

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 Colonnade Apartment Building at 4302 Oak Street

other name/site number N/A

2. Location

street & town 4302 Oak Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64111

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

July 22, 2008
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): _____

Colonnade Apartment Building at 4302 Oak Street
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

1

Noncontributing

0

buildings
sites
structures
objects
Total

Name of related multiple property listing

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

Historic Colonnade Apartment Buildings
in Kansas City, Missouri

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC / multiple dwelling

Current Function

(Enter categories from instructions)

DOMESTIC / multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Neo-Classical Revival

Materials

(Enter categories from instructions)

foundation Limestone

walls BRICK

roof SYNTHETICS

other WOOD

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

Colonnade Apartment Building at 4302 Oak Street
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)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1922-1923

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Zurn Building & Investment Company, builder/developer

☒ 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: _____

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

Colonnade Apartment Building at 4302 Oak Street
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

All of Lot 12, Ralph's 1st Addition, a subdivision of Kansas City, Missouri. City Parcel Number 139366; Jackson County Parcel Identification Number JA30520011800000000.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

This nomination includes the parcel of land historically associated with the resource.

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

11. Form Prepared By

name/title Kerry Davis, Architectural Historian

organization Sally Schwenk Associates, Inc.

date March 2008

street & number 112 West 9th Street, Suite 415

telephone 816-221-2672

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 Schmitz Management North, LLC

street & number 6135 Walnut

telephone 816-806-7652

city or town Kansas City

state MO zip code 64113

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.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

SUMMARY DESCRIPTION STATEMENT

The Colonnade Apartment Building at 4302 Oak Street, located in Kansas City's Midtown area, is a three-story building classified as a Colonnade Apartment Building of the Classical Colossal Column Porch sub-type as established in the Multiple Property Documentation Form (MPDF) "Historic Colonnade Apartment Buildings of Kansas City, Missouri." Completed in 1922-1923, it individually meets the eligibility thresholds for architectural significance and integrity established in the MPDF.¹ The building displays the sub-type's character-defining full-height Neo-Classical fluted columns with Corinthian capitals that support projecting stacked porch units flanking a central entrance bay. The brick building, with its long, narrow rectangular footprint has the typical size, scale, and massing of historic colonnade apartment buildings designed to fit the narrow urban lots found in the City's late-nineteenth and early twentieth century neighborhoods. The center bay entrance features sidelights, a pent roof hood with curved brackets, and leads directly into the entrance foyer and staircase; typical of this property type, it lacks a formal entrance lobby. The internal plan incorporates a winding stair double-loaded at each floor with two, self-sufficient two-bedroom apartment units with internal hallways. An open interior staircase at the center of the east end of the building and an open exterior staircase recessed into the rear (west) elevation allow access between floors and the basement.

The Colonnade Apartment Building at 4302 Oak Street retains the character-defining features of its functional and architectural property type and sub-type, which are defined by its full-height Neo-Classical columns supporting projecting stacked porches on the façade, its small number of two-bedroom apartments, and its size and orientation on the street. The building retains its historic integrity of location, design, setting, materials, workmanship, feeling, and association. All of its significant character-defining design elements and materials are intact and it clearly conveys its period of construction, original function, and historic associations as a colonnade apartment building property type in Kansas City, Missouri.

