

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Alana Apartment Hotel

other name/site number N/A

2. Location

street & town 2700-2706 Troost Avenue and 1015 East 27th Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64109

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

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

05/16/06
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Alana Apartment Hotel
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store
DOMESTIC: Multiple Dwelling

Current Function

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

Materials

(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof CERAMIC TILE
other TERRA-COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Alana Apartment Hotel
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1928-1956

Significant Dates

1928

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, Charles M. (architect)

Furgason-Simonds Investment Co. (builder)

☒ See continuation sheet(s) for Section No. 8

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other Name of repository:

Kansas City (MO) Public Library

☒ See continuation sheet(s) for Section No. 9

Alana Apartment Hotel
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/6/4/0/9/6 4/3/2/6/5/7/4
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Please see attached continuation sheet.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

Please see attached continuation sheet.

☒ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Elizabeth Rosin, Partner
organization Historic Preservation Services, LLC date January 30, 2005
street & number 323 West 8th Street, Suite 112 telephone 816-221-5133
city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title City of Kansas City, Missouri, C/O Stacia Johnson, Housing Administrator
street & number 414 East 12th Street, 15th Floor, City Hall telephone 816-513-2907
city or town Kansas City state MO zip code 64106

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 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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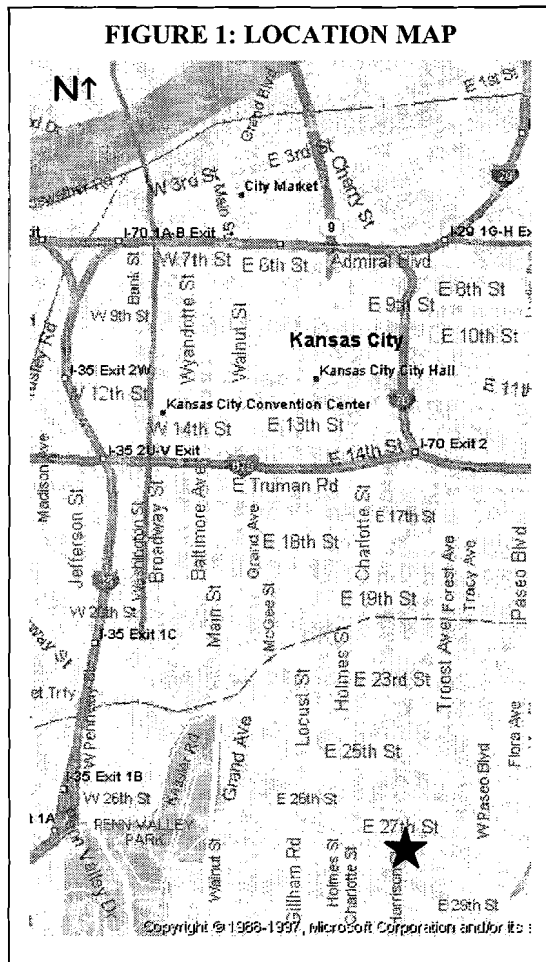
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Alana Apartment Hotel
Jackson County, Missouri**

SUMMARY DESCRIPTION STATEMENT

The Alana Apartment Hotel is located at 2700-2706 Troost Avenue and 1015 East 27th Street in Kansas City, Jackson County, Missouri. The U-shaped building housed retail businesses on the first floor and residential apartments on the upper floors. It has a structural system that utilizes both steel and wood framing. A veneer of textured dark brown brick covers the primary east (Troost Avenue) and north (27th Street) façades, and ordinary red brick covers the secondary south and west elevations. While a flat asphalt roof covers most of the building, the sections of the roof facing Troost Avenue and 27th Street have sloped surfaces clad with barrel-shaped asbestos tile. Rafter tails are visible below the eaves of the sloped sections of the roof. The building has two stories on the east elevation facing onto Troost Avenue and at the east end of the north elevation facing onto 27th Street. As the grade of 27th Street slopes down to the west, the building grows to three stories at the west end of the north elevation. At the interior of the



U-shaped plan, there is an open courtyard, which is currently overgrown with vegetation and contains several mature trees. A non-historic one-story concrete block addition extends into the courtyard at the northeast corner of the building. The primary east and north façades are distinguished from the unadorned secondary elevations by their Tudor Revival design. Elements of the style include multiple gables, terra-cotta ornament, tiled roof surfaces, grouped windows with multi-light sashes, and patterned brickwork. The building retains a high degree of integrity and clearly conveys its historic significance and associations.

