

Note about the Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri MPDF.

This document consists of the following:

- Original 2007 MPDF with the Associated Historic Context:
  - Residential Development Patterns: 1830 – 1960, page 5 of this pdf, Bookmark 1.
  - The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Buildings in Kansas City: 1885 – 1960, page 16 of this pdf, Bookmark 2.
  - Architecture of Working- and Middle-Class Apartment Buildings: 1885 – 1960, page 33 of this pdf, Bookmark 3.
  
- Cathy Sala  
Administrative Assistant  
May 2018

United States Department of the Interior  
National Park Service

### National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission     Amended Submission

#### A. Name of Multiple Property Listing

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri

#### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Residential Development Patterns: 1830-1960

The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built  
Apartment Buildings in Kansas City: 1855-1960

Architecture of Working- and Middle-Class Apartment Buildings: 1855-1960

#### C. Form Prepared by

name/title Sally F. Schwenk, Historian; Sally Schwenk Associates, Inc.

street & number 112 West 9<sup>th</sup> Street, Suite 415      telephone 816-221-2672

city or town Kansas City      state MO      zip code 64105

#### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. [ ] See continuation sheet for additional comments.)

Mark A. Miles      September 20, 2007  
Signature and title of certifying official      Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper      Date

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Multiple Property Documentation Form

Page 2

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri

---

---

**Table of Contents for Written Narrative**

---

---

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	<b>Page Numbers</b>
<b>E. Statement of Historic Contexts</b> (If more than one historic context is documented, present them in sequential order.)	<b>1</b>
Residential Development Patterns: 1830-1960	<b>2</b>
The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Buildings in Kansas City: 1855-1960	<b>13</b>
Architecture of Working- and Middle-Class Apartment Buildings: 1855-1960	<b>30</b>
<b>F. Associated Property Types</b> (Provide description, significance, and registration requirements.)	<b>1</b>
Row House-Type Apartment Building	<b>8</b>
Two- and Four-Family Flat	<b>11</b>
Low-Rise Walk-Up Apartment Building	<b>13</b>
Mid-Rise Apartment Building	<b>16</b>
High-Rise Apartment Building	<b>18</b>
Garden Apartment Building Complex	<b>21</b>
Commercial-Residential Apartment Building	<b>24</b>
<b>G. Geographical Data</b>	<b>1</b>
<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	<b>1</b>
<b>I. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	<b>1</b>

---

---

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 1

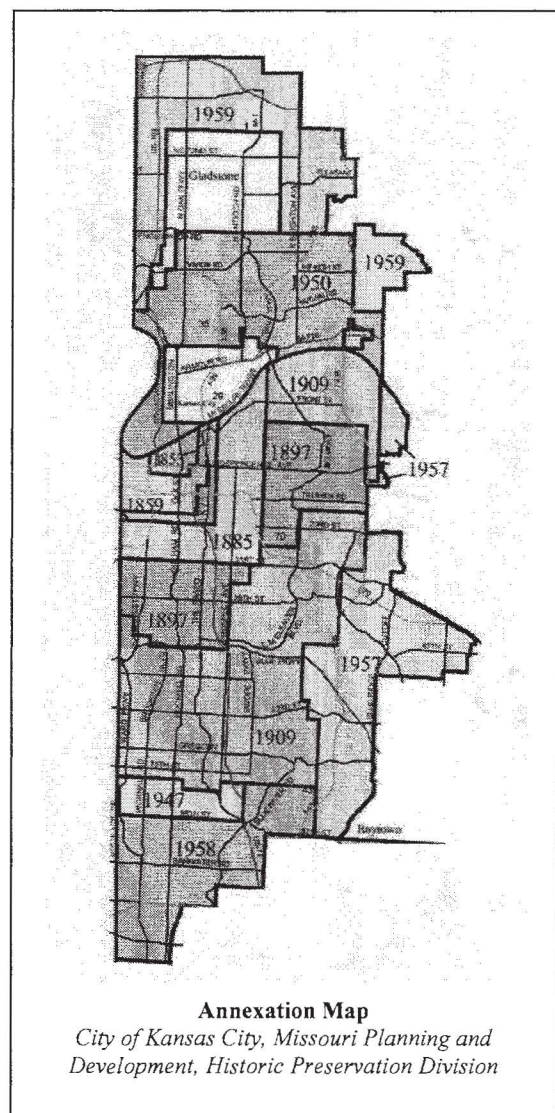
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

**MULTIPLE PROPERTY LISTING NAME: Working-Class and Middle-Income Apartment  
Buildings in Kansas City, Missouri**

**PREFACE**

Kansas City's historic apartment buildings — their size, setting, design, plan, and materials — reflect important aspects of the City's cultural history and development. This Multiple Property Documentation Form focuses on the working- and middle-class purpose-built apartment building — a building designed in various styles or in simple vernacular variations of popular styles and constructed to serve as a multiple-family dwelling for the working and middle classes. The Kansas City Working- and Middle-Class<sup>1</sup> Apartment Building property type is typically a multi-story masonry apartment building featuring predominately studio and/or one-bedroom units. Dating between circa 1885 and 1959, they are found scattered throughout the City in areas near streetcar lines and are becoming an increasingly rare resource.

The end date of the historic contexts delineates changing residential development patterns associated with the 1960 annexation, federal changes in design and financing of multi-family housing introduced in the first year of the Kennedy Administration, the changing demographic use of multi-family housing that was established by 1960 due to "white flight" to the suburbs and technological changes that changed the design of multi-family housing beginning in the early 1960s.



<sup>1</sup> In the discussion of "working class" or "middle class," the term "class" is used in its narrowest sense as it relates to occupational/economic status.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 2

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

**ASSOCIATED HISTORIC CONTEXTS**

- Residential Development Patterns: 1830-1960
- The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Building in Kansas City: 1885-1960
- Architecture of Working- and Middle-Class Apartment Buildings: 1885-1960

**RESIDENTIAL DEVELOPMENT PATTERNS: 1830-1960<sup>2</sup>**

**SETTLEMENT PERIOD: 1830-1860**

The nucleus of present-day Kansas City, Missouri evolved from two early nineteenth century trading centers linked by primitive narrow "roads" that followed the river levee and the deep ravines in the hilly terrain.



**"Birdseye View" of Kansas City, Missouri, circa 1870**  
*Kansas City (Missouri) Public Library, Special Collections*

In 1830, a town company platted the "Town of Kansas" on the south side of the Missouri River near the confluence of the Kaw (Kansas or Kanza) River, near the river landing site selected in 1826 by Francois Chouteau, a French fur trader. Later, in 1835, a group of traders and merchants platted the "Town of Westport" approximately four miles<sup>3</sup> to the south near the Missouri-Kansas border. By 1847, a paved wagon road, which cut through the bluffs at Main Street in the Town of Kansas, connected Westport directly with the river landing. Other north-south access roads soon followed.

<sup>2</sup> Except where noted, the discussion of development through 1930 is adapted from the Multiple Property Documentation Form "Colonnade Apartment Buildings of Kansas City, Missouri," prepared by Sally F. Schwenk for the City of Kansas City, Missouri as part of a Multiple Property Submission approved by the the National Park Service on 17 October 2003.

<sup>3</sup> At approximately 40<sup>th</sup> Street today.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 3

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

Neither Westport nor the Town of Kansas had a large settled population prior to the Civil War. The community's physical development spread south and southeast over the hilly terrain from the original river settlement. The first additions to the original Town of Kansas plat were rectangular plats that extended twelve blocks south from the Missouri River levee and three blocks from west to east. By mid-century, the town's boundaries reached south to 20<sup>th</sup> Street and east twelve blocks to Lydia Avenue. Within this area, clustered around a grid of platted lots, was a scattering of small, plain buildings — residences, commercial structures, and other facilities that were common to small towns in Western Missouri. Although new residences and businesses located in established or recently platted areas, the agrarian nature of the period resulted in scattered farmsteads that grew at a faster rate than the urban population. As a result, neither the Town of Kansas nor the Town of Westport had high residential density prior to the arrival of the railroad in the region.

The buildings and structures of the period were generally simple, utilitarian, vernacular designs, usually of log or frame construction. Residential buildings favored the styles that evolved in the Middle South and "Little Dixie" areas of Missouri. Classical and Gothic Revival styles prevailed as the design choice for finer residences. Brick construction was common for many of these buildings as well as others that were more formal in design and decorative treatment.

**KANSAS CITY: 1870-1910**

After the end of the Civil War and almost immediately after the completion, in 1869, of the Hannibal Railroad Bridge, the City of Kansas became a national railroad hub. As a result, the City doubled its physical size. The growth in rail connections and the commercial trade in grain, livestock, and agriculture processing industries greatly altered the appearance of the City. Manufacturing and related commercial businesses became more clustered and grew in density near the growing network of rail lines. Distinct residential neighborhoods and retail commercial centers began to emerge in the developed parts of the City. Residential areas differed in their physical relation to the City's core and in their ethnic, racial, and socio-economic composition. At the same time, the City's hilly topography promoted scattered neighborhoods and sprawl.

In the mid-1850s, what was then called the Town of Kansas boasted a population of 478 and, by 1860, counted 4,414 residents.<sup>4</sup> Successful businessmen located their homes on the bluffs a short distance to the

---

<sup>4</sup> A. Theodore Brown and Lyle Dorsett, *K.C., A History of Kansas City, Missouri* (Boulder: Pruett Publishing Company, 1978,) 23.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 4

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

west of the business center in an area known as Quality Hill. Another elite residential enclave, “Knob Hill,” located north and east of the Old Town Market Square between Walnut and Grand Avenues, rivaled Quality Hill in the wealth and status of its inhabitants. In this small, downtown residential section for upper-income residents, lots were 50 feet by 125 feet, laid out in a rectangular grid. To the south of the central business district, across 10<sup>th</sup> Street and east of Main Street, was McGee's Addition which, beginning in the late 1850s, housed the majority of the City's middle- and upper-middle-class citizens. The area also included residential pockets of the rich as well as the poor and was an integrated neighborhood where German and Irish emigrants, whites, and blacks of varying degrees of wealth and poverty lived. Here, the rectangular grid continued, resulting in 25-foot frontage lots.

By the early 1870s, the river landing lost its role as the focal point of commercial activity and Main Street became the principal nucleus of retail, commercial, and governmental activity, as well as the central axis for development. The City's businessmen moved their establishments the half-mile inland from the banks of the river. Here, they erected new houses of business around the Market Square at the corner of Main and Fifth streets. This mixture of frame and brick buildings, which were seldom more than three stories high, incorporated architectural design features that emphasized the more permanent nature of the City.

With the establishment and growth of rail lines and the ensuing commercial development, Kansas City acquired the economic base and population to support a booming real estate market. The 1880s was the most active and prosperous decade of this era. A series of land annexations kept pace with this growth and, by 1885, the City boundaries expanded south to 31<sup>st</sup> Street and east to Cleveland, with the state line and the river remaining the other boundaries. The City continued its tendency to urban sprawl, with residences and businesses scattered over the terrain. By 1890, the population stood at 132,716.<sup>5</sup>

Much of this growth resulted from improved transportation networks and public improvements. In 1880, Kansas City leaders boasted of ninety miles of streets, fifteen of which were paved. Private development and public works projects leveled the hills and filled ravines. Massive cuts through the river bluffs allowed greater access to waterfront rail lines. The City's retail center moved southward toward 11<sup>th</sup> and Main Streets where large office buildings were under construction. The bluffs still isolated the rail yards from the retail and commercial heart of the City, and new industrial and warehouse construction remained visually separate from the downtown areas of expansion. By 1886, cable car and electric trolley lines replaced the horse-drawn car lines that operated in the commercial areas between the river levee and the Town of Westport. The extensive cable system promoted outward expansion through twenty-five miles of cable that reached all corners of the City, as well as outside the city limits. One effect of this cross-

---

<sup>5</sup> Ibid., 30.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 5

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

hatching of cable lines, with the highest level of streetcar service running east and west, was that the largest amount of land speculation took place east of downtown, extending from the river to 18<sup>th</sup> Street on the south.

The new residential development that followed the City's expanding transportation network reflected informal social, economic, and ethnic stratifications. Existing residential neighborhoods, such as those in McGee's Addition, grew and expanded. Others, such as Quality Hill and Knob Hill, which were adjacent to growing industrial districts, lacked space to expand and many of their residents built new homes further east and south.

Initially residential expansion concentrated in the eastern part of the City. In the area southeast of Knob Hill — along Independence Boulevard and Woodland, Forest and 10<sup>th</sup> streets — well-built apartments and spacious single-family houses began to rise to house the City's upper-middle class and newly wealthy livestock men. Soon, small middle-class houses surrounded these islands of privilege. A northeast neighborhood, Pendleton Heights, reflected the impact of the rapid extension of cable car lines toward the eastern edge of the City in the mid-1880s. In this neighborhood, a wave of cheaper houses and three-story multi-family residential blocks quickly followed the erection of high style homes for the affluent.

Development also occurred to a lesser extent to the south, along the Broadway residential corridor. Affluent families, many of whom were former residents of Quality Hill, erected large “suburban” style homes in the Hyde Park and Roanoke neighborhoods (located in today's Midtown area south of 36<sup>th</sup> Street). Meanwhile, apartment hotels replaced the large residences original to the Quality Hill neighborhood.

It was during this period of expansion and growth that professionalism in architecture became firmly established in the City. The construction boom of the 1880s attracted major architectural firms from Chicago and New York to open branch offices in the City. The number of architects practicing in Kansas City tripled between 1884 and 1888, and peaked again during the building boom of 1904-1906. Ranging in skill and education from carpenter-builders to academically trained professionals, these “architects” erected buildings reflecting competent and innovative designs in the Second Empire, Queen Anne, Gothic Revival, and Romanesque styles.

By 1887, the real estate boom was over. Platted land for several miles around the City's core lay vacant. Large parcels of undeveloped land dotted with farm buildings separated clusters of suburban residential areas. During the next decade, expansion of both residential and commercial neighborhoods moved



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 6

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

generally southward at an orderly rate along the Main Street and Broadway corridors. The City's population growth steadily increased from 132,716 in 1890 to 163,752 in 1900 and to 248,381 in 1910.<sup>6</sup> A formalized social structure emerged with an elite social and professional class at the top; an upper-middle class of businessmen and entrepreneurs; a larger number of clerks and small businessmen forming a middle and working class; and a large number of poor laborers at the bottom of the social structure.

As the physical size of the City and population steadily grew and expanded, a considerable change in the City's infrastructure and appearance occurred. By 1897, the City limits formed a rough rectangle stretching ten miles from the Missouri River south along the state line to 79th Street and stretching east eight miles to encompass the Town of Westport and other pre-existing communities. By 1909, the City limits encompassed approximately sixty square miles, extending east to the Blue River, where they remained until after World War II.

The City's patterns of growth at this time provided stark contrasts. As the center core and expanding rim of development showed different levels of growth and density, the intervening undeveloped areas showed signs of blight typical of the develop-and-abandon phenomenon as the population spread into a wider radius. Recently completed twelve-story "skyscrapers" towered over the downtown area centered along 10<sup>th</sup> and 11<sup>th</sup> Streets, while the Old Town area around 5<sup>th</sup> and Main Streets became a disheveled civic center, more and more isolated from retail and professional services. Displaced by the City's growing industrial base, slum dwellers in the West Bottoms and the Old Town, including Irish laborers, African Americans, and newly arrived immigrants from Europe, moved eastward into what had been prosperous middle- and upper-class neighborhoods. The City's first elite residential areas began to decline. Knob Hill became known as Hobo Hill. In Quality Hill, commercial buildings and new and converted middle-class multi-family housing units steadily replaced the mansions and town houses.

Further south along the Broadway corridor, Hyde Park continued to accommodate well-to-do families, as did the Roanoke area to the west. However, these enclaves were too small for the City's growing white-collar and leisure-class inhabitants. By the first decade of the twentieth century, the selection of a location for the grand new Union Station at 23<sup>rd</sup> and Main Streets, the progress on a comprehensive system of parks and boulevards, and the suburban real estate developments of J. C. Nichols further emphasized and encouraged development in the newly annexed areas to the south and southeast.

Expanding growth stimulated a sustained campaign to improve the City's transportation system. Beginning in the early 1870s and continuing in the following decades, support grew for improving the

---

<sup>6</sup> Ibid., 53, 99.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 7

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

main thoroughfares that linked Kansas City to communities to the east and west. Civic leaders, many of whom were well traveled, decried the blight and sprawl brought by rapid growth, and advocated comprehensive planning that incorporated the City's natural beauty with commercial development. Out of this concern grew the City's initial effort at city planning using a new parks and boulevards system.

The parks and boulevards system designed and implemented by landscape architect George Kessler was the most significant factor in determining Kansas City's twentieth century development, building patterns, land usage and, to a lesser extent, design. In philosophy, Kessler's plan was part of a larger movement. In the late nineteenth and early twentieth centuries, a spirit of progressive reform occurred in the United States in response to the rapid urbanization of the country. Based on the concept of planned development that focused on the relationship between the physical environment and urban ills, the mission of the City Beautiful Movement was to make life in cities convenient, safe, and pleasant. The roots of the movement were in the emerging field of landscape architecture and the impact of Frederick Law Olmsted's design for Central Park in the 1860s and his design and layout of the World's Columbian Exposition held in Chicago in 1893.<sup>7</sup>

Kessler's plan to address Kansas City's urban ills utilized designed landscapes, traffic ways, open green spaces, and high style architecture. Under Kessler's direction, a comprehensive parks and boulevards system initiated the City Beautiful Movement in Kansas City in 1895 and continued for the next twenty-five years. Kessler's design converted blighted bluffs and ravines into parks linked by an extensive boulevard system. The plan affected the placement and design of types of buildings based on the premise that each boulevard would serve as the hub of more desirable and expensive residential neighborhoods with "the influence radiating downwards to adjoining districts."<sup>8</sup> Small groups of retail stores and services concentrated at the edge of neighborhoods near the boulevards. Closer in and adjacent to single-family enclaves were buffer streets for multiple-family housing. At certain points along the boulevard were lots designated for large apartment buildings of high style design. This controlled mix of land use coupled with the existing transit system provided easy access to parks for the working and leisure classes. At the same time, the boulevards fixed and classified residential sections ensuring stable residential property values. Thus, the system was the City's first attempt at defacto zoning prior to the City's approval of formal zoning classifications in 1923. The plan proved to be effective; by 1917, Kessler

---

<sup>7</sup> James Marston Fitch, *American Building: The Historical Forces That Shaped It* (Boston: Houghton Mifflin Company, 1966), 239-245; and Jane Mobley and Nancy Whitehead Harris, *A City Within A Park – One Hundred Years of Parks and Boulevards in Kansas City, MO* (Kansas City: Lowell Press, 1991), 23.

<sup>8</sup> Brown and Dorsett, 160-166.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 8

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

reported that the park and boulevard system had stabilized patterns of land use. It continued to affect the residential patterns of Kansas City until the close of World War II.<sup>9</sup>

In the northeast section of the City, Kessler usually placed the boulevards along what were already high-value residential streets. Here, new construction closely followed the grid system and the pre-existing narrow, deep lots. In the southern part of the City, the boulevard plan bisected the traditional grid system of streets and avenues and followed natural topographical features. The undeveloped open space along the boulevards encouraged architecture with monumental massing and horizontal emphasis, which the sets of multi-family buildings achieved.

**KANSAS CITY 1910-1930**

During the first decade of the new century, the City's population grew by 54 percent. Between 1910 and 1930, the population increased by 150,000 to 399,746 — a rate of growth mirroring that of other urban centers in the country.<sup>10</sup> The City's economic base continued to be in sales, production, and processing related to agriculture and real estate, with manufacturing and warehousing increasing. At this time, the City's newly initiated parks and boulevard plan began correcting the blight resulting from the City's rapid development, growing congestion, sprawl, and fluctuating land values. In the older residential areas near the commercial centers and rail yards, the growth of manufacturing concerns and the influx of poor, unskilled immigrants led to the decline of the most desirable nineteenth century neighborhoods. By 1910, the effect of the new parks and boulevards system began to be felt. Throughout the City, the new system stimulated new housing, schools, hospitals, and retail commercial centers. As intended, the new system both defined and stimulated development patterns.

