

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 District III — Armour Boulevard Multiple Resource Area (Boundary Increase)

other name/site number N/A

2. Location

street & town 3424 and 3426 Harrison Boulevard N/A not for publication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

05/16/04
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:) _____

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	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing

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

Armour Boulevard Multiple Resource Area

Number of contributing resources previously listed in the National Register

25

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)

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Late Gothic Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other STONE

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

District III — Armour Boulevard Multiple Resource Area (Boundary Increase)
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)

Community Planning

Architecture

Period of Significance

1900-1944

Significant Dates

1923

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

McCanles Miller Realty Company, 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:

Missouri Valley Room, Kansas City (MO) Public Library

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

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, 2006

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 Bainbridge Apartments, c/o US Department of Housing & Urban Development -- Multi-family Notes

street & number PO Box 44804 telephone _____

city or town Washington state DC zip code 20026

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 Reduction Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1 **District III — Armour Boulevard Multiple Resource Area (Boundary Increase)**
Jackson County, Missouri

SUMMARY DESCRIPTION STATEMENT

The District III — Armour Boulevard Multiple Resource Area (Boundary Increase) will add two contributing resources to the existing twenty-five contributing resources that compose the District III — Armour Boulevard Multiple Resource Area District (the District). The two four-story red brick apartment buildings are just north of the District on Harrison Boulevard. They match the architectural style, setting, and period of construction of the existing resources in the District. A non-historic four-story concrete block elevator tower links the two buildings.

ELABORATION

DESCRIPTION OF PROPERTIES

3424 Harrison Boulevard

The four-story dark red brick apartment building at 3424 Harrison Boulevard has a limestone foundation and a flat roof surrounded by a stepped parapet wall with cut stone coping. Fenestration defines the bays on all four elevations. The east (primary) and west (rear) elevations each have three bays and the north and south elevations each have twelve bays. Non-historic double-hung sash windows with a one-over-one light configuration fill the original openings. The windows are arranged singly and in pairs on the north and south elevations, and in pairs and in bands of three on the east (primary) and west (rear) elevations. The hollow steel door, two-light sidelight, and canvas awning at the entrance are non-historic. Low stone-faced raised planting beds flank the building entrance.

This building presents a simple expression of Late Gothic Revival architecture applied to a mid-sized apartment building. Ornamental treatments are limited to the east (primary) elevation and the first bay on the north elevation. The stepped front parapet gives the building a loosely crenellated form. Thin horizontal belt courses of cut stone span the façade below the second- and fourth-story windows, and thin vertical bands of cut stone frame the center bay. The third story windows have individual cut stone sills. A course of soldier bricks surrounds each window opening. At the center of each window surround is a cut stone voussoir. The first-story window bays have flat-arched surrounds with articulated voussoirs. Cut stone quoins accent the sides of these openings. The second-story windows in the center bay have an arched surround. The arched area above the windows contains a bas-relief panel with an intricate heraldic shield design. At the center of the parapet wall is a smaller, simple cut stone heraldic shield. Three-pronged cut stone pendants at the fourth story mark the outer corners of the building. At the west

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entrance, brick piers flank the door and project slightly from the building wall. The piers have articulated stone details that enhance the Late Gothic Revival style of the building.

The building's interior features twenty apartments flanking double-loaded central corridors. Stairwells rise through the building, just inside the entrance and along the west wall. The southeast corner units have been truncated to create circulation with the elevator, which is located in a concrete block tower between the two buildings. The building interior has been substantially rehabilitated and retains very little, if any, historic fabric.

3426 Harrison Boulevard

The four-story dark red brick apartment building at 3426 Harrison Boulevard has a limestone foundation and a flat roof. Tile coping caps the parapet wall. Fenestration defines the bays on all four elevations. The east (primary) and west (rear) elevations each have five bays and the north and south elevations each have twelve bays. Non-historic double-hung sash windows with a one-over-one light configuration fill the original window openings. The windows are arranged singly on the north and south elevations. On the east (primary) and west (rear) elevations, the windows are arranged symmetrically: the outer bays have bands of three windows; the second and fourth bays have single windows; and the center bays have paired windows on the east (primary) elevation and single windows on the west (rear) elevation. The hollow steel door, single sidelight, and canvas awning at the east entrance are non-historic.

Ornament is limited to the east (primary) elevation and the first bay of the south elevation. Thin horizontal and vertical bands of cuts stone frame the outer bays and form a belt course below the second-story windows in the three central bays. A cut stone water table rises to a point just below the first-story windows. Cut stone quoins accent the sides of the first-story windows in the outer bay and the central entrance. Patterned brickwork provides additional detail to the window openings. The historic cornice is partially missing, but the building retains its paired brackets and dentils. The fascia panels between the brackets feature a geometric pattern. The building's mixed architectural references match the adjacent buildings at 914 and 918 East Armour Boulevard. The cut stone trim and decorative brickwork recall elements of the Late Gothic Revival style; the dentils, brackets, and symmetrical façade recall elements of the Classical Revival style; and the shape of the brackets, geometric fascia, and banded windows suggest Craftsman design.

