloyd formed a partnership in 1919. The Kansas City-based firm designed institutional buildings such as churches and hospitals, along with commercial, retail, and warehouse buildings during the 1920s until they dissolved their partnership in 1931 to pursue other collaborations.⁴⁸

Conclusion

The ACME Cleansing Company Building is significant under Criterion C for ARCHITECTURE. Archer and Gloyd designed the building and construction was completed during a period of

⁴⁰ Cydney Millstein and Paul Novick, *National Register of Historic Places Registration Form The Kansas City Parks and Boulevards Historic District*, Kansas City, Jackson County. (National Parks Service, 2016).

⁴¹ Ibid.

⁴² *Application for Local Historic Landmark Designation 3200 Gillham Road*.

⁴³ *Application for Local Historic Landmark Designation 3200 Gillham Road*.

⁴⁴ The American Historical Society, Inc. *Missouri Special Limited Supplement* (Chicago, 1930), 59.

⁴⁵ Building Permit # 90450 3200 Gillham Road. Kansas City Historic Preservation Office. (Kansas City, Missouri, March 11, 1929.)

⁴⁶ Building Permit # 1267-A 3200 Gillham Road. Kansas City Historic Preservation Office. (Kansas City, Missouri, December 7, 1935.)

⁴⁷ *Application for Local Historic Landmark Designation 3200 Gillham Road*.

⁴⁸ Ibid, 2.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

ACME Cleansing Company Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

growth in Kansas City characterized by expansion outside of older commercial districts. Stand-alone buildings and commercial shopping centers along transportation thoroughfares shared a common mid-size scale that was distinct from downtown high-rises. Many of these 1920s-era commercial buildings displayed revival style detailing, often with an eclectic mixture of motifs. The ACME Cleaning Company Building epitomizes Kansas City's dominate 1920s-era eclectic revival style and stands out as a notably ornate example of a functional industrial building. The nominated building is distinctive and significant for its elaborate revival style detailing, its response to a unique site, and its integrity of workmanship, material, and design. The custom design and the retention of its historic use by the same owners for over half a century helped the building retain integrity by limiting changes.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 19

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 20

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 21

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 22

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Verbal Boundary Description

3200 GILLHAM RD SPRINGFIELD PLACE LOTS 41 42 & 43 & SO 30 FT EXC PRT IN BLVD OF LOT 44
BLK 1

Boundary Justification

The boundary of the nominated resource includes the parcels of land historically associated with the property.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 23

ACME Cleansing Company Building

Name of Property

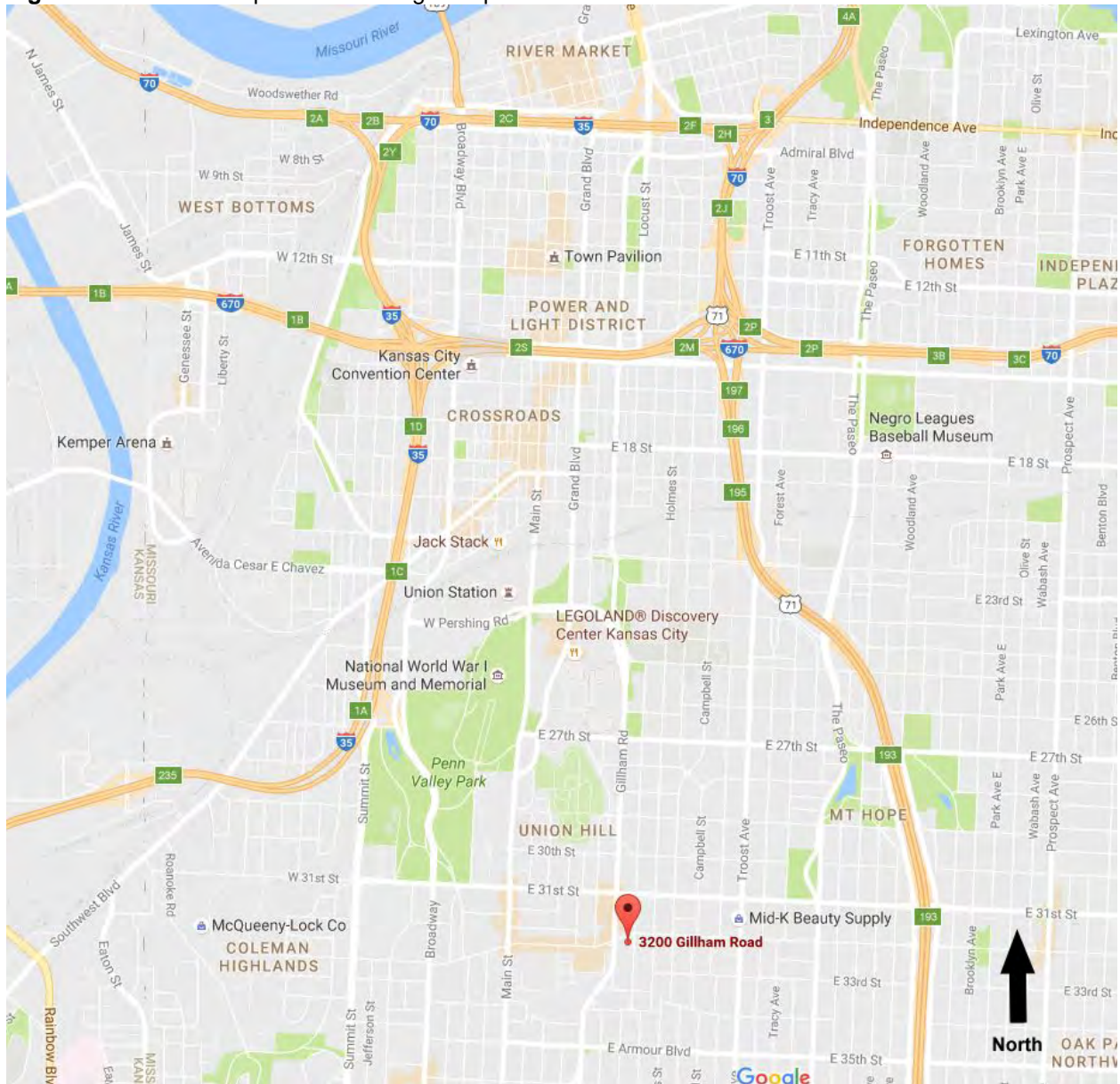
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 01. Location map. Source: Google maps 2016.



