

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS☐ NAME

HISTORIC

Chicago Apartments

AND/OR COMMON

Chalfonte Apartments

☐ LOCATION

STREET & NUMBER

1110-1112 East Armour Boulevard

NOT FOR PUBLICATION

CITY, TOWN

Kansas City,

VICINITY OF

#5 - Honorable Richard Bolling

STATE

Missouri 64109

CODE

29

COUNTY

Jackson County

CODE

095

☐ CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒ OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___MUSEUM

___COMMERCIAL

___PARK

___EDUCATIONAL

___PRIVATE RESIDEN

___ENTERTAINMENT

___RELIGIOUS

___GOVERNMENT

___SCIENTIFIC

___INDUSTRIAL

___TRANSPORTATION

___MILITARY

☒ OTHER: Apartm☐ OWNER OF PROPERTY

NAME

Miss Joanne M. Stallone and Mr. Paul G. Cantrell

STREET & NUMBER

1110 East Armour Boulevard

CITY, TOWN

Kansas City

VICINITY OF

STATE

Missouri 64109

☐ LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.Office of Recorder of Deeds
Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

415 East 12th Street

CITY, TOWN

Kansas City,

STATE

Missouri 64106

☐ REPRESENTATION IN EXISTING SURVEYS

TITLE

Missouri State Historical Survey

DATE

1979

___FEDERAL ☒ STATE ___COUNTY ___LOCALDEPOSITORY FOR
SURVEY RECORDS

Department of Natural Resources, P.O. Box 176

CITY, TOWN

Jefferson City

STATE

Missouri 65102

DESCRIPTION

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Chalfonte Apartment, 1110-1112 East Armour Boulevard, is a five story, multi-family residential building, located in the East district of Kansas City, Missouri. The Chalfonte still retains, virtually unaltered, the Classical Revival features which characterize its distinguished front facade, as well as its ten original apartments, two per floor. The building sits at grade on a nearly level site, on the north side of the street, its primary facade facing south.

EXTERIOR

Over-all Dimensions

In horizontal section, the Chalfonte Apartment consists firstly of a rectangle which measures sixty-two feet wide (east and west) and fifty-five feet long (north and south). A small extension on the north of this part of the building connects with a small extension on the south of a twenty by twenty foot rear section of the building. Joined to the rear wing are two nine foot square extensions, one on the east and one on the west, which consist of open dogleg staircases with small adjacent porches at every floor level. Exclusive of the basement, the total footage of the building is approximately 20,000 square feet.

Construction Materials and Colors

On the ornamented front facade of the Chalfonte Apartment the foundation is gray rusticated limestone ashlar, the lower two floors are faced with dressed limestone ashlar, also light gray in color, and buff colored brick veneers the upper stories. There are decorative details of wood, stone, and pressed metal. The stone accents are light gray; wood and metal features are painted white. The side and rear facades consist of red brick, laid in common bond, above a limestone rubble foundation. Rear staircases, of wood construction, are painted beige.

Openings:

Windows

The fenestration of the primary facade of the Chalfonte Apartment is similar from bottom to top floors. The double hung sash windows of the two outside bays are ornamented with a dressed stone lintel and projecting lugsill. A protruding ashlar, incised with a scroll design is fitted beneath each window sill. One-over-one light, double hung sash windows are also found in the central bay of floors two through five. On the top three levels, dressed stone frames the windows, forming shouldered architraves, incised with scroll designs, and unadorned spandrel panels. At the second story level of this tier, the window is surrounded by the ashlar wall treatment of the rest of the lower facade and is finished with an encircling egg and dart masonry molding.

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CHICAGO APARTMENTS

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Front porches for each of the apartments are recessed behind piers or columns in the second and fourth bays of the front facade. On the first level, the porches have two open exposures. Within these porches, narrow double hung sash windows flank the doors which lead into the apartments. Casement windows enclose all other porches. At the second level, two light casements are set above short balustrades of pressed metal. At the upper levels, taller and narrower five light casements are placed above similar balustrades.

Double hung sash windows are utilized on all rear facades. Four rows of slightly projecting stretcher bricks form a flat arch above each of these windows, which also have dressed stone lugsills. One light basement windows, protected with scrolled wrought iron grills, are located on all facades.