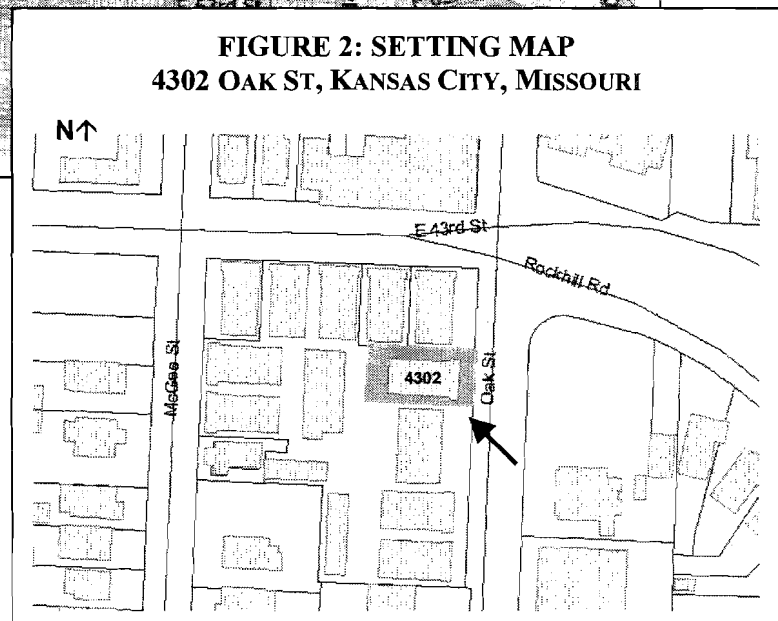
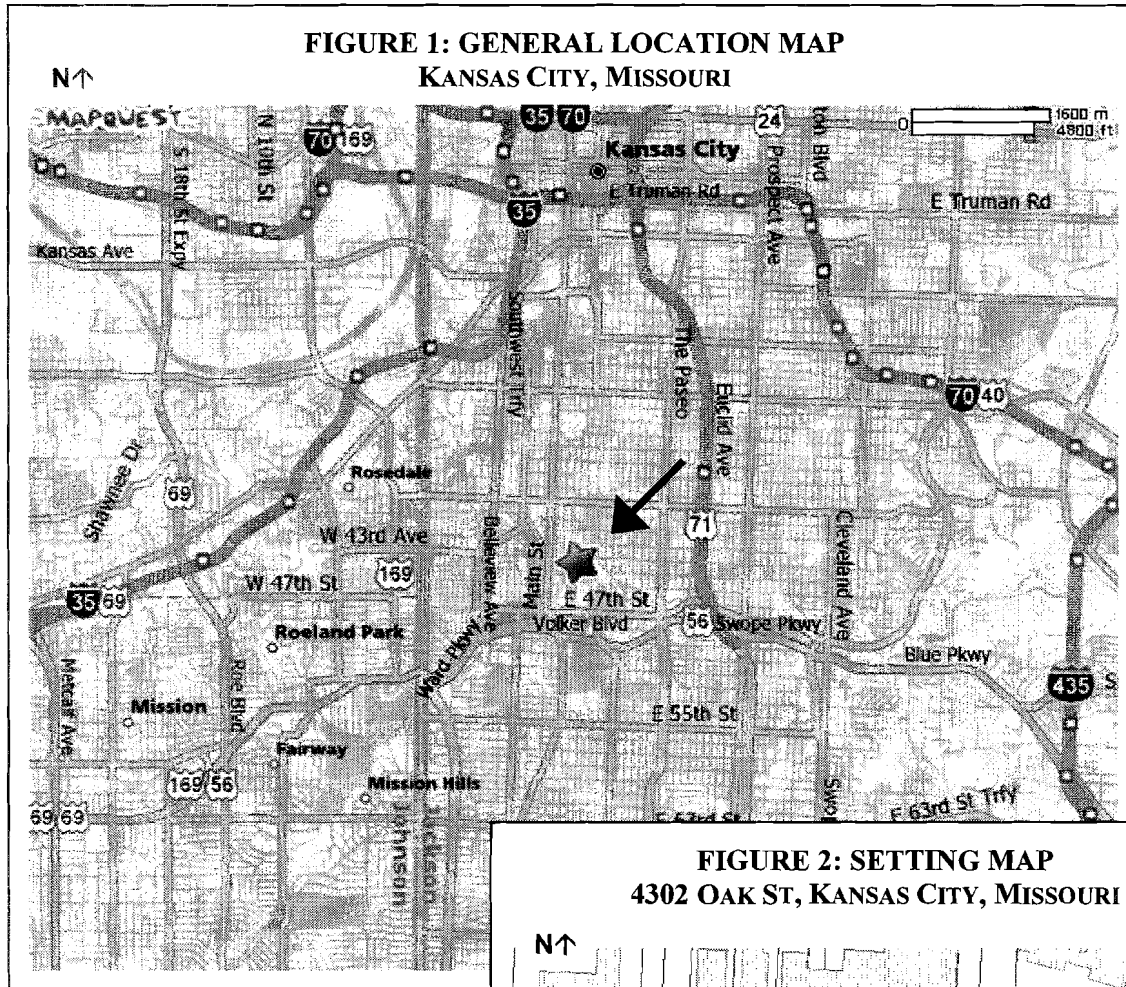
¹ Though it matches nine identical buildings around the corner on East 43rd and down Oak and McGee Streets, these buildings are on separate parcels and are under multiple condominium unit owners and a lack of owner support for listing prevents the grouping from being nominated as a district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

ELABORATION

LOCATION AND SETTING

The Colonnade Apartment Building at 4302 Oak Street is located on the west side of Oak Street near its intersection with East 43rd Street and Rockhill Road in the midst of a residential neighborhood characterized by a mix of single- and multi-family dwellings dating from the early twentieth century. The building is one of a set of ten identical colonnade apartment buildings located at the north end of this block.² Oak Street is a relatively quiet, tree-lined two-lane paved roadway with steep concrete curbs and broad concrete sidewalks.

The rectangular building is situated perpendicular to the street and occupies most of its long, narrow 56-by-110-foot lot, which is oriented east-west. The primary façade faces east onto Oak Street and the building is sited on a raised terrace with an approximately 15-foot set back. A rough-cut limestone retaining wall with decorative corner spherical finials forms the perimeter of the east end of the lot and continues around the block to unify the set of colonnade buildings, with breaks at entrance steps and alleyways. The change in grade requires ten concrete steps leading up from the sidewalk to the entrance stoop. The building is separated from its matching neighbors to the south by a circa 1956 Ranch style multi-unit infill building and an alleyway divides it from the matching buildings around the corner that face onto East 43rd Street

Exterior

The Colonnade Apartment Building at 4302 Oak Street is a three-story brick building with a long rectangular footprint and a flat roof. The exterior walls are red load-bearing brick laid in a variant of the Flemish bond – six running stretcher rows and every seventh row comprised of alternating headers and stretchers – and tinted mortar. The rough-cut limestone foundation is exposed on the side (north and south) and rear elevations, and is concealed by the brick porch bases on the primary (east) elevation.

The primary (east) façade has three bays and the side (north and south) elevations each have six bays. Four full-height columns define the primary facade bays, while symmetrical fenestration defines the

² The set includes 4309-11, and 4313-15 McGee Street; 4302-04, 4320-12, and 4314-16 Oak Street; and the five buildings that comprise 301 to 321 East 43rd Street. A lack of owner support prevents the grouping from being nominated as a district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)



Current view southwest down Oak Street.
4302 Oak at center.



Current view southwest down East 43rd Street.

secondary elevation bays. The window openings of the primary façade contain six-over-one light double-hung wood sashes that are arranged singly in the center bay and flank multi-light porch doors in the outer bays. An arched band of soldier brick encircles both of the upper-story window openings, accented with an exaggerated keystone. Secondary elevation window openings are arranged both singly and in pairs and contain one-over-one light wood sashes with header brick sills. Smaller bathroom windows are restricted to the less visible side elevations. Throughout the building, these original wood window sashes remain intact.

Full-height fluted columns with Corinthian capitals support projecting stacked open porches on the primary (east) façade. These full-height porch structures share a common flat roof with full entablature that spans the full width of the façade. Each porch has the original low, turned post balustrade and a tongue-in-groove bead board ceiling.