3200 Gillham Rd.
Kansas City, Jackson County, Missouri
39.068602, -94.578181

National Register of Historic Places
Continuation Sheet

Section number Figures Page 24

ACME Cleansing Company Building

Name of Property

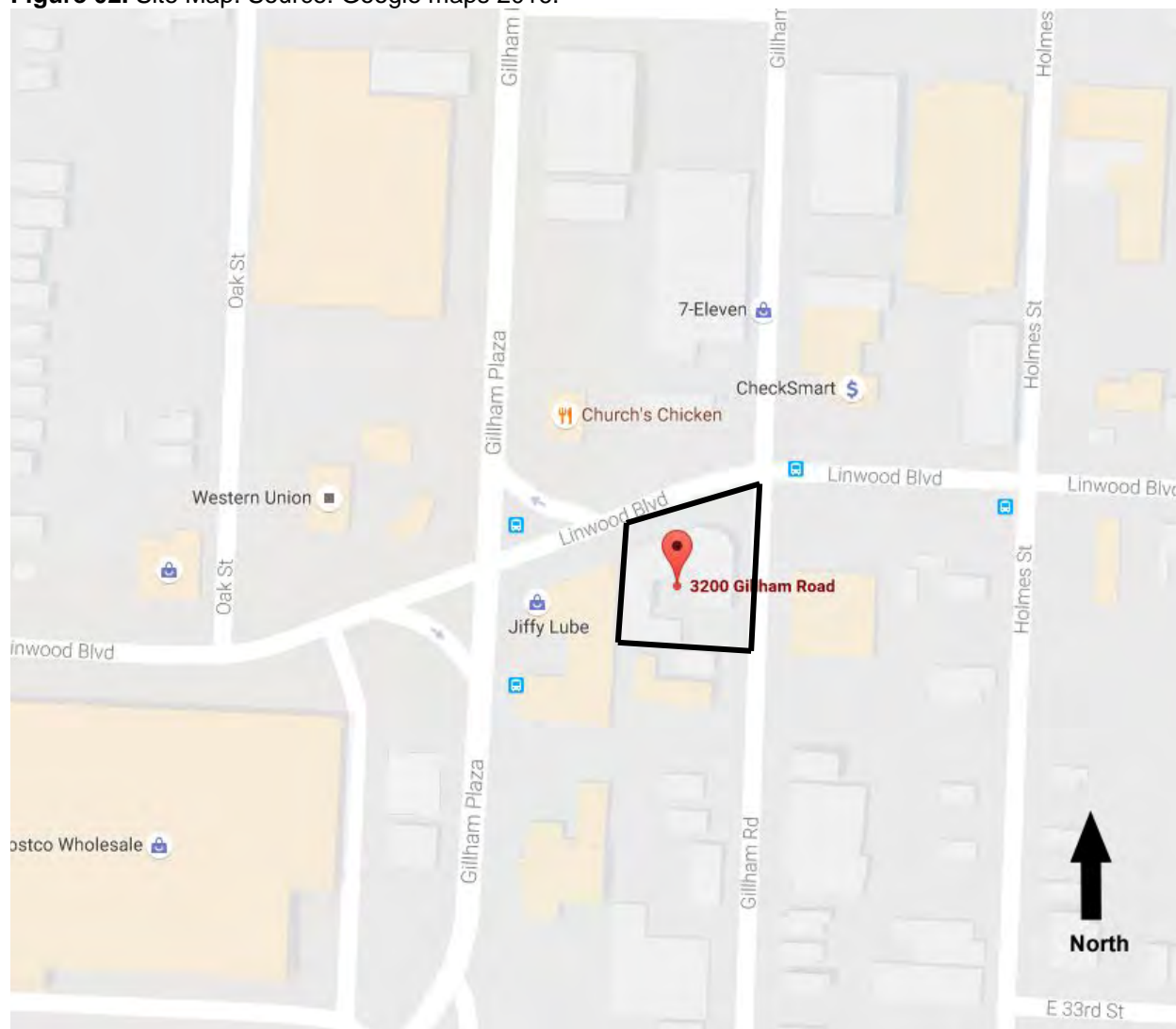
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 02. Site Map. Source: Google maps 2016.



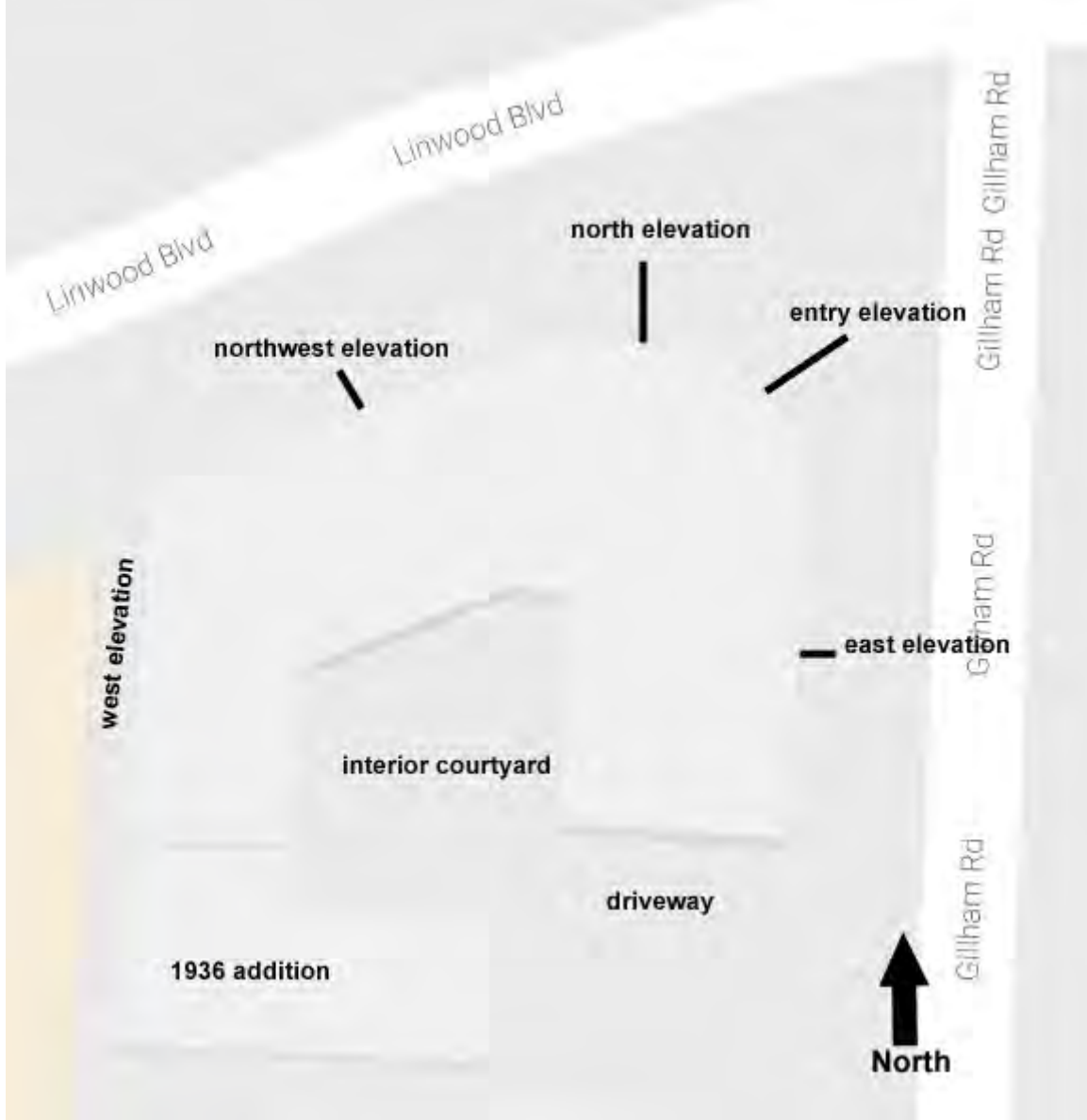
3200 Gillham Rd.
Kansas City, Jackson County, Missouri
39.068602, -94.578181

National Register of Historic Places
Continuation Sheet

Section number Figures Page 25

ACME Cleansing Company Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 03. 3200 Gillham building footprint with elevations labeled. Source: Google maps 2016.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 26