Doorways

The main entrance to the building is located on the first floor in the recessed, central bay of the front facade. The oak doubleleaf door contains two panels of beveled plate glass. A stylized floral garland, beneath a segmentally arched archivolt, decorates the entranceway; "The Chalfonte" is incised in the tympanum of the arch. An oversized, decorated projecting keystone joins with a pair of fluted consoles and a denticulated molding is supporting a short stone balustrade above. Single leaf, two panel wood doors containing one light in their top panels are used for the ten rear entrance doors.

Decorative Details

The most important decorative features of the building are the columns and piers which outline the second and fourth bays of the primary facade. The four engaged, fluted wood columns, extending from the third through the fifth floors, have molded bases and capitals generally characteristic of the Roman Doric order, with the addition of an egg and dart molding below the abacuses. Two of the stone piers, which flank these bays at the first and second story levels are engaged and two are free-standing. The front facade features an ornamental entablature between the second and third floors, and one just below the roof. Both return slightly on the side facades. The lower masonry entablature has a classical frieze in which triglyphs with guttae alternate with metopes. The cornice is finished with a torus molding enriched with a bay leaf garland. The upper entablature of painted pressed metal, is similar to that below, but somewhat more elaborate. Denticulated bands adorn both freize and cornice, with egg and dart moldings repeated around the metopes. Paired brackets above the triglyphs alternate with coffered panels on the soffit of the cornice; a guilloche-type molding trims the cornice edge.

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Roof and Chimneys

The Chalfonte Apartment, including the east and west extensions for the rear stairways, has a flat roof covered with tar and gravel. A large end-wall chimney, of the same brick as the rear facade, is located on the northeast of the front section of the building. A smaller brick chimney is located around the nearest corner, on the adjacent east wall, while a second small brick chimney is on the north rear wall.

INTERIOR

Basement

The basement contains utility and storage areas, along with a small caretaker's apartment.

Upper Floors:

Public Areas

The front entrance gives access to a foyer with a white tile floor and walls of gray marble. Behind an ornamental brass grill is the original automatic elevator. On the south outside wall a two-run staircase connects each floor. The oak balustrades have slender, turned balusters. A built-in oak bench is located beneath the window at every half-landing.

Individual Apartments

Each floor of the building is evenly divided from north to south into two apartments. Each apartment contains foyer, living room, dining room, kitchen, pantry, three bedrooms, two bathrooms, front and rear porches. The bedroom and bath located behind the kitchen, were originally designed as quarters for hired help. The oak columns, pilaster, mantelpieces, and ceiling beams of the apartments repeat the Classical Revival motifs of the building's facade.

ALTERATIONS

1. Porches of four upper floors enclosed with pressed metal balustrades and casement windows; date unknown.¹

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2. Originally named the Chicago Apartment, the building was renamed around 1935; "The Chalfonte" was carved over the front entranceway.²
3. Individual forced air gas furnaces installed in each apartment; 1975.³

SITE

The lot on which the building is situated measures 65 feet wide (east and west) by 120 feet long (north and south) and slopes slightly from east to west. The building is set back four feet from the sidewalk. Only 1½ feet, east and west of the building, remain unoccupied by the front portion of the building. As neighboring buildings closely cover their lots also, there are but narrow alleyways between them and the Chalfonte building. The smaller rear section of the building, however, has unoccupied space on three sides. An apartment building is located to the east and west. To the south is a now vacant building which was constructed in 1924 as a clubhouse for a Knights of Columbus council.⁴ North of the Chalfonte Apartment building along Forest Avenue, some single family residences still remain.

PRESENT CONDITION AND STATUS

The Chalfonte Apartment building, purchased by the present owners in 1976, is structurally sound and well maintained. All the apartments are occupied, including two by the owners. There is presently no threat of demolition, nor are there any known plans for redevelopment which would affect this building.

FOOTNOTES

¹"More Convenience in Flats," Kansas City Times, 14 October 1908, p. 4.

²Kansas City, Missouri, City Directory (Kansas City: Gate City Directory Company, 1935), pp. 277, 2509.

³Interview with Paul G. Cantrell, co-owner, Chalfonte Apartments, Kansas City, Missouri, 2 August 1979.

