

**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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

Historic name East Side Apartments Historic District

Other names/site number Williamsburg Court, Greenleaf Apartments

Name of related Multiple Property Listing Working-Class & Middle-Income Apartment Buildings in Kansas City, Missouri

## 2. Location

Street & number 5212-5314 E. 12<sup>th</sup> Street, 1103-1123 Hardesty Avenue,  
5308-5315 Williamsburg Court, 5101-5315 Winner Road

N/A

not for publication

City or town Kansas City

N/A

vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64127

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets      does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

     national      statewide   x   local

Applicable National Register Criteria:   x   A      B      C      D

B. K. A. DEPUTY SHPO 12-8-21  
Signature of certifying official/Title Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property      meets      does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

     entered in the National Register      determined eligible for the National Register

     determined not eligible for the National Register      removed from the National Register

     other (explain:)

Signature of the Keeper

Date of Action

East Side Apartments Historic District  
Name of Property

Jackson County, Missouri  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

### Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

### Number of Resources within Property

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

Contributing	Noncontributing	
11	0	buildings
0	0	sites
4	0	structures
0	0	objects
15	0	<b>Total</b>

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

### Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS

### Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

Vinyl

roof: Asphalt

other: N/A

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

East Side Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

8. Statement of Significance

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 old or achieving significance within the past 50 years.

☒ STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1949-1953

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Duncan, Sr., Herbert E. (Architect)

Rechner, Carl (Developer)

Swan, Howard (Developer)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

East Side Apartments Historic District  
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## 10. Geographical Data

Acreage of Property 5.9

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>39.098049</u> Latitude:	<u>-94.522980</u> Longitude:	5	<u>39.098000</u> Latitude:	<u>-94.519283</u> Longitude:
2	<u>39.098944</u> Latitude:	<u>-94.519530</u> Longitude:	6	<u>39.097867</u> Latitude:	<u>-94.519290</u> Longitude:
3	<u>39.098930</u> Latitude:	<u>-94.518697</u> Longitude:	7	<u>39.097968</u> Latitude:	<u>-94.522980</u> Longitude:
4	<u>39.097989</u> Latitude:	<u>-94.518729</u> Longitude:			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

## 11. Form Prepared By

name/title Mason Martel, Historic Preservation Specialist, with Amanda Loughlin, National Register Section Head  
and Elizabeth Rosin, Principal

organization Rosin Preservation, LLC June 2021, rev. August 2021,  
date November 2021

street & number 1712 Holmes St. telephone (816) 472-4950

city or town Kansas City state MO zip code 64108

e-mail [mason@rosinpreservation.com](mailto:mason@rosinpreservation.com)

## Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**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.460 et seq.).



**East Side Apartments Historic District**

**Jackson County, Missouri**

Name of Property

County and State

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log:

Name of Property: **East Side Apartments Historic District**

City or Vicinity: **Kansas City**

County: **Jackson**

State: **Missouri**

Photographer: **Brad Finch, f-stop Photography (BF); Amanda Loughlin (AL)**

Date

Photographed: **April (AL) & June (BF) 2021**

Description of Photograph(s) and number, include description of view indicating direction of camera. **Note:** Photos are arranged from perimeter to the interior of the district then to the interior of buildings.

- 01 of 35:** Contextual view of west side of district, looking ENE along East 12<sup>th</sup> St. Natchez Court in foreground. (AL)
- 02 of 35:** Natchez Court (5101-5111 Winner Rd), partial south and east elevations, view NNW. (BF)
- 03 of 35:** Natchez Court (5101-5111 Winner Rd), north and west elevations, view SE. (BF)
- 04 of 35:** Natchez Court (5101-5111 Winner Rd), partial east and north elevations, view SW. (BF)
- 05 of 35:** Concord Court (5207-5221 Winner Rd), north and west elevations, view SE. (BF)
- 06 of 35:** Williamsburg Court (5309-5315 Winner Rd), north and west elevations, view SE. (BF)
- 07 of 35:** View SSE of the topography at the north and east portions of Williamsburg Court. 1103-1109 Hardesty Ave at left; 5309-5315 Winner Rd at right. (AL)
- 08 of 35:** Williamsburg Court (1103-1109 Hardesty Ave), north and west elevations, view SE. (AL)
- 09 of 35:** Williamsburg Court (1117-1123 Hardesty Ave), north and west elevations, view SE. (BF)
- 10 of 35:** Contextual view of the east side of district, looking NNE along Hardesty Avenue. (AL)
- 11 of 35:** Contextual view of the four Williamsburg Court buildings on the west side of Hardesty Avenue, looking W from driveway between buildings on the east side of Hardesty. (BF)
- 12 of 35:** Williamsburg Court (5314 East 12<sup>th</sup> St), south and east elevations, view W. (BF)
- 13 of 35:** Williamsburg Court (5309-5315 Williamsburg Ct), south and east elevations, view W. (BF)
- 14 of 35:** Williamsburg Court (5309-5315 Williamsburg Ct), east and north elevations, view SW. (AL)
- 15 of 35:** Williamsburg Court, landscaped area between 5309-5315 & 5308-5314 Williamsburg Court, looking NE (AL)
- 16 of 35:** Williamsburg Court (5308-5314 Williamsburg Ct), south and east elevations, view W. (BF)
- 17 of 35:** Contextual view of Williamsburg Court, looking SSW along Hardesty. (AL)
- 18 of 35:** Williamsburg Court (5309-5315 Winner Rd), south and east elevations, view W. (BF)
- 19 of 35:** Williamsburg Court (5300-5304 E 12<sup>th</sup> St), west and south elevations, view NE. (BF)
- 20 of 35:** Contextual view, looking NE across East 12<sup>th</sup> St. Vicksburg Court 5224-5230 E. 12<sup>th</sup> St at right. (AL)
- 21 of 35:** Vicksburg Court (5224-5230 East 12<sup>th</sup> St), south and east elevations, view NW. (BF)
- 22 of 35:** Vicksburg Court (5212-5218 East 12<sup>th</sup> St), south and east elevations, view NW. (BF)
- 23 of 35:** Parking lot to south of Concord Court, view SW and showing rear elevations of Vicksburg Court. (BF)
- 24 of 35:** Williamsburg Court (1117-1123 Hardesty Ave), east (rear) and south elevations and south portion of parking lot, looking SW. (BF)

## Representative Typical Interior Photos (all photos AL)

- 25 of 35:** Natchez Court (5105 Winner Rd), first floor, looking SE from entry vestibule and showing former office to left and main stair to right.