NARRATIVE DESCRIPTION

SETTING

The Alana Apartment Hotel anchors the southwest corner of the busy Troost Avenue and 27th Street intersection, which is approximately two miles south of Kansas City's central business district. Substantial demolition has occurred in recent years along Troost Avenue and there are many gaps in the streetscape.

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Twenty-Seventh Street is more residential in character, although most of the buildings face the north-south side streets. The neighborhoods surrounding this intersection are in a state of transition. To the west, single-family dwellings developed in the early twentieth century occupy small urban lots with mature vegetation. Demolition has left the formerly dense streetscape riddled with numerous vacant lots. At the northwest corner of the intersection, there is a development of townhouse apartments constructed in the 1980s. The Beacon Hill neighborhood, which is on the west side of Troost Avenue, is currently undergoing a substantial redevelopment that will result in the rehabilitation of existing late nineteenth and early twentieth century single-family dwellings and apartment buildings, as well as the construction of many new single-family infill dwellings.

Concrete sidewalks flank both sides of the streets. Limited curb cuts on both Troost Avenue and 27th Street include a narrow driveway off 27th Street immediately west of the Alana Apartment Hotel. The absence of grass easement strips between the sidewalks and streets reinforces the historic commercial character of the building and its immediate surroundings.

EXTERIOR

At the primary east (Troost Avenue) and north (27th Street) elevations, large and small gables rise above the eave line, symmetrically dividing each elevation into bays. Large perpendicular gables anchor the building's corners, while two pairs of smaller gables frame bays of windows on each of these elevations. The east (Troost Avenue) elevation has nine bays, each containing a pair of windows at the second story. The north (27th Street) elevation also has nine bays containing paired windows, although the second and eighth bays are elongated to include pairs of windows as well as three smaller individual windows.

Terra-cotta details on the primary elevations include quoining, coping, belt courses, window surrounds, and medallions that highlight the Tudor Revival design. A terra-cotta belt course encircles the primary east and north elevations below the upper-story windows. A second belt course runs above the storefront windows on the east (Troost Avenue) elevation, the east end of the north (27th Street) elevation, and above the second-story openings on the west end of the north elevation. Between the belt courses, terra-cotta panels with floral swags punctuate the building wall below each pair of terra-cotta-framed windows, and diamond-shaped medallions are found below each pair of smaller unadorned windows.

The size and configuration of the fenestration reflects the building's historic mixed use. At the first story, the commercial spaces featured large plate glass display windows. Although plywood and metal roll-down doors currently cover most of these openings, their size, shape, and configuration remain unaltered. One storefront facing onto Troost Avenue remains uncovered. It features a wood door with a large glazed

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light next to three aluminum-framed plate glass display windows that rest on a low bulkhead wall. A continuous wood-shingled pent roof covers most of the transom area above the storefront windows on this facade. A terra-cotta belt course spans the facade above the transom, and terra-cotta-clad piers separate each storefront assemblage. These terra-cotta elements are painted.

The upper-story residential units retain historic double-hung wood windows arranged singly and in pairs. The sashes have a six-over-six light configuration and are generally in poor condition. The openings located within the gables on the primary east and north elevations have terra-cotta surrounds; the openings in the large corner gables have arched terra-cotta frames. Window sashes in the secondary (west and south) elevations, primarily those facing the courtyard, are aluminum and have a one-over-one light configuration.

Other openings in the north (27th Street) elevation include a pedestrian door at the rear of the corner commercial space and a pair of doors recessed roughly in the center of the facade that served as the entrance to the apartments. The bank of windows just to the left of the apartment entrance, presently covered by plywood, marks the location of the building's residential lobby.

INTERIOR

Although the building historically housed six businesses, the east (Troost Avenue) elevation currently contains three retail storefronts. Each of these is an open space with painted plaster walls and ceilings. A dropped ceiling grid covers the original ceiling in the corner storefront. One storefront retains the original linoleum tiles over the concrete sub-floor. Much of the storefront and transom glazing, which is covered on the exterior, remains visible from inside the building.