ACME Cleansing Company Building

Name of Property

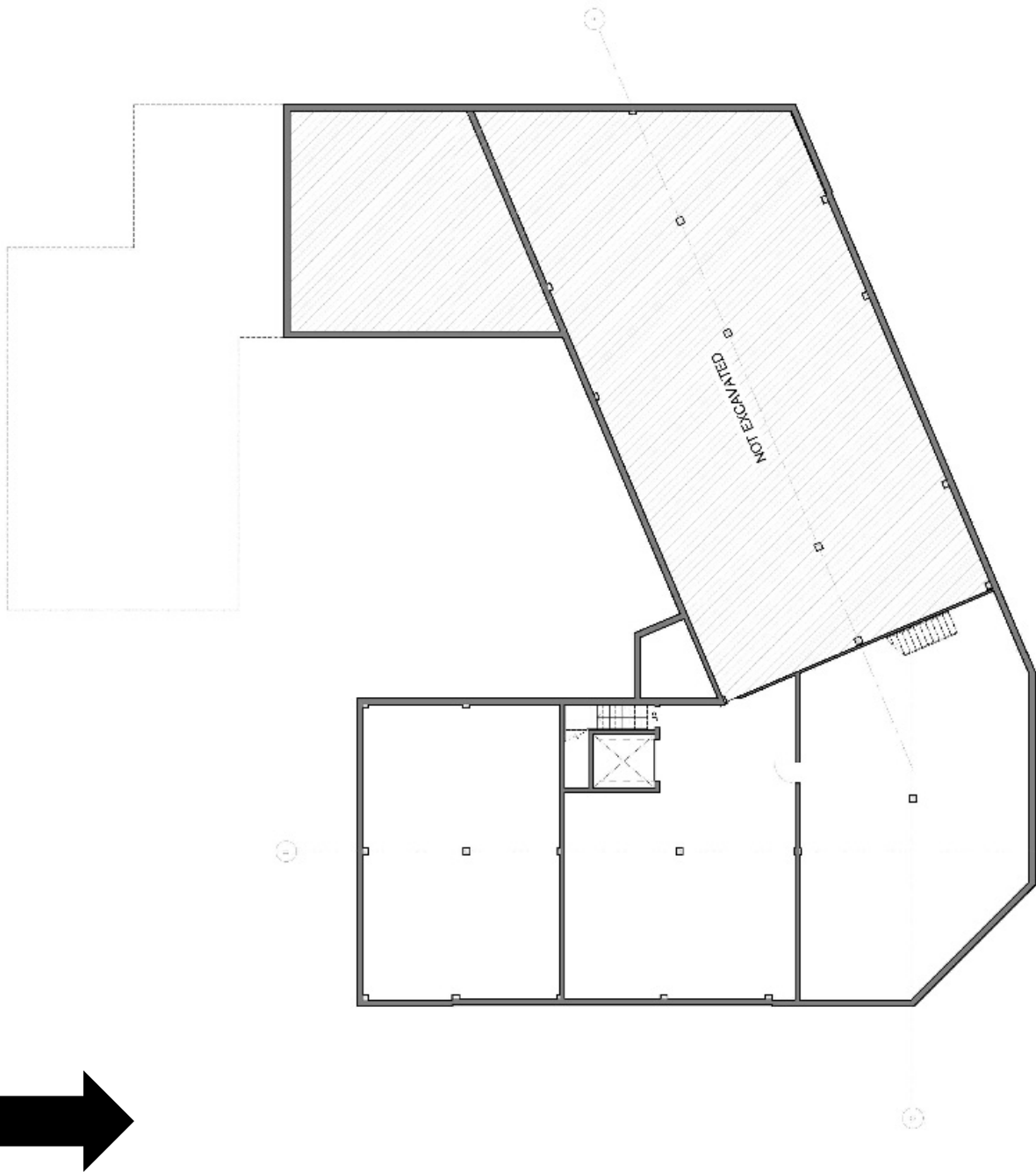
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 04. Existing basement plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.

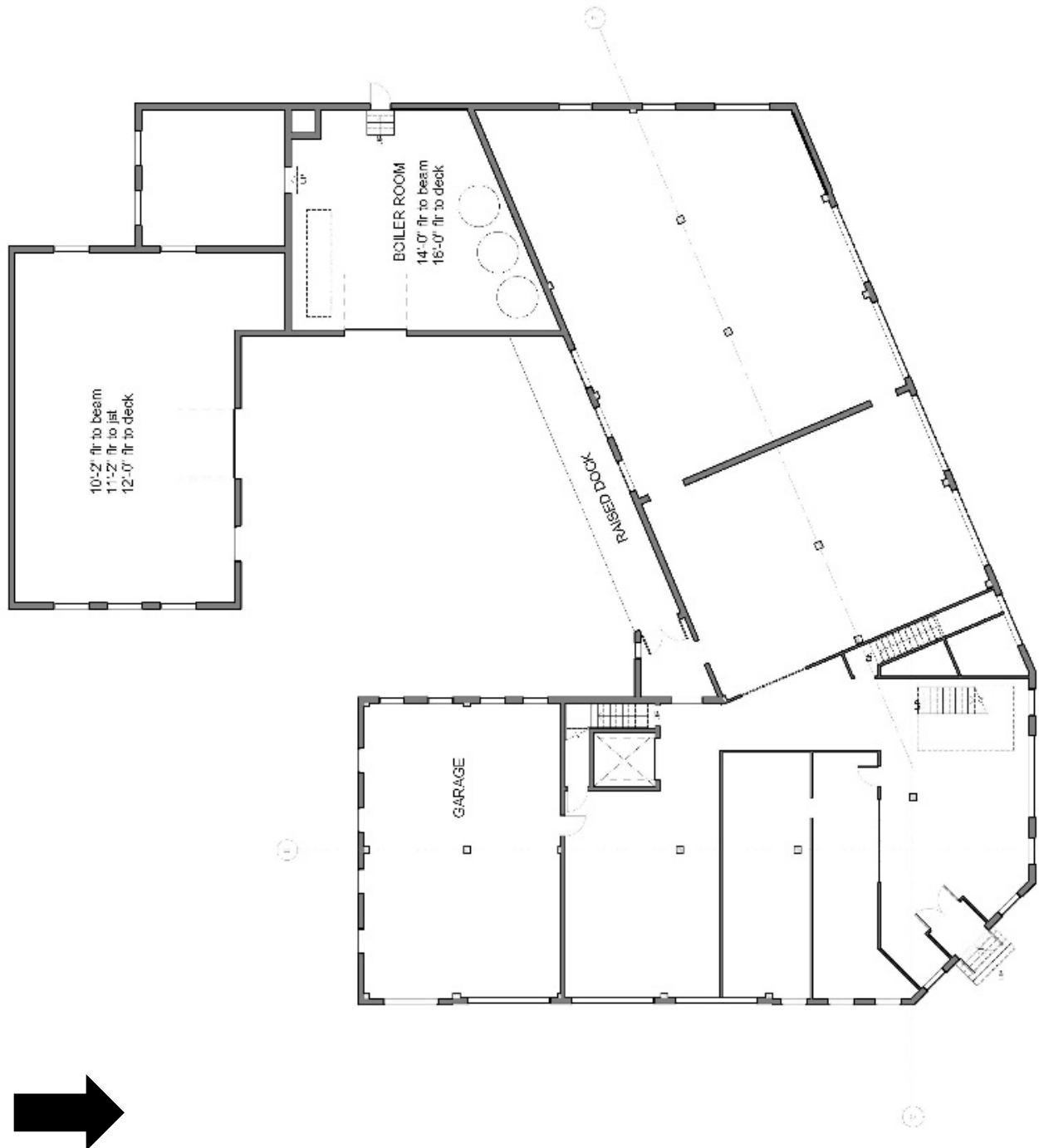


National Register of Historic Places
Continuation Sheet

Section number Figures Page 27

ACME Cleansing Company Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 05. Existing first floor plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 28