East Side Apartments Historic District

Jackson County, Missouri

Name of Property

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- 26 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), second floor, view NW from landing of main stair.  
**27 of 35:** Natchez Court (5105 Winner Rd), first floor, looking NW from rear entry; front door in background.  
**28 of 35:** Natchez Court (5105 Winner Rd), first floor, looking ESE at rear stair and door.  
**29 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), view S from landing of rear stair.  
**30 of 35:** Natchez Court (5105 Winner Rd), basement, looking SE toward rear stair and exit.  
**31 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), second floor, view E from west apartment vestibule.  
**32 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), second floor, view W from east apartment vestibule; fire door at right.  
**33 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), second floor, SW unit, Living Room, looking NE.  
**34 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), second floor, SW unit, Kitchen, looking E.  
**35 of 35:** Vicksburg Court (5212 East 12<sup>th</sup> St), second floor, SW unit, Bedroom, looking E.

**Figure Log:**

Include figures on continuation pages at the end of the nomination.

- Figure 1.** Contextual map, showing location of the district within Kansas City and in relation to the Blue River Valley Industrial District (Base map from Google maps).  
**Figure 2.** Contextual aerial image, showing immediate context. The dashed line denotes the East Side Apartments Historic District (Base map from Google Earth).  
**Figure 3.** Aerial image of property with exterior photos keyed (Base map from Google Earth).  
**Figure 4.** Playground and trash enclosure (typical). (Photographs by Brad Finch, f-Stop Photography, June 2021).  
**Figure 5.** Diagram of site, showing the four phases of development (Base map from Kansas City, Missouri GIS).  
**Figure 6.** Sketch plans and photo maps of Vicksburg Court (top), showing interior arrangement of apartments within modules with four apartments organized on a central corridor, and Natchez Court (bottom). Not to scale. Base maps from Google Earth. Sketches based on April 2021 site visit by Amanda Loughlin.  
**Figure 7.** Example of front entry vestibule with non-historic door system, historic quarry tile floor, short set of steps, and historic wood baseboard; photo taken in Vicksburg Court 5212 E. 12th St (Photo: Amanda Loughlin, April 2021).  
**Figure 8.** Example of historic wood flooring (top) and porcelain tub with non-historic flooring (bottom); photos taken in Vicksburg Court 5230 (top) & 5212 (bottom) East 12th Street (Photos: Amanda Loughlin, April 2021).  
**Figure 9.** Examples of historic mosaic tile in bathrooms (Photos: Amanda Loughlin, April 2021).  
**Figure 10.** Excerpt from 1941 Sanborn fire Insurance Company Map showing approximate location of the East Side Apartments. (Sanborn Fire Insurance Map, Kansas City, Missouri. 1941, Volume 5, Sheet 609. Missouri Valley Special Collections, Kansas City Public Library).  
**Figure 11.** Excerpt from 1951 Sanborn Fire Insurance Company Map showing approximate location of the East Side Apartments. (Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1951, Volume 5, Sheet 609, 610. Missouri Valley Special Collections, Kansas City Public Library).  
**Figure 12.** 1949 sketch of East Side Apartments. ("A 'Little Williamsburg' for Twelfth and Hardesty," The Kansas City Star, August 28, 1949, 84. Newspapers.com (Accessed May 20, 2021).  
**Figure 13.** 1964 aerial photograph showing approximate location of the East Side Apartments (Image courtesy Kansas City Planning and Development Department, Kansas City, Missouri).  
**Figure 14.** President Gardens (right, 1945-1948) and Rockford Hill Apartments (left, 1959) (Google Maps, 2018).  
**Figure 15.** Roanoke Apartments West (left, 1948) and Drake Apartments (right, 1948) (Google Maps, 2018). Photo of Drake Apartments (below) by preparer (August 2021).  
**Figure 16.** Village Green Apartments (1950). (Google Maps, 2018, Google Streetview, 2019).  
**Figure 17.** Theron B. Watkins Court (1954). (Google Maps, 2018).  
**Figure 18.** Parade Park Homes (1960). (Google Maps, 2018).  
**Figure 19.** Riverview Gardens (1952). (Google Maps, 2018).  
**Figure 20.** Two-story "walk-up" apartment located at 908 Van Brunt Boulevard. Note: the two residential buildings to the left in the Google Streetview image are depicted on the 1941 Sanborn as "flats." (Sanborn Fire Insurance Map, Kansas City, Missouri. 1941, Volume 5, Sheet 609. Missouri Valley Special Collections, Kansas City Public Library; Google Streetview, 2019).  
**Figure 21.** Park Tower Gardens (circa 1970). (Google Maps, 2021, Google Streetview, 2019).

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East Side Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class & Middle-Income Apartment Buildings in KCMO

Name of multiple listing (if applicable)

**Summary**

The East Side Apartments Historic District occupies almost six acres at the intersection East 12<sup>th</sup> Street and Hardesty Avenue in Kansas City, Jackson County, Missouri. The district contains eleven contributing apartment buildings and four contributing parking lots that were built in four phases between 1949 and 1953 to provide a need for post-World War II worker housing in the Blue River Valley industrial district. The buildings comprising this historic district represent a collection of the “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” property type discussed in the “Working-Class and Middle-Income Apartment Buildings in Kansas City” Multiple Property Documentation Form (MPDF).<sup>1</sup> Nine buildings line the perimeter of the triangular parcel bound by East 12<sup>th</sup> Street, Hardesty Avenue, and Winner Road; three parking lots fill most of the site to the center of these buildings. Two buildings sit to the east of Hardesty Avenue with a parking lot behind them. The two-story apartment buildings vary in size depending on the number of modules used; each module includes four apartments on each floor organized on a central stair hall plan. One-bedroom units comprise the majority of the district’s 195 apartments, but some modules have two-bedroom and studio units. Each building is two stories and shares similar characteristics such as brick cladding on street-facing elevations, vinyl lap siding covering asbestos shingles on non-public facades, hipped roofs, Colonial Revival details, party walls that extend above the roofline, and simple interior layouts and finishes. Colonial Revival details include Classical entry surrounds, faux end chimneys with flanking quarter-round vents, quoining, eave returns, and columned porticos. Besides the Colonial Revival stylistic references, character-defining features of the East Side Historic District include its location on an underutilized piece of land between an industrial area to the northeast and single-family housing to the south; its location along an established public transportation route (12<sup>th</sup> Street); the siting of each building along the perimeter of the property in order to place parking to the center of the buildings; and the use of standardized modules to form each building. Despite the replacement of windows and doors, the district retains its historic integrity as a planned post-war housing development that coincided with additional industrial development in the Blue River Valley.

<sup>1</sup> Sally Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” National Register of Historic Places Multiple Property Documentation Form (Jefferson City, MO: Missouri State Historic Preservation Office, 2007), F.1-7.