During this period, architecture shifted from the aesthetic abstractions of the Victorian period to styles that reflected the demands of rapid growth on construction, new technology, and economic realities of a new era. Architectural treatments reflected either a return to classical or simpler historic architectural forms or to more functional new styles. In Kansas City, this transition occurred slowly, in pace with the need for more housing and an increasing number of commercial structures. Typically, stylistic ornamentation — English Gothic, Renaissance, Baroque, Neoclassical, and Italian Renaissance — began to appear on functional “modern” building plans. As time passed, even this historically derived ornamentation became flatter, crisper, and more mechanical.

---

<sup>9</sup> William Worley, *J. C. Nichols and the Shaping of Kansas City* (Columbia: University of Missouri Press, 1990), 56-67.

<sup>10</sup> Brown and Dorsett, 99, 183.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 9

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

The period also ushered in a change in the traditional housing types. Although developers erected a number of both large and small row houses, French flats, courts, apartment houses, and apartment hotels during the second half of the nineteenth century, Kansas City's residents demonstrated a decided preference for the single-family detached house. After the turn of the century, housing shortages, a rapidly growing working and middle class, and the emergence of speculative developers ushered in an era of small- to medium-sized four- to twelve-unit apartment buildings. As the City's population accelerated, so did the market for even larger apartment houses. Between the end of World War I and 1925, when the construction market peaked in Kansas City, both the number of smaller units and large apartment buildings (eighteen to twenty-four units) appeared in clusters in different neighborhoods, establishing apartment housing as a significant part of the City's residential patterns.

By the 1930s, Kansas City's nineteenth century residential neighborhoods had completely changed in character. Gone were the elite single-family residential enclaves, such as Quality Hill and Knob Hill, once found adjacent to the City's business core. A system of boulevards and streetcar routes connected the central city with residential neighborhoods and small corner retail centers to the south. The most easily identifiable white upper-class neighborhood in Kansas City was the Country Club District established by J. C. Nichols in 1907 and located some fifty blocks to the south of the river. McGee's Addition, once an identifiable commercial and residential area with a mixed ethnic and social population, could no longer be characterized as a neighborhood. In various sections to the east and southeast of the Central Business District, middle- and working-class neighborhoods developed. And while integrated neighborhoods continued to exist in the poorer sections of town, African American ghettos and isolated segregated neighborhoods were firmly established as early as 1912 between Troost and Woodland Avenues on the east and west and roughly between 17<sup>th</sup> and 27<sup>th</sup> Streets on the north and south; between State Line Road and Bell and West 9<sup>th</sup> Streets in the West Bottoms; and between Harrison Street and Highland Avenue on the east and west and 5<sup>th</sup> and 8<sup>th</sup> Streets on the north and south. There were some smaller all-black communities elsewhere such as the Roundtop and Leeds-Dunbar neighborhoods, both east of Prospect and isolated near Van Brunt Boulevard and U.S. 40 Highway, as well as a little contained area around 53<sup>rd</sup> Street and Chestnut Avenue.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 10

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

**KANSAS CITY 1931-1960**

As the Great Depression deepened and the banking system failed, little private construction occurred. A joint city-county effort labeled as the Ten-Year Plan and concurrent federal funding for major public works led to the improvement of public facilities and roads that had a mitigating effect on the economy by the provision of jobs and the purchase of locally manufactured materials. However, unlike other large cities that used funding appropriated in the U.S. Housing Act of 1937 for slum clearance projects to erect housing not only for the needy but also for the working classes, the Pendergast administration refused to authorize public housing projects.<sup>11</sup>

By the end of the decade, the mobilization of resources to support the war effort left fewer resources available for private building. With the strong support of local African American leaders, the City's reform administration secured funding in 1941 for housing for the lower and working classes, only to have its first projects put on hold due to wartime shortages in building materials.<sup>12</sup> During the war, several large projects, including multi-housing projects developed for workers near war industries, constituted the only meaningful construction in the City.

After the end of the war, efforts to transition from a wartime economy to private development were slow due to the time necessary to retool the industrial and commercial enterprises. Initially, a small number of commercial buildings appeared. Housing development did not take hold until the 1950s. Kansas City, like other municipalities in the nation, suffered a housing shortage during the war; however, the City's population had not grown significantly since the late 1920s and new single-family development in northeast Johnson County just to the west of J. C. Nichols' Country Club District helped to meet the City's needs for new middle-class housing.<sup>13</sup>

As a result, Kansas City turned its attention not to urban housing alone, but to redevelopment of a city of industrial, commercial, and residential neighborhoods that experienced little in maintenance or construction during two decades of depression and war. Decision-makers focused on large new programs to address the problem of obsolete infrastructure and aging and deteriorated buildings. They targeted areas where industrial construction previously occurred near river and rail transport, where major

---

<sup>11</sup> Sherry Lamb Schirmer, *A City Divided: The Racial Landscape of Kansas City, 1900-1960* (Columbia: University of Missouri Press, 2002), 224

<sup>12</sup> Ibid.

<sup>13</sup> George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*, Revised and Enlarged Edition (Columbia: University of Missouri Press, 1992), 116. Deed restrictions excluded African Americans, people of Middle East origins, and dictated the location of all churches with the exception of Protestant denominations.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 11

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

commercial construction occurred in defined areas in or near the central business district, as well as adjacent to established residential neighborhoods at the intersection of public transit lines.<sup>14</sup>

In 1947, both state and city elected officials approved initial funding for the redevelopment on Quality Hill along Broadway and the West Bluffs overlooking the stockyards and in the area north of Ninth Street. These projects were part of a larger plan for construction of a freeway system that would ring the central business district. At the same time, plans were underway to launch a series of programmed annexations that would allow city growth to radiate from the aging city core and prevent the City from the limitations of a ring of suburbs administered by different municipalities. The voter approval for the annexation of nearly twenty square miles north of the Missouri River in November 1946 was the first of a series of annexations that would increase Kansas City's size to over three hundred square miles by 1964.<sup>15</sup>

A city of 399,000 people in 1940, Kansas City's population rose to 456,622 in 1950 and increased to 475,539 ten years later. With the exception of a moderate increase among African Americans,<sup>16</sup> the composition of Kansas City's population remained fairly constant during the depression and war years. The war compounded the housing problems in the segregated African American residential and commercial sections of the City. Thousands of African Americans came to Kansas City from rural areas of the South in search of work in the factories and assembly lines of war industries. Joining them were African American servicemen. During the war and, in particular, afterward, jobs for blacks were not plentiful and a housing shortage for African Americans presented a crisis.<sup>17</sup>

Through the Federal Housing Act (FHA) of 1949, Kansas City initiated several urban renewal projects that impacted the African American ghetto. Through these programs, a new type of purpose-built apartment building appeared — the apartment complex designed for low-income families managed by a locally appointed housing authority.

In the spring of 1955, African American families began moving south from 27<sup>th</sup> street along Benton Boulevard. This was a noticeable departure from the segregation line maintained by real estate agents, white community councils, and banks that prevented blacks from buying or renting property to the south and west of the defacto boundaries of the African American community. Only the intervention of the federal government prompted the beginning of change in the housing conditions within the African American community.

---

<sup>14</sup> Ibid.

<sup>15</sup> Ibid., 116-17.

<sup>16</sup> The population rose from less than 10 percent to slightly more than 12 percent by 1950.

<sup>17</sup> Brown and Dorsett, 254-55.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 12

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

Throughout the 1950s and up to 1964, with the passage of the City's Public Accommodations Act, the Housing Authority of Kansas City, Missouri (HAKC) segregated its public housing residents by race.<sup>18</sup> By 1954, there were three major public housing apartment projects: the 232-unit Riverview Apartments built in 1952; the 454-unit Guinotte Manor built in 1954 "for whites"; and the 462-unit T. B. Watkins Homes built in 1953 for "Negro families." Projects in planning or under construction during this time included the 738-unit Wayne Miner Court for blacks and the 140-unit Chouteau Court, 139-unit West Bluff, and 250-unit Pennway Plaza for whites and minorities other than blacks.<sup>19</sup>

Two urban renewal projects — the South Humboldt project, which removed deteriorated buildings just east of the civic center between Oak and Cherry Streets, and the North Side Project, which focused on the area north of 9<sup>th</sup> Street — required the City to relocate African American households to other parts of the City, forcing the white establishment to open housing opportunities to African Americans beyond 27<sup>th</sup> Street and Prospect Avenue.<sup>20</sup>

The great flood of 1951 and the Korean War slowed construction in Kansas City. Also affecting the growth rate of housing and housing patterns was the bureaucratic structure of the FHA and General Insurance Fund (GI) loan programs for the purchase of homes. The agencies treated applications to fund mortgages for houses in the new developments ringing the older city more favorably than applications for financing purchase and rehabilitation of older residences in aging neighborhoods, especially near sections that housed the African American community.

In addition, older neighborhoods, particularly those with low market value occupied by working classes, and low-income families were targets for road projects based on federal, state, and local policies that focused on easing the flow of traffic between developing suburban areas through construction of a radiating set of freeways and other traffic arteries. For the first time in the City's history, government policy and practice, not private development, actively determined the distribution of the population.<sup>21</sup>

---

<sup>18</sup> By executive order, after 1962, federally funded housing projects could not practice segregation of races. However, housing projects were erected in neighborhoods where use by certain racial groups guaranteed defacto segregation. This continued well past the City's passage of anti-discrimination legislation in 1964.

<sup>19</sup> Kevin Fox Gotham, "A City without Slums: Urban Renewal; Public Housing and Downtown Revitalization in Kansas City, Missouri," *The American Journal of Economics and Sociology*, January 2001 [document online] available at [http://findarticles.com/p/articles/mi\\_m0254/is\\_1\\_60/ai\\_74643770](http://findarticles.com/p/articles/mi_m0254/is_1_60/ai_74643770); Internet; accessed 20 June 2007.

<sup>20</sup> Brown and Dorsett, 257.

<sup>21</sup> Ehrlich, 122.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 13

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

By 1953, the City's economy had weathered the impact of the \$1 billion in flood damage; the severely damaged industrial areas along rail lines and in river valleys showed signs of recovery, and the Korean War truce was in effect.<sup>22</sup>

At this time the pattern that became known as "white flight" was a recognized phenomenon, as migration from the urban core dramatically increased the population of the small towns and villages in the metropolitan area. Post-war prosperity, the gains made by the labor unions, and government-subsidized home loans enabled working-class families to have the funds for the cars, appliances, vacations, and suburban houses purchased by the middle and upper-middle classes. During this period, the population of Blue Springs doubled. Raytown, with population of only five hundred in 1950, grew in the next dozen years to near thirty thousand.<sup>23</sup> Lee's Summit's population grew by 49 percent. Culminating a 150-year trend, the organizational ties between the region's families, the community, and the church were declining due to the increase in the number of residents changing the location of their residence. By 1960, only 43 percent of Jackson County's population lived in the same house they occupied in 1955; 15 percent had moved to the county from another county; and 10 percent had moved to Jackson County from another state. Only 4 percent reported that they had always lived in their current home.<sup>24</sup>

**THE EVOLUTION OF THE WORKING- AND MIDDLE-CLASS MULTI-FAMILY  
PURPOSE-BUILT APARTMENT BUILDINGS IN KANSAS CITY: 1885-1960<sup>25</sup>**

The growing popularity of the apartment house in the late nineteenth and early twentieth centuries in the United States corresponds to the era between the Civil War and the Great Depression, a time when towns became cities and the majority of the nation's citizens became an urban people. Despite the European tradition of communal living, in antebellum America, the idea of sharing a roof with other families was not popular. Initially, multi-family dwellings were the purview of the lower classes. As communities grew after the end of the Civil War, the establishment of the apartment house as a significant part of a city's housing reflects a number of factors, the foremost of which was a rapidly growing population and

---

<sup>22</sup> Ibid.

<sup>23</sup> Sherry Lamb Schirmer and Richard McKinzie, *At the River's Bend: An Illustrated History of Kansas City, Independence and Jackson County* (Woodland Hills, CA: Windsor Publications, Inc., in association with the Jackson County Historical Society, 1982), 265

<sup>24</sup> Ibid., 138-139.

<sup>25</sup> Except where noted, the discussion of development through 1930 is adapted from the Multiple Property Documentation Form "Colonnade Apartment Buildings of Kansas City, Missouri," prepared by Sally F. Schwenk for the City of Kansas City, Missouri as part of a Multiple Property Submission approved by the National Park Service on 17 October 2003.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 14

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

limited land mass near centers of economic activity and transit systems. In particular, the growing number of working- and middle-class bachelors and single women arriving in cities to take jobs in the building trades, in factories, and as clerks, salesmen, ministers, teachers, librarians, middle managers, secretaries, and stenographers, created a demand for affordable housing without the responsibilities and costs of home ownership.

At the same time, among certain groups of the upper classes, the popularity of apartment dwelling during this period occurred at a time of spiraling costs for servants and, after 1913, the impact of income tax. For the bachelor physician, banker, or attorney and the well-to-do widow or spinster, “apartment hotel” living, with its attendant food and maid services, became an accepted alternative for the upper-middle class to living in a single-family dwelling.<sup>26</sup>

From these disparate needs, the purpose-built apartment building designed to meet the needs of different social and economic constituencies evolved. As noted by architectural historians Emily Hotaling Eig and Laura Harris Hughes in their study of Washington D.C. apartment houses,

*The clustering of several families under one roof is often the result of economic or political necessity. Under many circumstances the question of how to house these families is moot; the families make do, working together as an extended family, or perhaps accommodating each family unit on separate floors. But to plan for the housing of separate families as independent units who choose to be lodged within the confines of a single building is a different issue, and one that has resulted in the formation of a specific building type — the ‘purpose-built’ apartment building.<sup>27</sup>*

---

<sup>26</sup> Elizabeth Hawes, *New York, New York: How the Apartment House Transformed the Life of the City* (New York: Alfred A. Knopf, 1983), xiii.

<sup>27</sup> Emily Hotaling Eig and Laura Harris Hughes, National Register of Historic Places Multiple Property Form “Apartment Buildings in Washington D.C. 1880-1945,” 1 July 1993, E1. District of Columbia Planning Department, Washington D.C.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 15

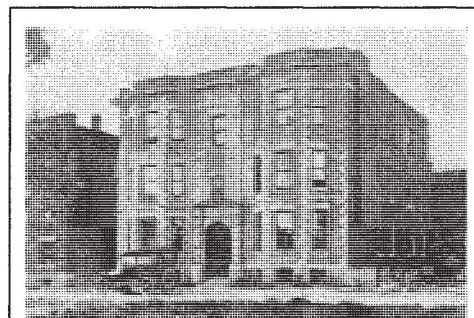
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

**EARLY MULTI-FAMILY PRECEDENTS**

American multi-family dwellings are cultural descendents of traditional European housing dating as early as the fourth century B.C., where apartment buildings were a popular solution to urban living in Rome. (The noun “appartimenta” is from the Latin verb *partier*, meaning to divide or to share.) Throughout history, multi-family housing occurred in response to economic and physical conditions associated with the growth of cities. The multi-family housing unit allowed not only the wealthy, but also the lower and middle classes to live near urban centers by providing different families with separate residential space in a building that did not require much land.<sup>28</sup> Over the ensuing centuries, European cities exhibited variations of the apartment building that evolved into specific forms and floor plans, in part due to the establishment of building codes requiring setbacks, fireproof materials, and height limits.<sup>29</sup>

The late nineteenth century French prototype became the primary influence on apartment design in the United States. Beginning in the 1870s, American architects who studied in Paris at the *Ecole Des Beaux Arts* brought the French style of exterior massing, architectural treatment, and floor plans to Boston, New York City, and Chicago.<sup>30</sup>

The French flat, with one apartment per floor, became established in New York in the mid-1870s. This form adapted easily to the city’s long narrow lots that previously accommodated row houses. In the 1880s, larger apartment buildings appeared, often filling entire city blocks. These taller and larger buildings reflected changes in building technology, in particular the development of the elevator and steel framing.<sup>31</sup> The Boston “triple-decker” style apartment building plan, which became a model for the “walk-up” apartment flats, emerged as a dominant design that continued in popularity throughout the first half of the twentieth century in the United States. The Boston “triple-decker” prototype consisted of three units, one per floor. Its larger counterpart, the “double triple-decker” building plan, which consisted of six units — two per floor, and three per side — connected by a central stair hall, became a standard plan for working and middle-class apartment buildings.<sup>32</sup>



**Early Twentieth Century  
“Double Triple-Decker,” Six-Family Flat**  
*Kansas City (Missouri) Public Library,  
Special Collections*

<sup>28</sup> Hawes, 20.  
<sup>29</sup> Ibid., 19-20  
<sup>30</sup> Eig and Hughes, E2-3.  
<sup>31</sup> Ibid.  
<sup>32</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 16

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

The established forms of multiple-family residential units in Kansas City in the 1870s included boarding houses converted from large single-family houses; tenements<sup>33</sup> erected or converted from larger buildings; small detached living quarters such as duplexes; and living quarters over above a commercial shop. These multi-family units housed the City's working classes and were usually within walking distance of the City's industrial and freight centers. It was not until the population increase and the resulting building boom of the early 1880s that the apartment building designed for working and upper-middle classes appeared.

Kansas City, like other growing metropolises in the late nineteenth and early twentieth centuries, saw the apartment building evolve in response to specific conditions of local needs, tastes, socio-economic classes, land use, and building code restrictions. In Kansas City, variations of the East Coast apartment building prototypes first appeared in the mid-1880s. Although not every design formulated in New York or Boston was appropriate for Kansas City, many of the medium-size plans for apartment hotels and apartment buildings<sup>34</sup> proved to be adaptable to the City's environment and economy. From these prototypes, developers and architects created their own unique apartment variants.

**THE WORKING- AND MIDDLE-CLASS APARTMENT BUILDING MARKET**

During the construction boom of the 1880s and continuing throughout the following two decades, Kansas City's middle-class residents demonstrated a clear preference for detached houses. However, as the population and ensuing housing shortages increased, particularly after World War I, apartment houses became a more attractive housing option for all strata of society. This followed national patterns. Two factors established a market for middle-class apartment buildings. The first was sufficient population

---

<sup>33</sup> The term tenement in the mid- to late nineteenth century generally applied to any multiple-family rental building. By the beginning of the twentieth century, it was also used to refer to any residential building in a slum. However, this latter reference occurred at a time when prize-winning tenement designs were developed for housing the lower working classes. Thus, the term also applied to large new multi-family buildings erected in the first decades of the twentieth century for the working poor. As used here, it references simple functional and often hastily built multi-family buildings erected for the working classes, usually near industrial and manufacturing areas.

<sup>34</sup> The distinction between the apartment hotel and the apartment house is often blurry, and the application of the appropriate nomenclature often varied during different time periods and locales. In general, apartment hotels at this time were primarily residential buildings servicing permanent or seasonal renters rather than transients. These buildings offered many of the same amenities as hotels — concierge services, maid and valet service, communal kitchens, and private and public dining rooms. Many of the larger buildings featured ground-floor retail services as well. Apartment houses catered to permanent year-round lessees and often included private kitchens as well as communal kitchens with delivered meals to living quarters. Some also included a private communal dining room with a fixed-price daily special.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 17

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

density of working-class residents who required multi-family rental units as opposed to the detached residence. The second was the cost of the owner-occupied single-family house.

It was not until the late 1880s that population growth (due in large part to the movement of rural dwellers to the City) and the increase in demand by single workers established an economic foundation for the multi-family purpose-built building. As Kansas City evolved into an urban center and its population grew to approximately 100,000 in 1885 and to 132,000 in 1890, Kansas City's land values escalated. During the real estate boom in the early 1880s, the City's residential neighborhoods expanded outward. Accompanying this extension was a wave of cheap residential building. Evidence of the growing numbers of working- and middle-class workers were the rows of relatively inexpensive, quickly-built houses and the three-story residential multi-family blocks called "flats" that began to appear at this time near residential neighborhoods.<sup>35</sup> The boom reached its highest point during 1887, but by year's end, poor crops and a sagging cattle market created a regional depression.