ACME Cleansing Company Building

Name of Property

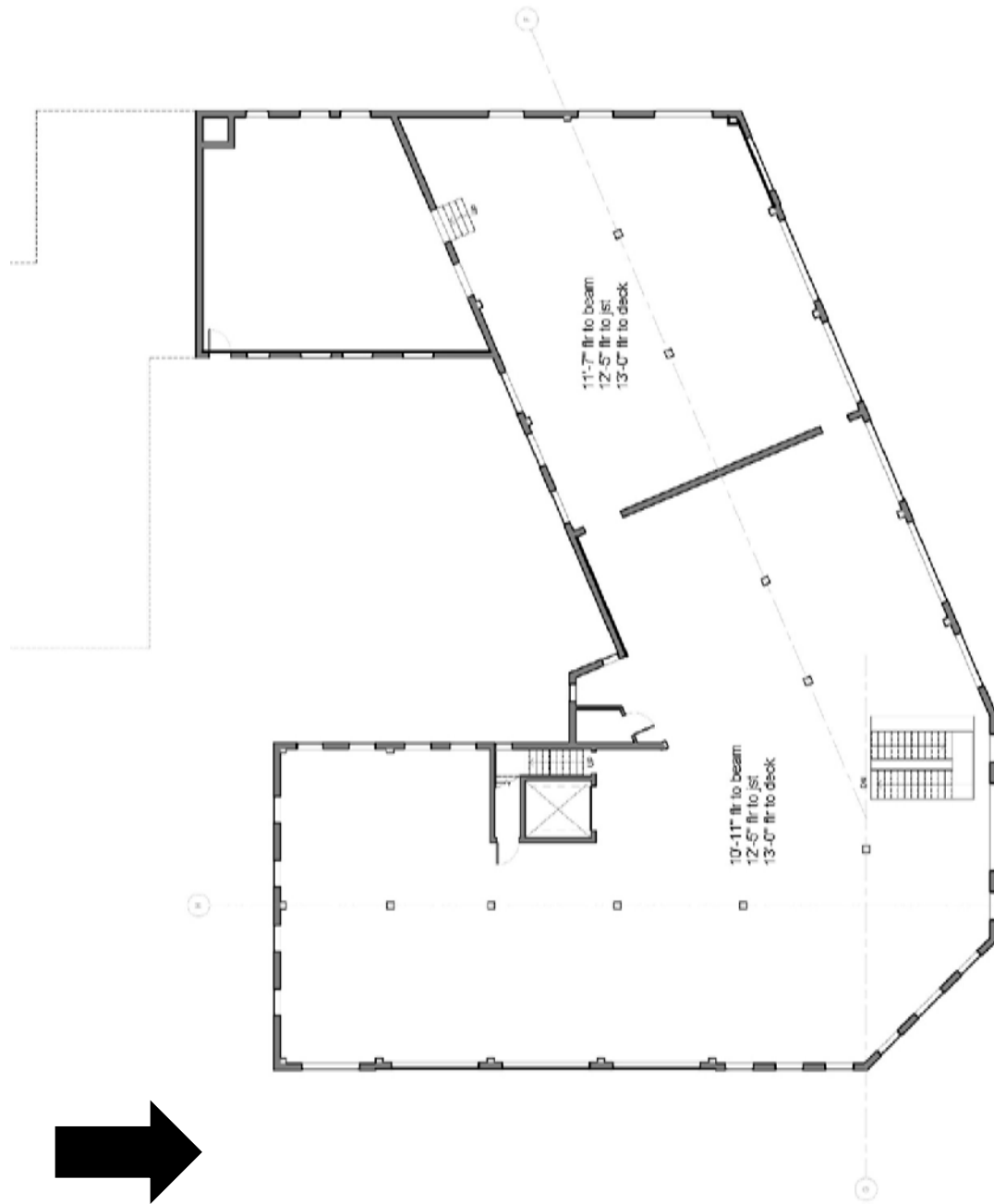
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 06. Existing second floor plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 29

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 07. Existing roof plan 3200 Gillham Road. Source: Exact Architects, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 30

ACME Cleansing Company Building

Name of Property

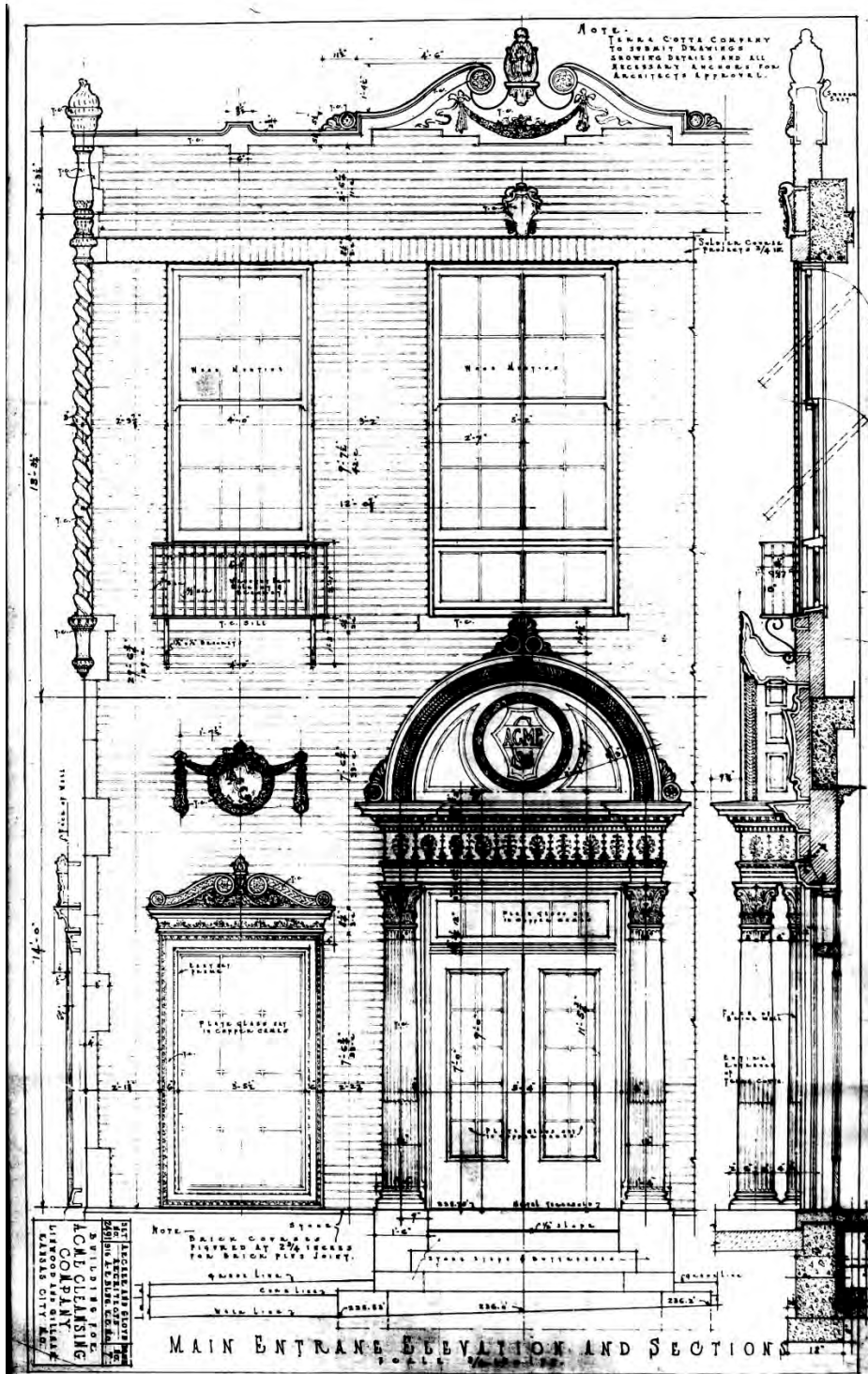
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 08. Entry detail original drawings for the ACME Cleansing Company Building by Archer and Gloyd 1924. Source: The State Historical Society of Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 31