A tiled pent roof hood with scroll bracket supports shelters the primary entrance. The entrance contains the single full-light wood panel door with three-quarter-height sidelights set within the original openings. Non-historic security bars and storm door have been installed over these openings.

Contrasting cast stone blocks set within the façade's center bay and courses of soldier brick provide a modest tapestry brick decorative treatment on the primary elevation. Additional cast stone elements are

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

restricted to the primary façade and include the center-bay window sills and the perimeter balustrade wall railing capstones of the first-story units' porches.

The rear elevation has three bays, defined by a central, inset exterior single-run wood staircase flanked on each side by paired windows. Non-historic aluminum awnings span the width of the rear stair. The parapet walls have terra cotta coping tiles.

Interior

The Colonnade Apartment Building at 4302 Oak Street contains approximately 6,600 square feet of space that includes a full basement and three floors of residential flats. Each residential floor has an identical plan with a winding stair at the center of the east end, double-loaded on each floor's landing by two, two-bedroom apartments. The basement is unfinished and functions as tenant storage and mechanical space. The primary entrance leads directly into a small foyer that has a marble dado wall treatment and mosaic tile floors. Seven marble-clad steps lead up to the first landing and first-story unit entrances.

The central stairwell retains the original double-loaded landings, wood railing and balusters. Each landing retains the two original unit door openings containing the original single-panel doors within their jambs and stained wood trim. Each floor contains two flats, one along each length of the building. The individual two-bedroom units are largely unchanged, retaining their original spaces, wood floors, and wood trim including window and door surrounds, base, and fireplace mantels and surround molding. Throughout the building, the residential units have a linear six-room plan that includes a living room with brick fireplace; a dining room; two small bedrooms; a small galley kitchen; and a full bath. A narrow hallway spans the rear of the unit, accessing the private bedroom, kitchen and bath spaces. Most units retain the original interior single-panel doors, as well as the multi-light door between the living room the exterior porch and the half-light door from the kitchen to the back stair. Stained wood floors, plaster wall and ceiling finishes, and painted wood base and surround trim characterize the unit finishes.

INTEGRITY ASSESSMENT

The Colonnade Apartment Building at 4302 Oak Street meets the integrity criteria for a Colonnade Apartment Building of the Classical Colossal Column Porch sub-type as established in the Multiple Property Documentation Form "Historic Colonnade Apartment Buildings in Kansas City, Missouri." Its historic identity is clearly conveyed through the high degree of retention of character-defining features,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

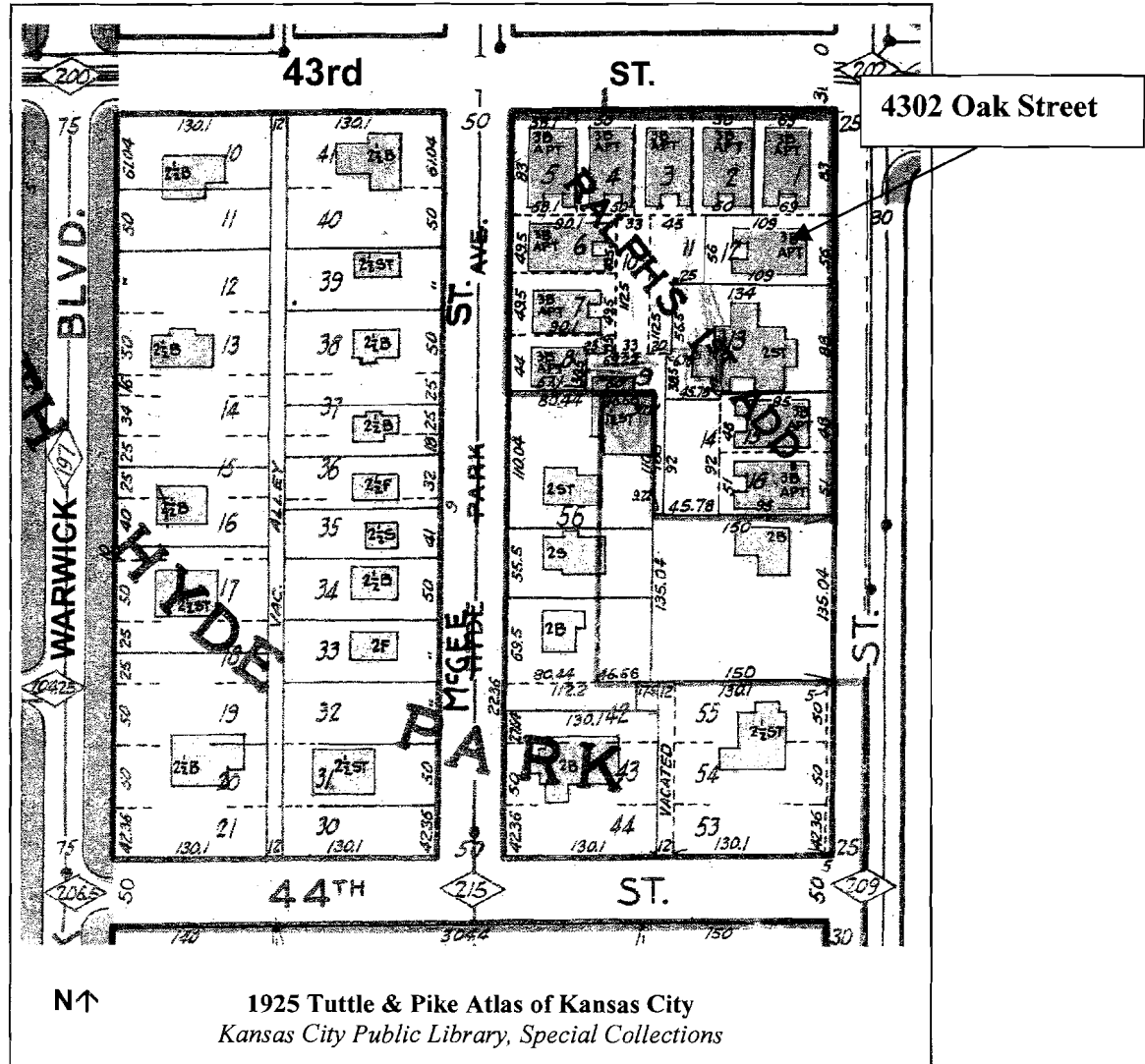
including the building's size, scale, and massing, as well as its original location, setting, design, materials, and workmanship. The original interior spatial arrangement is intact, as are the majority of characteristic finishes. The only apparent alterations to the exterior include the installation of security bars and storm door to the primary entrance and awnings to the rear elevation. Interior changes include non-historic carpeting in the primary stairwell and within units are largely restricted to new kitchen and bathroom fixtures and finishes, and the installation of acoustic tiles in select areas. Each of these alterations are easily reversible and do not obscure the overall character or design of the building. The Colonnade Apartment Building at 4302 Oak Street continues to clearly convey its historic feelings and associations with the development of multi-family housing, and specifically, the colonnade apartment building, during the early twentieth century in Kansas City, Missouri.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