The residential lobby is located at the center of the north (27th Street) elevation. The recessed entrance vestibule and lobby have large storefront-type windows topped by multi-light sashes. In the lobby, the multi-light windows include pairs of casement windows flanking large fixed-sash windows. Finishes include a linoleum floor and painted plaster walls and ceilings. Although the building has been unoccupied for many years, the lobby retains its historic plaster molding at the ceiling and the arched door surrounds that echo the building's architectural style.

From the lobby, stairs lead to the first and second floors. At the second-floor landing, the staircase wraps around and continues to the third floor. The staircases have simple square newel posts and balusters.

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On each of the residential floors, apartments flank double-loaded corridors. Each unit has a louvered wood door in front of a solid wood entrance door, as well as a small wood door in the corridor wall that served as a delivery box for ice and milk. The linoleum flooring in the corridors is laid in a checkerboard pattern. The ceilings and walls are painted plaster with very short, simple wood baseboards.

All of the apartments are studio units with built-in Murphy beds. Carpet covers some of the wood floors. The walls and ceilings are painted plaster, although non-historic plywood paneling covers the walls in some units. All of the units retain their historic window and door trim, low wood baseboards, and paneled wood doors. Within each unit, bare-bulb light fixtures hang at the center of most ceilings; however, modern ceiling fans have replaced some of these fixtures. The bathrooms retain their historic fixtures and hexagonal tile floors.

INTEGRITY

The Alana Apartment Hotel retains a very high degree of integrity, including the majority of features that define its mixed-use function and Tudor Revival style. While plywood boards and metal panels cover some of the storefront windows to protect the building from vandalism, the original configuration of openings remains substantially intact in the commercial first story as well as in the residential upper stories, which also retain most of their original wood sashes in the street-facing elevations. Terra-cotta trim surrounding the commercial storefronts has been painted, but none of the building's exterior decorative trim has been otherwise altered or removed. The configuration of commercial and residential spaces continues to convey information about its historic mixed-use function. The one-story addition to the rear of the building is not visible from the street and does not compromise the building's ability to convey information about its historic function or design.

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**Alana Apartment Hotel
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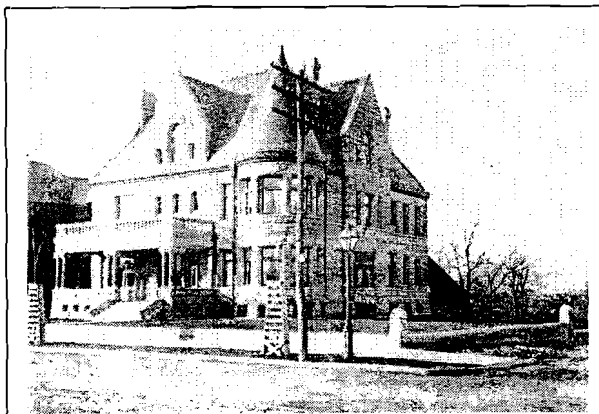
STATEMENT OF SIGNIFICANCE

The Alana Apartment Hotel at 2700-2706 Troost Avenue and 1015 East 27th Street, Kansas City, Jackson County, Missouri is locally significant under National Register Criterion A for the area of COMMERCE and under Criterion C for the area of ARCHITECTURE. Constructed in 1928 for local businessman Jacob Steinzeig, the property is an excellent example of a Corner Neighborhood Store mixed-use property type constructed in Kansas City's growing neighborhoods during the early twentieth century to provide residential opportunities and commercial services to local residents. Designed in the Tudor Revival style by architect Charles M. Williams, the Alana Apartment Hotel illustrates the adaptation of popular residential designs to commercial structures in an effort to blend with surrounding neighborhood development. The period of significance for the Alana Apartment Hotel begins with its construction in 1928 and ends in 1956, the arbitrary fifty-year threshold for eligibility established by the National Register program.

ELABORATION

DEVELOPMENT AT TROOST AVENUE AND 27TH STREET

Development of the neighborhood around Troost Avenue and 27th Street began following its annexation into Kansas City in 1875 when a series of landowners platted numerous residential subdivisions in this area during the 1880s. By 1891, the blocks surrounding this intersection were slowly filling in with large



William A. Wilson Residence, 2700 Troost Avenue
*(Souvenir of Kansas City and Her Fire Department,
Hale and Tinsley)*

single-family dwellings. The residences facing Troost Avenue were especially impressive. Substantial mansions of stone and brick, they featured elaborate footprints, lobed projections, and large porches typical of the late Victorian architecture popular at the time.