Within a few years, however, the City resumed its rapid growth, increasing in population from 132,716 in 1890 to 163,752 in 1900 and to 248,381 in 1910.<sup>36</sup> During the first decades of the twentieth century, the City's population growth steadied and, by the time of World War I, growth no longer served as a defining element of the City's status. During this period, the occupational and age demographics did not change significantly. The largest employer continued to be manufacturing industries, followed by those engaged in trade and transportation. Professional occupations remained at about the same level. The only remarkable change in occupations was the increasing percentage of those employed in clerical jobs.<sup>37</sup> It was this group that could not afford single-family houses that provided an important segment of the base market for apartments built for the working and middle classes in the early twentieth century.

Most of Kansas City's middle- and upper-middle-class single-family residential neighborhoods that appeared in the last decades of the nineteenth century through the onset of World War I were the result of subdividers who sold individual lots to small builders, who in turn rented or sold their completed houses.<sup>38</sup> Because of the costs associated with this system, construction for owner occupancy was financially difficult and single-family housing for many of the new city dwellers was an expensive proposition, particularly during real estate booms. The cost of a lot was more than the average worker's annual income. This and the cost of the house itself rendered a new house in a recently platted

---

<sup>35</sup> Brown and Dorsett, 53-54.

<sup>36</sup> Ibid., 55, 99.

<sup>37</sup> Ibid., 183-84

<sup>38</sup> Worley, 5, 17.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 18

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

subdivision beyond the means of most of the City's wage earners. Thus, speculators purchased the majority of vacant lots and quickly erected cheap wood frame detached dwellings as rental property, and most of the City's residents rented their living quarters.<sup>39</sup>

The cost of living did not change in the ensuing decades. In 1900, the annual average income was still \$400 to \$500. In 1912, social workers estimated that a family of four needed an annual income of at least \$600 to maintain an adequate standard of living.<sup>40</sup> At the low end of the middle-class spectrum was the cook, shop girl, or laborer who earned around \$260 a year.<sup>41</sup>

As a result, to the majority of Kansas City's growing working class, the apartment house offered affordable, decent housing for those wishing to become established in a career before marrying or having children, for the retired and for the spinster, widow, bachelor, or widower. The largest of these groups renting apartments were bachelors, reflecting the emergence of the single male wage earners as the dominant element in the workforce. However, by the onset of World War I, wage-earning single women also began to rent apartments. In the early years of apartment popularity, single women residents tended to be widows who were far outnumbered by couples and bachelors. In 1900, investigators of working conditions estimated that the City's population of over 160,000 included approximately 16,000 wage-earning women. Seventy-five percent earned more than \$6.00 a week, at a time when the cost of living in a modest boarding house was around \$8.50 a week.<sup>42</sup>

A certain segment of the upper-middle class also emerged as apartment dwellers in the late 1880s. The residential patterns of the affluent were changing at this time in Kansas City. Most of the privileged who could choose where they wanted to live already demonstrated a proclivity to move east and south. And the old elite neighborhoods close to the business centers declined. Apartment houses or apartment hotels that offered amenities provided by hotels located on major thoroughfares with streetcar lines near the City's business centers attracted bachelors of the professional and business classes, as well as wealthy widows. These new residential buildings featured an array of facilities and services for those without the time or inclination to manage a large home — kitchen, laundry, and maid services; well-appointed public rooms; and private suites that included parlors, dining rooms, bedrooms, bathrooms, and maid quarters. Social registers from the first decades of the twentieth century reveal that these apartments appealed to the upper-middle classes, including professionals, businessmen, and entrepreneurs.

---

<sup>39</sup> Ibid., 55

<sup>40</sup> Schirmer and McKinzie, 65.

<sup>41</sup> Frederick Lewis Allen, *The Big Change: America Transforms Itself 1900-1950* (New York: Harper & Row, 1952), 49-43, 51-52.

<sup>42</sup> Shirmer and McKinzie, 56.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

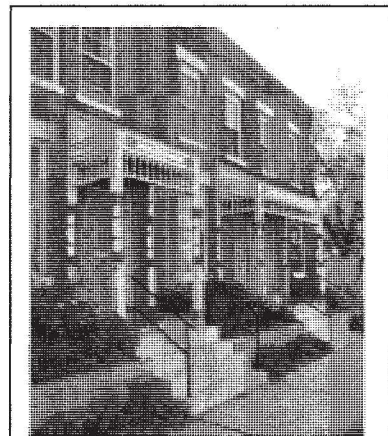
Section E Page 19

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

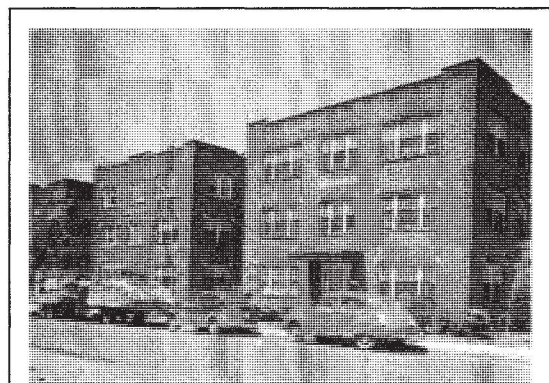
**APARTMENT BUILDING PROPERTY TYPES**

As early as 1900, the City's multi-family dwellings included a sizeable number of "flats," "blocks," "apartments," and "courts," as well as the large "apartment hotels." Two- to four-story flats replaced the attached row houses that were so popular in the 1880s as the residences of the working and middle classes. This decline in popularity was due, in part, to the lack of exposure to light available in small detached houses and/or the compactness of the apartment flat with all rooms on a single floor level. Although there is some ambiguity in word usage found in early descriptions of these multi-family buildings, the term "flat" generally referred to modest two-story, two- and four- family units as well as to three- and four-story "walk-up" flats that featured all the rooms of an apartment on one floor. The term "blocks" referenced attached row houses aligned along a block. The term "court" initially referenced two rows of facing multi-family buildings; later, it often referred to a grouping of multi-family buildings (usually flats) in a courtyard configuration. The term "apartments" referenced larger apartment complexes, often apartment hotels.

The 1900 city directory lists less than 100 flats, apartments, courts, and blocks. Five years later, the city directory lists over 250 such multi-family buildings. Most of these multi-family buildings appear in the northeast and northwest portions of the City and along the City's main transit corridors.



**Restored Late Nineteenth  
Century Row House**  
*Kansas City (Missouri) Public  
Library, Special Collections*



**Post-World War I Center-Hall Walk-Up  
Apartment Buildings**  
*Kansas City (Missouri) Public Library,  
Special Collections*

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 20

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

The City's apartment construction continued to expand in the next two decades. The most active period for construction occurred between 1900 and the United States entry into World War I in 1916, with 226 buildings under construction.<sup>43</sup> During this period, apartment buildings designed to meet the demands of truly self-sufficient living required by the growing numbers of wage earners appeared. Developers erected these buildings with units that equaled the amenities of a small house and offered them at a rental rate equal to or less than such a house could command in a similar locality. These two- to four-story buildings met a need for moderate rentals and appeared throughout the then central portion of the City, near public transit systems. This new class of "walk-up" apartment buildings, never more than three or four stories tall, negated the need for and expense of an elevator. To further reduce costs, the developer dropped hotel-type personal services, including laundry and dining room facilities, and the "kitchenette" apartment house became a low cost alternative to the apartment hotel.<sup>44</sup> During this period, the "efficiency" apartment — a one-room studio apartment with a bathroom — appeared in apartment buildings designed for the working classes.

Although the size of the building and the number of units varied, the unpretentious two-story, four-family flat, whether a simple brick structure or executed in a popular period architectural style, usually incorporated the same basic floor plan. Replacing the working-class row house and tenement house, developers erected these buildings to accommodate renters with moderate or lower incomes by reducing design and construction costs. A review of city directories and apartment survey information documents that the simpler of these buildings typically housed both blue-collar and white-collar workers. For example, small simple brick buildings housed carpenters, plumbers, cable splicers, newspaper employees, stenographers, secretaries, and clerks. Middle-class white-collar salaried workers, such as district sales managers, clerks, accountants, sales representatives, private secretaries, and stenographers, occupied slightly larger apartment building counterparts that often referenced popular architectural styles of the era. Variations occurred in the presence of a dining room and the ratio of single-room efficiency units, single-bedroom units, and two-bedroom units within a building.

---

<sup>43</sup> Worley, 245. This was also the second most active year for apartment construction in Kansas City between 1910 and 1941.

<sup>44</sup> Eig and Hughes, E21.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 21

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

Apartment construction boomed after the end of World War I. During 1920 to 1929, 15,152 new apartment units and 1,092 new duplex housing units came on the market. The biggest year in apartment building construction was 1923, when developers received permits for 299 buildings that included 3,242 apartment units. The second best year in that decade was 1927 with 2,135 new units. "By 1930, however, new units dropped to 397 and, in 1932, the apartment market hit rock bottom with no new units erected."<sup>45</sup>

**APARTMENT CONSTRUCTION 1920-1930<sup>46</sup>**

YEAR	NUMBER ERECTED	COST
1920	22 Apartments (382-439 suites)	\$ 743,000 est.
1921	111 Apartments and Duplex Buildings (686 apartment units)	\$ 1,985,000
1922	140 Apartment Buildings (1,620 units)	\$ 8,944,000 <sup>47</sup>
1923	299 Apartment Buildings (3,242 units)	\$ 5,505,600
1924 <sup>48</sup>	124 Apartment Buildings (2,375 units)	\$ 3,438,000
1925	(2,075 units)	
1926	100+ (2,070 units)	

The surge in the construction of apartment units in the early twenties did not reflect an increase in the number of buildings erected; it reflects instead a doubling of the number of apartment units.<sup>49</sup> These statistics reflect a significant change in the average size of apartment buildings. The size of purpose-built apartment buildings expanded from the typical six-unit building to an average of eighteen to twenty-four units.<sup>50</sup>

<sup>45</sup> Worley, 222-223 partly citing *Kansas City (MO) Star*, 10 February 1929, 1D; 6 January 1929, 1D; 5 January 1930, 1D; 4 January 1931, 1D.

<sup>46</sup> *Kansas City (MO) Star*, 1 January 1922; 24 September 1922; 31 December 1922; 24 December 1924; 16 January 1927; 20 February 1927; and *Kansas City (MO) Journal*, 1 January 1924. *Kansas City Star* Newspaper Clipping File, Special Collections, Kansas City (Missouri) Public Library. Microfilm.

<sup>47</sup> *Kansas City (MO) Star*, 10 September 1922. *Kansas City Star* Newspaper Clipping File, Special Collections, Kansas City (Missouri) Public Library, Special Collections. Microfilm. During this year, City records indicate a number of large apartment hotels erected at a cost of between \$185,000 and \$400,000.

<sup>48</sup> In response to the growing size of residential buildings, the City Council passed, in 1924, the "Shinnick Amendment" to the building code, which prohibited the erection of any apartment, apartment hotel, hotel, lodging, or tenement house more than two stories high unless they were of fireproof construction. Following approval of this amendment (and during a period when the apartment market was overbuilt), a spate of two-story apartment building construction occurred. Construction in apartment units peaked that year.

<sup>49</sup> Ehrlich, 66. In fact, a smaller number of units were built after World War I than before.

<sup>50</sup> *Ibid.*, 67.



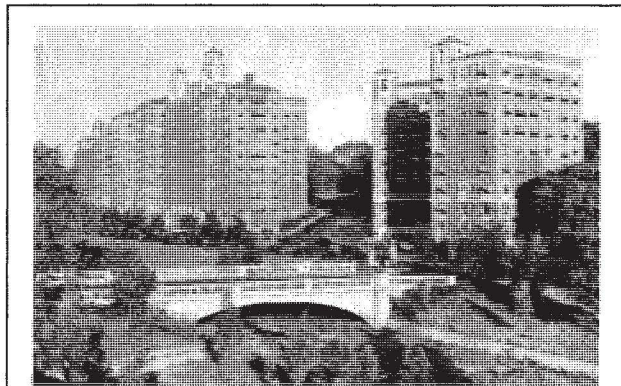
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 22

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

The large post-World War I apartment building erected for the upper-middle classes featured many of the same amenities as their pre-war counterparts. As early as 1919, residential apartment buildings like the twelve-story structure erected at the southeast corner of Armour Boulevard and Gillham Road became commonplace. The *Manoir Frontenac* provided 103 completely furnished apartments at rents varying from \$125 to \$160 a month. Each apartment had an electric grill kitchenette and breakfast room with painted furniture. Amenities included meals prepared in the building's kitchen and served in private quarters, a tearoom, café, beauty parlor, drug store, garage facilities, and other "modern hotel services."<sup>51</sup> Near these large buildings, on secondary streets, were smaller walk-up apartments designed for the middle and upper-middle classes that featured a formal living room with a fireplace, a dining room, a kitchen, two bedrooms, and a bathroom. Apartments included small solarium sunrooms, French doors, mahogany doors and woodwork, and balconies.



**Upper-Middle-Class 1920s Apartment Buildings  
South Side of Brush Creek, Country Club Plaza**  
*Kansas City (Missouri) Public Library, Special Collections*

More modest walk-up apartments for the working and middle classes featured predominantly studio and one-bedroom units. A separate kitchen and private bath were part of the unit plan. Usually there was no dining room. The building might feature individual porches or balconies or share a common front porch.



**Working- / Middle-Class 1922  
Walk-Up Apartment Building**

Pre-war apartment building prototypes such as the row house continued to be erected after the war, as did a series of center hall walk-up apartment flats that extended the entire block, such as the complex developed by the real estate development firm of McCanless Miller that contained 166 studio and one-bedroom units at

<sup>51</sup> *Kansas City (MO) Star*, 11 April 1919, *Kansas City Star* Newspaper Clipping File, Special Collections, Kansas City (Missouri) Public Library. Microfilm.

United States Department of the Interior  
National Park Service

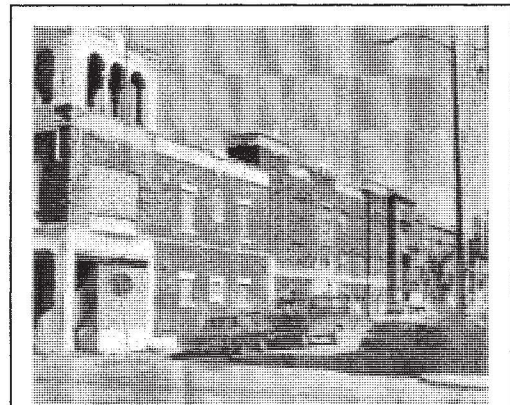
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 23

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

Linwood Boulevard and Main Street. The company's four-story apartment buildings at 45<sup>th</sup> and Main Streets, erected in 1924 to 1925, also reflected the established practice of repeating the building design, a feature that sometimes occurred for the length of an entire city block. However, unlike earlier versions of the Boston "double triple-decker" walk-up, which had flats flanking each side of the central hall, each of these buildings had "eight apartments per floor, for a total of thirty-two units each, clearly in keeping with post-war trends."<sup>52</sup>

Although the large apartment building accounted for the bulk of new apartment construction, all types of apartment dwellings showed increased occupancy in the 1920s. At the same time, smaller furnished units, rather than the large apartments suites of six or seven rooms, gained in popularity.<sup>53</sup>



**Working- and Middle-Class Housing Units,  
Warner Plaza, Linwood and Main,  
(Demolished)**  
*Kansas City (Missouri) Public Library,  
Special Collections*

Construction figures for 1926 provide insight into the patterns of apartment development in the late 1920s. The largest amount of new construction concentrated in the 31<sup>st</sup> Street and Troost Avenue area, "a favorite with kitchenette<sup>54</sup> builders",<sup>55</sup> where investors erected 540 new units. The area south of 34<sup>th</sup> Street between The Paseo and Oak Street featured 122 new units. Seventy-five new upper-middle- and upper-class units appeared along Armour Boulevard, a street already noted for its large apartment buildings and apartment hotels. The J. C. Nichols Country Club Plaza area around 47<sup>th</sup> Street between Broadway and Main continued to develop as an apartment center, adding 277 new apartment units, while developers erected 64 more units in the area between the Plaza and Roanoke Park to the northwest. A *Kansas City Star* article on January 16, 1927 noted that new apartment buildings erected in the past three years in the immediate vicinity of 47<sup>th</sup> Street and Mill Creek Parkway housed approximately one thousand families.

<sup>52</sup> Ehrlich, 67.

<sup>53</sup> *Kansas City (MO) Star*, 20 February 1927.

<sup>54</sup> The term refers to apartments with no central kitchen or food service and with no formal dining area. It is often used as a synonym to the "efficiency" apartment. Such units were clearly erected to house working- and middle-class renters.

<sup>55</sup> *Kansas City (MO) Star*, 16 January 1927.

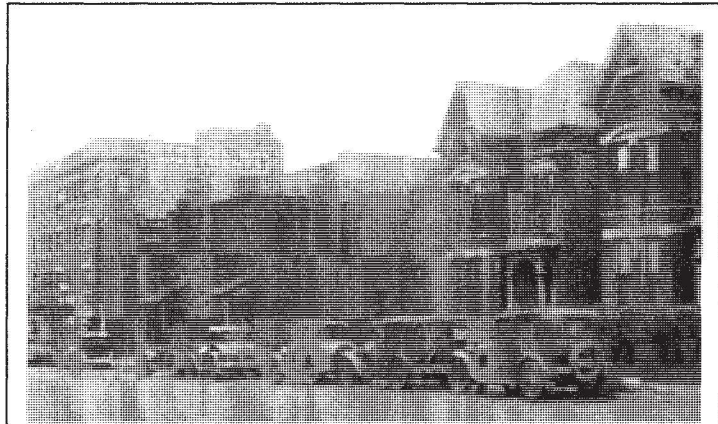
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 24

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

During this period, the walk-up apartment building for the working and middle class with kitchenette or the efficiency units increased and shifted to the working-class West Side; in particular, the section west of the business district between 10<sup>th</sup> and 17<sup>th</sup> Streets where developers erected 343 new units. This contrasts with 70 similar new units erected on the east side during the same period. In the once-affluent neighborhoods of the old northeast section, where developers first erected large apartment hotel buildings at the turn of the century, 185 new efficiency



**Twentieth Century Apartment Building Infill in Nineteenth  
Century Single-Family Northeast Neighborhood**  
*Kansas City (Missouri) Public Library, Special Collections*

and kitchenette units appeared in the area north of 12<sup>th</sup> Street, and investors financed 135 new units in a section east of The Paseo, between 10<sup>th</sup> and 15<sup>th</sup> Streets. To the southeast, 24 new units formed a buffer zone along Benton Boulevard in the planned single-family Santa Fe neighborhood and in an area east of Wabash and south of 31<sup>st</sup> Street.<sup>56</sup>

These statistics demonstrate not only the continuing southward movement of residential development, culminating at the Country Club Plaza at 47<sup>th</sup> Street, but also a beginning phase of infill apartment buildings after the passage of zoning land use regulations in 1923. By the end of the decade, the *Kansas City Star* reported that modern apartments were reclaiming many of the City's older residential sections. This trend was not unique to Kansas City. At this time, the growth patterns of the average large city showed the abandonment of once upper-middle-class residential sections for new suburban residential enclaves. The older sections deteriorated and depreciated in value and developers erected apartment units for the working classes who continued to utilize the established public transit routes. The *Kansas City Star* article noted that Kansas City's apartment development reflected national trends.