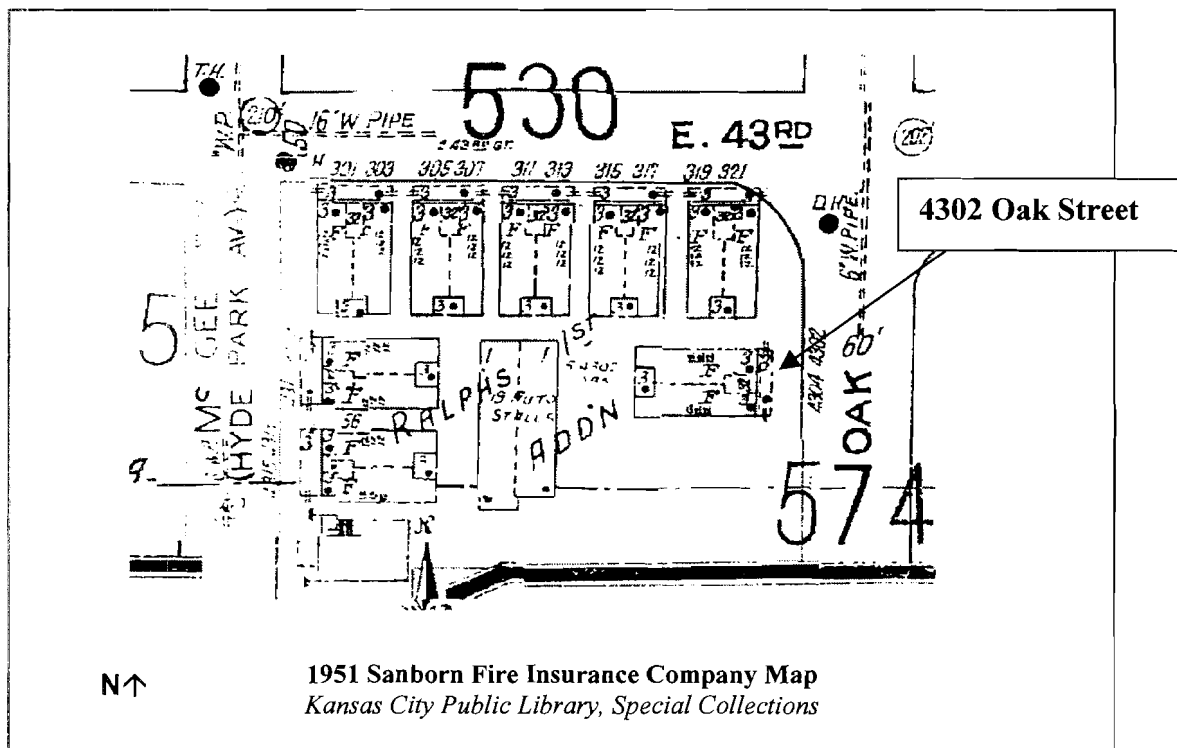


United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)