⁴"Three Buildings of Architectural Distinction Nearing Completion on Armour Boulevard, A Former Residence Thoroughfare," Kansas City Star, 30 March 1924, sec. F, p. 1.

SIGNIFICANCE

PERIOD

☐ PREHISTORIC
☐ 1400-1499
☐ 1500-1599
☐ 1600-1699
☐ 1700-1799
☐ 1800-1899
☒ 1900-

☐ ARCHEOLOGY-PREHISTORIC
☐ ARCHEOLOGY-HISTORIC
☐ AGRICULTURE
☒ ARCHITECTURE
☐ ART
☐ COMMERCE
☐ COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☒ COMMUNITY PLANNING
☐ CONSERVATION
☐ ECONOMICS
☐ EDUCATION
☐ ENGINEERING
☐ EXPLORATION/SETTLEMENT
☐ INDUSTRY
☐ INVENTION

☐ LANDSCAPE ARCHITECTURE
☐ LAW
☐ LITERATURE
☐ MILITARY
☐ MUSIC
☐ PHILOSOPHY
☐ POLITICS/GOVERNMENT

☐ RELIGION
☐ SCIENCE
☐ SCULPTURE
☐ SOCIAL/HUMANITARIAN
☐ THEATER
☐ TRANSPORTATION
☐ OTHER (SPECIFY)

SPECIFIC DATES 1909

BUILDER/ARCHITECT Matt O'Connell

STATEMENT OF SIGNIFICANCE

Significant as a conspicuous example of the Classical Revival style, unusually well articulated, the Chalfonte Apartment, Kansas City, Missouri, remains an important architectural legacy from the first decade of the twentieth century. Originally called the Chicago Apartment, the Chalfonte Apartment was possibly the first multi-family building to be constructed on Armour Boulevard, an essential connection in Kansas City's pioneering park and boulevard system. From the 1890s to the end of World War I, Armour Boulevard was the location of the mansions of many of Kansas City's leading families, but the Chalfonte Apartment, erected in 1909, was the harbinger of changing conditions along the thoroughfare as, in the twenties and thirties, single family residences gave way to apartments and hotels of distinction. Today the Chalfonte Apartment exemplifies a vital preservation effort and acts as an agent for stability in a neighborhood which has again become transitional.

HISTORICAL DATA

The Chalfonte Apartment building is an excellent interpretation of the Classical Revival style, which was widely used on various types of buildings during the early twentieth century. The symmetry of the Chalfonte's bilateral composition affirms its classical precedents, which are also apparent in such other features of its ornamented front facade as its towering columns, massive piers, and academically-inspired friezes and moldings. The attention paid to the details of its design and the materials used in its construction indicate that, in 1909, the Chalfonte provided luxurious living for its tenants, in apartments equipped with all modern conveniences. A newspaper article announcing the imminent erection of the building, stressed the appointments and equipment which would be available to the residents of each unit:

Things ordinarily left to be brought in the moving van, as furniture, are to be embodied as part of the building, giving every apartment such things as china closets, buffets, ice boxes, and bookcases.¹

Also mentioned were the "automatic electric elevator" and the internal telephone and buzzer systems which secured the front door.² A retrospective article of later years pointed out that the "Chicago Flats," when built, was publicized as containing "the first apartment suites in Kansas City with two baths."³

The builder, owner, and manager of the Chicago Apartments was Herman Streicher, in the real estate business during the first decade of the twentieth century and later the president of a retail jewelry company.⁴ Streicher chose Matthew (often called

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Matt) O'Connell as his architect. O'Connell lived in Kansas City from the turn of the century until the end of the first World War, beginning his career as a carpenter and a contractor-builder, and later identifying himself in city directories as an architect.⁵ Nothing is known of O'Connell's background, but he designed residences, apartment houses, and commercial buildings in various areas of the city, both on commission for others and for speculation on his own account.⁶