*There is now, in most of these cities, a comparatively recent and very interesting trend toward reclamation. The modern apartment building, capable of far greater utilization of land than any of its predecessors, has entered into these close-in, easily accessible districts and is rapidly*

<sup>56</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 25

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

*driving out the old ramshackle tenement buildings. Values are again becoming too great for inadequate developments. While this reclamation is occurring quite generally in the various large cities, it is usually coming as the result of single successful enterprises. One builder gambles on a big building, then another, until finally, the entire character of the district is changed.*<sup>57</sup>

**MULTI-FAMILY APARTMENT DEVELOPMENT: 1930-1960**

Before the economic depression of the 1930s, apartment properties were either owned debt-free by individuals or small associations of individuals and were financed by local banks or individuals. Prior to 1930, the largest category of lenders in the United States was individuals, not financial institutions.<sup>58</sup> The failure of the banking system during the Great Depression caused a drastic decrease in housing loans, ending speculative development of multi-family housing. To address these problems, in 1934, the federal government restructured the federal banking system and redefined lending practices. At the same time, Congress passed the National Housing Act of 1934, which created the Federal Housing Administration (FHA). This action represented the federal government's first active role in promoting housing and the first recognition of the importance of housing to the public's general welfare. In 1938, Congress approved FHA Section 207 and the General Insurance Fund (GI) to provide long-term loans for houses and apartment properties. However, it should be noted in this context that federal assistance for housing for the blue-collar and low-income worker through the U.S. Housing act of 1937 for slum clearance and new housing did not occur in Kansas City due to the lack of initiative by Mayor Pendergast and the Pendergast controlled city council.<sup>59</sup>

The FHA Section 207 and General Insurance Fund programs successfully increased the size of the housing market for white tenants by convincing banks to once again lend to speculative developers as well as changed and standardized mortgage policy and procedures. Section 207 of the National Housing Act of 1934 provided an important framework to establish a federal role in apartment financing and led to meeting the market demand for large-scale garden-style and high-rise apartments that appeared shortly after the end of World War II. At this time and continuing through the 1950s, the FHA helped finance

---

<sup>57</sup> *Kansas City (MO) Star*, 17 November 1929. *Kansas City Star* Newspaper Clipping File, Special Collections, Kansas City (Missouri) Public Library. Microfilm.

<sup>58</sup> Kent W. Colton, Ph.D. and Kate Collignon, "Multifamily Rental Housing in the 21<sup>st</sup> Century," paper prepared for the Joint Center for Housing Studies and Kennedy School of Government Harvard University 29 January 2001, TMs (photocopy); citing Kerry S. Vandell, "Multifamily Finance: A Pathway to Housing Goals, a Bridge to Commercial Mortgage Market Efficiency," paper presented at the mid-Year Meetings of the American Real Estate and Urban Economics Association, Washington D.C., 30 May 2000.

<sup>59</sup> Schirmer, *A City Divided*, 224.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 26

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

housing for returning veterans through the repurchase of both single-family and multi-family homes, stimulating the production of millions of privately owned houses.

**Post-World War II Multi-Family Housing Market**

When American troops returned from World War II there was a sudden and dramatic need for housing. Initially the FHA focused on smaller single-family houses. The allocation of scarce resources for more lucrative commercial projects and rent controls due to the shortage of housing discouraged developers and builders from building low-to-moderate income rental properties. The scarcity of materials discouraged speculative investment in rental housing because of the possibility that, as materials became more available, they would decrease in cost. Houses built for sale at a time of housing shortages allowed the builder to sell it at the current market value, passing the risk of a decline in value to the purchaser.<sup>60</sup> However, rental properties did not have this advantage.

Nevertheless, within a few years after the end of the war, a growing number of institutional investors, such as pension funds and life insurance companies, cautiously entered the multi-family housing loan market. Soon, some of the nation's mortgage banking firms began originating apartment building loans to sell to these investors. Most large loans originated from savings associations, followed by life insurance companies and banks.<sup>61</sup>

**Section 608 and FHA Guidelines for Rental Housing**

One of the major steps taken by Congress in response to the national housing shortage was to liberalize Section 608 of Title VI of the National Housing Act of 1934 to further stimulate investment in low- and moderate-income rental housing through changes in a federally backed mortgage insurance program. Originally, Section 608 was a 1942 addition to Title VI of the National Housing Act to increase the number of rental units for defense workers. The goal of this program in the post-war period was to stimulate privately owned low- to moderate-income rental housing. It was unique in meeting conditions in a critical period immediately after the end of World War II and the end of the Korean War in 1953.

Only one other FHA financing program, Section 207, assisted in the financing of privately owned low- to moderate-income rental housing. The language in the post-war amendments to Section 608 made it the

---

<sup>60</sup> Colton and Collignon, 5.

<sup>61</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 27

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

leading stimulus to private construction of housing units in the United States. The post-war amendments reduced amortization of mortgages, lengthening the maturity of the loan by five or more years. The amendments also reduced working capital requirements, provided a high loan to value ratio, and allowed liberal processes to estimate valuations of the land and development costs, all of which translated into profits for developers. In addition, simplified forms and procedures allowed quicker processing of applications. The result was the possibility of speculative development of larger projects with very little capital<sup>62</sup> (and the construction of inexpensive single-family housing in the suburban rings of the city, which contributed to white flight).

The changes represented an unprecedented government sponsored effort to assist in the development of affordable housing. Between 1946 and 1952, Section 608 insurance covered 80 percent of FHA sponsored multi-family development projects that contained five or more rental units. As documented in *Where We Live: A Social History of American Housing* by Irving Welfeld, "The program succeeded beyond all expectations. Four hundred sixty thousand units were built (half in four metropolitan areas: New York City, Chicago, Washington, and Los Angeles). Of these approximately 400,000 were built by the end of 1951. More units were built under the program in 1950 and 1951 than had been built by all the life insurance companies, limited dividend corporations, semi-philanthropic organizations, and consumer cooperatives." In 1947 alone, mortgage commitments totaled \$360 million, the largest amount in the agency's history since its formation in 1934 as the agency to administer the federal mortgage insurance program. Robert Schafer, in *The Suburbanization of Multifamily Housing*, attributes the rise in multi-family housing starts in 1948 to 1950 as entirely the result of federal financial assistance under Section 608.<sup>63</sup>

In addressing the housing shortage, federal planners also had to take into consideration the shifting demographic of a new industrial work force. The concern for a return of value on investment and protection from default on a federally insured mortgage, led to the establishment of minimum standards dictating both the design and location of FHA insured housing. These standards applied to single-family homes and multi-family rental developments, including those constructed under Section 608. Due to the high number of FHA mortgages, these standards and guidelines reshaped the design of communities throughout America. In the central city, federally insured apartment buildings designed in the streamlined

---

<sup>62</sup> "Lincoln Place Apartments in Venice, California Nominated for The California Register of Historical Resources Hearing: Aug 5, 2005 in Sacramento" [Document online] available at <http://home.earthlink.net/~perroudburns/LincolnPlaceSignificance.html>; Internet; accessed 23 January 2007.

<sup>63</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

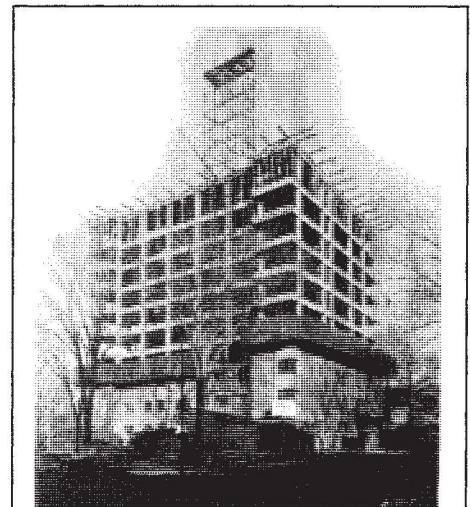
Section E Page 28

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

version of the Modern Movement style brought a distinct departure to boulevards and arterial streets that had remained largely unaltered since the onset of the Great Depression.

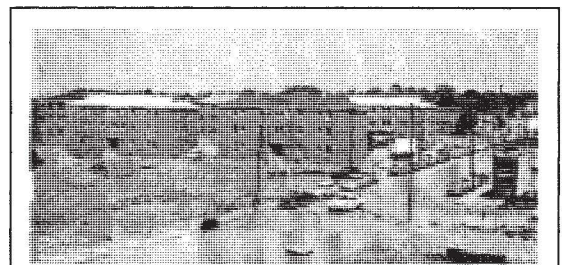
**Federally Financed Low- Moderate Income Multi-Family Housing**

In 1941, after the fall of the Pendergast machine, the reform city government initiated the Housing Authority of Kansas City, Missouri (HAKC) in July 1941 and applied for federal grants from public agencies to clear large tracts of substandard housing for redevelopment. These federally funded housing and urban development projects initially focused on a city's boulevards and other main thoroughfares near established bus transportation routes. Coupled with the demolition associated with the construction of a freeway system looping the downtown, the apartment buildings erected in the late nineteenth and early twentieth centuries systematically disappeared from entire neighborhoods. In Kansas City, because of the methodical spread of apartment construction along the City's comprehensive boulevard system, which formed the spine of the public transportation system, the effects of demolition were widespread, particularly the eastern and mid-town neighborhoods north of 47<sup>th</sup> Street.



**Armour Boulevard Early Post-World  
War II Apartment Building**  
*Kansas City (Missouri) Public Library,  
Special Collections*

Although the City established the Housing Authority in 1941, the war interrupted planned low-rent public housing development. In 1946, the reactivated HAKC received a contract with the federal government to operate the Veterans Temporary Housing Program, which expanded to include low-rent units for families. During the early 1950s, federally subsidized housing erected and administered by HAKC created a new multi-family apartment property type in the City. By 1954, the HAKC



**Chouteau Court, circa 1958**  
*Kansas City (Missouri) Public Library,  
Special Collections*

had completed three major public housing apartment projects that included 1,148 units. Projects in the planning stage or under construction during this time included an additional 1,267 units.<sup>64</sup>

<sup>64</sup> Gotham.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 29

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

**The Kennedy Years: The End of the Post-World War II Apartment Building Era**

Despite federally guaranteed mortgages for apartments and federal grants for low-income multi-family housing, by 1960, apartment dwelling in the central part of the City declined as the impact of federal legislation that subsidized the construction of single-family residences in an expanding ring of suburban subdivisions began to be felt in the urban core. As personal income rose and the cost of new homes lowered and stabilized, the public increasingly preferred single-family residences. The post-war trend to marry early and begin a family increased the average size of the family. By the 1960s, many owners of large apartment buildings subdivided larger units, appealing to a dwindling market composed of those who did not relocate to the suburbs — the poor and the working class; students; the unmarried, the retired, and the elderly; and ethnic minorities.<sup>65</sup>

In addition to the changing demographics, beginning in 1960, the Kennedy Administration instituted major changes in the economic funding, appearance, and management of low-income apartment complexes and moderate-income housing. Although the use of high-rise construction continued despite the dislike by tenants, design guidelines focused on diminishing the institutional atmosphere of public housing. On November 20, 1962, President Kennedy issued Executive Order 11063 to end racial discrimination in federally assisted housing programs. The act, however, exempted existing public projects. In 1964, the City of Kansas City, Missouri passed a public accommodations act forbidding discrimination.<sup>66</sup>

The development of new apartment buildings within the boundaries of the Kansas City, Missouri School District in the 1960s reflected the effects of the period of “white flight.” While civil rights legislation prohibited discrimination and apartments were not legally restricted to white residents, they were located so that this would likely be the case for most due to *de facto* segregation. Many were designed and/or managed to meet the needs of single adults, childless couples, and retirees. All were near public transportation and within easy commuting distance of the City’s central business districts and other major employers, such as hospitals and medical centers.<sup>67</sup>

---

<sup>65</sup> Brenda R. Spencer, National Register of Historic Places Multiple Property Documentation Form “Colonnaded Apartments on the North End of The Paseo Boulevard in Kansas City, Missouri, ca. 1896-1945,” 20 May 2000, E13-14. City of Kansas City, Missouri Landmarks Commission, Kansas City, Missouri.

<sup>66</sup> Ellis Armstrong, ed., *History of Public Works in the United States, 1776-1976* (Chicago: American Public Works Associations), 545.

<sup>67</sup> Ehrlich, 138.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 30

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

**ARCHITECTURE OF WORKING- AND MIDDLE-CLASS APARTMENT  
BUILDINGS: 1885-1960**

**PLAN AND FORM: 1885-1930**

The apartment buildings erected in Kansas City during the late nineteenth century and the first thirty years of the twentieth century for the working and middle classes reflect a cross-section of styles and plans found in Midwestern communities. Identified primarily by their plan and form, the vast majority of these buildings utilized minimal academic architectural styling. Even among the larger buildings, whose ornamentation strongly alluded to a specific architectural style, restrained treatments could be found. This was true throughout the United States where the majority of residential neighborhoods of the period were distinguished by a variety of styles drawn from many stylistic traditions, a number of which had little association with the cultural identity or traditions of a particular region

For the purposes of this MPDF, apartment house property sub-types are classified according to form and plan, all of which were erected in different styles or reflected stylistic treatments. The form and plan, including the number and arrangement of units reflect distinct patterns, changes in technology, and historic contexts.

One of the earliest purpose-built apartment forms in Kansas City was the row house — a row of buildings that share sidewalls and have identical or uniform fronts. Historic row houses in Kansas City were at least two and no more than four stories high. They featured multiple main public entrance doors leading either to a multi-floor townhouse plan or a central stair hallway flanked by flats. By retaining an exterior appearance that was associated with the traditional single-house building form that utilized popular architectural styling, the row



**Late Nineteenth Century Queen Anne Style Row Houses**  
*Kansas City (Missouri) Public Library, Special Collections*

house successfully inaugurated the multi-family housing type into Kansas City, Missouri's middle-class single-family neighborhoods in the late nineteenth century.

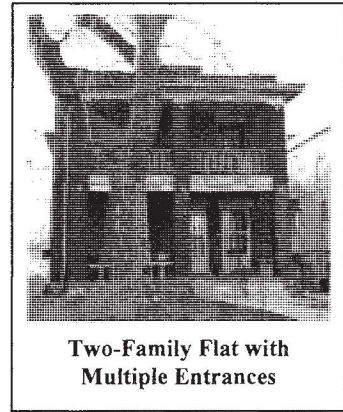
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

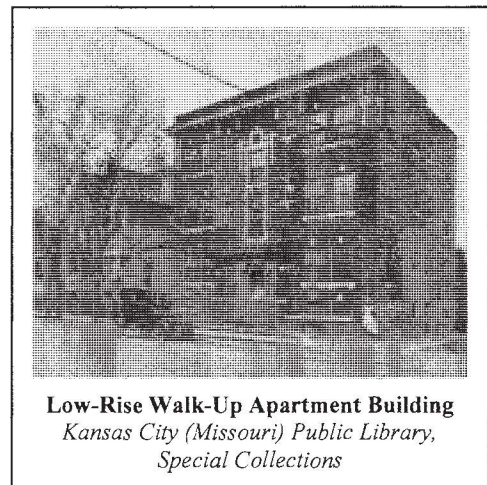
Section E Page 31

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

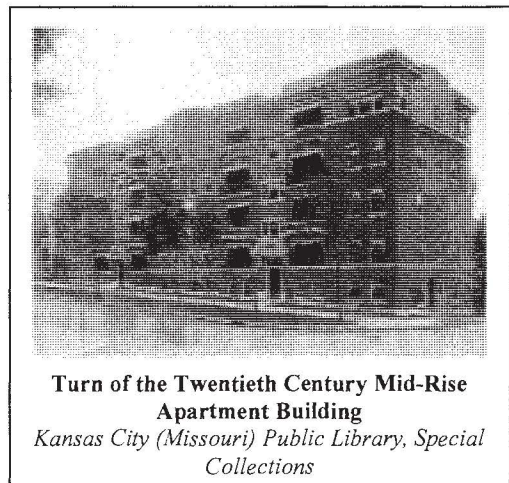
The small two-story two- and four-family flat building contained up to two self-sufficient (with private kitchen and bathroom facilities) apartment (dwelling) unit(s) per floor. These buildings are two stories high and have a single or multiple main public entrances on the primary façade. They feature either a single entrance that led into a common stair hall or individual entrances to each ground floor unit and a door to a small stair hall leading to the upper floors. The stair door could be located in the center of the building or at the side. These simple multi-family buildings provided inexpensive housing; modest in scale with simple floor plans and unpretentious detailing, they reflect the use of traditional masonry construction methods of the era of their construction. The largest employ architectural treatments referencing popular architectural styles of the period of their construction.



By the early decades of the twentieth century, the multi-family low-rise “walk-up” apartment buildings appeared. They reflect the advent of new building codes that mandated indoor plumbing facilities and dictated minimum window exposures and maximum lot coverage. The low-rise apartment building contains at least six self-sufficient (with private kitchen and bathroom facilities) apartment (dwelling) units and is at least three and no more than four stories high. It features a single main public entrance. The larger versions often had secondary entrances on elevations facing a public right-of-way. Depending on their size, the plan featured a straight double-loaded corridor or a double-loaded corridor in a cross-axis, L-shaped or T-shaped plan. Many formed blocks of conjoined buildings or identical buildings sitting in a row. The form and plan continued to be constructed through the 1960s.



The mid-rise apartment building contained at least fifteen self-sufficient (with private kitchen and bathroom facilities) apartment (dwelling) units and was at least five and no more than eight stories high. It was often arranged in conjoined blocks or as a series of identical buildings



United States Department of the Interior  
National Park Service

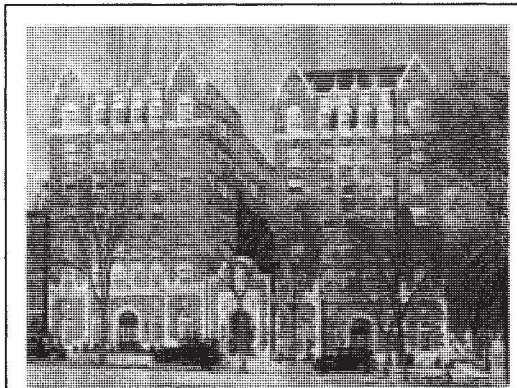
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 32

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

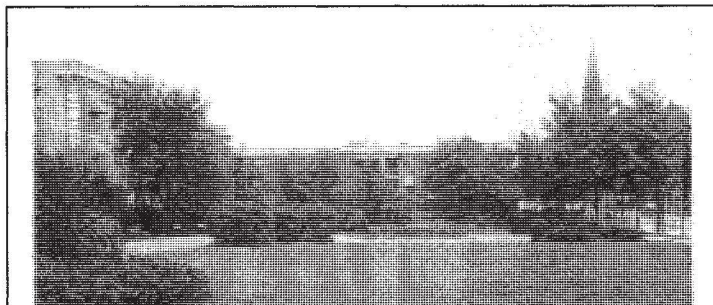
along the streetscape. The design features a single main public entrance. The larger versions often had secondary entrances on elevations facing a public right-of-way. Depending on their size, the plan incorporated a straight, cross-axis, L-shaped, or T-shaped double-loaded corridor. Some featured an elevator. These taller buildings resulted from the affordability of the passenger elevator and reflect technological changes in steel and concrete construction. The taller building encouraged new architectural approaches to the organization of the building plan as well as to possibilities of changes in the interior organization of individual units.

The high-rise apartment building contained at least twenty-seven self-sufficient (with private kitchen and bathroom facilities) apartment (dwelling) units, and was between eight and twelve stories high. It too



**Post-World War I High-Rise Apartment Building**  
*Kansas City (Missouri) Public Library, Special Collections*

featured a single main public entrance and had secondary entrances on elevations facing a public right-of-way. The main entrance accessed a central lobby with at least one elevator. Floor plans featured single, cross, L-shaped, U-shaped, and T-shaped plans. Most of these buildings date from the post-World War I era and reflect the development and refinement of modern building technology, including steel-frame structural systems, poured-in-place reinforced concrete, and wholesale use of passenger elevators. As with the mid-rise apartment building, taller buildings brought new approaches to the architectural organization of the building's spaces, as well as to the interior organization of individual units.