ACME Cleansing Company Building

Name of Property

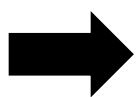
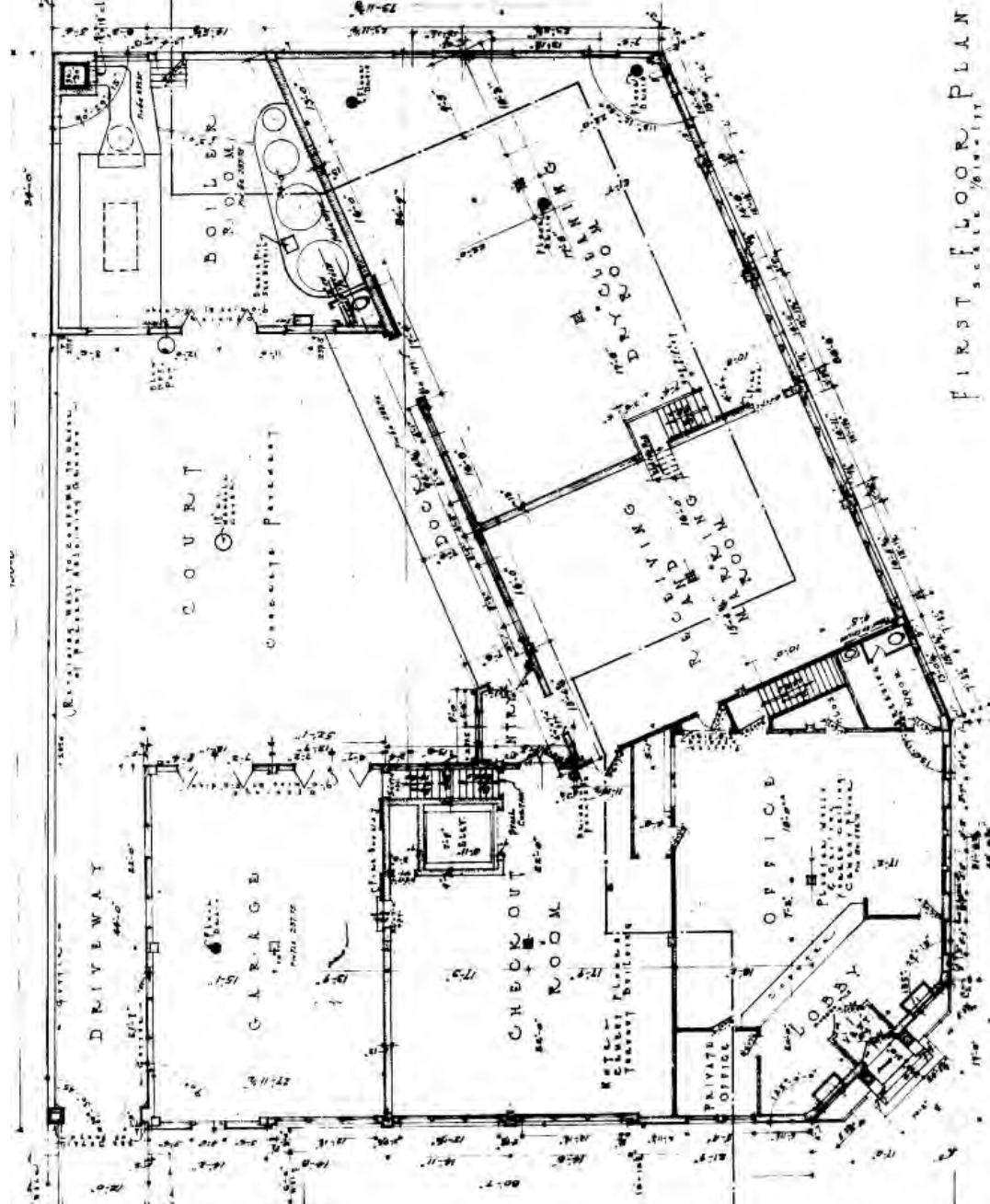
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 09. First floor plan original drawings for the ACME Cleansing Company Building by Archer and Gloyd 1924. Source: The State Historical Society of Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 32

ACME Cleansing Company Building

Name of Property

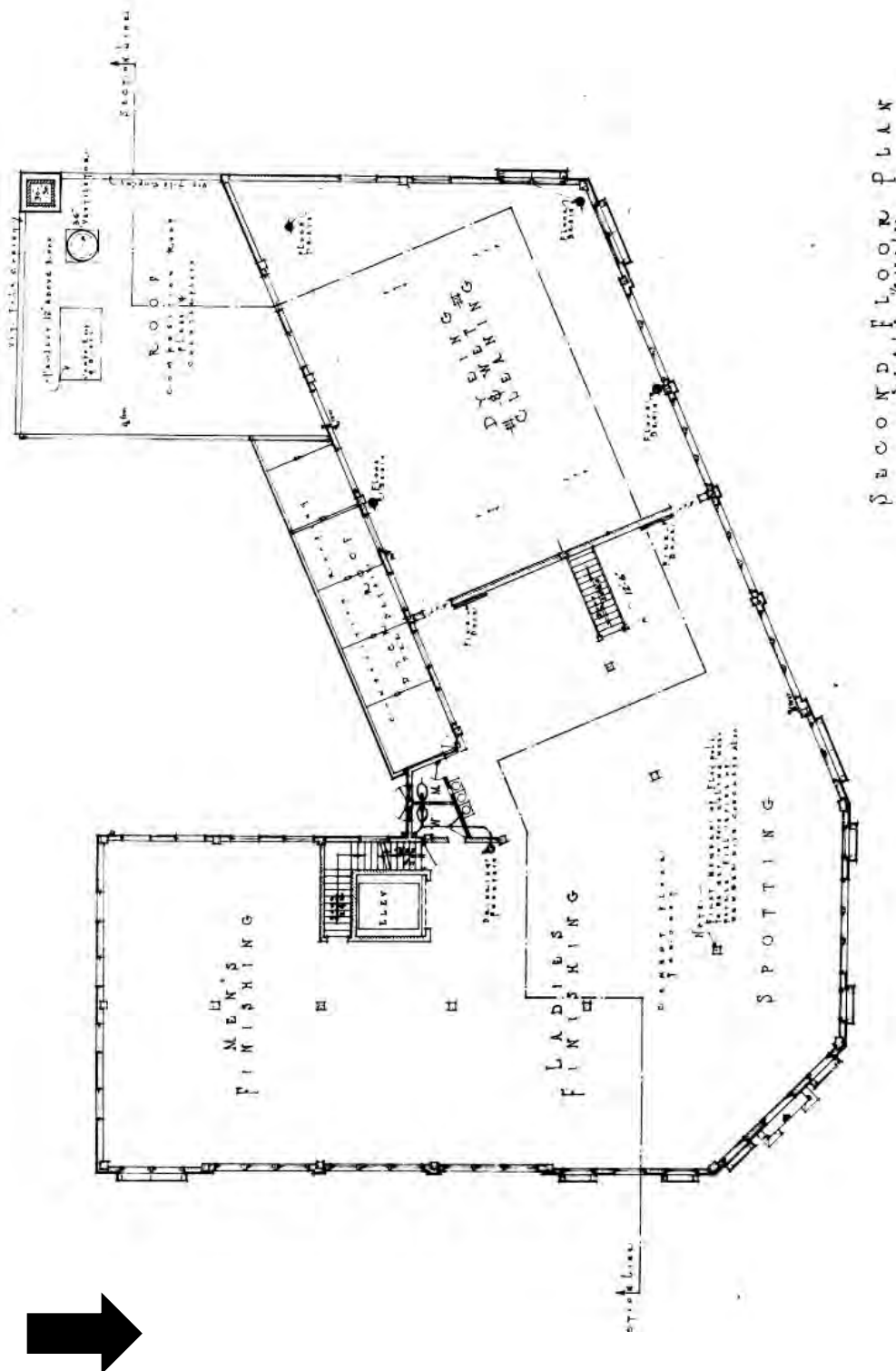
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 10. Second floor plan original drawings for the ACME Cleansing Company Building by Archer and Gloyd 1924. Source: The State Historical Society of Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 33