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East Side Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class & Middle-Income Apartment Buildings in KCMO

Name of multiple listing (if applicable)

SETTING AND SITE

The East Side Apartments Historic District is located approximately three miles east of downtown Kansas City, Jackson County, Missouri (*Figure 1*). The Blue River and Interstate 435 (I-435) run 1.5 miles to the east, and East High School lies one mile to the south. Independence Avenue, a major east/west throughfare that connects the town of Independence, Missouri to Kansas City, is a few blocks to the north. The surrounding neighborhood contains a dense concentration of small single-family houses to the east and south. The area to the north and west contains a mix of industrial businesses that line the Kansas City Southern Railroad tracks (*Photo 1*). The National Register-listed Elmwood Cemetery is located across East 12<sup>th</sup> Street to the southwest, and the National Cloak & Suit Company building is located at the southeast corner of Independence Avenue and Hardesty Avenue to the north (*Figure 2*).<sup>2</sup>

The East Side Apartments Historic District occupies two parcels comprising a total of 5.9 acres (*Figure 3*). The primary parcel is a hilly triangular tract that slopes to the northwest (*Photo 3*). Winner Road runs northeast/southwest along the north side of the district, separating it from the industrial areas to the north. East 12<sup>th</sup> Street, a historic streetcar line-turned-bus route, borders the south side. Hardesty Avenue separates two of the buildings, located on a rectangular parcel, at the east side of the district from the rest (*Photos 7 & 10*).<sup>3</sup> A non-historic chain link fence defines the east boundary of the district. All the buildings sit between twenty and fifty feet from the bordering streets (*Photos 3 & 22*). Within the public right-of-way and outside the nominated boundary, concrete sidewalks with grassy verge separate the buildings from the streets; the sidewalks end approximately thirty-five feet west of the westernmost building, Natchez Court (visible in *Photo 3*). Within the nominated boundary, a network of historic concrete paths connects each building entrance, public sidewalks, and parking lots (example in foreground of *Photo 16*). Concrete steps lead from the buildings facing Winner Road and Hardesty Avenue to the public sidewalks due to the sloping grade (example in foreground of *Photo 5*). Landscaping consists of grassy lawn, mature deciduous streets, and ornamental hedges and flowers. A non-historic playground with metal fence occupies the area to the west of the main parking lot (*Figure 4*).

<sup>2</sup> Elmwood Cemetery, NRIS #83001002, listed 07/28/1983; National Cloak and Suit Company, NRIS #100002034, listed 01/29/2018.

<sup>3</sup> Although not sequential within the text, the photographs are arranged to follow the perimeter of the district from Natchez Court at the southwest corner, then northwest along Winner Road, then south along Hardesty, and then west along East 12<sup>th</sup> Street. Refer to the photograph key (*Figure 3*).

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East Side Apartments Historic District

Name of Property

Jackson County, Missouri

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Working-Class & Middle-Income Apartment Buildings in KCMO

Name of multiple listing (if applicable)

The four asphalt **parking lots** in the district date from the period of significance and are considered contributing structures (*Photos 23 & 24*). All parking lots have striped lines and concrete curbs. Each lot has direct access to the surrounding streets. The largest lot is centered in the district and is the combination of two individual lots in the 1960s, according to historic aerials (*Photo 23; Figure 13*). This amorphous lot contains space for over sixty vehicles, and curb cuts from East 12<sup>th</sup> Street provide access. All other parking lots contain space for around twenty vehicles each. Two non-historic poured concrete trash enclosures are in the large parking lot and in the lot behind the buildings on Hardesty Avenue. They are part of the parking lots and are not individually counted resources.

### BUILDING DESCRIPTIONS

The eleven buildings and four associated parking lots that comprise the East Side Apartments Historic District were constructed in four phases between 1949 and 1953: Williamsburg Court (1949-1950), Vicksburg Court (1951), Natchez Court (1952), and Concord Court (1953) (*Figure 5*). Each phase contained an associated parking lot; Williamsburg had two due to Hardesty Avenue. The following provides a general overview of similar features of the entire district then organizes individual resources by construction phase.

Nine of the buildings in the district are arranged around the perimeter of the primary triangular parcel bounded by Winner Road, East 12<sup>th</sup> Street, and Hardesty Avenue (*Photos 1 & 7*). The other two buildings sit to the east of Hardesty Avenue (*Photo 8*). Except for Natchez Court, the buildings have rectangular footprints.

The two-story apartment buildings share physical similarities such as raised first stories, prominent brick facades, unornamented secondary elevations, side gable and hip roofs with asphalt shingles, and party walls extending above the roof line. Concrete block foundations support the buildings; brick clads the exposed foundations on public-facing elevations. The buildings feature restrained Colonial Revival details on street-facing elevations: pedimented entry surrounds, gable-roof porticos with simple Classical columns, brick quoining at the building corners, faux end chimneys with flanking quarter-round vents, and faux side parapets. The building that comprises the Concord Court phase, along with the east building in the Vicksburg Court phase have two-story, flat-roofed porticos. All brick-faced walls have a beltcourse that runs below the windows on the upper floor. Other masonry window openings have brick sills. Non-historic vinyl siding covers historic asbestos shingles on the secondary elevations of all other buildings (example in foreground of

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East Side Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class & Middle-Income Apartment Buildings in KCMO

Name of multiple listing (if applicable)

*Photo 24*).<sup>4</sup> Non-historic 1/1 double-hung vinyl windows, vinyl siding, and steel security doors fill original masonry openings.<sup>5</sup> The district still retains integrity as a planned post-war housing development with those additions. A combination of historic and non-historic rear entry stoops exists in the district. Historic conditions include simple concrete stoops and steps with metal railings; wooden railings and stairs have replaced historic material on some buildings. Air conditioning units pierce the walls below windows; a 1954 advertisement for Williamsburg Court mentions the apartments were “air cooled in summer,” seeming to indicate the buildings historically featured air conditioning. The current units date to the late twentieth century.<sup>6</sup>

Uniform modules comprise each building of the East Side Apartments development, and buildings vary in size based on the number of modules used. Each module includes a center hall plan with two apartments on each side of the hall per floor (*Figure 6*). Basements contain a range of uses from storage and mechanical spaces to apartments. No internal access exists between modules. Entrances on the front and rear of each module lead into ground floor vestibules (*Figure 7*). A short set of steps leads up from the front vestibule to the hall of the first floor that contains an open stair to the upper floor (*Photos 25 & 26*). The rear vestibule accesses the stair to the basement and the residential floors (*Photo 27*). Apartments share small entry vestibules on each side of the center hall (*Photos 31 & 32*). A historic fire door separates the vestibule on the stair wall from the center hall (*Photo 32*); this door corresponds to a party wall. Today the eleven buildings house 195 apartment units: 178 one-bedrooms, 8 two-bedrooms, and 9 studios. Each apartment has a living/dining room, kitchen, bathroom, and hall closet (*Photos 33 & 35*).