Around 1890, at the southwest corner of Troost Avenue and 27th Street, William A. Wilson built such a house — a large Victorian mansion constructed of limestone. Contemporary atlases show the Wilson house as one of several large dwellings that occupied large lots scattered along Troost Avenue at a time when the blocks to the

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**Alana Apartment Hotel
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west and east remained largely undeveloped.¹ Considered one of Kansas City's more notable residential buildings, photographs of Wilson's house were printed in several souvenir publications during the 1890s.² City directories identify Wilson as a broker of teas, coffees, and spices with offices near the City Market and later in the Stock Exchange Building in the West Bottoms. Before building the house at 2700 Troost Avenue, Wilson lived at 929 Holmes Avenue, an older neighborhood just east of the central business district. By 1921, Wilson had moved to 5730 The Paseo, significantly further south and east of the city center.

Kansas City experienced a tremendous boom in population growth during the first decade of the twentieth century. Between 1900 and 1910, the local population grew from approximately 163,000 residents to almost 250,000 residents, a 54 percent increase.³ The number of residents continued to surge, reaching nearly 400,000 by 1930.⁴ To accommodate this growth, new subdivisions were platted, and the vacant lots in existing subdivisions (such as those near Troost Avenue and 27th Street) quickly filled. The effects of the boom are evident on the 1909 Sanborn Fire Insurance Company map.⁵ Neat, dense rows of two-and-a-half-story dwellings with uniform footprints lined the 2700 block of Harrison Street, one block west of the intersection of Troost Avenue and 27th Street. Proximity to the mansions along Troost Avenue made this a desirable location, although the regular plans of the new houses and the dense concentration of lots contrasted sharply with the sprawling floor plans and larger lots of the older houses along Troost and Forest Avenues. By 1925, single-family dwellings filled the north-south streets east and west of Troost Avenue.⁶ While still substantial in size, the smaller rectangular footprints and narrower lots indicate that these houses were less grand than the mansions constructed a generation earlier.

¹ G. M. Hopkins, *A Complete Set of Surveys and Plats of Properties of Kansas City, MO* (Philadelphia: G. M. Hopkins, 1891); Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri*, vol. 3, sheet 301 (New York: Sanborn Map Company, 1896, volume 3, sheet 301) [database online] available at <http://proxy.kclibrary.org:2269/>; Internet; accessed 3 January 2006.

² George Consider Hale and T. R. Tinsley, *Souvenir of Kansas City and Her Fire Department* (Kansas City: n.p., 1893), Special Collections, Kansas City (Missouri) Public Library.

³ George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*, revised and enlarged ed. (Columbia: University of Missouri Press, 1992), 58.

⁴ *Ibid.*, 66.

⁵ Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri*, vol. 3, sheet 374 (New York: Sanborn Map Company, 1909) [database online] available at <http://proxy.kclibrary.org:2269/>; Internet; accessed 3 January 2006.

⁶ Tuttle-Ayers-Woodward Co., *Atlas of Kansas City Missouri and Environs 1925* (Kansas City: Tuttle-Ayers-Woodward Co., 1925).