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 11. ACME Cleansing Company Building 3200 Gillham Road, view southwest, c.2007. Source: Exact Architects, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 34

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 12. ACME Cleansing Company Building 3200 Gillham Road, view northwest, c.2007. Source: Exact Architects, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 35

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 13. ACME Cleansing Company 3200 Gillham Road, 1940. Source: 1940 Tax Assessment Photographs, Missouri Valley Special Collection Kansas City.



Figure 14. ACME Cleansing Company Building 3200 Gillham Road, circa 1965. The current windows are installed in this photograph. Source: Wilborn Photography Kansas City.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 36

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 15. Tower Building in the Country Club Plaza at 114 W. 47th Street. Completed in 1923. Source: Google maps 2016.



Figure 16. Crestwood Shops at 301 – 337 E. 55th Street. Source: Google Maps 2016.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 37

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 17. Park Side commercial strip at 4550-4558 Main Street. Source: Google maps 2016.



Figure 18. The 1926 Meyer Building on the left and the 1928 Warwick Theater on the right are in the South Side Historic District (NR listed 1983). Source: Google maps 2016.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 38

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 19. Monkey Cleaners and Dyers Building at 3600 Troost. Source: Google maps 2016.



Figure 20. Campbell-Continental Baking Company Building at 1108 East 30th Street. Source: Brad Finch, 2015.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 39

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 21. 3130 Troost Avenue. Completed circa 1923. Source: Google maps 2016.



Figure 22. 3500 Troost Avenue. Completed circa 1923. Source: Google maps 2016.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 40

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 23. Luzier Cosmetics Building at 3216 Gillham Plaza completed in 1928. Source: Google maps 2016.



Figure 24. Sight Brothers Chevrolet Building at 3201 Gillham Plaza. Source: Google Maps 2016.



Figure 25. Aines Farm Dairy Building at 3110-30 Gillham Road. Source: Brad Finch, 2008.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 41

ACME Cleansing Company Building

Name of Property

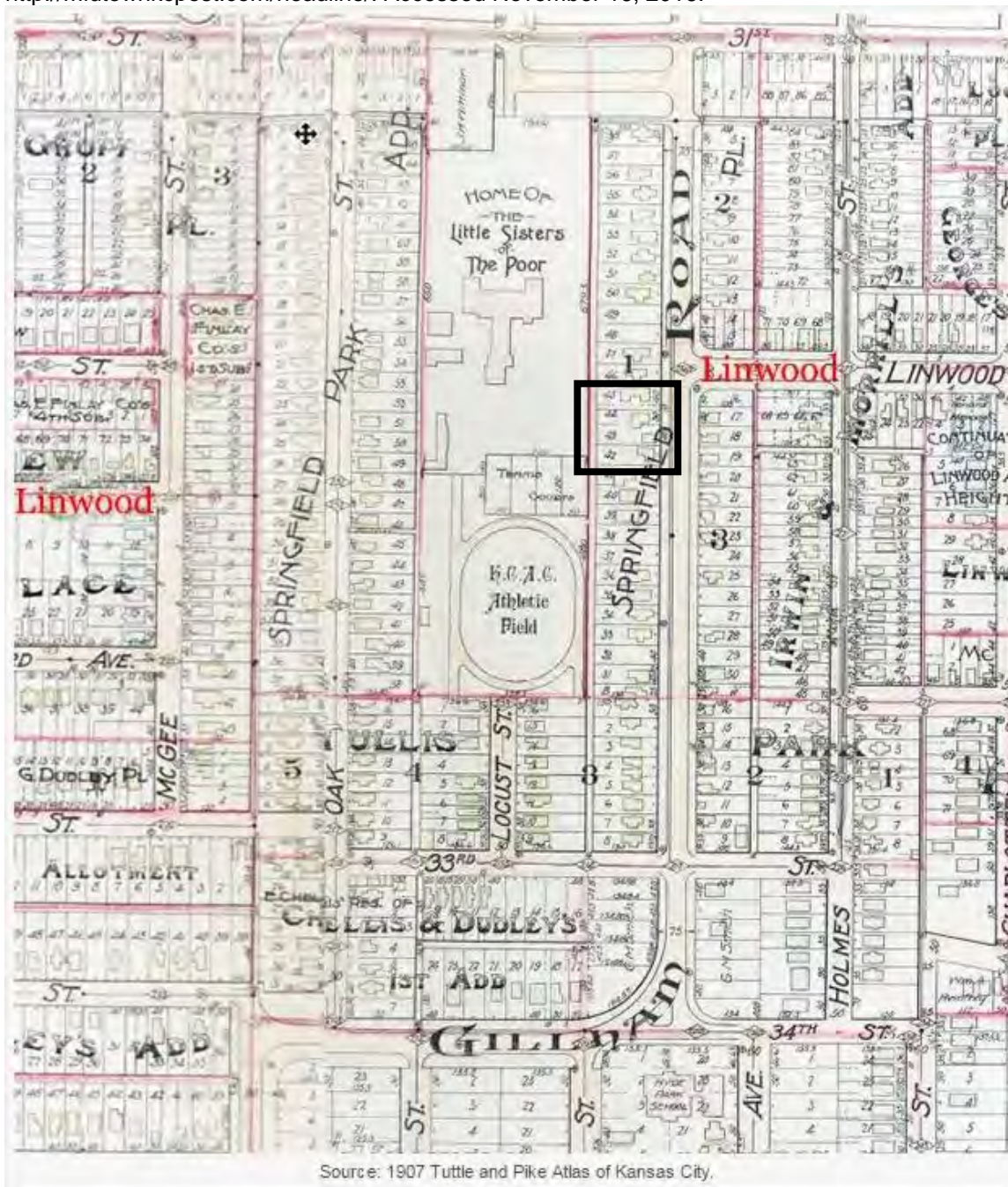
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 26. 1907 Tuttle and Pike Atlas of Kansas City showing the Home of the Little Sisters of the Poor and the Kansas City Athletic Club on the future site of the ACME Cleansing Company Building prior to the extension of Linwood Boulevard. The ACME Cleansing Company site is outlined in black. Source: Old Hyde Park's "Chinese Puzzle" was home to aged, athletic club. *Midtown KC Post*. <http://midtownkcpost.com/headline/>. Accessed November 16, 2016.