The building's interior features twenty apartments flanking double-loaded corridors. Stairwells rise through the building, just inside the entrance and along the west wall. The northeast units have been truncated to create circulation with the elevator, which is located in a concrete block tower between the

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Section 7 Page 3 **District III — Armour Boulevard Multiple Resource Area (Boundary Increase)**
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two buildings. The building interior has been substantially rehabilitated and retains very little, if any, historic fabric.

Elevator Tower

A non-historic four-story concrete block elevator tower links the buildings at 3424 and 3426 Harrison Boulevard. It is one bay deep. Fenestration in the east (primary) elevation features an entrance at the first story and pairs of windows in the second, third and fourth stories. The double-hung sash windows have a one-over-one light configuration. The entrance features a hollow steel door flanked by narrow two-light sidelights. The metal frame for an awning hangs above the entrance.

INTEGRITY

The buildings at 3424 and 3426 Harrison Boulevard have been renovated several times over the past eighty years, most recently in the 1970s. While these renovations have removed interior and exterior historic fabric, the buildings retain sufficient integrity to convey their historic significance as defined by the National Register nomination for the Armour Boulevard Multiple Resource Area. Along with the District's existing resources they share the distinct form, materials, method of construction, and architectural styling that characterize Kansas City's apartment buildings of the 1920s, and they retain the essential physical features that defined their appearance during the period of significance – brick construction, cut stone trim, symmetrical façades, and references to popular architectural styles. The buildings' spatial organization, which features double-loaded corridors flanked by apartment units and accessed by a central stairwell, also directly reflects their historic design, function, and period of construction. The changes made to 3424 and 3426 Harrison Boulevard are directly in keeping with the types of alterations experienced by other National Register-listed buildings in the District. Notably, prior to being listed in the National Register, the adjacent buildings at 914 and 918 East Armour Boulevard were renovated in a manner that is nearly identical to the changes made to the buildings at 3424 and 3426 Harrison Boulevard (including the construction of an elevator tower).

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STATEMENT OF SIGNIFICANCE

The District III — Armour Boulevard Multiple Resource Area (Boundary Increase) is significant under National Register Criterion A for the area of COMMUNITY PLANNING and under National Register Criterion C for the area of ARCHITECTURE. The apartment buildings located at 3424 and 3426 Harrison Boulevard, Kansas City, Jackson County, Missouri were built at the same time and by the same company as the adjacent contributing resources at 914 and 918 East Armour Boulevard.¹ Together, these four buildings form a visually cohesive node of apartment buildings developed during a one-year period by the McCanles Miller Realty Company. Their appearance and location reflect the same approach to apartment building design and the same community planning influences as the District's other contributing resources. The District's original boundaries "were selected because of the density of properties, and their demonstration of the characteristics expressed in the Armour Boulevard Multiple Resources Area nomination."² The two buildings included in the Boundary Increase illustrate the same development patterns and trends as the neighboring buildings in the District. As part of a cohesive grouping that includes the adjacent buildings at 914 and 918 East Armour Boulevard, the buildings at 3424 and 3426 Harrison Boulevard communicate more accurate information about the trend in increasingly dense apartment living along Armour Boulevard in the early 1920s.

ELABORATION

Like other apartment buildings in the District, the four-story buildings at 3424 and 3426 Harrison Boulevard were designed with compact floor plans featuring modest residential units. Developed for middle-class tenants, their exteriors incorporate cut stone ornament that recalls the array of Revival and American Movement architectural influences present during the years between World War I and the Great Depression. For many years, these buildings have been under the same ownership as the District's contributing resources at 914 and 918 Armour Boulevard. All four buildings have experienced the same range of alterations, including the refurbishment of the buildings' interiors, the replacement of window

¹ A review of building permits on file at the City of Kansas City, Missouri Landmarks Commission revealed that the permits issued for 914 East Armour Boulevard and 3426 Harrison Boulevard were issued on the same day, December 1, 1922, and have sequential numbers, 13359, 13360 respectively. The building permit for 3424 Harrison was issued on April 1, 1923, the same day the above-referenced permits expired. No building permits were found for the construction of 918 Armour Boulevard; however, because it shares a legal description with 914 East Armour Boulevard and its design matches that of the buildings at 914 East Armour Boulevard and 3426 Harrison Boulevard, it can be assumed that the construction of the buildings occurred concurrently. Please see bibliography for full citations.