**Early Twentieth Century Garden Apartment Complex Facing onto the Boulevard System**  
*Kansas City, (Missouri) Public Library, Special Collections*

The Garden Apartment is part of an assembly of individual buildings forming a group of at least three buildings, each of which is designed and constructed specifically to function as a multiple dwelling. These buildings were initially low-rise apartment buildings designed and sited to relate to a designed landscape. Later, mid-rise units evolved. The design included formal courtyard arrangements with buildings facing a

United States Department of the Interior  
National Park Service

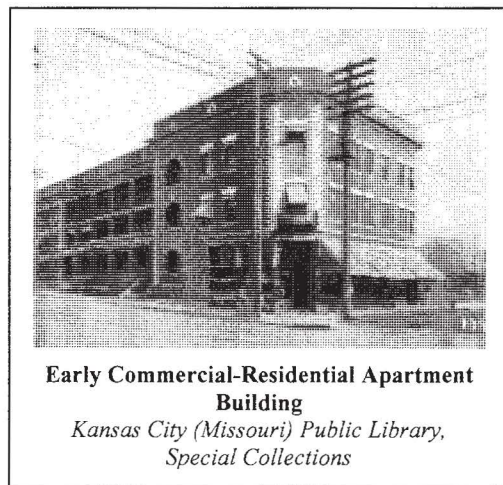
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 33

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

central open space as well as plans that featured interior common open space at the rear of the buildings. Other designs departed from the traditional urban grid and featured irregularly landscaped spaces and more informal relationships between apartment buildings. Each building had a main public entrance, but often featured secondary public entrances on elevations facing a public right-of-way or private open spaces. The Garden Apartment represents a distinctly twentieth century philosophy for multi-residential building in the United States that evolved from changing social ideals in late nineteenth century England that espoused, among other things, a healthier approach to residential housing patterns. The movement in the United States advocated grouping of apartment buildings in relationship to each other and the landscape. Their massing, uniform height, density, and siting in accordance with a formulaic relationship between open space and building separated them from other apartment building developments that referenced the traditional urban grid. As executed in Kansas City in the early twentieth century, they varied from simple courtyard plans to a series of buildings facing the existing streets with a common open space in the center of the block. Some extended for several blocks with different variations in the relationship of the buildings to landscaped and open spaces.

The Commercial-Residential Apartment Building was designed and constructed specifically to function as a mixed-use building containing ground floor commercial retail floor space on at least the primary façade, with multiple apartments on the upper floor(s). These apartment units were usually spread over at least one floor and the height of the building seldom exceeded more than three stories. There is a separate entrance to access the residential units. These buildings present the massing and general detailing associated with commercial architecture. The building is a significant transition from the traditional mixed-use retail store with the shopkeeper's residence above, to an expanded commercial venture that provided retail space on the first floor and multiple residential rental units on the upper floors. The typical plan used a simple double-loaded corridor configuration. Most of these buildings appeared as a detached building or as detached conjoined buildings. All provided the latest in self-sufficient living quarters, a central heating and plumbing system, a kitchen, private bathrooms, and rear porches for laundry. These amenities applied to apartment dwellings of the well-to-do upper-middle class as well as to buildings designed to attract hourly workers. The more modest plans incorporated a central double-loaded corridor accessing studio efficiency units and perhaps a few one-bedroom units. Those designed for middle-class



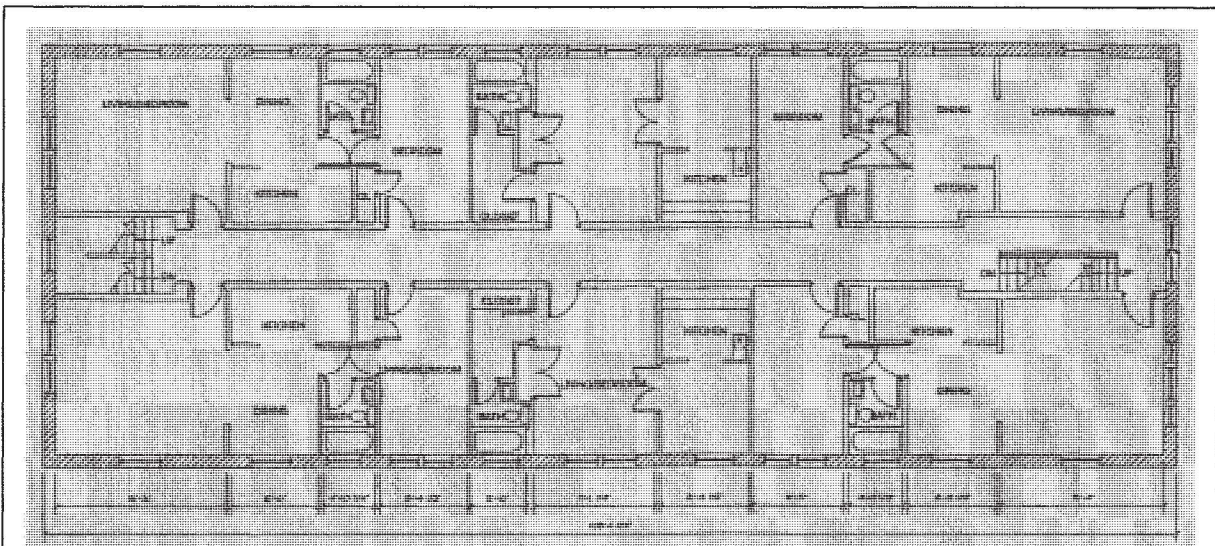
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 34

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

families featured one- and two-bedroom units arranged in a “shot gun” floor plan with a porch/solarium, parlor, dining room, and long rear hallway flanked by a galley kitchen on one side and two bedrooms and a bath on the other. Another version of this plan was a four square plan of parlor-dining room with a bedroom and bath off the dining room. A galley kitchen was behind the central stair hall and off the dining room.



**Working- and Middle-Class Efficiency Walk-Up, Typical Pre-World War I Floor Plan  
Hillcrest Apartments, Gladstone Boulevard, Scarritt Point North Historic District**

These spaces contrast sharply with the apartments of the upper and upper-middle classes, which included, at a minimum, an entrance hall, formal parlor, dining room, at least two bedrooms and usually three or more sleeping chambers (one of which was commonly referred to as a bed-sitting room), at least one bathroom, a kitchen, and a maid’s quarters with a bathroom. Many offered combinations of concierge, maid, and valet service, communal kitchens providing room service, and private and public dining rooms. Other amenities included carriage houses, carriage services and, later, garages.

**Late Nineteenth and Early Twentieth Century Style Influences**

The apartment buildings erected in Kansas City in the late nineteenth century and first half of the twentieth century reflect a period when historic eclecticism was common and a time when the majority of the architects who practiced in Kansas City were well versed in the tenets of high style architecture. Many received their training in Paris, the eastern United States, and Chicago. Others received training in

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

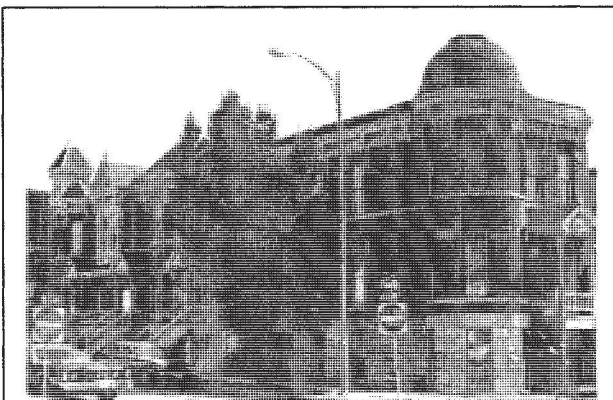
Section E Page 35

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

Kansas City under master architects who had received academic training. Architects and the popular builders' guides utilized both traditional and new materials in a variety of combinations to create a rich and dramatic effect.

In Kansas City, even the design of modest residences erected in the late nineteenth and the early twentieth century was closely aligned with the prevailing architectural styles of the day. Each architectural sub-type had its own combination of materials and treatments. Popular wall materials during this period included industrially produced dark red brick; dark glazed brick and pressed brick; pale blue, tan, gray, and frosty white limestone, brownstone, and dark granite, all of which could be carved and incised, smooth or rough-faced; and horizontal clapboard and ornamental shingles. Decorative materials included terra cotta cast in decorative patterns; incised, chamfered, carved, and turned wood; gray, green, blue, and red slate tiles; and wrought and cast iron.

Of note at this time is the presence and prevalence of intricate brickwork executed in buildings for all classes. In addition to building codes that required brick construction, the late nineteenth century advent of decorative precast brick pieces furnished builders with inexpensive and easily installed decorative elements. As a result, beginning in the late nineteenth century a distinctive feature of multi-family vernacular residences was the use of decorative brickwork to enliven the primary façade and to reference more high style architectural forms. The quality of this brickwork reflects a high degree of craftsmanship and the presence of master masons.



**Late Nineteenth Century Queen Anne  
Row House Apartments**  
*Kansas City (Missouri) Public Library, Special Collections*

**Victorian Influences**

The explosion in urban population following the Civil War continued until the twentieth century and resulted in rapidly changing architectural styles. The rich and robust Italianate, Second Empire, and Romanesque styles with their exuberant designs appealed to the citizens of the prosperous post-Civil War period. These styles appeared in cities or towns at a time when there was a physical and psychological need to make order from the chaos of the war and the earlier settlement period. The growing industrialization of building technology and a newly developed

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 36

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

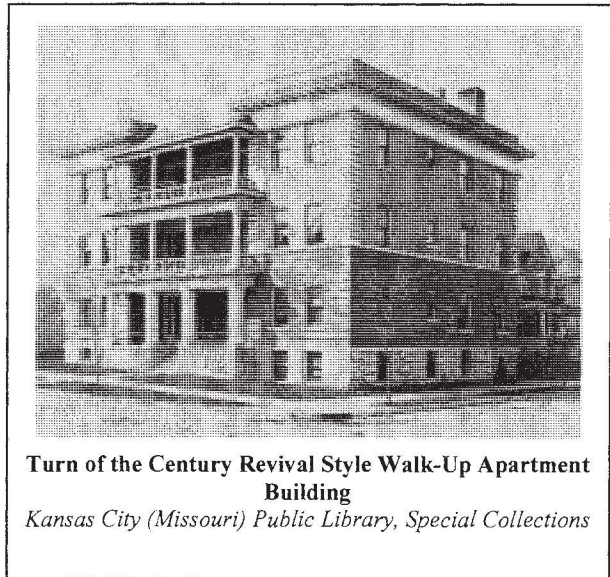
---

rail freighting system, which transported materials long distances from their manufacturing centers, met the construction needs of the nation's growing cities. Mass-produced building materials included brick, cut stone, pressed brick, plate glass, terra cotta, cast iron, gingerbread, and turned, cut, and pierced wood.

**Revival and "Modern" Styles**

The apartment buildings erected at in the 1890s and during the first decades of the twentieth century reflect a departure from the excesses of Victorian architecture and the growing popularity of classically inspired revival styles. In Kansas City, this occurred during a parallel temporal relationship with the evolving City Beautiful Movement as it manifested itself in the City's expanding boulevard system.

The era also reflects the experimental combination of styles that became common by the first decade of the twentieth century. Beginning about 1890 and continuing until the United States entry into World War I, apartment developers utilized Revival Style — Colonial Revival, Neoclassical, Renaissance Revival, and Mission Revival — motifs. At the same time, however, they embraced the new, distinctly American Prairie School and Arts and Crafts styles. Many architects experimented with fanciful combinations of these styles, often featuring an intentional combination of stylistic treatments and, as a result, residential design no longer fit neatly into stylistic categories. Affecting this eclecticism were new roofing materials that allowed builders to frame simple flat roofs rather than the pitched gables typical of early periods and, as a result, the shaped, styled, and embellished parapet hiding a flat roof became a ubiquitous feature of urban design.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 37

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

After World War I, apartment architects began to draw their inspiration from Romantic styles including the English Tudor, Gothic and Jacobean Revivals, French vernacular architecture, and Moorish, Islamic, and Spanish vocabularies.<sup>68</sup> For example, the two blocks of working-class efficiency apartment buildings developed by the Warner Miller Company at Linwood and Main featured one street of buildings with minimal references to the Colonial Revival style and another utilizing a restrained Spanish Revival motif.

Because of the evolution of the boulevard system that contained the City's mass transit system, apartment buildings in all sizes and styles appear throughout the City. Those erected along the boulevards are sometimes set back from the sidewalk as are those located adjacent to or within single-family neighborhoods. Those appearing on cross streets near commercial nodes have walls that abut or are slightly set back from the sidewalk. Large ensembles occurred on major thoroughfares and on side streets near major public transit corridors. They appear massed along entire blocks and, in certain neighborhoods, extend around corners to intersecting streets.

**Technological Changes**

All of these buildings reflect changes in building technology associated with the period of their construction. The masonry walls show almost all variations of masonry building techniques. Many reflect the advent of reinforced concrete as a common building material and technique. Beginning in the early twentieth century, Kansas City architects initiated the use of reinforced concrete in the construction of large buildings. Such walls were either precast or transported to the site or, after World War I, poured



**Post-World War I Tudor Revival Flats**  
*Kansas City (Missouri) Public Library,  
Special Collections*



**Mid-Rise Apartment Buildings with Restrained  
Mission Revival Ornamentation**  
*Kansas City (Missouri) Public Library,  
Special Collections*

<sup>68</sup> Eig and Hughes, E44



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 38

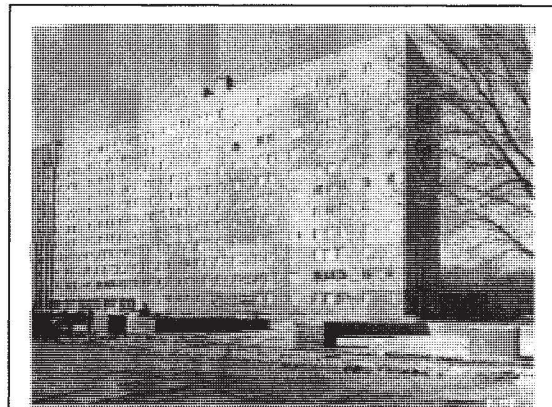
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

in place at the site. Other twentieth century technological changes included the shift from wood framing and the use of hollow fired clay tiles and hollow concrete blocks. These means of construction enabled the wall mass to be reduced by replacing it with a framework of columns and floors, thus enabling the use of large window areas. Although steel frame construction had gained wide popularity because of its rapid assembly techniques, reinforced concrete was touted as an advantageous alternative, primarily because as each floor hardened, it could become the formwork of the floor above, decreasing the cost of scaffolding and proving an invaluable saver of space on sites bordered by busy streets. By 1905, textbooks on the principle of reinforced concrete construction appeared.

**Post-World War II Modern Movement Style**

Following the barren years in private construction due to the Great Depression and World War II, there was a pent-up desire to demolish decaying nineteenth and early twentieth century structures and build new buildings reflecting the optimism of a new era.

The high-rise office building or apartment tower was the most impressive symbol of architectural modernism in the late 1940s. Kansas City followed this trend. The design of multi-unit residential architecture in the 1950s in Kansas City clearly announced that the present was not to be subservient to the past. Rejecting the design work of the late nineteenth and early twentieth centuries, Kansas City architects and clients embraced the “austere geometric raiment” of the 1950s with a different scale, geometry, and avoidance of ornament.<sup>69</sup>



**Twin Oaks Apartments Designed in 1949;  
Demolished 2007**  
*Kansas City (Missouri) Public Library. Special  
Collections*

Contributing to this dynamic was the complexity of social, economic, and governmental institutions transitioning from a major war effort. Instead of nostalgia for the past or a retreat into romanticism, the simplest approach was to continue the institutional approach that had so efficiently marshaled resources during the war. As a result, a “pragmatic utilitarianism” became the motivating factor in commercial and

<sup>69</sup> Ehrlich, 128

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

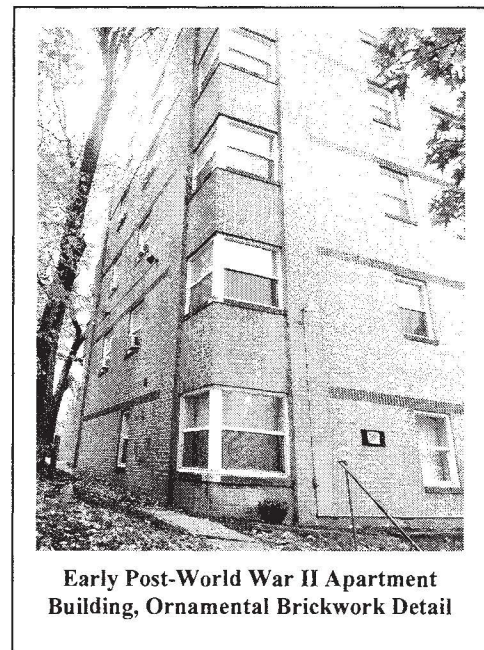
Section E Page 39

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

institutional architecture in the United States.<sup>70</sup> In architecture, the dormant ideals of the 1930s International Style resurfaced and exerted a powerful influence on architects, major corporations, and institutions.

The style arose as part of a larger movement in European and American architecture in the early to mid-twentieth century. At the turn of the twentieth century, a number of European architects began adapting common architectural forms to meet social changes and technological advancements. Out of this emerged what became known as the International Style.<sup>71</sup> The common characteristics of this new architectural order were rejection of ornament and reliance on simple form; the use of machine-made materials — glass, steel, and concrete; transparency of buildings; exposure of the structural form; and a function-driven design.

An important factor in the re-emergence of the Modern Movement in architecture was advances in building technology that became readily apparent after the return to peacetime lifestyles. Traditionally, architectural design in America changed either imperceptibly as a result of the accumulation of small changes or noticeably as the result of singular structural invention. In the post-war period of retrofitting from war production to private manufacturing, technological changes of the past decade and new inventions became overwhelmingly noticeable and commonplace. Among the most significant were new designs for wind bracing and the development of rigid steel frames and new composite structural systems of steel and concrete that reduced building sway and vibration. Revolutionary improvements in the design, fabrication, and installation of



<sup>70</sup> Leland M. Roth, *A Concise History of American Architecture* (Boulder, CO: Westview Press, 1979), 277.

<sup>71</sup> The term came from a title of a catalogue authored by Henry Russell Hitchcock and Philip Johnson for a 1932 exhibit at the Museum of Modern Art. The catalogue explained and categorized the common characteristics of architectural modernism throughout the world. Later in the year it appeared in book form as *The International Style: Architecture Since 1922*.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 40

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

cladding and joints led to taut, smooth exterior surfaces and allowed the installation of glass and cut stone of larger dimensions. The development of laminates, synthetic sealants, improved gaskets and anchors were a major departure from traditional materials. Better floor finishes and better ways of concealing duct systems emerged. The commercial fluorescent light, first marketed in 1938, became a staple for commercial and institutional buildings, as did central air conditioning. "Engineering became almost a fetish and the interest was inevitably reflected in the appearance as well as the working of the architecture."<sup>72</sup>

However, despite a consensus among architects supporting simple utilitarian designs, a single cohesive modern style did not emerge immediately as did the Craftsman or Art Deco styles of the early twentieth century. Because the Great Depression and World War II interrupted the merging of European and American modernism, American architectural preferences in the late 1940s and early 1950s initially were an exaggerated adherence to the particular style of individual Modern Movement architects or tentative utilitarian vernacular modernist designs.

In Kansas City, "there was no sweeping surge of innovation" after the war. Instead there was "a cautious movement toward an increased modernism in architecture that did not take too many demands on an inherently conservative clientele."<sup>73</sup> The buildings erected in the immediate post-war period were "geometrically neat, clean cut, and virtually free of ornament."<sup>74</sup> This was particularly true of apartment buildings. Patterned brickwork laid in simple bold patterns coupled with a strict overall emphasis on geometric planes with sharply delineated openings and edges created a formal balanced horizontality, verticality, or contrasting vertical and horizontal emphasis. The Quality Hill Towers apartment building designed in 1949-1951 by Kansas City architect Jessie F. Lauck summarizes the principal Modern Movement treatments in the early 1950s.<sup>75</sup>



<sup>72</sup> John Burchard and Albert Bush-Brown, *The Architecture of America: A Social and Cultural History* (Boston: Little Brown and Company, 1961), 411.

<sup>73</sup> Ehrlich, 121.

<sup>74</sup> *Ibid.*, 116.