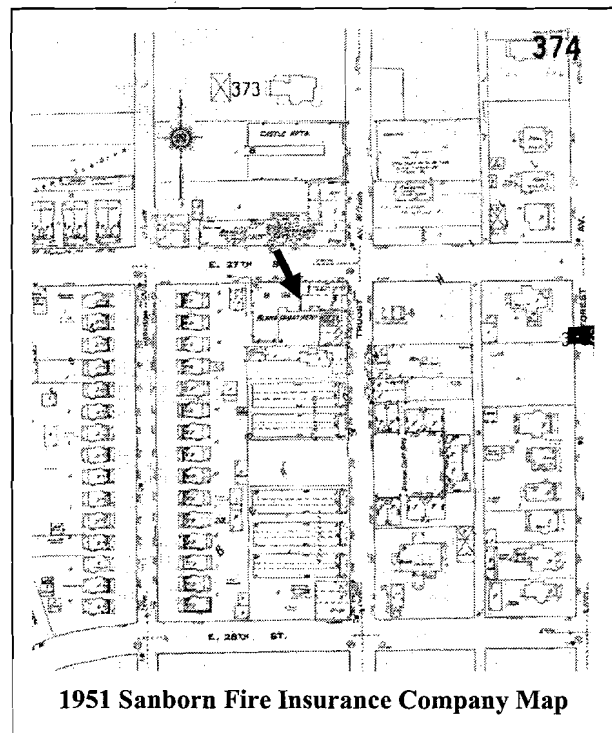
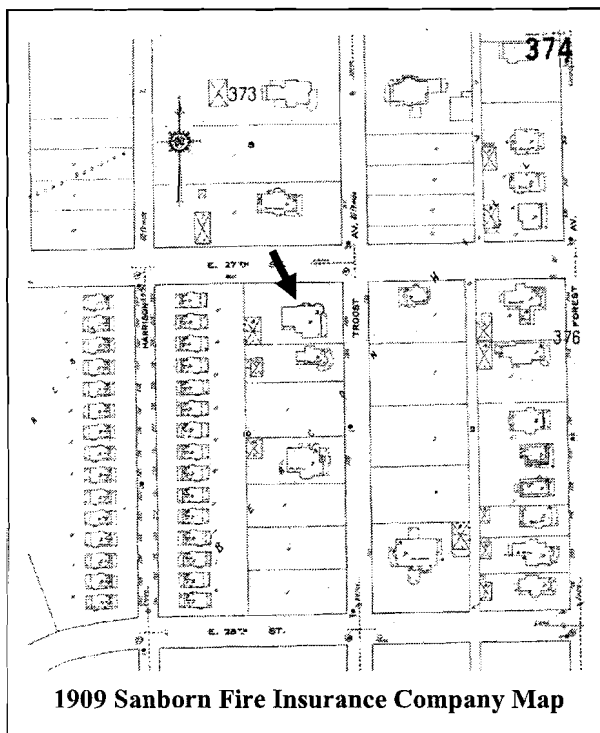
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**Alana Apartment Hotel
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During this period, Kansas City's growing population and accompanying housing shortage spurred the construction of multi-family housing, especially in proximity to bus and streetcar lines. The character of the neighborhoods surrounding Troost Avenue and 27th Street evolved quickly following this trend. Along Troost Avenue, in particular, low-rise apartment buildings rose on vacant lots, and even replaced mansions constructed in the 1880s and 1890s.



In 1928, when construction of the Alana Apartment Hotel was complete, the 2700 block of Troost Avenue featured five three-story apartment buildings and a one-story, commercial building with three storefronts at the corner of 28th Street. By 1940, a lone Victorian house immediately to the south of the Alana Apartment Hotel recalled the previous era of the neighborhood.⁷ Similar development occurred on the adjacent blocks. Across the street was an apartment court containing twelve three-story flats. The 2600 block of Troost Avenue also had two multi-family buildings — the two-story U-shaped Castle Apartments and the six-story Barclay Apartments. A 1926 article in the *Kansas City Star* noted that the recent construction of apartment buildings in this vicinity “has brought to this section a concentration of population and purchasing power which has imparted a retail value to Troost Avenue frontage . . . which

⁷ Ibid.; City of Kansas City, Missouri, photograph, tax assessor photographs 4-306-1 through 4-306-24, 1940, City of Kansas City, Missouri Landmarks Commission.

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**Alana Apartment Hotel
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it did not possess even a few years ago.”⁸ By 1950, other commercial development within a block of the Alana Apartment Hotel included a movie theater, a bowling alley, and two filling stations. Around this time, the owners of the Victorian house next to the Alana Apartment Hotel converted its use from residential to commercial and added a one-story concrete block addition to the front of the house.

THE CORNER NEIGHBORHOOD STORE PROPERTY TYPE

Small commercial buildings were common in Kansas City’s residential neighborhoods during this period. The “Historic Resources Survey Plan of Kansas City” identifies the Corner Neighborhood Store as a distinct property type important to neighborhood identity and function.⁹ The rapid expansion Kansas City experienced during this period created a physical separation between newly developed neighborhoods and the traditional commercial shopping districts. Enterprising developers soon constructed neighborhood stores where local residents could buy groceries or get a haircut without traveling all the way downtown. During the early twentieth century, Troost Avenue evolved into a secondary commercial corridor serving the burgeoning neighborhoods on the east side of Kansas City.