The simple interiors of each building contain a mixture of historic and non-historic fixtures and finishes. Exposed historic materials include plaster walls and ceilings, simple wood baseboard and trim, quarry tile in front entry vestibules (*Figure 7*), and porcelain tubs (*Figure 8*). Historic flooring includes wood and mosaic tile in bathrooms. Non-historic flooring such as carpet and vinyl tile cover the historic materials (*Figure 8 & 9*). Metal stair railings replaced historic railings on stairs in all buildings (example in *Photos 29 & 31*), and kitchen cabinets and appliances have been updated over the decades since construction (*Photo 34*). Historic layouts of the modules and the apartments themselves remain intact.

<sup>4</sup> Confirmed on site visit.

<sup>5</sup> The vinyl siding fills the historic openings in bathrooms where non-historic shower surrounds have been installed. It is unknown if the vinyl covers windows, but it is assumed the window units were removed.

<sup>6</sup> “On Bedroom—Corner,” Advertisement in *The Kansas City Times* (3 March 1954): 22. Dates of current air conditioning units from maintenance staff.

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East Side Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class & Middle-Income Apartment Buildings in KCMO

Name of multiple listing (if applicable)

PHASE I: WILLIAMSBURG COURT (1950)

Williamsburg Court is the oldest and largest of the four phases. Constructed between 1949 and 1950, Williamsburg Court contains seven contributing buildings and two contributing parking lots. The phase spans Hardesty Avenue. Two rectangular apartment buildings on the east side of Hardesty, 1103-1109 & 1117-1123 Hardesty Avenue (*Photos 10 & 24*), face west. A driveway between the two buildings provides access to a parking lot that extends half the length of each building. On the west side of Hardesty, four rectangular apartment buildings between Winner Road and East 12<sup>th</sup> Street are sited to follow the angle of Winner Road (*Photo 11*). The four buildings are equally spaced; the north and south buildings face the streets (*Photos 7 & 12*); the two center buildings face each other (*Photo 15*). Concrete sidewalks provide access between Hardesty Avenue and the parking lots between each of the buildings. The westernmost building of this phase, 5300-5304 East 12<sup>th</sup> Street, faces south and aligns with the street (*Photo 19*). A driveway to its west leads from East 12<sup>th</sup> Street to the parking lot to its north. The following descriptions begin with the two buildings on the east side of Hardesty then the four on the west side and end at the westernmost building of the phase that faces 12<sup>th</sup> Street.

- *1103-1109 Hardesty Avenue*

This building sits at the southeast corner of East 11<sup>th</sup> Street and Hardesty Avenue. Two modules, containing sixteen apartments, make up this two-story brick apartment building; there are no basements apartments in this building. The north module, 1103, sits at a lower elevation than 1109 (*Photo 8*). Brick clads the north and west (primary) elevations; vinyl lap siding covers asbestos shingles on the east (rear) and south elevations. A hipped roof covers the building, with cross hipped end bays. Fourteen bays organize the west elevation, seven bays to each module. From the north, Bays 1, 8, and 14 project slightly from the façade; a cross-gabled roof with eave returns covers Bay 8. Stepped party walls extend above the roof between Bays 3 & 4, 7 & 8, and 11 & 12. Paired window units pierce the wall at both stories of Bays 1, 2, 6-9, 13, and 14. In Bays 3, 5, 10, and 12, narrow single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above. A historic rectangular surround with flanking pilasters highlights the entrance into 1103 at Bay 4; a historic front-gabled roof supported by Classical columns shelters the entrance into 1109 at Bay 11. Concrete steps with metal handrails provide access from the sidewalk up to the concrete entrance stoops. Four bays organize the brick-clad symmetrical north elevation (*Photo 7*). The end two bays contain single windows at each story; the center two bays formerly contained smaller windows, but vinyl lap siding fills the masonry openings today. Two bays organize the symmetrical, vinyl-clad south elevation; single windows fill each bay at both stories. Similar to the front elevation, the end and



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center bays of the rear east elevation project slightly from the façade. A combination of paired and single windows pierces this façade at each story, and unadorned slab doors with concrete stoops provide access into each module.

- *1117-1123 Hardesty Avenue*

The apartment building at 1117-1125 Hardesty Avenue is similar to its sister building to the north (1103-1109). Two modules, containing sixteen apartments (no basement units), make up this two-story brick apartment building. The north module, 1117, sits at a lower elevation than 1123 (*Photos 9 & 10*). Brick clads the west (primary) elevation; vinyl lap siding covers asbestos shingles on the other elevations. A hipped roof covers the building, with cross hipped end bays. Fourteen bays organize the west elevation, seven bays to each module. From the north, Bays 1, 7, and 14 project slightly from the façade; a cross-gabled roof with eave returns covers Bay 7. Stepped party walls extend above the roof between Bays 3 & 4, 7 & 8, and 11 & 12. Paired window units pierce the wall at both stories of Bays 1, 2, 6, 7, 9, 13, and 14. In Bays 3, 5, 8, 10, and 12, single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above. A historic front-gabled roof supported by Classical columns shelters the entrance into 1117 at Bay 4; a historic rectangular surround with flanking pilasters highlights the entrance into 1123 at Bay 11. Concrete steps with metal handrails provide access from the sidewalk up to the concrete entrance stoops. Short masonry openings pierce the foundation wall below Bays 1 and 2; plywood fills the openings. Two bays organize the vinyl-clad symmetrical north and south elevations; single windows fill each bay at both stories. Similar to the front elevation, the end and center bays of the rear east elevation project slightly from the façade (*Photo 24*). A combination of paired and single windows pierces this façade at each story, and unadorned slab doors with concrete stoops provide access into each module.

- *5314 East 12<sup>th</sup> Street*

This two-story brick apartment building is the smallest of the eleven buildings in the district (*Photo 12*). Located at the northwest corner of East 12<sup>th</sup> Street and Hardesty Avenue, the building faces southeast. One module with nine apartments comprises the building, as a single apartment occupies the northwest corner of the basement. Brick clads the south (primary), east, and west elevations; vinyl lap siding covers asbestos shingles on the north (rear). A hipped roof covers the building, with cross hipped end bays. Seven bays organize the symmetrical south elevation. Brick quoining adorns the corners of the building. A stepped party walls extend above the roof between Bays 4 & 5, as counted from the west. Paired window units pierce the wall at both stories of Bays 1, 2, 6, and 7. In Bays 3 and 5, single window units pierce the wall at both stories. Bay 4 contains the main

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entry at the first story with a single window above. A historic rectangular surround with flanking pilasters highlights the entrance with its concrete stoop and metal railing. At the basement level, small, vented masonry openings pierce the wall at Bays 2 and 7. Eight bays organize the symmetrical east elevation. The end two bays contain single windows at each story; the center bays formerly contained smaller windows, but vinyl lap siding fills the masonry openings today. The west elevation is identical to the east elevation with the exception of the basement level. An apartment door occupies the north end of the west elevation with a small, vented masonry opening at the south end. A masonry opening to the south of the door formerly contained a window that is now covered with plywood. Concrete steps and retaining wall with metal railing provide access down to the door from the north. Similar to the front elevation, the end bays of north (rear) elevation project slightly from the façade. A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into the building module; concrete steps with new wood railings lead up to the door from the sidewalk. At the west end of the elevation, three windows pierce the foundation wall, corresponding to the basement level apartment. Three vented masonry openings in the east side of the foundation correspond to a mechanical/storage room.