<sup>75</sup> *Ibid.*

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 41

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

The FHA guidelines for design of multi-family housing backed by federal mortgages reinforced this conservative approach to modern design. Given the sheer number of mortgages insured through the FHA Programs, these guidelines had a central role in determining the design of housing and communities in America during the post-war period. In addition to the need to meet the housing crisis and shifting demographic of a new industrial work force in a period of demobilization, the FHA also focused on protecting its mortgage investment program from losses. These efforts led to the establishment of minimum standards dictating both the design and location of housing insured by the agency, including private multi-family rental development projects.

The design and location requirements adopted by the FHA were influenced by two design philosophies — the English Garden City Movement and the Modern Movement style — that developed in Europe in response to addressing the post-World War I housing shortages and the forces of urbanization and industrialization. The Modern Movement’s emphasis on improved functionalism and standardized building techniques was based in the belief that modern technology could be used to mass produce multi-family buildings that were cheaper and more efficient to build than individual houses. Fewer rooms per housing unit would have varied uses and efficient planned use of new technology and materials would lead to easy maintenance and spacious streamlined interiors. The Garden City Movement, a reaction to the industrial environment of the working classes, promoted the merging of architecture and landscaping into site plans and multi-family building designs that promoted maximum access to fresh air and natural light. Key features of the Garden City Movement found in FHA guidelines were multiple units located along and within large blocks that incorporated common open landscaped spaces, interior and exterior pathways that separated pedestrian walkways from automobile traffic, and the location of these super blocks near community facilities and small commercial nodes or neighborhood shopping/retail service areas.

The site planning of the Garden City Movement appears in the FHA guidelines for private developers of multi-family housing in the standards relating to location of apartment housing. The FHA pamphlet *Planning Rental Housing Projects* published in 1947 recommended that the location of apartment buildings be in a stable residential area of “good character” near a business district away from industrial and commercial centers. All units of the building were to be residential. The guidelines recommend that open space be concentrated in large areas to allow light, air, and a view from most rooms. In particular, air should circulate within the streetscape and open space surrounding the building as well as in individual units.<sup>76</sup>

---

<sup>76</sup> “Lincoln Place Apartments . . .”

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 42

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

In Kansas City, there are several fine examples of site plans reflecting the evolution of the English Garden City Movement in working- and middle-class multi-family housing both before and after World War II. However, those erected after World War II appear to be attempts to minimally meet the guidelines; many are too small to fully provide the quiet, healthy environment created



by large garden courts removed from the noise and pollution of arterial streets, or to contain curvilinear walkways, grounds, and a village-like atmosphere. Many were monotonous rows of duplexes and flats referencing the existing street grid. In others, the landscape design was quite good, but the design of the buildings was mediocre and redundant, often regressing to revival stylistic treatments.

The FHA guidelines did not dictate any particular architectural styles, but clearly embraced the tenets of Modern Movement style, requiring simple designs avoiding excess ornamentation or a “startling use of materials.” Instead, the guidelines recommended using the elements of “mass, scale, and proportion” as the basic design components. The floor plans for apartment units for Section 207 and 608 projects illustrated in the *Planning Rental Housing Projects* are described as “simple plans using rooms of desirable proportions” in logical arrangements. The living room and a small kitchen were grouped together near the entrance and the bedrooms and bath were assembled in an area further from the entrance. The living room (the largest room) usually featured a large window or series of windows. The size coincided with the room’s intended multi-functional role as gathering place, eating area (if there is a dining alcove), and occasional sleeping area. The FHA guidelines recommended good ventilation and natural lighting for the kitchen as well, as it would be in use throughout the day and evening. These plans reflected the Modernist philosophy of larger spaces serving different purposes, eliminating rooms with limited functions and use. Dining room alcoves, breakfast nooks, built-in bookshelves and cabinets all added to maximum use of space and efficient, functional housekeeping.<sup>77</sup>

<sup>77</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 43

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

Independent of their significant national influence due to the requirements of federal housing programs, the Garden City Movement and Modern Movement style continued to be forces in the site planning and building design integral in the development of multi-family housing in the United States and in Kansas City, Missouri, whether privately or publicly sponsored development throughout the 1950s and early 1960s.<sup>78</sup>

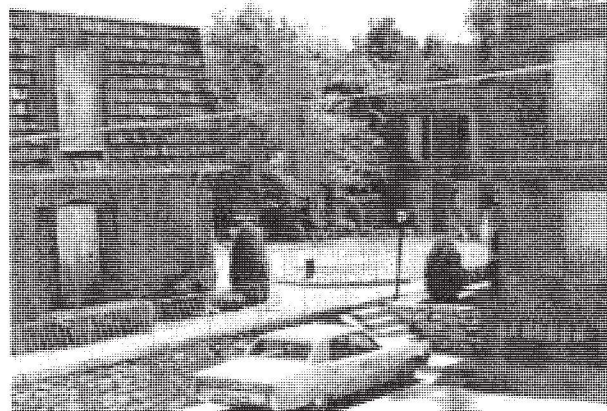
**The 1960s: Departure from the Post-World War II Apartment Design**

The multi-family housing erected in the 1960s departed for the traditional urban high-rise and mid-rise urban apartment buildings erected on narrowly platted city lots. Apartment buildings designed in the sixties had a distinctly different setting and most appeared in newly annexed areas. These mid-rise or row



**1960s Multi-Family Townhouse (Row House) Complex**  
*Kansas City (Missouri) Public Library, Special Collections*

house plan buildings were in complexes of apartment buildings erected on sizable tracts of land. The developer used several basic building designs, but typically used them within a repeated pattern. In addition to the apartment buildings, these large developments included off-street parking, swimming pools, clubhouses, and other amenities.



**Mid-1960s Apartment Complex Erected on What Were  
Previously Single-Family Lots in the Mid-Town Area**  
*Kansas City (Missouri) Public Library, Special Collections*

The small 1960s apartment complex erected on land previously occupied by single-family dwellings provided space for one or more apartment structures. Depending on the amount of land available, the result might range from a small simple building with just a few units to a complex that included a swimming pool, saunas, and off street parking.

<sup>78</sup> Ibid.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 44

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri



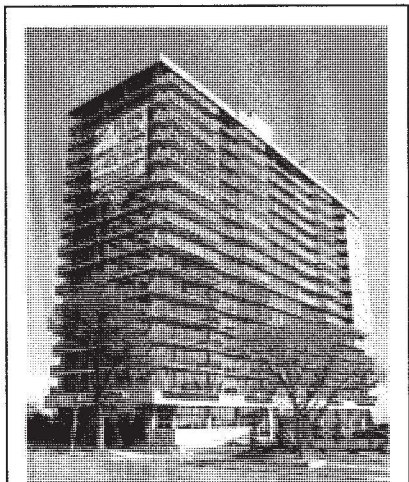
**Large Suburban Complex of Three-Story Walk-Up 1960s  
Apartment Buildings**  
*Kansas City (Missouri) Public Library, Special Collections*

Whether erected as part of large suburban apartment complexes or as infill housing in urban neighborhoods, these apartment buildings ranged quite widely in style from the historic eclectic to the rustic or austere modern treatment consistent with the garden apartment genre.

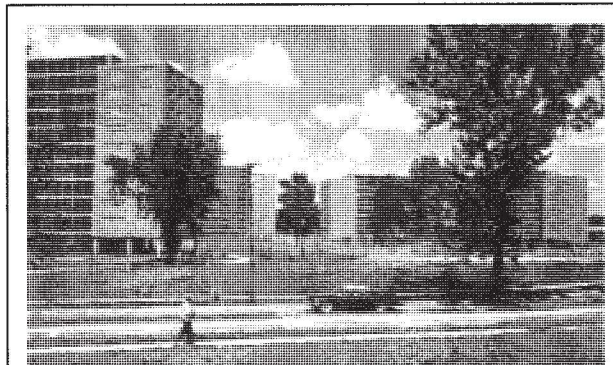
Regardless of their style, it was common for apartment buildings erected in the sixties to feature individual balconies and

central air conditioning. Projections and recessions, as well as changes in color and texture enlivened the buildings in an effort to avoid the monotony that makes multiple-unit design problematic.<sup>79</sup>

The high-rise apartment building continued to be erected in the 1960s. These buildings, however, reflected a shift in demographics in the urban areas of the city. One motivation for this generation of the high-rise that arose in the late fifties and early sixties were buildings erected by developers and public housing agencies to serve as housing restricted to empty nesters and retired adults or as public housing.<sup>80</sup>



**Late-1960s Vista Del Rio  
Retirement Housing, 2006  
Central Business District**



**Wayne Minor Court Public Housing, 1962, North Side  
Kansas City, Missouri Public Library, Special Collections**

<sup>79</sup> Ehrlich, 138.

<sup>80</sup> "Lincoln Place Apartments . . ."

United States Department of the Interior  
National Park Service

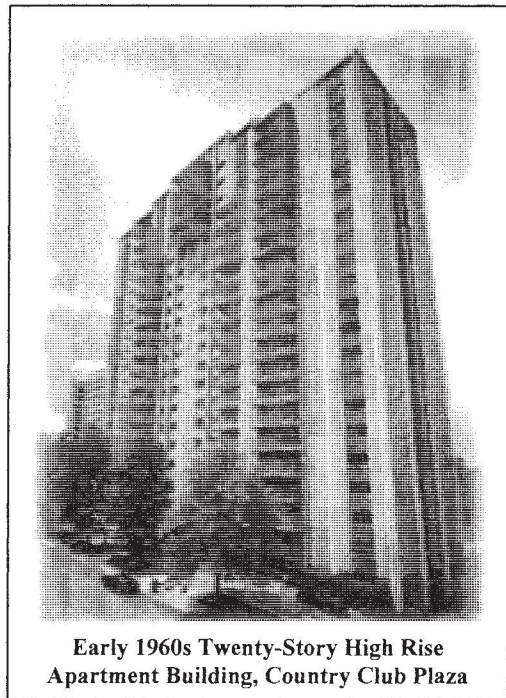
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 45

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

The development of these new apartment functional and architectural property types beginning in the 1960s represents one of the major architectural changes in the older residential areas north of 47<sup>th</sup> Street and west of Troost Avenue. While the erection of new apartment buildings in Kansas City's older neighborhoods sometimes occurred at the expense of older historic buildings, repeating the patterns of earlier generations, the replacement of low-density residences and houses with high-density apartments and office buildings was seen as positive evidence of desirable growth.<sup>81</sup>

Initially, the high-rise apartment buildings erected in Kansas City in the 1950s did not vary much from their general type, which appeared after the end of World War II. However, beginning in the early 1960s, technological advances resulted in the construction of taller and taller buildings and eventually their sheer height encouraged a verticality rather than a grid effect. At the same time, a number of architects explored treatments that elaborated on the basic frame and curtain wall construction, blending aesthetic goals with functional efficiency. Although they reference a geometric motif of the post-war period, these buildings reflected a shift to highly vertical adaptations of generic Modern Movement designs.<sup>82</sup>



**Early 1960s Twenty-Story High Rise  
Apartment Building, Country Club Plaza**

**ARCHITECTS AND MASTER BUILDERS**

The working- and middle-class apartment buildings erected in Kansas City, Missouri in the late nineteenth century and the first half of the twentieth century reflect the high level of specialization and diversification in a construction industry that occurred among both the trades and the building professions. Beginning with the 1880s building boom, the construction industry in general began to diversify, and architects began to take an increasingly active role in the construction of large institutional and commercial buildings as well as expensive residences and apartment hotels. Architectural professionals had little to do with the construction of the vast majority of the City's multi-family

<sup>81</sup> Ehrlich, 138.

<sup>82</sup> Carole Rifkind, *A Field Guide to Contemporary American Architecture* (New York: Penguin Putnam, Inc., 2001), 297.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 46

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

dwellings. In the interim, the construction of these modest dwellings required the coordination of more than a dozen different trades, including excavators, roofers, brick and stone masons, carpenters, plumbers, mill workers, painters, plasterers, and glazers. The master carpenter often assumed the role of the building contractor and, with the skilled bricklayer, often determined the plan and design of the residential building. With no formal accreditation, these master builders and “contractors” provided city building inspectors with the mandated plans and specifications for new buildings. This required knowledge of all aspects of the construction process, as well as literacy and the ability to draw plans that met a common standard. During the next two decades, the legal framework for construction expanded as the City regulated more and more aspects of building construction.

Of the 1,584 multi-family buildings documented in the Kansas City, Missouri Landmarks Commission’s database of cultural resource surveys,<sup>83</sup> most are not attributed to architects. The most frequently listed architects are: Nelle Peters, Jessie F. Lauck, Frank D. Brockway, Robert F. Gornall, Herbert E. Duncan, John W. McKecknie, John H. Martling, Edgar P. Madorie, Wilkinson & Crans, William J. Koch, and John George Braecklein

One of the City’s most prolific architects, credited with over 120 buildings, John McKecknie pioneered the design of apartment buildings in Kansas City. His early work in reinforced concrete construction and his treatment of residential structures and apartment buildings is important to the architectural history of the City. Nelle E. Peters, working in association with the real estate development firm of Charles Phillips, designed over 200 buildings beginning in 1912, the majority of which were apartment buildings. Jessie F. Lauck is noted for his Modern Movement style post-World War II apartment buildings and complexes. Herbert E. Duncan’s late 1950s and early 1960s apartment complexes reflect the influences in the mid-twentieth century of the Garden City Movement.

A large number of real estate and construction companies specialized in apartment construction and erected apartment buildings with or without architectural design assistance. Of the multi-family units documented in the City’s surveys, only about two-fifths of the properties have identified builders, contractors, or developers. Among those listed, the most prolific included Charles E. Phillips, McCanles Building

---

<sup>83</sup> Kansas City has approximately 50,000 buildings that have reached 50 years of age. Survey data is limited, is not comprehensive for housing property types, and reflects a variety of survey priorities over the years. Information recorded relating to apartment buildings does not provide any distinction between purpose-built multi-family buildings erected for different economic classes. However, in cross referencing the architects listed above with the biographical files of architects maintained by the City of Kansas City, Missouri Landmarks Commission, each of the architects listed was noted for his/her apartment house designs as well as for commercial work.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section E Page 47

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri

---

Company, Phillips Building Company, Charles Ogan Jones, Quality Builders, Harry E. Fisher, J. E. Dunn, Thomas C. Mitchell, and H. Kelley.

Two real estate development companies and their associated construction businesses played a significant role in apartment construction in general during the early twentieth century. The McCanles Miller Realty and McCanles Building Company and Charles Phillips' Phillips Building Company, both played a role in apartment construction in the City for several decades.<sup>84</sup> Charles E. Phillips, a native of New Cambria, Missouri erected more than a score of hotel and apartment buildings in Kansas City during the first half of the twentieth century. He built and owned the Phillips Hotel in downtown Kansas City and continued to operate it until his death in 1955. Guy McCanles erected over 200 residences between 1907 and 1912, before he entered into partnership with Roy Gregg to build apartments. The two men introduced the modern apartment building as a major element in Kansas City's housing facilities. Typical of apartment developers, the partners split their responsibilities. McCanles supervised design and construction while Gregg developed and managed the sales, exchange, and rental departments to market and service the buildings. In 1920, Roy Gregg died and his top salesman, George W. Miller, joined McCanles. Before the company officially dissolved in 1927, Miller and McCanles developed several of the largest apartment projects in Kansas City.

---

<sup>84</sup> Ehrlich, 67.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 1 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

**F. ASSOCIATED PROPERTY TYPES**

(Provide description, significance, and registration requirements.)

**OUTLINE OF ASSOCIATED PROPERTY TYPES<sup>1</sup>**

**WORKING- AND MIDDLE-CLASS APARTMENT BUILDING: 1885-1960**

- I. ROW HOUSE-TYPE APARTMENT BUILDING
- II. TWO- AND FOUR-FAMILY FLAT
- III. LOW-RISE WALK-UP APARTMENT BUILDING
- IV. MID-RISE APARTMENT BUILDING
- V. HIGH-RISE APARTMENT BUILDING
- VI. GARDEN APARTMENT BUILDING COMPLEX
- VII. COMMERCIAL-RESIDENTIAL APARTMENT BUILDING

**LISTING OF ASSOCIATED PROPERTY TYPES**

**APARTMENT BUILDING**

Name of Property Type: Working- and Middle-Income Apartment Buildings in Kansas City, Missouri.

**Description**

The purpose-built working- and middle-class apartment buildings in Kansas City, Missouri include buildings designed and constructed specifically to function as multiple-unit dwellings. These buildings are at least two stories high, contain at least two self-sufficient apartment units, and were constructed after 1885. These buildings retain sufficient integrity and historic characteristics to enable identification with the property type, including the façade appearance, significant character-defining features, the basic configuration of the original floor plan outlining the public halls and apartment units, and a majority of the apartment door entrances. Analyzed by form, there are numerous sub-types of this property type. Seven identified sub-types represent significant variations of plan and form. More detailed descriptions of these variations of the property type follow under the specific sub-types.

---

<sup>1</sup> This section is organized and based, in part, on the text and format provided by architectural historians Emily Hotaling Eig and Laura Harris Hughes, of the Chevy Chase, Maryland firm Tracerics, in Section F of the National Register of Historic Places Multiple Property Documentation Form "Apartment Buildings in Washington, D.C. 1880-1945" dated 1 July 1993 and approved by the National Park Service on 7 September 1994.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 2 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

Buildings designed and built specifically to function as multiple dwellings:

- contain at least two self-sufficient apartment units;
- are at least two stories high;
- are located within the City of Kansas City, Missouri's 1960 boundaries;
- were constructed primarily between the years 1885 and 1960; and
- retain sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public halls and apartment units.

**Significance**

The Purpose-Built Apartment Building (1885-1960) erected for working- and middle-class tenants is significant within the historic contexts documented in Section E of this MPDF, in particular for its role in changing the domestic life of the residents of Kansas City and for its impact on the visual appearance of the City's built environment, contributing to a sense of place unique to the City. Although early conversions of single-family or other functional property types to multiple dwellings introduced the idea of the apartment building to the City, it was the purpose-built working- and middle-class apartment building that made a significant impact on residential patterns and the visual characteristics of Kansas City's built environment. The purpose-built apartment building, which arose to meet a housing need created by a demographically significant increase in the number of hourly workers in Kansas City, established the concept of multiple dwellings as a fundamental type of housing in the City. These purpose-built apartment buildings institutionalized new residential organization and dictated new approaches to day-to-day living. Within the general context of "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," this property type holds the key role as one of two apartment building types that defined the apartment building during seminal periods in the history of housing in the City.<sup>2</sup>

The apartment building provided housing solutions for a rapidly expanding working- and middle-class population in Kansas City beginning in the 1880s, which surged again in the early twentieth

---

<sup>2</sup> The other is the luxury apartment hotel designed for upper-middle-class and upper-class tenants.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 3 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

century, and once more in the post-World War II period. This building type supplied housing quickly with optimum use of available architectural and financial resources. Further, it permitted maximum use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth. The advent of the purpose-built apartment building changed the course of social and domestic practices, affecting patterns in location, building type, social interaction, and public services.

This property type holds significance primarily in the area of ARCHITECTURE and COMMUNITY PLANNING AND DEVELOPMENT. Other areas that specific buildings may have significant associations include ECONOMICS, LANDSCAPE ARCHITECTURE, SOCIAL HISTORY, ETHNIC HERITAGE, and TRANSPORTATION.

Apartment buildings may be listed under the National Register criteria A, B, and/or C. The significance of this property type is primarily for its contribution to the local history of Kansas City, Missouri. As part of an effort to utilize existing survey data and National Register nominations, specific criteria for evaluating the property type was developed. These criteria are keyed to the criteria used by the National Register of Historic Places.