Armour Boulevard, the street on which the Chalfonte Apartment building is situated, acquired its present name in 1893, when Kirkland B. Armour, of the meat packing family, built a huge, impressive Queen Anne style mansion ten blocks west of the Chalfonte's site. At that time the street was just outside the city limits, into which it was incorporated four years later. Although only twenty blocks long, the street was designated a boulevard and became a vital element in the city's park and boulevard system. In the comprehensive and farsighted city beautification effort represented by the park and boulevard planning of the mid-nineties, boulevards were as essential as the parks they linked together.⁷ Thus, Armour became a wide, tree-bordered avenue which was lined with the opulent residences of the rich and successful, who followed the example of the Armour family in the period before and during the first World War. When constructed in 1909, the Chicago Apartments, possibly the first multi-family building on Armour, appealed to upper middle class families seeking commodious quarters and an address of distinction.⁸

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history as outlined in "Missouri's State Historic Preservation Plan." The Chalfonte Apartment building is, therefore, being nominated to the National Register of Historic Places as an example of the themes of architecture, society, and urban design.

FOOTNOTES

1. "More Convenience in Flats," Kansas City Times, 14 October 1908, p. 4.
2. Ibid.
3. "Armour Boulevard Grows Old But Retains Smartness," Kansas City Star, 8 November 1953, sec. F, p. 11.
4. City Directories, Kansas City, Missouri, 1909-1914.
5. City Directories, Kansas City, Missouri, 1899-1917.

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6. Western Contractor, 13 September 1905, p. 1; Kansas City Architect and Builder, April 1902, p. 12; Western Contractor, 20 July 1910, p. 8.
7. A. Theodore Brown and Lyle W. Dorsett, K.C.: A History of Kansas City, Missouri, (Boulder, Colorado: Pruett Publishing Company, 1978), p. 164.
8. "Armour Boulevard Grows Old But Retains Smartness," Kansas City Star, 8 November 1953, sec. F, pp. 1 and 11.

MAJOR BIBLIOGRAPHICAL REFERENCES

1. "Armour Boulevard Grown Old But Retains Smartness." Kansas City Star, 8 November 1953, sec. F, p. 11.
2. Brown, Theodore and Dorsett, Lyle W. K.C.: A History of Kansas City, Missouri. Boulder, Colorado: Pruett Publishing Company, 1978.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

QUADRANGLE NAME "Kansas City"

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 15 364080 4324900

B

ZONE EASTING

NORTHING

ZONE

EASTING

NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Arcade Place N 105 ft of Lot 24 and Arcade Place prt of Lot 26 1y S of Li Beg 40 ft S of NE corner th W 90 ft th N 11.7 ft th W 18.8 ft th N 3.2 ft th W 3.95 ft th N 1.15 ft th W 17.25 ft to W li Sd lot

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

FORM PREPARED BY

NAME / TITLE

1 Elaine B. Ryder, Researcher

ORGANIZATION

Landmarks Commission of Kansas City

DATE

12/3/79

STREET & NUMBER

City Hall, 414 East 12th Street

TELEPHONE

(816) 274-2555

CITY OR TOWN

Kansas City

STATE

Missouri 64106

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Department of Natural Resources and
State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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3. City Directories, Kansas City, Missouri, 1899-1935.
4. Interview with Paul Cantrell, Co-owner Chalfonte Apartments, 2 August 1979.
5. Kansas City Architect and Builder, April 1902, p. 12.
6. "More Convenience in Flats." Kansas City Times, 14 October 1908, p. 4.
7. "Three Buildings of Architectural Distinction Nearing Completion on Armour Boulevard, A Former Residence Thoroughfare." Kansas City Star, 30 March 1924, sec. F., p. 1.
8. Western Contractor, 13 September 1905, p. 1; 20 July 1910, p. 8.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Form 102-100-1
For 1102-100-1
1102-100-1
1102-100-1
1102-100-1