As its name implies, the Corner Neighborhood Store property type typically occupied a lot on a corner or near an intersection that was accessible by one or more streetcar line(s). The first story housed one or more retail businesses that provided services essential to neighborhood residents, such as a grocery or a pharmacy, and the upper floor(s) featured apartments where the business owners or rental tenants lived. An excellent example of this property type, the Alana Apartment Hotel housed multiple businesses, including a grocery store, restaurant, bakery, and beauty shop on the first floor and had forty-three apartments on the upper floors. Its large size reflected the prominence of the location. Streetcars traveling on Troost Avenue and 27th Street carried passengers through the intersection and it was within walking distance of the growing residential neighborhoods. Disinvestment in the Troost Avenue corridor during the late twentieth century resulted in extensive demolition. The Alana Apartment Hotel is the last surviving example of the mixed-use Corner Neighborhood Store property type north of 31st Street in this once thriving commercial district.

⁸ “A Spacious Stone Residence at Twenty-Seventh and Troost Soon Will Be Replaced by Compact Shops and Kitchenettes,” *Kansas City (MO) Star*, 24 October 1926, 1D, Special Collections, Mounted Clippings File, Kansas City (Missouri) Public Library, Microfilm.

⁹ City Planning and Development Department, Historic Preservation Management Division of Kansas City, Missouri, Thomason and Associates Preservation Planners, and Three Gables Preservation, “Historic Resources Survey Plan of Kansas City,” September 1992, 187, City of Kansas City, Missouri Landmarks Commission.

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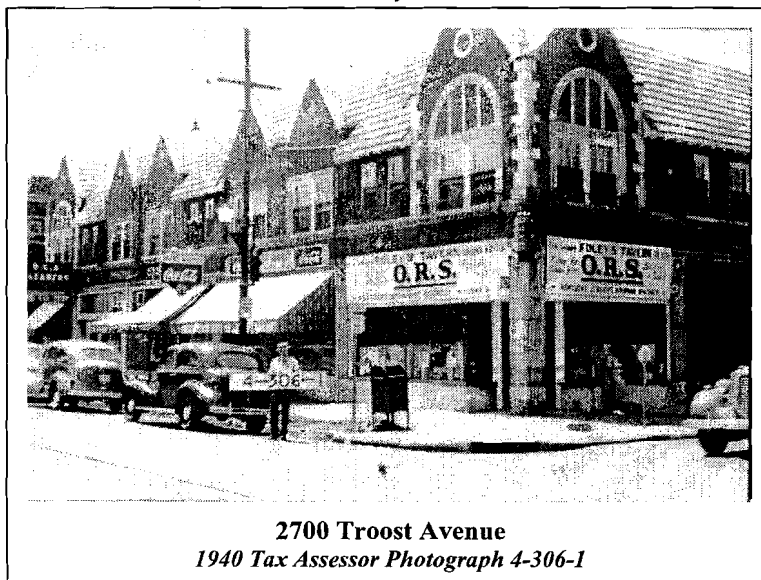
**Alana Apartment Hotel
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The Corner Neighborhood Store was typically a one- or two-part commercial block building with architectural ornament typical of its period of construction. The Tudor Revival style of the Alana Apartment Hotel became increasingly popular for both residential and commercial buildings in Kansas City after World War I as innovations in building technology made the application of stone and brick veneer over frame construction increasingly affordable. These techniques allowed owners to “dress up” modest one- and two-part commercial block buildings with a picturesque façade. Distinguishing features of the Tudor Revival style seen on the Alana Apartment Hotel include multiple gables placed prominently on the primary street-facing façades; light colored terra-cotta trim; arched window openings; and paired windows with multi-light sashes.

The “Historic Resources Survey Plan of Kansas City” describes the application of Tudor Revival styling to small commercial buildings, such as the Corner Neighborhood Store, as an “Artistic Front.”¹⁰ This attribution recognizes the efforts of designers to provide commercial buildings with an aesthetically pleasing appearance that complemented and enhanced the surrounding residential community, as illustrated by the Alana Apartment Hotel.