- *5309-5315 Williamsburg Court*

This building sits to the north of 5314 East 12<sup>th</sup> Street and faces northwest toward 5308-5314 Williamsburg Court (*Photo 14 & 15*). Two modules comprise this two-story symmetrical apartment building. Each module contains four apartments per floor, and there are no basement units. Brick clads the north (primary) and east elevations; vinyl lap siding covers asbestos shingles on the south (rear) and west elevations (*Photo 13*). A hipped roof covers the building. Fourteen bays organize the north elevation, seven bays to each module. The center two bays (Bays 7 & 8) project slightly from the façade; a cross-gabled roof with eave returns covers this projection, and a faux chimney interrupts the gable end. Historic wood quarter-round vents flank the “chimney” at the top of the wall. Brick quoining adorns the corners of the building and this projection. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, and 10 & 11, as counted from the east. Paired window units pierce the wall at both stories of Bays 2, 6-9 and 13. In Bays 1, 3, 5, 10, 12, and 14, single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above; historic rectangular surrounds with flanking pilasters denote each entrance. Non-historic wood steps, stoops, and railings provide access to each entrance from the sidewalk. Seven bays pierce the brick-clad symmetrical east elevation: four on the first story and three on the second story. The end two bays contain single windows at each story; the center bays formerly contained smaller windows, but vinyl lap siding

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fills the masonry openings today (*Photo 14*). Two bays organize the symmetrical west elevation; single windows fill the bays at each story. The gabled center bays of the rear south elevation project from the façade (*Photo 13*), mimicking the form of the north elevation. A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module from a concrete stoop.

- *5308-5314 Williamsburg Court*

This is the largest apartment building within Phase One. It faces southeast toward 5309-5315 Williamsburg Court (*Photos 15 & 16*). Three modules form this two-story apartment building. Each module contains four apartments per floor with no basement units for a total of twenty-four units. Brick clads the south (primary) and east elevations; vinyl lap siding covers asbestos shingles on the north (rear) and west elevations (*Photo 17*). A hipped roof covers the building with projecting gabled bays. Twenty-one bays organize the south elevation, seven bays to each module. From the west, Bays 7 & 8 and 14 & 15 project slightly from the façade; cross-gabled roofs with eave returns cover these projections, and faux chimneys interrupts the gable ends. Historic wood quarter-round vents flank the chimneys. Brick quoining adorns the corners of the building and the projections. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, 10 & 11, 14 & 15, and 17 & 18. Paired window units pierce the wall at both stories of Bays 2, 6-9, 13-16, and 20. In Bays 1, 3, 5, 10, 12, 17, and 20, single window units pierce the wall at both stories. Bays 4, 11, & 18 contain the main entries into each module at the first story with a single window above. The west and east entries (5308 & 5314) feature historic front-gabled roofs supported by Classical columns that shelter small concrete stoops. The center entry (5310) has a broken finialed pediment surround and concrete stoop. Seven bays pierce the east elevation; four on the first story and three on the second story. The end two bays contain single windows at each story; the center bays formerly contained smaller windows, but vinyl lap siding fills the masonry openings today (*Photo 16*). Two bays organize the west elevation with single windows at each story of both. Gabled bays project from the north elevation like on the south (*Photo 17*). A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module. Non-historic wooden steps, railing, and stoop lead up to each rear entrance from the sidewalk.

- *5309-5315 Winner Road*

This building sits at the southwest corner of Winner Road and Hardesty Avenue and is oriented to the northwest aligning with Winner Road (*Photos 6 & 7*). Two modules comprise this two-story symmetrical apartment building. Each module contains four apartments per floor. Brick clads the

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north (primary), east, and west elevations; vinyl lap siding covers asbestos shingles on the south (rear) elevation (*Photos 6 & 18*). A hipped roof covers the building. Fourteen bays organize the north elevation, seven bays to each module. The center two bays (Bays 7 & 8) project slightly from the façade; a cross-gabled roof with eave returns covers this projection, and a faux chimney interrupts the gable end. Historic wood quarter-round vents flank the chimney. Brick quoining adorns the corners of the building and this projection. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, and 10 & 11, as counted from the east. Paired window units pierce the wall at both stories of Bays 2, 6-9 and 13. In Bays 1, 3, 5, 10, 12, and 14, single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above. The entries feature historic wood surrounds with broken finialed pediments supported by supported flanking pilasters. Concrete steps lead up to the entries with both wood and metal railings. Vented masonry openings in the foundation of the west module (5309) correspond to mechanical/storage rooms. Seven bays pierce the brick-clad symmetrical east elevation: four on the first story and three on the second story. The end two bays contain single windows at each story; the center bays formerly contained smaller windows, but vinyl lap siding fills the masonry openings today (*Photo 18*). Four bays organize the west elevation. Like on the east elevation, the end bays feature single windows while vinyl siding fills the masonry openings of the center bays. The gabled center bays of the rear south elevation project from the façade (*Photo 18*). A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module. The west door is at grade while concrete steps with new wood railing access the east door.

- *5300-5304 East 12<sup>th</sup> Street*

This building is the westernmost of the Williamsburg Court phase. It sits to the west of 5314 East 12<sup>th</sup> Street, and a driveway to the east separates this building from Vicksburg Court. Two modules comprise this two-story symmetrical apartment building. Each module contains four apartments per floor; a single apartment also occupies the basement level of the west module (5300) with direct access from the exterior (*Photo 19*). Brick clads the south (primary) and east elevations; vinyl lap siding covers asbestos shingles on the north (rear) and west elevations. A hipped roof covers the building. Fourteen bays organize the south elevation, seven bays to each module. The center two bays (Bays 7 & 8) project slightly from the façade; a cross-gabled roof with eave returns covers this projection, and a faux chimney interrupts the gable end. Historic wood quarter-round vents flank the chimney. Brick quoining adorns the corners of the building and this projection. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, and 10 & 11, as counted from the west. Paired window units pierce the wall at both stories of Bays 2, 6-9 and 13. In Bays

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1, 3, 5, 10, 12, and 14, single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above. A historic front-gabled roof supported by Classical columns shelters the entrance stoops. Seven bays pierce the brick-clad symmetrical east elevation: four on the first story and three on the second story. The end two bays contain single windows at each story; the center bays formerly contained smaller windows, but vinyl lap siding fills the masonry openings today. Two bays organize the vinyl-clad west elevation; single windows fill each bay at both stories; at the basement, an apartment door occupies the north end of the elevation with a small vented masonry opening at the south end. A masonry opening to the south of the door formerly contained a window that is now covered with plywood. Concrete steps and retaining wall with metal railing provide access down to the door from the north. Similar to the front elevation, the gabled center bays of the rear north elevation project slightly from the façade. A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module from a concrete stoop. At the west end of the elevation, three windows pierce the foundation wall, corresponding to the basement level apartment.