- A-1 Buildings associated with specific events or patterns of events that have made a contribution to the broad patterns of history.
- A-2 Buildings that illustrate the initial development of the apartment movement as it relates to the need for housing for the working and middle classes, including the introduction of a building type and specific forms.
- A-3 Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the City.
- A-4 Buildings that reflect economic forces that affected the development of the City.
- A-5 Buildings that reflect trends in the attitudes toward the stratification or segregation and integration of religious, racial, economic, or other social groups through legal restrictions or location.
- A-6 Buildings that reflect changes in the development of social attitudes towards multi-unit living as expressed through their exterior and/or interior architectural organization.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 4 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

- A-7 Buildings that are part of corridors or zones that illustrate changes in zoning and planning trends and specific regulations.
- A-8 Buildings that were the residence of groups of people (social, economic, racial, ethnic, or otherwise defined) whose lives were meaningfully affected by (or during) their association with the building.
- B-1 Buildings that were the residence of persons important to our past.
- B-2 Buildings that are associated with the workplace of architects, developers, craftsmen, engineers, sculptors, artists, or others important to our past.
- C-1 Buildings that introduced or illustrate technological achievements that influenced the architectural form of future buildings.
- C-2 Buildings that reflect changes in the form of the building type in response to health and safety trends or specific regulations.
- C-3 Buildings that reflect changes in aesthetic philosophies.
- C-4 Buildings that reflect divisions of demography in multi-unit living as typified by specialized organization of their tenants or interior arrangement.
- C-5 Buildings that illustrate types of multi-unit buildings (such as efficiencies, inclusion of retail and recreational services for tenant).
- C-6 Buildings that illustrate expressions of architectural styles, either rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.
- C-7 Buildings that illustrate the apartment building's role in the various plans and aesthetic movements characteristic to Kansas City, Missouri.
- C-8 Buildings that illustrate use of materials, either rare, notable, or influential to the development of the apartment building.
- C-9 Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders, and/or developers.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 5 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

**Registration Requirements**

To be eligible for listing, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific associations to the historic context(s) in this MPDF. Aspects of sufficient integrity to convey its significant associations to be considered include location, design, setting, workmanship, materials, and feeling of the period(s) of construction.

Generally, this requires that purpose-built apartment buildings retain the architectural composition, ornamental details, and materials of their original primary exterior elevation. Due to the age, level of use, and alterations required by technological changes, many of the buildings within this context no longer retain character-defining elements of their original architectural design and property sub-type plan. Therefore, each sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places, and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of architectural elements, while not appropriate, are common and do not necessarily diminish a building's contribution to the historic context. Such losses must be viewed for their cumulative effect on the building's ability to convey feelings of its period of construction and visual associations with the contexts developed as part of Section E of this MPDF. Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and changes within the individual units may not be significant to the building's perceived contribution to the historic context if the location, siting, contribution to the streetscape, and elements such as corridors, primary entrance area(s) stairways, and number and placement of unit openings that contribute to the understanding of the interior spatial arrangements of apartment buildings specifically designed for the working and middle classes remain intact. Buildings significant for association(s) with events or people significant to our past should have careful interior assessments before a determination regarding listing is made.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 6 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

For a building to be listed individually under Criteria C:

- the majority of the building's openings on the primary façade should be unaltered or altered in a sensitive and appropriate manner, using similar materials, profiles, and sizes as the original building elements;
- the exterior brick masonry should remain intact and exposed;
- significant character-defining decorative elements should be intact;
- design elements intrinsic to the building's style and plan should be intact;
- the overall feeling or character of the building for the time period in which it was erected should be intact;
- changes over a period of time in color and materials should be sympathetic and compatible to the original design; and
- unless of exceptional significance under National Register criterion G, must be at least fifty (50) years of age.

For a building to be individually listed in the National Register of Historic Places under Criterion A or listed as a contributing element to a district and/or under Criterion C, some alteration of original building openings or spaces using new materials and profiles is permitted if it does not cause irreversible damage to the original fenestration openings and to spaces. Moreover, the following conditions must be met:

- the building should retain significant portions of the original exterior masonry walls, in particular on the primary elevations and secondary side elevations visible from the public right-of-way;
- significant character-defining elements should remain intact;
- alterations to the building should be reversible and the historic character of the property could be easily restored;
- additions are confined to the rear elevation and should be executed in an appropriate manner, respecting the materials, scale, and character of the original building design and, if removed, the essential form of the building remains intact;



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 7 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

- change or lack of maintenance should only slightly weaken the historic feeling or character of the building; and
- unless of exceptional significance under National Register criterion G, must be at least fifty (50) years of age.

Working- and Middle-Class Apartment Buildings in Kansas City, Missouri that reflect a serious loss of integrity are not eligible for listing in the National Register of Historic Places if:

- the majority of the building's openings were altered in an irreversible manner using different materials, profiles, and sizes than the original;
- the exterior masonry has been altered or is missing on the primary façade and on major portions of secondary side elevations;
- non-historic cladding has been added on the primary façade and on major portions of secondary side elevations unless there is sufficient indication upon visual inspection that, if removed, enough of the original masonry walls remains to restore the original appearance;
- exterior alterations are irreversible or would be extremely difficult, costly, and possibly damaging to the building to reverse; and
- non-historic additions do not respect the materials, scale, or architectural character of the original building design.

In addition to the above requirements, each sub-property type must be evaluated individually to ensure that the physical characteristics that contribute to the historic context are sufficiently intact to merit listing in the National Register and that no building is rejected inappropriately.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 8 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

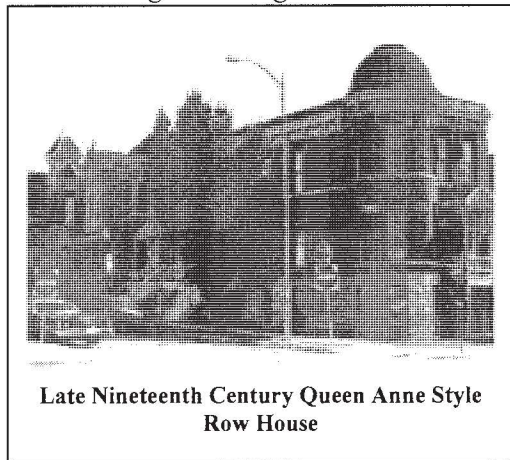
**PROPERTY SUB-TYPES**

**I. ROW HOUSE-TYPE APARTMENT BUILDING**

Name of Property Sub-Type: Row House-Type Apartment Building

**Description**

The sub-type known as the Row House-Type Apartment Building was designed and constructed specifically to function as an apartment building containing at least four self-sufficient (with private kitchen and bath facilities) apartment units. These buildings are part of a row of houses that share sidewalls and have identical or uniform fronts. Historic row houses in Kansas City are at least two, but no more than four stories high. They feature multiple main public entrance doors leading either to a multi-floor townhouse plan or a central stair hallway flanked by flats. Row House-Type Apartment Buildings represent many of the earliest purpose-built apartments and date from 1885.



In addition to the criteria for the Apartment Building Property Type listed on page 1 of this section, the Row House-Type Apartment Building sub-property type designed and built specifically to function as an apartment building:

- contains at least four self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units;
- is at least two and no more than four stories high;
- may have vestibule, but does not have a lobby;
- did not originally have an elevator;
- has multiple main public entrance doors;
- presents the massing and general detailing associated with a row of attached dwellings;

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 9 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

- retains sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces ;
- retains the basic configuration of the original floor plan outlining the public spaces and the number and rhythm of apartment unit and service door openings on the main floor and at least one other floor ; and
- is located within Kansas City, Missouri 1960 boundaries .

**Significance**

The Row House-Type Apartment Building is significant to the historic contexts for its role in providing a new type of housing to the residents of Kansas City, Missouri. Specifically, within the general context of “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” the Rowhouse-Type Apartment Building property sub-type is a significant transitional form for the apartment building property type. By retaining an exterior appearance that was associated with the traditional single-house building form, the row house building successfully inaugurated the multi-family housing type into Kansas City, Missouri’s middle-class housing stock in the late nineteenth century. These early purpose-built apartment buildings initially provided hesitant potential occupants with familiar aesthetic standards, making the new apartment form a comfortable choice.

Although the row house proffered new residential organization and dictated new approaches to day-to-day living, the use of the form with established popular architectural stylistic treatments allowed the property type to gain the acceptance of the middle classes. The Row House-Type Apartment Building provided a solution to the housing needs of a rapidly expanding population in Kansas City, Missouri during the late nineteenth and early twentieth centuries. This new building type provided multi-family units within a familiar frame of reference in established residential neighborhoods. Furthermore, it permitted the efficient use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth. The advent of the Row House-Type Apartment Building changed the course of residential patterns, affecting patterns in location, building type, and social interaction.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 10 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

Row House-Type Apartment Buildings may be listed under National Register criteria A, B, and/or C as outlined within the discussion of the Working- and Middle-Class Apartment Building Property Type at the beginning of this section. The significance of this sub-type is for its contribution to the local history of Kansas City, Missouri

**Registration Requirements**

To ensure that the characteristics and qualities described above are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey its associative value. The degree of integrity required must be sufficient so that the building's specific associations to specific historic context(s) are clearly evident.

The Row House-Type Apartment Building should retain the general architectural composition, ornamental details, and materials of their original primary exterior elevation. Due to the age and the level of uses that many of the buildings within this context have undergone, many buildings no longer retain their original character-defining architectural elements, and some are somewhat difficult for the layman to identify as to their original function. Therefore, each building within this sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register, and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to the historic context. Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity of the building and its location, setting, and the interior spatial arrangement of its public areas remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding listing in the National Register is made.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 11 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

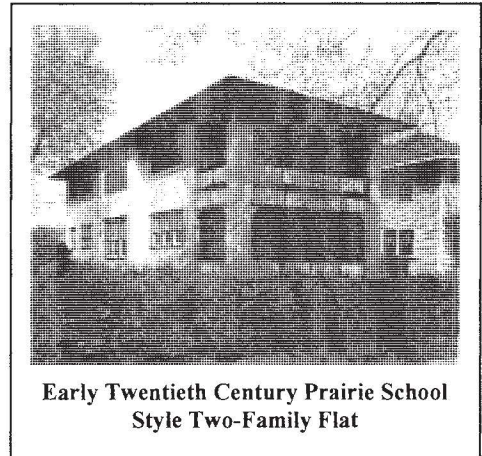
**II. TWO- AND FOUR-FAMILY FLAT**

Name of Property Sub-Type: Two- and Four-Family Flat

**Description**

These small apartment buildings were designed and constructed specifically to function as multi-family buildings containing up to two self-sufficient (with private kitchen and bath facilities) apartment (dwelling) unit(s) per floor. These buildings are two stories high and have a single or multiple main public entrance(s) on the primary façade.

The Two- and Four-Family Flat property sub-type designed and built specifically to function as an apartment building:



- contains up to two self-sufficient (with private kitchen and bath facilities) apartment (dwelling) unit(s) per floor;
- has a single or multiple public entrance(s) on the primary façade;
- may have entrance vestibule, but does not have a lobby;
- retains sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces;
- dates from 1885 to 1930; and
- is located within Kansas City, Missouri 1960 boundaries .

**Significance**

The Two- and Four-Family Flat property sub-type is significant to the historic contexts specifically for its role as affordable housing in Kansas City, Missouri. The Two- and Four-

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 12 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

Family Flat property sub-type holds an important role in the development of the apartment building in Kansas City, Missouri. These purpose-built multiple dwelling buildings were designed to provide inexpensive housing to the City's working and middle classes and provided one of the solutions to the housing needs of a rapidly expanding population in Kansas City during the late nineteenth and early twentieth century. As a new building type at this time, this property sub-type provided multiple residential dwelling units utilizing locally available architectural and financial resources. Furthermore, it permitted the efficient use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth. Modest in scale with simple floor plans and unpretentious detailing, this property sub-type reflects the use of traditional masonry construction methods of the era of its construction; the largest employing architectural treatments referencing popular architectural styles of the period of their construction.

Hundreds of Two- and Four-Family Flat apartment buildings constructed throughout Kansas City, Missouri retain much of their exterior architectural characteristics and original interior organization and detailing. Restrained in architectural stylistic treatment, many exhibit no ornamental detailing or artistic element at all. As an early means for providing large numbers of inexpensive housing units within the context of multiple dwellings, this property sub-type is a critical component of the important Apartment Building Property Type.

Two- and Four-Family Flat apartment buildings may be listed under the National Register's criteria A, B, and/or C as outlined in the discussion of the Apartment Building Property Type at the beginning of this section. The significance of this property sub-type is for its contribution to the local history of Kansas City, Missouri.

**Registration Requirements**

To ensure that the characteristics and qualities described above are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey its associative or informational value. The degree of integrity required must be sufficient so that the building's specific associations to historic context(s) in the MPDF are clearly evident.

Generally, this requires that the Two- and Four-Family Flat property sub-type retain the architectural composition, ornamental details, and materials of the original primary façade. In

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 13 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

that this property sub-type is generally presented in a very simple form with little or no ornamental detailing, it is important that this modest and unadorned character be maintained.

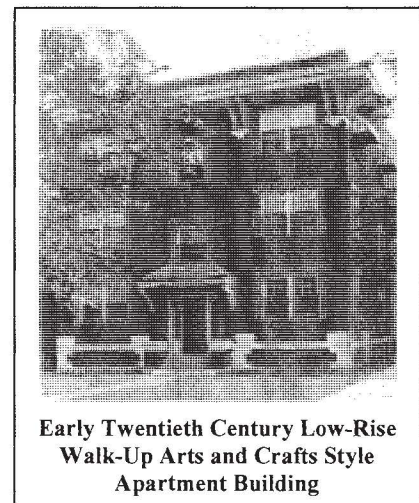
Due to the age and the level of uses that many of the buildings within this property sub-type have undergone, many buildings no longer retain their original character-defining elements and some are somewhat difficult for the layman to identify as to their original function. Therefore, each building within this property sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to the historic context. Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity of the building and its location, setting, and interior arrangement of public spaces remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding listing in the National Register is made.

**III. LOW-RISE WALK-UP APARTMENT BUILDING**

Name of Property Sub-Type: Low-Rise Walk-Up Apartment Building

**Description**

The Low-Rise Walk-Up Apartment Building was designed and built specifically to function as a multi-family residence. It contains at least six self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units, is at least three and no more than four stories high, and has a single main public entrance door.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 14 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

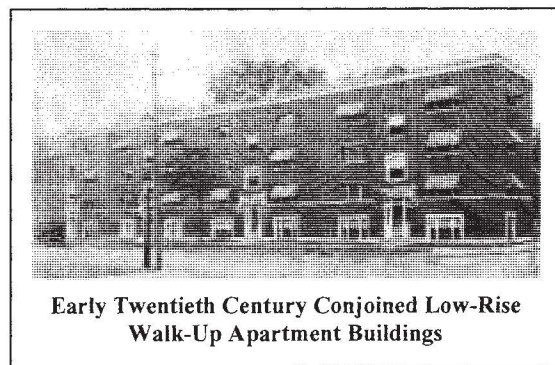
---

The Low-Rise Walk-Up Apartment Building property sub-type designed and built specifically to function as an apartment building:

- contains at least six self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units;
- is at least two and no more than four stories high and may be arranged in larger blocks of units with connecting sidewalls;
- has a single double-loaded corridor in a straight, L-shaped or T-shaped plan;
- has a single main public entrance door and may have secondary entrances on elevations facing a public right-of-way;
- may have entrance vestibule, but does not have a lobby;
- does not have an elevator
- retains sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces;
- dates from the early twentieth century through the early 1960s; and
- is located within Kansas City, Missouri.

**Significance**

The Low-Rise Walk-Up Apartment Building is significant for its role in providing a new type of housing to residents of Kansas City, Missouri beginning in the early twentieth century. This property sub-type became a basic and prevalent example of the apartment building property type that defined the apartment building for working- and middle-class residences and continued to prevail through the post-World War II era into the 1960s. These purpose-built apartment buildings introduced new residential organization and dictated new approaches to day-to-day living.





United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 15 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

The Low-Rise Walk-Up Apartment Building provided a solution to the needs of a rapidly expanding population of working- and middle-class workers in Kansas City during the first decades of the twentieth century and during the housing shortage immediately after World War II. As a new building type, it provided residential dwelling units with an increased effectiveness utilizing locally available architectural and financial resources. It also permitted efficient use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth. This property sub-type was an important component in the evolution of social and domestic practices, affecting patterns in location, building type, social interaction, and public services.

Low-Rise Walk-Up Apartment Buildings may be listed under National Register criteria A, B, and/or C as outlined within the discussion of the Working- and Middle-Class Apartment Building Property Type at the beginning of this section. The significance of this property sub-type is for its contribution to the local history of Kansas City, Missouri.

**Registration Requirements**

To insure that the characteristics and qualities described above are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey its associative, artistic, or informational value. The degree of integrity required must be sufficient so that the building's specific associations to the historic context(s) in this MPDF are clearly evident.

Generally, this requires that the property sub-type retain the architectural composition, ornamental details, and materials of their original primary exterior elevation. Due to the age and the level of uses that many of the buildings within this property sub-type have undergone, many buildings no longer retain their original character-defining architectural elements. Therefore, each building within this property sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to historic context(s). Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity of the building and its location, setting, and interior spatial arrangement of

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 16 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

public spaces remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding listing is made

**IV. MID-RISE APARTMENT BUILDING**

Name of Property Sub-Type: Mid-Rise Apartment Building

**Description**

The Mid-Rise Apartment Building was designed and built specifically to function as an apartment building. This property sub-type was designed to contain at least fifteen self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units, is at least five and no more than eight stories high, and has a single main public entrance. These buildings were first constructed at the turn of the twentieth century and continued to be constructed through the 1960s.



The Mid-Rise Apartment Building designed and built specifically to function as an apartment building:

- contains at least fifteen self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units;
- has at least five stories and is no more than eight stories high and may be arranged in larger blocks of units with connecting sidewalls;
- has a single main public entrance door and may have secondary entrances on elevations facing a public right-of-way;
- may have vestibule, but does not have a lobby;
- may have an elevator;

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 17 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

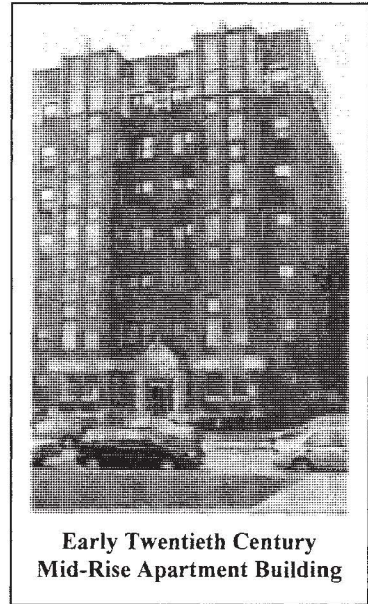
- may have a single double-loaded corridor or a double-loaded corridor in a cross-axis, L-shaped, or T-shaped plan;
- retains sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces;
- dates from the early twentieth century through the 1960s; and
- is located within Kansas City, Missouri 1960 boundaries

**Significance**

The Mid-Rise Apartment Building is significant for its role in providing housing to working- and middle-class residents of Kansas City, Missouri. Significantly, this larger property sub-type resulted from the emergence of the passenger elevator, which allowed for the construction of taller buildings. This property sub-type also reflects technological changes in steel and concrete construction. The taller building encouraged new architectural approaches to the broad organization of the building type, as well as possibilities of interior organization of individual apartment (dwelling) units. This taller version of the Low-Rise Walk-Up Apartment Building property sub-type is a critical component of the Apartment Building Property Type.

The Mid-Rise Apartment Building provided many more residential dwelling units than its Low-Rise Walk-Up counterpart, increasing the effectiveness of available architectural and financial resources. It permitted a more efficient and economic use of land in locations, particularly those already served by public transportation and utilities, directly affecting patterns of population growth.

The Mid-Rise Apartment Building property sub-type may be listed under National Register criteria A, B, and/or C as outlined within the discussion of the Apartment Building Property Type at the beginning of this section. The significance of this property sub-type is for its contribution to the local history of Kansas City, Missouri.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 18 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

**Registration Requirements**

To ensure that the characteristics and qualities described above are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey its associative, artistic, or informational value. The degree of integrity required must be sufficient so that the building's specific associations with historic context(s) in this MPDF are clearly evident.