² Ellen J. Uguccioni and Sherry Piland, National Register of Historic Places Registration Form "Armour Boulevard Multiple Resource Area," 4 March 1983, 10-12, City of Kansas City Missouri Landmarks Commission.

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Jackson County, Missouri

units and front doors, and the construction of elevator towers to provide accessible circulation between the buildings.

The National Register nomination for the District III — Armour Boulevard Multiple Resource Area notes the important role played by developer Guy McCanles in creating the concentration of mid-rise apartment buildings along Armour Boulevard in the decade between 1920 and 1930. The addition of 3424 and 3426 Harrison Boulevard to the District increases the density of resources at this corner and more accurately recognizes the amount of construction undertaken by the McCanles Miller Realty Company to meet Kansas City's housing demand during a single year. Their inclusion enhances the qualities that define the significance of the District under Criterion A, notably the trend toward increasing density that accompanied the construction of mid-rise apartment buildings in this area of Kansas City in the early 1920s.

The addition of 3424 and 3426 Harrison Boulevard to the District also emphasizes the demand for middle-class housing that existed in this Kansas City neighborhood in the early 1920s. Like the other resources in the District, the buildings at 3424 and 3426 Harrison Boulevard housed Kansas City's growing middle-class population. The tenants included single men and women. During the 1920s, most were employed in white-collar jobs such as teachers, managers, insurance agents, stenographers, cashiers, clerks, and sales people. By the mid-1930s, many of the buildings' residents were not identified by occupation, suggesting that retirees as well as single working men and women were renting at these properties. After World War II, the housing demands in Midtown Kansas City changed as middle-class workers increasingly moved to newly developed suburbs. The buildings have provided affordable housing to Kansas City residents since the 1970s.

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Section 9 Page 6 District III — Armour Boulevard Multiple Resource Area (Boundary Increase)
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MAJOR BIBLIOGRAPHICAL REFERENCES

City of Kansas City, Missouri. Building Permit. 914 East Armour Boulevard building permit number 13359. 1922. City of Kansas City, Missouri Landmarks Commission.

City of Kansas City, Missouri. Building Permit. 3426 Harrison Boulevard building permit number 13360. 1922. City of Kansas City, Missouri Landmarks Commission.

City of Kansas City, Missouri. Building Permit. 3424 Harrison Boulevard building permit number 13567. 1923. City of Kansas City, Missouri Landmarks Commission.

Polk's Kansas City (Jackson County, Missouri) Directory, Vol. LIII. Kansas City: Gate City Directory Co., 1923.

Polk's Kansas City (Jackson County, Missouri) Directory, Vol. LVII. Kansas City: Gate City Directory Co., 1927.

Polk's Kansas City (Jackson County, Missouri) Directory, Vol. LXV. Kansas City: Gate City Directory Co., 1935.

Uguccioni, Ellen J. and Sherry Piland. National Register of Historic Places Registration Form "Armour Boulevard Multiple Resource Area," 4 March 1983. City of Kansas City, Missouri Landmarks Commission.

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Section 10 Page 7 District III — Armour Boulevard Multiple Resource Area (Boundary Increase)
Jackson County, Missouri

GEOGRAPHIC DATA

VERBAL BOUNDARY DESCRIPTION

As shown on the Boundary Increase Map, the National Register Boundary Increase includes the following parcels of land.

3424 Harrison Boulevard

The South 43.35 feet of Lot 19 and the North 6.15 feet of Lot 20, Hingston Grove, and the East 12.5 feet of the North 45 feet 11 inches of Lot 61, and the East 12.5 feet of the South 3.8 feet of Lot 60, Hunter Place, both being subdivisions in Kansas City, Jackson County, Missouri.

3426 Harrison Boulevard

The South 43.85 feet of Lot 20 and all of Lot 21, except the South 29.10 feet, Hingston Grove and the South 4 feet 1 inch of the East 12.5 feet of Lot 61, and the East 12.5 feet of Lot 62, Hunger Place, both being subdivisions in Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

The Boundary Increase includes the parcels of land historically occupied by the buildings at 3424 and 3426 Harrison Boulevard, Kansas City, Jackson County, Missouri.