PHASE II: VICKSBURG COURT (1951)

The Vicksburg Court phase is adjacent to the west of Williamsburg Court. Its two contributing buildings face East 12<sup>th</sup> Street; a contributing parking lot lies to the north of the buildings with a driveway from East 12<sup>th</sup> Street separating the phase's two buildings. Both buildings have apartments in the northwest corners of their basements. The designs are nearly identical to those of Williamsburg Court with small differences at the entrances.

- *5224-5230 East 12<sup>th</sup> Street*

This is the east building of Vicksburg Court and sits to the west of 5300-5304 East 12<sup>th</sup> Street. Driveways on the east and west sides of the building lead to parking lots to the north. Two modules comprise this two-story symmetrical apartment building. Each module contains four apartments per floor; a single apartment also occupies the basement level of the west module (5224) with direct access from the exterior (visible in foreground of *Photo 20*). Brick clads the south (primary) and east elevations; vinyl lap siding covers asbestos shingles on the north (rear) and west elevations (*Photos 20 & 21*). A hipped roof covers the building. Fourteen bays organize the south elevation, seven bays to each module. The center two bays (Bays 7 & 8) project slightly from the façade; a cross-gabled roof with eave returns covers this projection, and a faux chimney interrupts the gable end. Historic wood quarter-round vents flank the chimney. Brick quoining only adorns the corners of the projection. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, and 10 &

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11, as counted from the west. Paired window units pierce the wall at both stories of Bays 2, 6, 9, and 13. In Bays 1, 3, 5, 7, 8, 10, 12, and 14, single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above. Historic two-story flat-roofed porticos supported by paired square columns extend from the roof to cover the entry bays and concrete stoops. Historic rectangular surrounds with flanking pilasters ornament the entrances. A set of concrete steps with metal railing leads up to the west (5224) portico; a single step accesses the east (5230) portico. Four bays organize the east elevation (*Photo 21*). The end two bays contain single windows at each story; the center bays formerly contained smaller windows, but vinyl lap siding fills the masonry openings today. Two bays organize the west elevation; single windows fill each bay at both stories; at the basement, an apartment door occupies the north end of the elevation with a small, vented masonry opening at the south end. A masonry opening to the south of the door formerly contained a window that is now covered with plywood. Concrete steps and retaining wall with metal railing provide access down to the door from the north. The gabled center bays of the rear north elevation project slightly from the façade (elevation partially visible in *Photo 23*). A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module. A concrete stoop accesses the door into 5230; a non-historic wooden stair leads up to 5224. At the west end of the elevation, three windows pierce the foundation wall, corresponding to the basement level apartment. The leasing office for the complex occupies the northeast corner of the basement of 5224 (the leasing office is partially visible in the background of *Photo 23*). A set of concrete steps leads down to a metal slab door; a non-historic awning shelters the stair, and a non-historic ADA ramp with metal railing to the east of this stair provides access from the parking lot to the office. A paired window unit pierces the basement wall to the east of the office door.

- *5212-5218 East 12<sup>th</sup> Street*

This is the west building of Vicksburg Court (*Photo 22*), but its exterior design is similar to 5300-5304 East 12<sup>th</sup> Street. Two modules comprise this two-story symmetrical apartment building. Each module contains four apartments per floor; a single apartment also occupies the basement level of the west module (5212) with direct access from the exterior. Brick clads the south (primary) and west elevations; vinyl lap siding covers asbestos shingles on the north (rear) and east elevations. A hipped roof covers the building. Fourteen bays organize the south elevation, seven bays to each module. The center two bays (Bays 7 & 8) project slightly from the façade; a cross-gabled roof with eave returns covers this projection, and a faux chimney interrupts the gable end. Historic wood quarter-round vents flank the chimney. Brick quoining only adorns the corners of this projection. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, and 10 & 11.

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Paired window units pierce the wall at both stories of Bays 2, 6-9 and 13. In Bays 1, 3, 5, 10, 12, and 14, single window units pierce the wall at both stories. Bays 4 & 11 contain the entries into each module at the first story with a single window above. Historic front-gabled roof supported by Classical columns shelter the entrance stoops; a set of concrete steps with metal railing lead up to the west entrance (5212). Two bays organize the east elevation, and single windows fill each bay at both stories. Four bays organize the west elevation. As with the other buildings of the district, the end bays contain windows while the center bays have vinyl-siding-filled openings. At the basement, an apartment door occupies the north end of the west elevation with a small, vented masonry opening at the south end. A masonry opening to the south of the door formerly contained a window that is now covered with vinyl siding. Concrete steps and retaining wall with metal railing provide access down to the door from the north. Similar to the front elevation, the gabled center bays of the rear north elevation project slightly from the façade. A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module from concrete stoops. At the west end of the elevation, three windows pierce the foundation wall, corresponding to the basement level apartment.

PHASE III: NATCHEZ COURT (1952)

- *5101-5111 Winner Road*

One contributing building and one contributing parking lot comprise the Natchez Court phase. The building has an obtuse L-shaped footprint that corresponds to the alignment of Winner Road. Due to the slope of the site, the north wing of Natchez Court is three stories tall; the rest of the building is two stories (*Photos 1 through 4*). A hipped roof covers the building with a cross-gabled corner (*Photo 3*). The corresponding parking lot fills the L at the southeast side of the building; a driveway along East 12<sup>th</sup> Street provides access to this parking lot.

Unlike the other buildings in the district, two-and-a-half modules comprise this all-brick building. The west wing (5101) has a single-loaded stair corridor with two apartments per floor. The middle module (5105) is splayed but contains a center stair corridor and six apartments, including a basement unit. The first floor also contains the former leasing office for the district (visible at left in *Photo 25*). The north wing (5111) contains ten apartments, including two basement units.

Natchez Court contains many of the same details as the other buildings in the district: exposed party walls above roof line, eave returns, beltcourse, and decorative entry surrounds; although, no quoining adorns the building corners (*Photo 3*). A copper-roofed cupola with weathervane ornaments the gable roof.