Source: 1907 Tuttle and Pike Atlas of Kansas City.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 42

ACME Cleansing Company Building

Name of Property

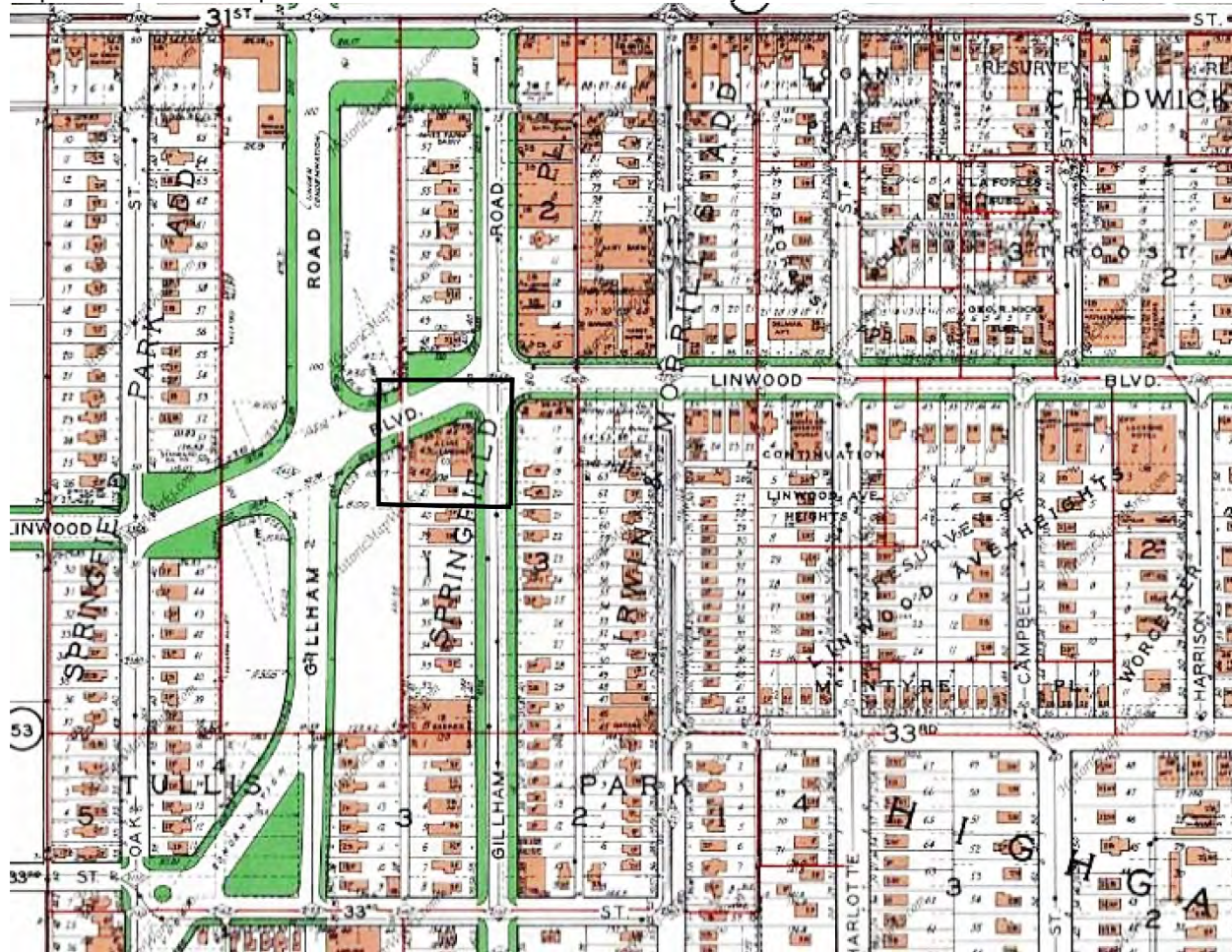
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 27. Linwood Boulevard extended southwest from Gillham Road to Oak. The ACME Cleansing Company is outlined in black. Source: Kansas City Atlas Tuttle Ayers Woodward Co., 1925.
<http://www.historicmapworks.com/Atlas/US/10849/Kansas+City+1925/>. Accessed November 7, 2016.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 43

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 28. Entry of ACME Cleansing Company Building. Source: Brad Finch, F-Stop Photography November 2016.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 44

ACME Cleansing Company Building

Name of Property

Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 29. Entry detail of ACME Cleansing Company Building. Source: Brad Finch, F-Stop Photography November 2016.

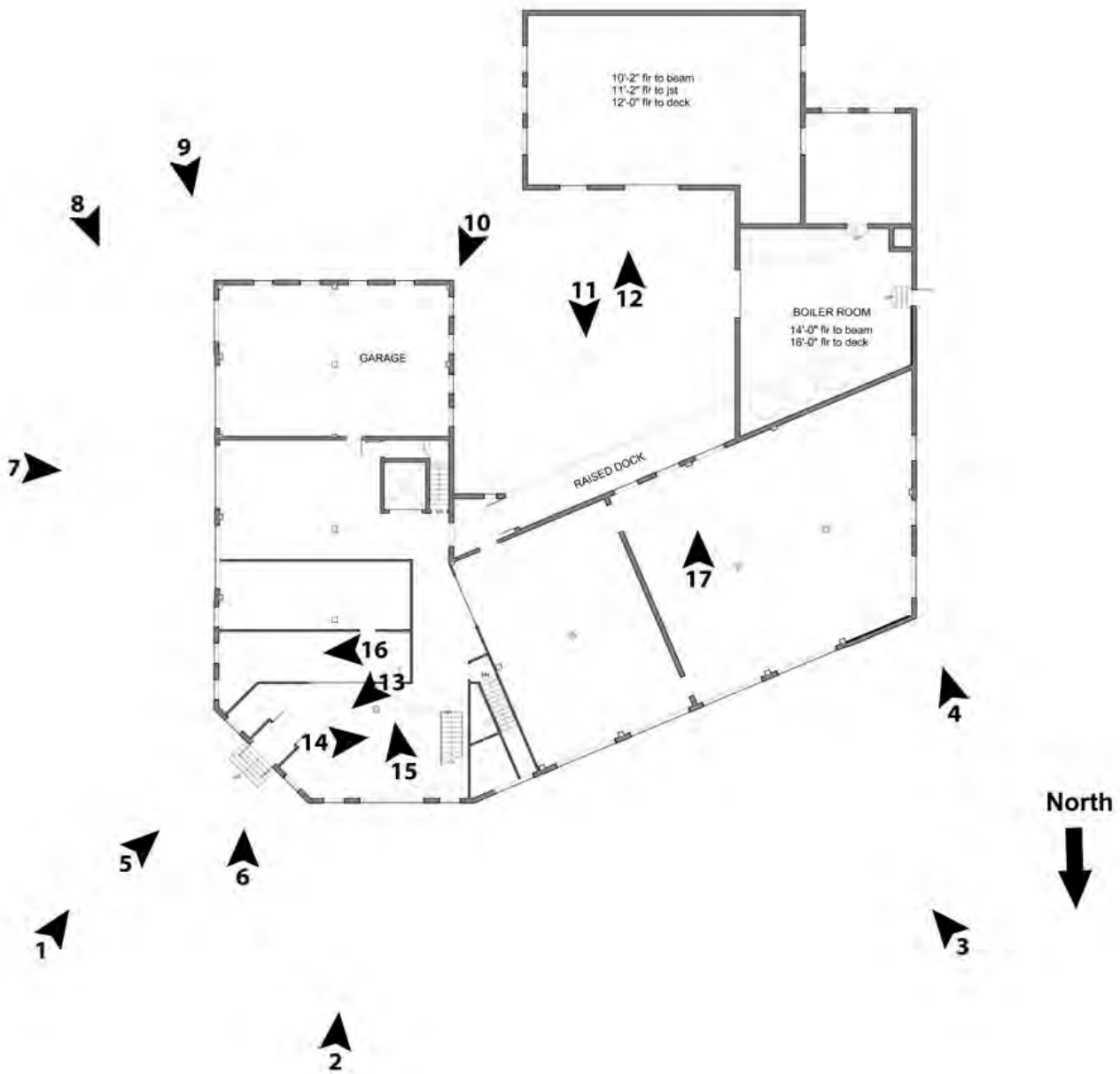


National Register of Historic Places
Continuation Sheet

Section number Figures Page 45

ACME Cleansing Company Building
Name of Property
Jackson County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 30. Photo map exterior and first floor. Source: Exact Architects, Kansas City, Missouri.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 46