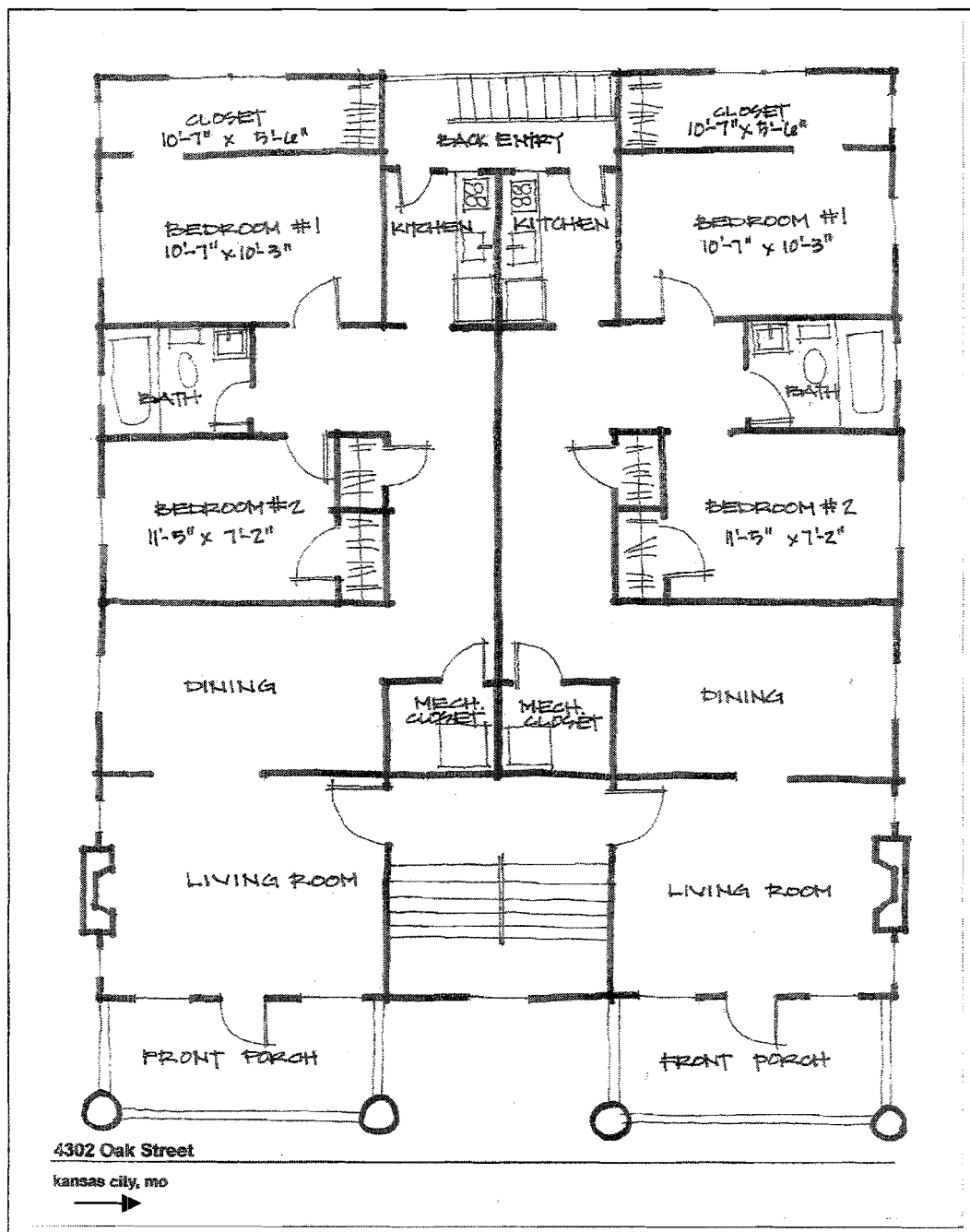
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

**COLONNADE APARTMENT BUILDING AT 4302 OAK STREET
TYPICAL FLOOR PLAN**



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 10

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

STATEMENT OF SIGNIFICANCE

The Colonnade Apartment Building at 4302 Oak Street located at 4302 Oak Street in Kansas City, Jackson County, Missouri is eligible for individual listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and under Criterion C for the area of ARCHITECTURE as described in the Multiple Property Documentation Form (MPDF) "Historic Colonnade Apartment Buildings in Kansas City, Missouri." The building has direct associations with the historic contexts developed as part of the MPDF including: "The Evolution of the Apartment Building in Kansas City: 1880-1930," "The Rise of the Middle-Class Multi-Family Residential Unit in Kansas City: 1885-1930," and "The Colonnade Apartment in Kansas City: 1900-1930." The property individually meets the MPDF registration requirements for significance. It is an excellent example of the Classical Colossal Column Porch property sub-type and meets the integrity thresholds for individual eligibility established in Section F of the MPDF. The building is locally significant in the area of Community Planning and Development for its associations with the evolution of residential buildings designed and located specifically to meet the housing needs of the growing numbers of middle- and upper-class citizens during the early twentieth century in Kansas City, Missouri. It is an excellent representative example of the types of multi-family residential buildings built near streetcar lines during the height of the post-World War I apartment building boom in Kansas City. Completed in 1922-1923, it is one of ten identical buildings found on this block, all of which were constructed at the same time by Zurn Building & Investment Company.³ The building is locally significant in the area of Architecture for its clearly conveyed associations with the Classical Colossal Column Porch property sub-type as documented in the MPDF. This building represents the purpose-built apartment building designed in the Neo-Classical Revival style and constructed to serve as a multiple family dwelling for the middle and upper-middle classes. As stated in the MPDF, "Their design antecedents can be traced back to the classical models dating from the World's Columbian Exposition held in Chicago in 1893 ... and enjoyed a symbiotic relationship with the City's evolving boulevard system. Of the three property sub-types, as a whole, the Classical Colossal Column Porch Sub-type embodies the conscious articulation of classicism in its most formal form."

³ Though it matches nine identical buildings around the corner on East 43rd and down Oak and McGee Streets, a lack of owner support prevents the group of buildings from being nominated as a district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