PROPERTY HISTORY

In October 1926, the *Kansas City Star* announced that haberdasher Jacob Steinzeig had purchased the



property at the southwest corner of Troost Avenue and 27th Street for \$40,000. Steinzeig planned to replace the existing nineteenth century mansion with a mixed-use building that would house retail stores and kitchenette apartments. For over a decade, Steinzeig had operated a business just a few blocks to the south on Troost Avenue. He was clearly aware of the neighborhood's changing character and the potential for economic development at this corner.

¹⁰ Ibid., 182.

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In March 1927, Steinzeig received a building permit for the construction of a 100-foot-by-141-foot, two-story brick building with a tile roof. While the 1926 article in the *Kansas City Star* identified Charles M. Williams as the project architect, the building permit and a listing in the *Western Contractor* trade magazine identify the Furgason-Simonds Investment Company as both the architect and the builder.¹¹

By 1928, construction of the building was complete and a variety of businesses occupied the Troost Avenue storefronts of the Alana Apartment Hotel. Beginning at the corner and moving south, patrons could visit the Silverforb Pharmacy, the Piggly Wiggly grocery store, a dry cleaners, a bakery, a beauty shop, and a restaurant. All of these businesses offered services useful to the local population.

While specific businesses moved in and out of the building over time, the general mix of services remained relatively similar. A restaurant, a grocery store, and a beauty/barber shop were constant fixtures in the building. By 1940, a liquor store, later the Miami Tavern, occupied the corner storefront. Around 1960, the first commercial vacancy appeared; ten years later, three of the six storefronts were unoccupied; and, in 1980, Jack's Market was the sole commercial tenant.

While the commercial storefronts were fully occupied in 1928, the city directory does not list the residential Alana Apartment Hotel until 1929, and residents do not appear in the listings until the following year. In addition to the resident manager and her husband, tenants were single men and women employed in a variety of occupations, including a nurse, clerk, garment worker, sales person, baker, janitor, and garage operator. Retirees and widows were also the residents of the Alana Apartment Hotel. The mix of tenants remained fairly consistent until around 1970 when retirees accounted for the majority of residents. By 1990, the apartments were no longer occupied.

ARCHITECT

Little is known about Charles M. Williams, architect of the Alana Apartment Hotel. He appears in city directories between 1912 and 1947 as a sole practitioner with offices in various locations around downtown Kansas City. Survey files at the City of Kansas City, Missouri Landmarks Commission identify twenty-two resources designed by Williams, including single-family dwellings, multi-family apartments, several small downtown hotels, industrial and commercial buildings, and a church.

¹¹ City of Kansas City, Missouri, building permit, building permit number 14944, March 1927; *Western Contractor*, 24 October 1927, 34, Kansas City (Missouri) Public Library, Microfilm.

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Jackson County, Missouri**

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**Alana Apartment Hotel
Jackson County, Missouri**

GEOGRAPHIC DATA

VERBAL BOUNDARY DESCRIPTION

In the Northeast Quarter of the Northeast Quarter of Section 17, Township 49, Range 33, beginning 40 feet East and 30 feet South of the Northeast Corner of said Quarter; thence West along the South line of 27th Street 150 feet; thence South 100 feet; thence East 150 feet to the West line of Troost Avenue; thence North along said West line 100 feet to the beginning, in an unlabeled tract in Block 10 of the Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

The National Register nomination for the Alana Apartment Hotel encompasses the legal parcel historically associated with the building.

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**Alana Apartment Hotel
Jackson County, Missouri**

PHOTOGRAPHIC DOCUMENTATION

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri 64116

Date of Photographs: December 2005

Location of Negatives: City Planning Department
City of Kansas City, Missouri

Photograph Number	Description and Camera View	Camera View
1.	Alana Apartment Hotel	Southwest
2.	Primary east (Troost Avenue) elevation	West
3.	Primary north (27 th Street) and west (Troost Avenue) elevations	Southeast
4.	Lobby entrance at the primary north elevation	South
5.	Detail of corner bay, north elevation	South
6.	Detail of window treatment, east elevation	West
7.	Courtyard.	Northwest
8.	Courtyard and addition.	East
9.	Commercial storefront; fenestration and transom visible	East
10.	Lobby	Northwest
11.	Staircase, second-floor landing.	West
12.	Typical residential corridor	Northwest

Alana Apartment Hotel
Jackson County, Missouri

UTM Reference:

* 15/364096/4326574

* UTM figured using
GIS Software













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