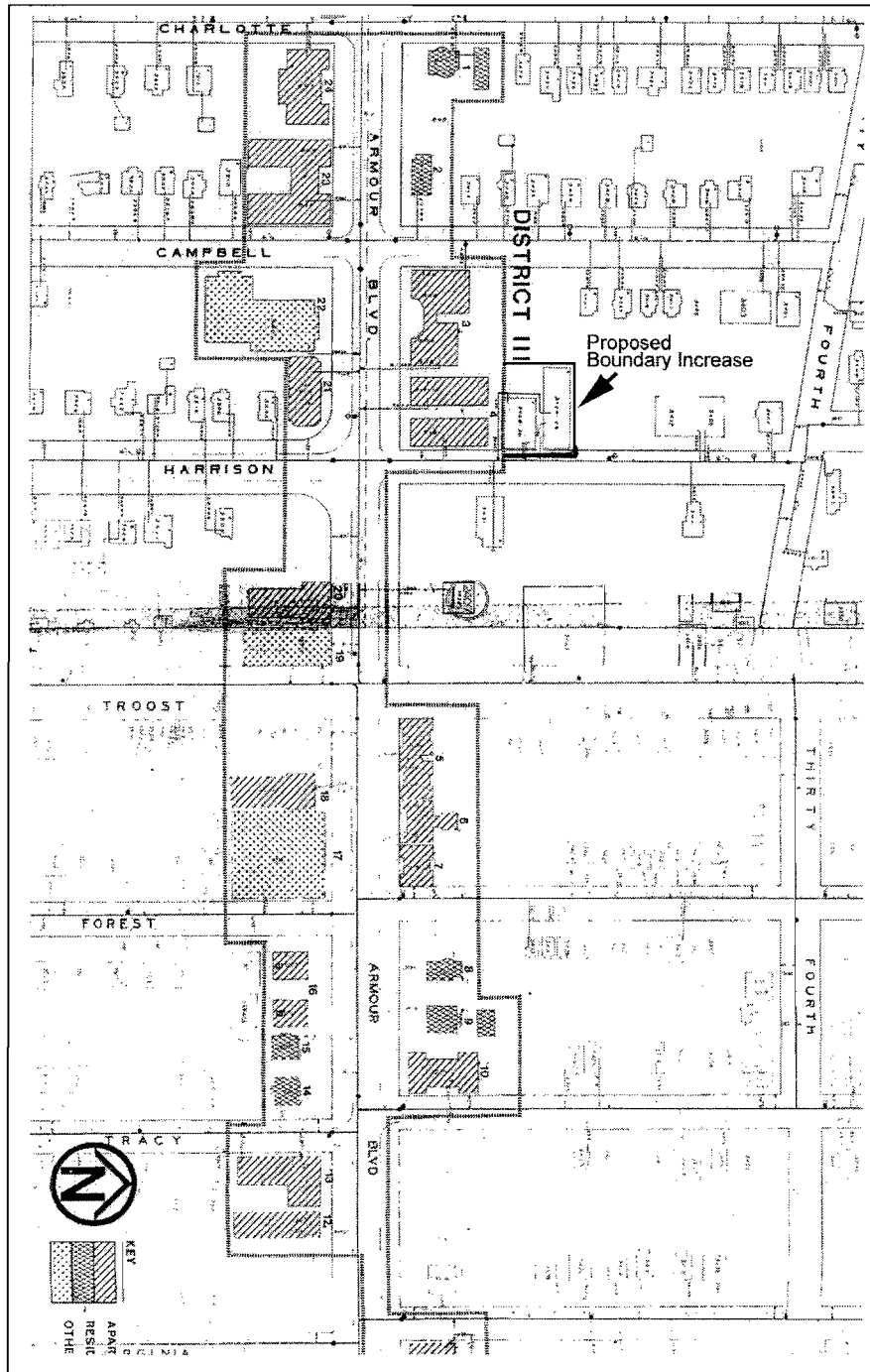
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District III — Armour Boulevard Multiple Resource Area (Boundary Increase)
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BOUNDARY INCREASE MAP



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Section Photographic Documentation Page 9 **District III — Armour Boulevard Multiple Resource Area
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Jackson County, Missouri**

PHOTOGRAPH LOG

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

Date of Photographs: November 2005

Location of Original Photographs: A.B. Apartments, LP
c/o Eagle Point Enterprises
One City Center, 4th Floor
Portland, ME 04101

Photograph Number	Description	Camera View
1.	3426 and 3424 Harrison Boulevard.	NW
2.	3424 Harrison Boulevard, east elevation.	W
3.	3426 Harrison Boulevard, east elevation.	W
4.	3424 and 3426 Harrison Boulevard and 918 East Armour Boulevard, looking toward National Register district.	SW
5.	918 East Armour Boulevard and 3424 and 3426 Harrison Boulevard, looking at Boundary Increase area from National Register district.	NW
6.	900-908, 914 and 918 East Armour Boulevard, adjacent buildings within National Register district.	NE
7.	914 and 918 East Armour Boulevard.	N

Section Photographic Documentation Page 10 **District III — Armour Boulevard Multiple Resource Area**
(Boundary Increase)
Jackson County, Missouri

DISTRICT III -
ARMOUR BOULEVARD
MULTIPLE RESOURCE
AREA
(BOUNDARY
INCREASE)
KANSAS CITY,
JACKSON COUNTY,
MISSOURI
JTM:
5/363904/
4325020