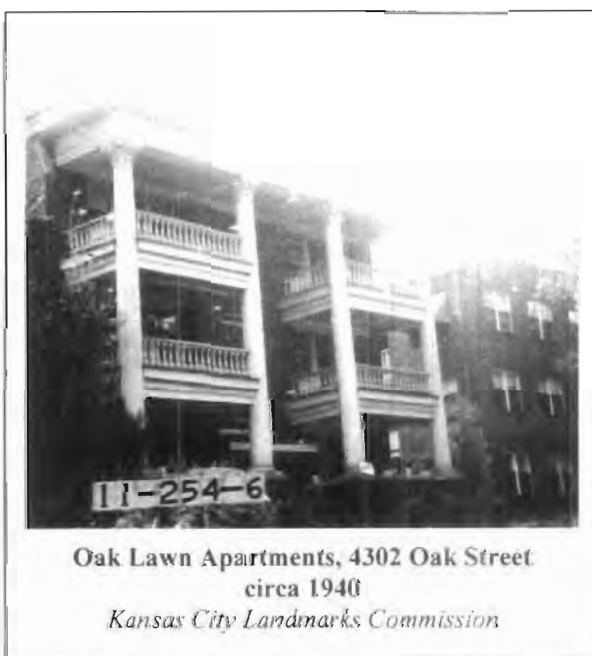
Section 8 Page 11

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

ELABORATION

BUILDING HISTORY

The Colonnade Apartment Building at 4302 Oak Street was constructed in 1922-1923 as one of ten identical colonnaded "walk-up" apartment buildings by real estate developer Zurn Building and Investment Company. The set of buildings replaced the earlier, turn-of-the-century estate of William Ashley Rule, the perimeter stone wall of which remains around the site. In addition to the building at 4302 Oak Street, Zurn built two neighboring buildings to the south on Oak Street (4310-12 and 4314-16), two buildings across the block to the west that face onto McGee Street (4309-11 and 4313-15), and five buildings on East 43rd Street (301 thru 321) between Oak and McGee Streets. Zurn spent about \$20,000 on each building. Each building measured approximately 38 feet by 64 feet and provided six, self-sufficient, two-bedroom flats for middle- to upper-income occupants. The development also included a common garage building along the alley that accommodated 19 automobiles. The buildings' location along the 43rd Street streetcar line and just up the hill from the busy Gillham Road streetcar line on Gillham Road provided accessible public transportation to shopping districts and places of employment.



During the economic boom that occurred after World War I, the period from 1920 to 1929 represented the most prolific period of apartment construction in Kansas City prior to the end of World War II.⁴ Due to the high cost of constructing a single-family residence during such a building boom, apartment buildings became established as a prevalent form of housing for the City's middle-class workers. As stated in the MPDF, "...to the majority of Kansas City's growing middle class, the apartment house offered

⁴ Sally F. Schwenk, National Register of Historic Places Multiple Property Documentation Form "Historic Colonnade Apartment Buildings of Kansas City, Missouri" 2003, State Historic Preservation Office, Department of Natural Resources, Jefferson City, Missouri.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 12

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

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.”⁵

To meet the demand for middle-class apartment housing, developers redefined the apartment building model and began constructing “self-sufficient” living units with equivalent accommodations and comparable monthly rental rates of a small house. These new types of two- to four-story apartment buildings materialized near streetcar lines throughout the City.⁶ Often, these buildings took the form of the “double triple-decker” walk-up plan that consisted of two units per floor connected by a central stair hall toward the front of the building. The units within often provided the latest self-sufficient features, such as central plumbing and heating systems, full kitchen, private bathrooms, and rear utility porches.⁷ Interior spatial arrangements often had a “shot gun” plan including balcony porch, living room/parlor, dining room, and rear hallway accessing two bedrooms, bathroom, and a galley kitchen. These buildings had no formal entrance lobby beyond a small entrance foyer or vestibule and had no elevator.

As noted in the MPDF and by Brenda Spencer in her study of colonnaded apartments in Kansas City, there is a “symbiotic relationship between the emergence of the colonnaded apartment building as the dominate apartment building in the City during the first two decades of the twentieth century and the development of Kansas City’s parks and boulevard system. Both have their roots in the City Beautiful Movement and the return to classicism found in the Beaux Arts⁸ and Neo-Classical Revival styles that were integral to the movement.” The designs of Kansas City’s colonnaded apartment buildings, with façade columns supporting stacked projecting balcony porches, reflect the influence of the contemporary popularity of the Beaux Arts and the less robust Neo-Classical Revival styles of the late nineteenth and early twentieth centuries.

During the post-World War I period, the neighborhood surrounding the Colonnade Apartment Building at 4302 Oak Street underwent a shift in character and an increase in density. Prior to World War I, the neighborhood was largely comprised of single-family houses sited on narrow urban lots, as well as a few grand estates, such as the Meyer Estate at East 44th and Warwick and the Rule Estate at East 43rd and Oak Streets. After World War I and through the 1920s, apartment buildings and flats replaced earlier single-family dwellings and filled platted but undeveloped lots. Streetcar lines operating along boulevards, including Main, Linwood, and Gillham Road, as well as along connecting side streets, such as East 43rd

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 13

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

Street, stimulated commercial development and the construction of housing for the working- and middle-classes at the intersections of and nearby these public transit lines. The transformation of the Meyer Estate into the Kansas City Art Institute in 1927 further stimulated a change in the neighborhood's demographics and housing stock. By the end of the 1920s, the area surrounding the Colonnade Apartment Building at 4302 Oak Street contained a wide variety of residential property types, including both modest and grand single-family residences, as well as low-rise working-class and student housing and Neo-Classical colonnade apartment buildings for middle-income workers.⁹

Tenant Analysis

Designed to meet the needs of the middle class, the Colonnade Apartment Building at 4302 Oak Street housed a cross-section of middle-income individuals. The tenants from the 1920s through the 1950s included a balanced mixture of married couples and widows. The male heads of household generally made their livings in such occupations as middle-and upper-managers of local companies, life insurance agents, railroad conductor, and salesmen. Of note, the Kansas City architect, Ernest O. Brostrom, known for his church designs, resided in the building in 1955.

Long-term residency was not common, with only one tenant identified as living in the same flat for at least ten years.¹⁰ The building managers varied, as well, the position taken by men during the earlier years and by women in the later years. Initially, only a single apartment had a telephone listing; however, telephone usage grew rapidly and by 1945 all Oak Lawn occupants had telephones. Vacancy was rare, with only two documented vacancies, both appearing in 1945.¹¹

⁸ Also referred to as Beaux Arts Classicism.

⁹ *Sanborn Fire Insurance Map of Kansas City, Missouri*, (New York: Sanborn Map Company, 1909 and 1951), Database online, Available at <http://www.kclibrary.org/localhistory/>; Internet; accessed 07 December 2008; and Tuttle & Pike, *Tuttle & Pike's Atlas of Kansas City*, (Kansas City, MO: Tuttle & Pike Company, 1925). Special Collections. Kansas City (Missouri) Public Library.