CHICAGO APARTMENTS

Continuation sheet

Item number 11

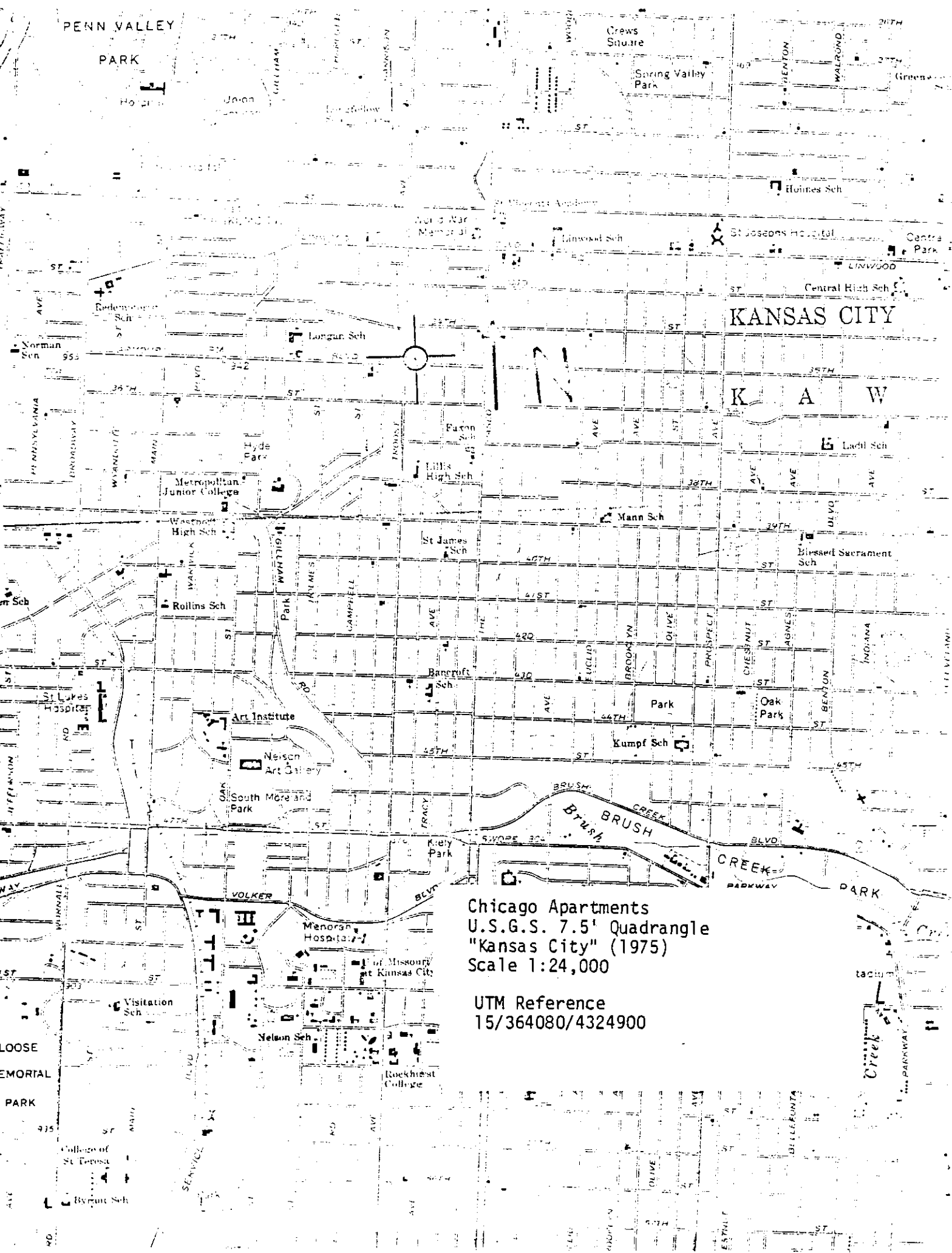
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2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Office of Historic Preservation
P.O. Box 176
Jefferson City

February 22, 1980

314/751-4096

Missouri 65102



Chicago Apartments
U.S.G.S. 7.5' Quadrangle
"Kansas City" (1975)
Scale 1:24,000

UTM Reference
15/364080/4324900

Photo Log:

Name of Property: **Chicago Apartments**

City or Vicinity: **Kansas City**

County: **Jackson County** State: **MO**

Photographer: **Sherry Piland**

Date

Photographed: **Nov. 1979**

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

1 of 5. Main (S) façade, view looking NW.

2 of 5. Central portion of main (S) façade, detail of floors one and two. View looking N.

3 of 5. Central portion of main (S) façade, detail of floors three through five. View looking N.

4 of 5. Detail - entrance. View looking N.

5 of 5. Rear (N) façade. View looking SE.









THE CHALFONTE

1110

1112