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The north wing faces west, and the south wing faces west. The northwest elevation contains the primary entrance into 5105 (*Photo 3*), which housed the leasing office on the first floor. Three bays organize this symmetrical front-gabled elevation. Windows fill each bay except for the center entrance bay on the first story. The central main entrance bay projects to the northwest. A historic rectangular surround with flanking pilasters denotes the entrance. It has a central doorway with a wood surround that is covered with a one-story porch. A one-story flared copper-roofed portico shelters the entrance; decorative wrought iron columns and trim adorn the portico roof. A set of concrete steps with historic metal railing leads up to the concrete porch from the sidewalk. A historic circular vent pierces the gable end above the center window in the second story. The entrance is flanked by a single window opening. There are three evenly spaced openings on the second floor, and a small circular vent in the gable.

Six bays organize the west elevation (*Photo 1*). Paired window units pierce the wall at both stories of Bays 1, 2, and 5. Single window units pierce the wall at both stories in Bays 4 & 6. Bay 3 contains the entrance into 5101 with a broken finialed pediment surround and concrete stoop; a single window pierces the wall above the entrance. A stepped party wall extends above the roof between Bays 2 & 3.

Ten bays organize the north elevation (*Photos 3 & 4*). Stepped party walls extend above the roof between Bays 4 & 5 and 7 & 8, as counted from the east. Paired window units fill all three stories of Bays 2, 6, 7, & 9. Single units fill all three stories of Bays 1, 3, and 5. Bay 4 contains the entry into 5111 at the ground level with a single window in the two stories above. A broken finialed pediment surround denotes the entrance. In Bay 8, the ground story contains a single window, and paired windows pierce the two upper stories; similarly, in Bay 10, paired units pierce the wall at the ground and second stories with a single window at the first story.

Four bays organize the east & south elevations (*Photos 2 & 4*). The end bays of the first and second stories contain windows while the center bays have vinyl-siding-filled openings. At the basement level of the east elevation, windows pierce the north two bays. A combination of paired and single windows pierces the rear façade (*Photo 2*) at each story, and unadorned slab doors provide access into each module from concrete stoops.

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PHASE IV: CONCORD COURT (1953)

- *5207-5221 Winner Road*

This single-building phase includes one contributing building and one contributing parking lot. Although the last to be constructed, its exterior design is similar to 5308-5314 Williamsburg Court. This apartment building sits to the northeast of Natchez Court, southwest of 5309-5315 Winner Road, and due north of Vicksburg Court. Concord Court faces northwest and is oriented to Winner Road (*Photo 5*). Three modules form this two-story apartment building. Each module contains four apartments per floor with no basement units for a total of twenty-four units. Brick clads the north (primary), east, and west elevations; vinyl lap siding covers asbestos shingles on the south (rear) elevation (visible in *Photo 23*). A hipped roof covers the building with projecting gabled bays. Twenty-one bays organize the north elevation, seven bays to each module. From the east, Bays 7 & 8 and 14 & 15 project slightly from the façade; cross-gabled roofs with eave returns cover these projections, and faux chimneys interrupts the gable ends. Historic wood quarter-round vents flank the chimneys. Brick quoining only adorns the corners of the projections. Stepped party walls extend above the roof between Bays 4 & 5, 7 & 8, 10 & 11, 14 & 15, and 17 & 18. Paired window units pierce the wall at both stories of Bays 2, 6-9, 13-16, and 20. In Bays 1, 3, 5, 10, 12, 17, and 21, single window units pierce the wall at both stories. Bays 4, 11, & 18 contain the main entries into each module at the first story with a single window above. Historic two-story flat-roofed porticos supported by paired square columns extend from the roof to cover the entry bays and concrete stoops of Bays 4 & 11 (5221 & 5207); a historic one-story front-gabled roof supported by Classical columns shelters the center entry, Bay 11 (5215). Four bays organize both the east and west elevations. As with the other buildings, the end bays contain windows while the center bays have vinyl-siding-filled openings. Gabled bays project from the south elevation like on the north. A combination of paired and single windows pierces this façade at each story, and unadorned slab doors provide access into each module. Non-historic railings line concrete steps and stoops at each rear entrance.

### INTEGRITY

The East Side Apartments Historic District retains historic integrity as a grouping of the “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” property type.<sup>7</sup> The buildings in the district retain their location within the nominated area, and no buildings have been removed or relocated. Similarly, the setting remains historically industrial to the north and residential to the south and east. The setting has not been impacted by recent development north

<sup>7</sup> Schwenk1990, “Working-Class and Middle-Income Apartment Buildings,” F.1-7.

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of Winner Road and south of the Kansas City Southern Railroad tracks. When the apartment units were completed in the early 1950s, that area already contained some light industrial development, with heavier development located north of the railroad tracks. The residential neighborhood on the south and east sides of the district retains its character. The location and setting directly impacted the overall design of the district, as the surround street grid caused the buildings to be sited to align with the streets to maximize the number of units in the development. The site retains its historic arrangement of internal paths, parking lots, and minimal green space around the periphery. The buildings within the district have been minimally altered since construction was completed between 1949 and 1953. The most common alterations seen include the wholesale replacement of windows and exterior doors within existing openings and the infill of some bathroom windows with vinyl siding, a reversible condition. Other alterations to the exterior include the removal or replacement of historic railings, especially at the rear entry, and the covering of historic asbestos shingles on the secondary elevations. The main street-facing walls retain their brick cladding, and secondary walls have lap vinyl siding that is similar to the historic cladding. These alterations do not diminish the ability of this district to communicate its post-war development for working-class and middle-income residents. The restrained Colonial Revival elements found on the buildings are a significant aspect of the district's design and reflect an early objective of the development to offer affordable housing for working-class and middle-income residents in the city's east side. Interior alterations, including replacement of stair railings and updated finishes, have been minimal and in-keeping with the simple historic interiors; the alterations are also reversible. The character-defining interior spatial arrangement with central stair hall remain intact in each building.

**Table 1. Character-defining features of the East Side Apartments Historic District**

Exterior

- Location between single-family residential neighborhood and industrial development
- Location along a public transportation thoroughfare
- Red brick street-facing elevations
- Colonial Revival details (Classical entry surrounds, columned porticos, faux chimneys with flanking quarter-round vents, brick quoining, beltcourse)
- Party walls extending above the roof lines

Interior

- Modular arrangement organizing each building
- Center stair halls that organize apartments on each floor
- Front and rear entry vestibules
- Wood floors, mosaic tile bathroom floors, porcelain tubs, plaster walls

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**Table 2. Registration Requirements of Apartment Building Property Type<sup>8</sup>**