¹⁰ Polk's Kansas City (Missouri) Directories, Kansas City, MO: Gate City Directory Co., 1925, 1930, 1935, 1945, 1955). Special Collections, Kansas City (Missouri) Public Library, Microfilm.

¹¹ Ibid.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 14

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri
Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

ZURN BUILDING & INVESTMENT COMPANY, BUILDER

Fred W. Zurn was born in 1888, the son of a German immigrant and early Kansas City builder. After the death of his father, he continued to reside with his mother and older siblings on Montgall Avenue near the intersection of East Linwood Boulevard, at which time he worked as a bookkeeper at a lumber company. Upon completion of his studies at the University of Kansas around 1910, he founded his own real estate company – Zurn Building & Investment Company, which maintained offices in downtown Kansas City at 11th Street and Grand Avenue.



In 1917, Zurn and his wife and 3-year-old daughter lived on Benton Boulevard near East 39th Street. At the time, Zurn constructed single-family residences, including the Charles Berger residence, a contributing resource in the Simpson-Yeomans-Country Side Historic District.¹² As the pace of apartment building construction quickened after World War I, Zurn's building business grew, and by 1920, the Zurn family resided in a larger house at East 56th and Harrison Streets where they maintained a live-in servant.

In 1922, the company began one of its largest single developments at the intersection of East 43rd, McGee, and Oak Streets. The development included ten identical three-story brick buildings in the popular Neo-Classical Revival colonnaded apartment style. The company continued to grow and between 1910 and 1955, Zurn oversaw the construction of over 1,000 homes throughout the Kansas City area. Fred W. Zurn died in 1957, at the age of 69.¹³

¹² Listed in the National Register in 1984.

¹³ "Fred W. Zurn is Dead," *Kansas City Times*, 7 October 1957, p.7. Kansas City (Missouri) Public Library, Microfilm.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 15

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

SUMMARY STATEMENT OF SIGNIFICANCE

The Colonnade Apartment Building at 4302 Oak Street is an excellent example of the Classical Colossal Column Porch property sub-type as documented in the MPDF "Historic Colonnade Apartment Buildings in Kansas City, Missouri." Both the American Institute of Architects, Kansas City Chapter, and the City of Kansas City (Missouri) Landmarks Commission cite the building and its matching neighbors in architectural guidebook publications. The building represents the evolution of the purpose-built apartment building designed in the Neo-Classical Revival style and located specifically to meet the housing needs of the growing numbers of middle- and upper-income residents during the early twentieth century in Kansas City, Missouri. Additionally, it has direct associations with the patterns of development of multi-family housing associated with the City's historic parks and boulevards system and public transportation routes. By virtue of its architectural integrity, it is an excellent example of the Colonnade Apartment Building built near streetcar lines during the height of the post-World War I apartment building boom in Kansas City. It meets the MPDF registration requirements and integrity thresholds and clearly conveys both its historical and architectural associations.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 16

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

MAJOR BIBLIOGRAPHICAL REFERENCES

City of Kansas City, Missouri. *Kansas City: A Place in Time*. Kansas City, Missouri: City of Kansas City, Missouri, Landmarks Commission, 1977.

City of Kansas City, Missouri. Building permit for 4302 Oak Street. Building permit number 13146. 1922. City of Kansas City, Missouri, Landmarks Commission.

City of Kansas City, Missouri. Tax assessor photograph. 4302 Oak Street. Circa 1940. City of Kansas City, Missouri, Landmarks Commission.

City of Kansas City, Missouri. Surveyed buildings "White Card" database. City of Kansas City, Missouri, Landmarks Commission.

Fifty-Third Edition 1923 Kansas City Missouri City Directory and Business Catalog. Kansas City, Missouri: Gate City Directory Company, 1923. Missouri Valley Room. Kansas City (Missouri) Public Library. Microfilm.

"Fred W. Zurn is Dead." *Kansas City Times*, 7 October 1957. Kansas City (Missouri) Public Library. Microfilm.

Kansas City. Kansas City, Missouri: American Institute of Architects, Kansas City Chapter, 1979. Missouri Valley Room. Kansas City (Missouri) Public Library.

Polk's 1925 Kansas City (Missouri) Directory. Kansas City, Missouri: Gate City Directory Company, 1925. Missouri Valley Room. Kansas City (Missouri) Public Library. Microfilm.

Polk's 1930 Kansas City (Missouri) Directory. Kansas City, Missouri: Gate City Directory Company, 1930. Missouri Valley Room. Kansas City (Missouri) Public Library. Microfilm.

Polk's 1935 Kansas City (Missouri) Directory. Kansas City, Missouri: Gate City Directory Company, 1935. Missouri Valley Room. Kansas City (Missouri) Public Library. Microfilm.

Polk's 1945 Kansas City (Missouri) Directory. Kansas City, Missouri: Gate City Directory Company, 1945. Missouri Valley Room. Kansas City (Missouri) Public Library. Microfilm.

Polk's 1955 Kansas City (Missouri) Directory. Kansas City, Missouri: Gate City Directory Company, 1955. Missouri Valley Room. Kansas City (Missouri) Public Library. Microfilm.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 17

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

Sanborn Fire Insurance Map of Kansas City, Missouri. New York: Sanborn Map Company, 1909 and 1951. Database online. Available at <http://www.kclibrary.org/localhistory/>; Internet; accessed 07 December 2008.

Schwenk, Sally F. National Register of Historic Places Multiple Property Documentation Form "Historic Colonnade Apartment Buildings of Kansas City, Missouri," 2003. Missouri State Historic Preservation Office, Department of Natural Resources, Jefferson City, Missouri.