ACME Cleansing Company Building

Name of Property

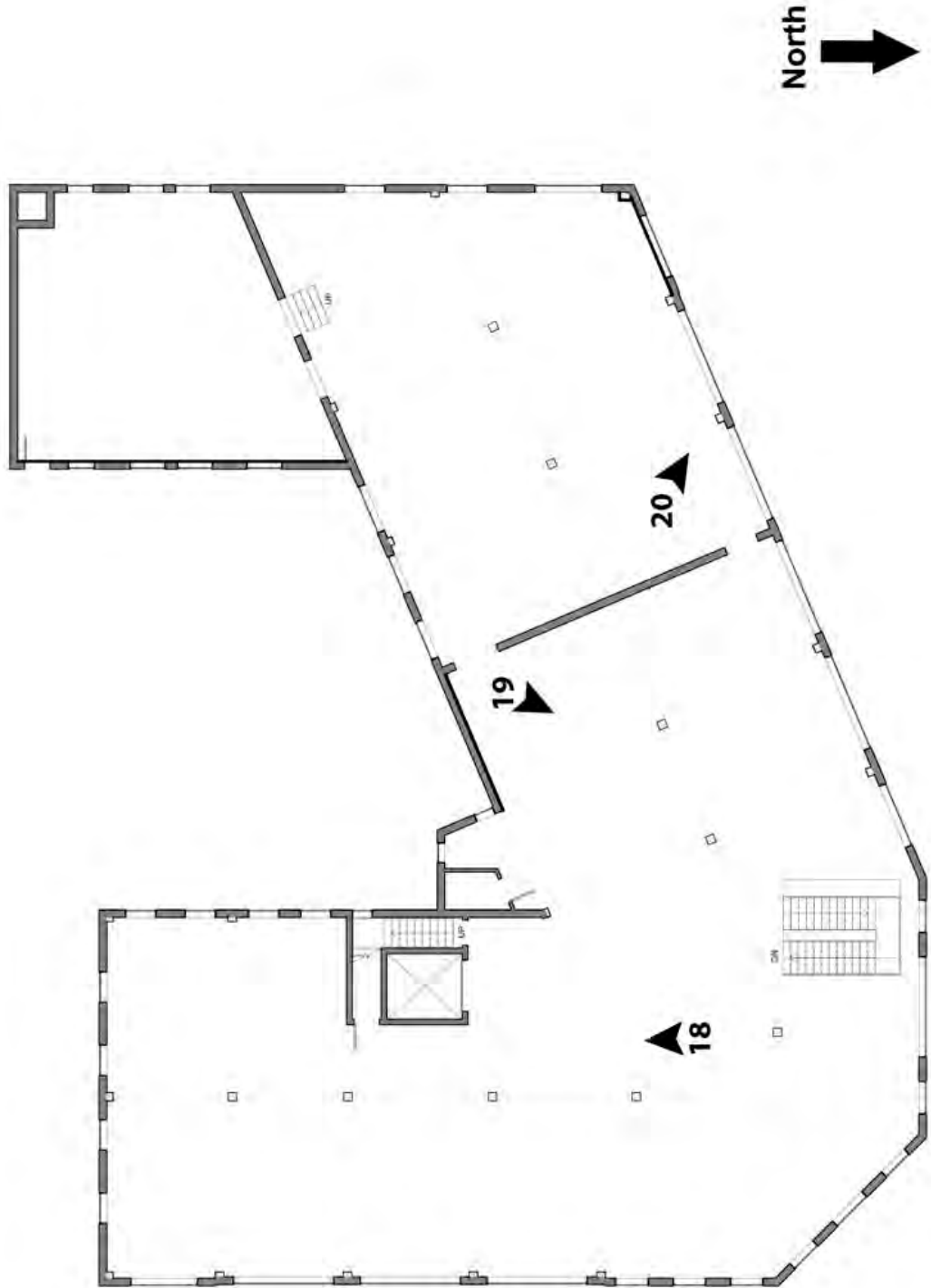
Jackson County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Figure 31. Photo map second floor. Source: Exact Architects, 2016





A three-story brick building with a decorative cornice and arched entrance. The windows are mostly boarded up with white paper. The building is covered in graffiti, including the words "PRINCE" and "PROFIT" in blue and red. A large tree is in the foreground, and a traffic light is visible on the right.

5789

PRINCE
SINCE

PROFIT

STAY

St













3200

Proftz

LAW IS THE
ROOT OF
CRIME

STREET

YES



12-22-05

WJW

STRE!

GRAFFITI

8X2CAUZ

NB 6a-11 u6c
DICE
WISE

GRAFFITI

GRAFFITI



bbos

WILL

SAFE!
APR 26 2011
FRONT

GRAFFITI

STY 2011

NB 04-11 06C

DUG
DUG

GRAFFITI







FAKE

REALS

OLP

SOB

SOB

DEEP

SOB



PEAK
TMR MRA

27
QAMR3

GR3
WOW

WORLD

→ PEAK
[Large black bubble-style graffiti]

















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: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 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.



**City Planning and Development Department
Citywide Planning Division
Historic Preservation Office**

16th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795
kchp@kcmo.org

(816) 513-2902
Fax (816) 513-2899

April 28, 2017

Toni M. Prawl
Missouri State Historic Preservation Officer and
Director, Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102-0176

Re: **National Register Nomination** for the *ACME Cleansing Company Building*

Dear Dr. Prawl:

As a Historic Preservation Planner for the Historic Preservation Commission of the City of Kansas City, Missouri, a Certified Local Government, I am pleased to inform you that the Commission has reviewed the nomination to the **National Register of Historic Places** for the *ACME Cleansing Company Building* located at 3200 Gillham Road, Kansas City, Missouri. At the April 28, 2017 hearing of the nomination, the Historic Preservation Commission made a motion to recommend **approval** of the nomination of the *ACME Cleansing Company Building*.

A public notice was printed in the *Daily Record* on April 11, 2017. The City Historic Preservation Office received no letters or calls in opposition to the nomination. Preservation staff recommended approval of the nomination. If you have any questions, please call me at 816-513-2901.

Sincerely,

A handwritten signature in blue ink that reads "Bradley Wolf".

Bradley Wolf
City Historic Preservation Officer

cc: Mayor Sly James
Troy Schulte, City Manager
Jeffery Williams, AICP Director of the City Development Department
Rosin Preservation, LLC, Nomination Preparer



NATURAL RESOURCES

Eric R. Greitens, Governor



Memorandum

Date: May 15, 2017

To: Dr. Stephanie Toothman, Keeper of the National Register of Historic Places *JMP*

From: Toni M. Prawl, Ph.D., Deputy SHPO and Director, Missouri SHPO

Subject: **ACME Cleansing Company Building, Kansas City, Jackson County, MO, National Register Nomination**

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on **May 5, 2017**. 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, KMZ file, and CLG letter
- 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.
- Other: _____