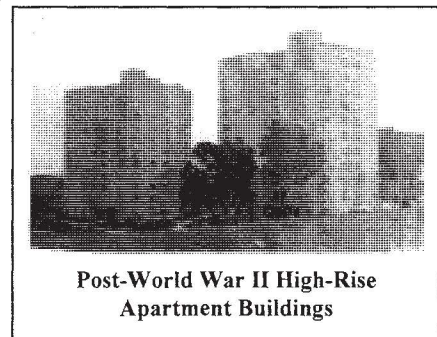
Generally, this requires that buildings of this property sub-type retain the architectural composition, ornamental details, trim, and materials of their original primary exterior elevation. Due to the age and the level of uses that many of the buildings within this context have undergone, many buildings no longer retain their original character-defining elements. Therefore, each building within this property sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to the historic context. Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity, location, setting, interior spatial arrangement of public spaces, and the interior elevator shaft and related lobby areas remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding listing in the National Register is made.

**V. HIGH-RISE APARTMENT BUILDING**

Name of Property Sub-Type: High-Rise Apartment Building

**Description**

The High-Rise Apartment Building was designed and constructed specifically to function as an apartment building. The building contains at least twenty-seven self-sufficient (with private kitchen and bath facilities)



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 19 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

apartment (dwelling) units, is at least eight and no more than twelve stories high, and has a single main public entrance.

The High Rise Apartment Building property sub-type designed and built specifically to function as an apartment building:

- contains at least twenty-seven self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units;
- is at least eight and no more than twelve stories high;
- has a single main public entrance door and may have secondary entrances on elevations facing a public right-of-way;
- has at least one elevator and an elevator lobby;
- may have small to medium-sized lobby;
- may have a single double-loaded corridor or a double-loaded corridor in a cross-axis, L-shaped, or T-shaped plan;
- retains sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces;
- dates from the post-World War I era through the early 1960s; and
- is located within Kansas City, Missouri 1960 boundaries.

**Significance**

The High-Rise Apartment Building property sub-type played a critical role in the development of the apartment building in Kansas City, Missouri. These purpose-built apartment buildings have a greater number of stories than the Mid-Rise Apartment building property sub-type. These buildings reflect the development and refinement of modern building technology, including steel-frame structural systems, poured-in-place reinforced concrete, and wholesale use of passenger elevators. The taller building encouraged new approaches to the architectural organization of the building type, as well as to possibilities of interior organization of individual units.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 20 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

The High-Rise Apartment Building property sub-type added a new dimension to the Kansas City Apartment Building Property Type by providing the potential for large numbers of dwelling units using a small footprint permitting a more efficient and economical use of land in locations already served by public transportation and utilities, directly affecting patterns of population growth. The provision of a high number of housing units within one building provided an efficiency of management and economy of scale. The advent of this property sub-type changed the course of the City's residential patterns, affecting patterns in location, building type, social interaction, and public services.

High-Rise Apartment Buildings may be listed under National Register criteria A, B, and/or C as outlined within the discussion of the Working- and Middle-Class Apartment Building Property Type at the beginning of this section. The significance of this property sub-type is for its contribution to the local history of Kansas City, Missouri.

**Registration Requirements**

To ensure that characteristics and qualities described above are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey its associative, artistic, or informational value. The degree of integrity required must be sufficient so that the building's specific associations with historic context(s) in this MPDF are clearly evident.

Generally, this requires that buildings of this property sub-type retain the architectural composition, ornamental details, trim, and materials of their original primary exterior elevation. Due to the age and the level of uses that many of the buildings within this context have undergone, many buildings no longer retain their original character-defining elements. Therefore, each building within this property sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to the historic context. Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity, location, setting, interior spatial arrangement of public spaces, and the interior elevator shaft and related lobby areas remain intact. Buildings that are identified for their

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 21 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding National Register listing is made.

**VI. GARDEN APARTMENT BUILDING COMPLEX**

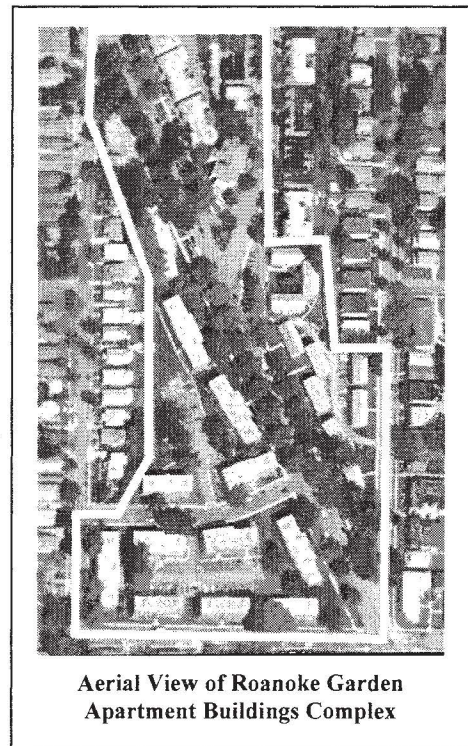
Name of Property Sub-Type: Garden Apartment Building Complex

**Description**

The Garden Apartment Building Complex is composed of individual buildings forming a group of at least three buildings, each designed and constructed specifically to function as a multiple dwelling. These buildings were designed to contain at least four self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units. Each building is at least two and no more than eight stories high. The buildings are designed and sited to relate to the surrounding landscape. Various versions of Garden Apartments were constructed beginning in the early twentieth century and continuing through the early 1960s.

The Garden Apartment Buildings Complex designed and built specifically to function as apartment buildings:

- contains at least four self-sufficient (containing private kitchen and bath facilities) apartment (dwelling) units;
- has at least two stories and are no more than eight stories high;
- usually has a single main public entrance, but may have exterior public entrances on elevations facing a public right-of-way or private open space;
- may or may not have elevators;



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 22 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

- may or may not have a small lobby;
- may have a single double-loaded corridor or a double-loaded corridor in a straight, cross-axis, L-shaped, or T-shaped plan.
- retain sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces;
- retain their original spatial arrangement in relation to other buildings and structures in the complex;
- reflect a design relating to the surrounding landscape;
- date from the early twentieth century through the 1960s;
- are located within Kansas City, Missouri 1960 boundaries

**Significance**

The Garden Apartment Building Complex property sub-type is significant within the general context of “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” for its role in the development of apartment buildings in Kansas City, Missouri. These purpose-built apartment buildings represent a distinctly twentieth century philosophy for multi-residential buildings in the United States that advocated grouping of apartment buildings designed in relationship to each other and the landscape. Their massing, uniform height and density, and siting in accordance with a formulaic relationship between open space and a building set within a landscaped environment, separated them from more urban forms of the property type referencing the traditional city street grid. This property sub-type resulted from changing social ideals calling for a healthier approach to residential housing patterns. Developed after the general acceptance of multiple presentations of the same building design and the growing interest in more suburban environments, the Garden Apartment Building Complex allowed for several buildings to be grouped in a pleasing aesthetic plan intended to provide a more hospitable and healthier life for the occupants. This property sub-type, although restrained and limited in number, played a major role in the development of public housing ideals during the first half of the twentieth century in Kansas City, Missouri.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 23 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

The Garden Apartment Building Complex property sub-type may be listed as a district under National Register criteria A, B, and/or C as outlined within the discussion of the Apartment Building Property Type at the beginning of this section. The significance of this property sub-type is for its contribution to the local history of Kansas City, Missouri.

**Registration Requirements**

To ensure that the characteristics and qualities described above are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey this property sub-type's associative, artistic, or informational value. The degree of integrity required must be sufficient so that the building's specific associations with the historic context(s) in this MPDF are clearly evident.

Generally, this requires that buildings of this property sub-type retain the architectural composition, ornamental details, trim, and materials of their original primary exterior elevation. Due to the age and the level of uses that many of these buildings have undergone, many no longer retain a majority of their original character-defining elements. Therefore, each building within this property sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to the historic context. Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity, location, setting, interior spatial arrangement of public spaces, and the interior elevator shaft and related lobby areas remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding listing is made.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

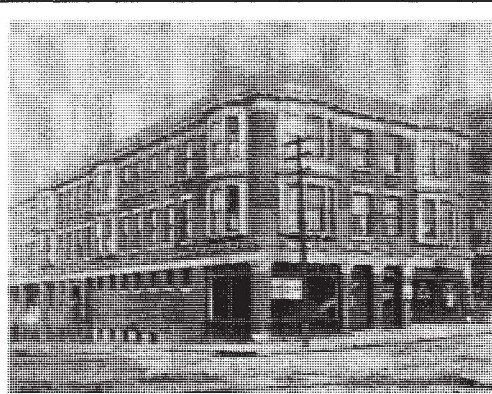
Section F Page 24 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

**VII. COMMERCIAL-RESIDENTIAL APARTMENT BUILDING**

Name of Property Sub-Type: Commercial-Residential Apartment Building

**Description**

The property sub-type known as the Commercial-Residential Apartment Building was designed and constructed specifically to function as a mixed-use building containing ground floor space, on at least the primary façade, dedicated to public commercial use with at least three self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units above. These units are spread over at least one, but no more than three floors. There is a separate entrance to access the residential units. These buildings present the massing and general detailing associated with commercial architecture.



**Turn of the Century Commercial Residential  
Apartment Building**

The Commercial-Residential Apartment Building property sub-type designed and built specifically to function as a mixed-use building:

- usually contains at least three self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units, but the earliest buildings may contain one- or two-room dwelling units that shared common bathing facilities;
- has a ground floor public-oriented commercial use space;
- has at least one, but no more than three floors of residential apartment spaces above the ground floor;
- has a separate entrance(s) to the residential units with no lobby area;
- may have an entrance vestibule to the upper floors;
- presents the massing and general architectural characteristics associated with mixed-use commercial architecture, including a ground floor storefront;

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 25 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

- retains sufficient architectural integrity and historic characteristics to enable identification with the property type, including the façade appearance and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public halls and apartment units, and interior trim;
- was constructed primarily between the years 1885 and 1930;
- is located within the Kansas City, Missouri 1960 boundaries.

**Significance**

The Commercial-Residential Apartment Building property sub-type is significant within the general context of “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” This property sub-type is a significant transitional form from the traditional mixed-use retail store with the shopkeeper’s residence above to an expanded retail/apartment commercial venture that provided retail space on the first floor and multiple residential rental units on the upper floors. This property sub-type appeared in both commercial and residential areas at commercial nodes throughout the City and provided some of the most affordable housing in the City. The advent of this property sub-type was an important component in residential patterns, affecting patterns in location, building type, social interaction, and public services.

Commercial-Residential Apartment Buildings may be listed under the National Register’s criteria A, B, and/or C as outlined within the discussion of the Working- and Middle-Class Apartment Building Property Type at the beginning of this section. The significance of this property type is primarily for its contribution to the local history of Kansas City, Missouri

**Registration Requirements**

To ensure that the characteristics and qualities described above for this property sub-type are sufficiently illustrated, appropriate aspects of location, design, setting, workmanship, materials, association, and feeling must be retained to convey its associative, artistic, or informational value. The degree of integrity required must be sufficient so that the building’s specific associations with historic context(s) in this MPDF are clearly evident.

Generally, this requires that buildings of this property sub-type retain the architectural composition, ornamental details, trim, and materials of their original primary exterior

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section F Page 26 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

elevation(s). Due to the age and the level of uses that many of these buildings have undergone, many buildings no longer retain the majority of their original character-defining elements. Therefore, each building within this property sub-type must be evaluated individually to ensure that its specific contribution to the historic context is sufficiently intact to merit listing in the National Register of Historic Places and that no building is rejected inappropriately. Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of first-floor architectural elements are common and do not necessarily diminish a building's contribution to the historic context. Interior changes, including the loss of ornamental detailing and trim, may not be significant to the buildings' perceived contribution to the historic context if the exterior integrity, particularly of the storefront, location, setting, and the interior spatial arrangement of both residential and commercial public spaces remain intact. Buildings that are identified for their contribution to the understanding of interior spatial arrangements or because of association(s) with events or people significant to our past should have careful interior assessments before determination regarding listing is made.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section G Page 1 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

**G. GEOGRAPHICAL DATA**

This Multiple Property Documentation Form addresses the Working- and Middle-Class Apartment Buildings erected between 1830 and 1960 within the city limits of Kansas City, Missouri in 1960.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section H Page 1 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

**H. Summary of Identification and Evaluation Methods**

(Discuss the methods used in developing the multiple property listing.)

This Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” is based upon information established in the survey plan, assorted surveys, and survey databases produced under the direction of the City of Kansas City, Missouri Landmarks Commission dating from the late 1970s to the present time. In addition to information provided by these surveys, Sally Schwenk Associates, Inc. conducted a windshield survey within the historic city limits dating to the 1950s to identify extant property types and issues of architectural/historic integrity. The extensive collection of historic photographs and postcards of apartment buildings and streetscapes available in the Special Collections of the Kansas City (Missouri) Public Library contributed to the identification of property sub-types and the development of registration requirements. Sally Schwenk Associates, Inc also utilized database information assembled in the development of the “Historic Colonnade Apartment Buildings of Kansas City” MPDF to examine building plans, the evolution of property types by form and plan, and geographical patterns of residential development.

National Register Registration Forms for Kansas City apartment buildings and districts containing multi-family housing provided additional information that assisted in the development of historic contexts and property sub-types. A number of thematic nominations, in particular the Multiple Property Documentation Form “Apartment Buildings in Washington, D.C. 1880-1945,” prepared by Emily Hotaling Eig and Laura Harris Hughes of the Traceries firm in Chevy Chase, Maryland, provided the basis for developing a historic context for the “purpose-built” apartment dwelling and guided the development of property sub-types. The Albert Schoenberg real estate collection at the Jackson County Historical Society Archives and Research Library in Independence, Missouri provided invaluable information relating to the evolution of apartment buildings in Kansas City during the early twentieth century. Western Historical Manuscript Collection in Kansas City, Missouri provided a broad range of architectural plans to assist in the development of property sub-types. City Directories provided information needed to document the occupation of residents of the apartment buildings. Sanborn Fire Insurance Company maps and plat maps assisted in developing contexts associated with residential development patterns. In addition to the above repositories, the primary and secondary source materials at the Mid-Continent Library, Independence North Branch, Local History Collection, Independence, Missouri contributed to the development of the historic contexts.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section H Page 2 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

Three historic contexts emerged that conform to major themes that occurred within the period of significance of the Working- and Middle-Class Apartment Building Property Type and sub-types. They are:

- Residential Development Patterns: 1830-1960
- The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Building in Kansas City 1885-1960
- Architecture of Working- and Middle-Class Apartment Buildings: 1885-1960

The period of significance of the property type begins with the development of apartment units after the real estate boom of the early 1880s and also coincides with the earliest identified extant apartment building property sub-type. The end date of the period of significance coincides with the Kansas City, Missouri City Council's passage of a public accommodations act in 1964 as part of the passage of local, state, and federal civil rights legislation after the assassination of President John F. Kennedy. The change in local and federal laws at this time was the beginning of wide-ranging changes in patterns of multi-family housing development, and the financing, design, and types of "affordable" multi-family housing erected. This date also allows incorporation into the MPDF of apartment building property sub-types that continued to be erected after World War II or emerged to meet the housing shortage after World War II and addresses associations with Federal Housing Authority (FHA) guidelines developed in the 1930s and utilized until the passage of public accommodation laws in the 1960s. This approach also allows comprehensive inclusion of the eras of significance in local apartment building — the first decades of the twentieth century; the post-World War I period; and the post-World War II period.

This Multiple Property Documentation Form and the accompanying National Register of Historic Places Registration Forms for the "Armor Boulevard Post-World War II Apartment Historic District" and the "Gillham Court Apartments Building" are part of an effort initiated by Sally Schwenk Associates, Inc. to assist owners of apartment buildings that have direct associations with the contexts and property types established in this submission in nominating these properties to the National Register of Historic Places.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section I Page 1 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

**I. MAJOR BIBLIOGRAPHICAL REFERENCES**

(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other specifying repository.)

- Allen, Frederick Lewis. *The Big Change: America Transforms Itself 1900-1950*. New York: Harper & Row, 1952.
- Armstrong, Ellis, ed. *History of Public Works in the United States, 1776-1976*. Chicago: American Public Works Administration, 1977.
- Brown, A. Theodore and Lyle Dorsett. *K.C., A History of Kansas City, Missouri*. Boulder: Pruett Publishing Company, 1978.
- Burchard, John and Albert Bush-Brown, *The Architecture of America: A Social and Cultural History*. Boston: Little Brown and Company, 1961.
- Colton, Kent W., Ph.D, and Kate Collignon, "Multifamily Rental Housing in the 21<sup>st</sup> Century, paper prepared for the Joint Center for Housing Studies and Kennedy School of Government Harvard University 29 January 2001, TMs (photocopy); citing Kerry S. Vandell, "Multifamily Finance: A Pathway to Housing Goals, a Bridge to Commercial Mortgage Market Efficiency," paper presented at the mid-Year Meetings of the American Real Estate and Urban Economics Association, Washington D.C., 30 May 2000.
- Ehrlich, George. *Kansas City, Missouri: An Architectural History, 1826-1990*. Revised and Enlarged Edition. Columbia: University of Missouri Press, 1992.
- Eig, Emily Hotaling and Laura Harris Hughes. National Register of Historic Places Multiple Property Form "Apartment Buildings in Washington D.C. 1880-1945," 1 July 1993. District of Columbia Planning Office, Washington D. C.
- Fitch, James Marston. *American Building: The Historical Forces That Shaped It*. Boston: Houghton Mifflin Company, 1966.
- Gotham, Kevin Fox. "A City without Slums: Urban Renewal; Public Housing and Downtown Revitalization in Kansas City, Missouri." *The American Journal of Economics and Sociology* (January 2001). Document online. Available at [http://findarticles.com/p/articles/mi\\_m0254/is\\_1\\_60/ai\\_74643770](http://findarticles.com/p/articles/mi_m0254/is_1_60/ai_74643770); Internet; accessed 20 June 2007.
- Hawes, Elizabeth. *New York, New York: How the Apartment House Transformed the Life of the City*. New York: Alfred A. Knopf, 1983, 20.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 1 Page 2 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

*Kansas City (MO) Journal*, 1 January 1924. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 30 April 1916. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 11 April 1919. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 1 January 1922. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 10 September 1922. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 24 September 1922. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 31 December 1922. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 6 January 1924. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 24 December 1924. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 16 January 1927. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 20 February 1927. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

*Kansas City (MO) Star*, 17 November 1929. *Kansas City Star* Newspaper Clipping File. Special Collections. Kansas City, Missouri Public Library. Microfilm.

“Lincoln Place Apartments in Venice, California Nominated for The California Register of Historical Resources Hearing: Aug 5, 2005 in Sacramento.” Document online. Available at <http://home.earthlink.net/~perroudburns/LincolnPlaceSignificance.html>; Internet; accessed 23 January 2007.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section I Page 3 **Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri  
Jackson County, Missouri**

---

Mobley, Jane and Nancy Whitehead Harris. *A City Within A Park – One Hundred years of Parks and Boulevards in Kansas City, MO*. Kansas City, MO: Lowell Press, 1991.

Piland, Sherry. "Early K.C. Architect: A Liberated Woman." *Historic Kansas City Foundation Gazette*, (April 1976) 1-8.

Piland, Sherry. *John McKecknie, architect, 1862 -1934*. Kansas City, MO: Kansas City Landmarks Commission, 1981.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, Inc., 1980.

Roth, Leland M. *A Concise History of American Architecture*. Boulder, CO: Westview Press, 1979.

Schirmer, Sherry Lamb. *A City Divided: The Racial Landscape of Kansas City, 1900-1960*. Columbia: University of Missouri Press, 2002.

Schirmer, Sherry Lamb and Richard McKinzie. *At the River's Bend: An Illustrated History of Kansas City, Independence and Jackson County*. Woodland Hills, CA: Windsor Publications, Inc., in association with the Jackson County Historical Society, 1982.

Spencer, Brenda R. National Register of Historic Places Multiple Property Form "Colonnaded Apartments on the North End of The Paseo Boulevard in Kansas City, Missouri, ca. 1896-1945," 20 May 2000. City of Kansas City, Missouri Landmarks Commission, Kansas City, Missouri.

Worley, William. *J. C. Nichols and the Shaping of Kansas City*. Columbia: University of Missouri Press, 1990.