Tuttle & Pike. *Tuttle & Pike's Atlas of Kansas City.* Kansas City, MO: Tuttle & Pike Company, 1925. Special Collections. Kansas City (Missouri) Public Library.

United States Census Bureau. United States Federal Census, Missouri, Jackson County. 1910. Database online. Available at <http://www.ancestry.com/search/rectype/census/usfedcen/default.aspx>; Internet; accessed 08 January 2008.

United States Census Bureau. United States Federal Census, Missouri, Jackson County. 1920. Database online. Available at <http://www.ancestry.com/search/rectype/census/usfedcen/default.aspx>; Internet; accessed 08 January 2008.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographic Documentation Page 18

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

PHOTOGRAPHIC DOCUMENTATION

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

Date of Photographs: November 2007

Location of Digital Photographs on CD-ROM: Missouri State Historic Preservation Office
Jefferson City, Missouri

Photograph Number	Description	Camera View
1.	East (primary) façade and north (side) elevation	Southwest
2.	East (primary) façade	West
3.	East (primary) façade and south (side) elevation	Northwest
4.	West (rear) elevation	Northeast
5.	Main stairwell and entrance foyer	East
6.	First floor, typical entrance landing	North
7.	Second floor, stairwell	Southeast
8.	Second floor, typical unit parlor/living and dining rooms	Southwest
9.	Second floor, typical unit parlor/living room and porch access door	Northeast
10.	Second floor, typical unit rear hallway	East

United States Department of the Interior
National Park Service

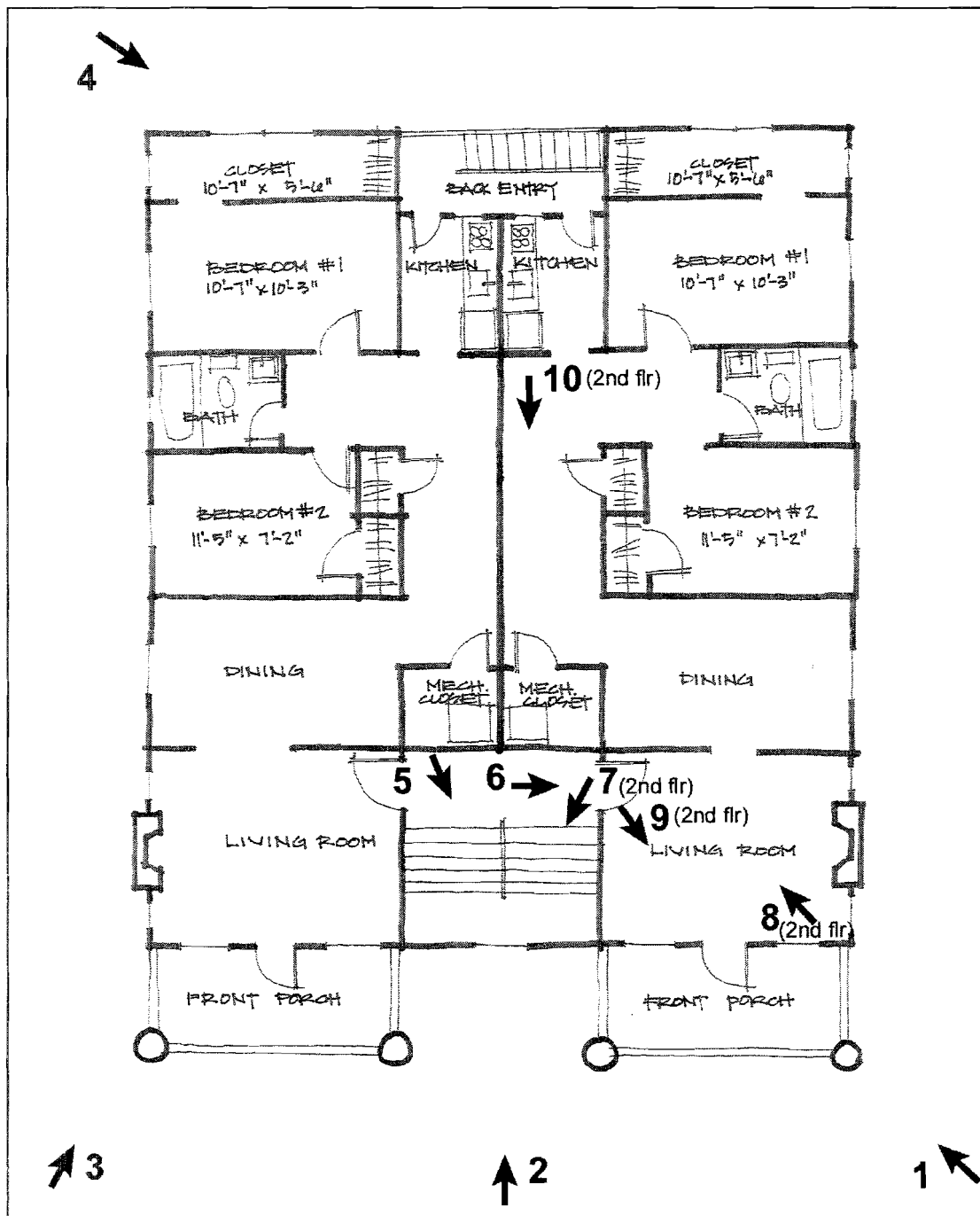
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographic Documentation Page 19

Colonnade Apartment Building at 4302 Oak Street
Jackson County, Missouri

Historic Colonnade Apartment Buildings in Kansas City, Missouri (MPS)

**COLONNADE APARTMENT BUILDING AT 4302 OAK STREET
SITE AND INTERIOR PHOTOGRAPH LOCATION MAP**



5/363119/4323190



