- Constructed between 1885-1960.
  - ✓ East Side Apartments constructed in four phases between 1949 and 1953.
- Located within Kansas City's 1960 city boundaries.
  - ✓ East Side Apartments located at the east edge of Kansas City 1960 limits.
- At least two stories tall.
  - ✓ Each of the eleven buildings at East Side Apartments is two-stories tall; the basement of Natchez Court is exposed on the north side giving the appearance of three stories.
- Apartment buildings contain at least two self-sufficient apartments (kitchen & bath).
  - ✓ Apartment units range from studio "efficiencies" to two-bedrooms each with a private kitchen and bathroom.
- Alterations, including the loss of ornament and replacement of windows and doors are common and do not necessarily preclude listing. Buildings nominated under Criterion A should retain the basic historic configuration such as corridors, primary entrance stairs, and unit number/placement.
  - ✓ The interior spatial arrangements of each building at East Side Apartments is intact with central stair hall and apartments arranged on these corridors.
  - ✓ Windows and doors have been replaced by fill historic masonry openings.
- Alteration of original masonry openings or spaces using new materials and profiles are allowed if irreversible damage is not caused.
  - ✓ Historic masonry openings remain discernible. Non-historic units fill most openings, but vinyl siding fills some bathroom window openings; these openings could be easily filled with new window units without damaging the building.
- Retain a significant portion of the original exterior masonry, particularly on primary and visible secondary elevations.
  - ✓ The brick masonry walls remain exposed.
  - ✓ Historic asbestos siding remains intact on secondary elevations under non-historic vinyl lap siding. The vinyl could be removed in future; however, the use of a different cladding material is in keeping with the original design of the district buildings.
- Significant character-defining decorative elements should be intact.

<sup>8</sup> Schwenk, "Working-Class and Middle-Income Apartment Buildings," F.1-7.

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- ✓ Brick quoining, faux chimneys, quarter-round vents, porticos, and entry surrounds remain intact
- Existing alterations to the buildings should be reversible.
  - ✓ The major alterations to the buildings include the covering or replacement of historic materials and not wholesale spatial reconfigurations. Historic materials that have been covered can be exposed (floors, siding) and non-historic elements can be replaced with historically appropriate elements (railings, doors, etc.)

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**Summary**

Constructed in four phases between 1949-1953, Kansas City's East Side Apartments Historic District is locally significant under Criterion A, in the area of COMMUNITY PLANNING AND DEVELOPMENT. Using Federal Housing Administration (FHA) financing, local developers Carl Rechner and Howard Swan constructed the eleven multi-family buildings in direct response to post-World War II growth of east Kansas City near the Blue River Valley Industrial District. This section of the city included a mixture of turn-of-the-twentieth-century industrial complexes—located on railroad rights-of-way—and worker housing, including single-family residences and small apartment blocks. The construction of the East Side Apartments was the first new multi-family development built after the war intended to serve the growing industrial factories to the north and east. The district provided a needed affordable housing option for working-class and middle-income workers employed in the growing industries of the area. The developers constructed the East Side Apartments on an underutilized and somewhat awkward triangular piece of property separating an industrial corridor to the north from an older single-family residential neighborhood to the south and east. The architect, Herbert E. Duncan, Sr., designed the four-phased development using FHA design guidelines and adapting characteristics of the garden apartment building complex to this site. The eleven buildings are each between two and three stories tall, feature Colonial Revival ornamental details such as brick quoining and pedimented entry surrounds, and contain at least four self-sufficient apartment units organized on double-loaded corridors.<sup>9</sup>

Because of its specific location and setting, the complex does not have a substantial designed landscape component and tends to relate more to the surrounding street grid than to the landscape within the site. For this reason, this district is nominated under the “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” Multiple Property Documentation Form (MPDF) as a grouping of the general property type “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” rather than the Garden Apartment Building Complex subtype. The associated historic context for the district is “Residential Development Patterns: 1830-1960.” The East Side Apartments were built in response to city annexations and industrial growth on Kansas City's east side.

<sup>9</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings,” F.21-22.

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The district is significant under Criterion A in the area of Community Planning & Development, as it illustrates the pattern of post-World War II development in the industrial east side of Kansas City, Missouri.<sup>10</sup> This four-phase development was the first new multi-family development built near the Blue River Valley Industrial District after the war; occupancy rates in the district remained high in the following decades. The period of significance for the East Side Apartments Historic District, 1949 to 1953, spans the years of completion of each phase of the complex.

### ELABORATION

The East Side Apartments Historic District is an example of post-World War II housing developed in Kansas City for working-class and middle-income tenants. The creation of post-war housing followed patterns of development established in the city from its founding. Constructed in phases between 1949 and 1953, the East Side Apartments fits in the “Residential Development Patterns: 1830-1960” historic context as described in the MPDF as one of the earliest multi-building apartment complexes constructed near the Blue River Valley Industrial District. The development also fits into the context of the “Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Buildings in Kansas City: 1855-1960,” as discussed in the MPDF. The East Side Apartments represented new ideas in the interior and exterior arrangement of multi-family apartment building developments that promoted the health and wellness of residents, as will be discussed further below. As a development intended for industrial workers and other middle-class residents employed in east Kansas City, the East Side Apartments represents a unique, pared-down version of those ideals. The context and development of the East Side Apartments is discussed further below.

The East Side Apartments Historic District is locally significant under Criterion A, in the area of COMMUNITY PLANNING AND DEVELOPMENT. The apartment development has significance in area A-3 of the MPDF as a group of “buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the City[sic].”<sup>11</sup> The East Side Apartments Historic District illustrates the growth and development of industrial areas east of Kansas City following the end of World War II and the residential demand that accompanied a series of annexations that dramatically increased the size of the city.

<sup>10</sup> Significance Criterion A-3, as defined by Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” F.3.

<sup>11</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” F.3.



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The East Side Apartments Historic District meets the registration requirements for the “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” property type as a grouping of that type. To meet those requirements, a building must be “designed and constructed specifically function as multiple-unit dwellings.” Other requirements state that the major architectural characteristics of the building such as the façade and the configuration of interior spaces should be intact.<sup>12</sup> There have been no significant alterations to the façade of any building within the East Side Apartments Historic District, and the basic interior configuration of spaces has not been altered.

**WORKING-CLASS & MIDDLE-INCOME APARTMENT DEVELOPMENT IN KANSAS CITY**

In 1830, the Town of Kansas was platted near the confluence of the Missouri River and the Kansas River. Five years later, the Town of Westport was platted four miles to the south. Both towns grew slowly until the end of the Civil War, when the Hannibal Railroad Bridge opened over the Missouri River. Following the completion of that bridge, Kansas City became a prominent railroad hub, and began to expand to the south and east.<sup>13</sup> Near the turn of the twentieth century, the city limits extended nearly ten miles to the south, and eight miles to the east, generally following the Blue River.<sup>14</sup> Some of the earliest multi-family housing in Kansas City developed during this time consisted of single-family houses converted into apartments, duplexes, and two-part commercial buildings living areas on the upper floors.<sup>15</sup>

Between 1900 and 1920, the population doubled from 163,752 to 324,410. This population boom created a new market for purpose-built, multi-family housing in Kansas City. For the working class, this development took the form of simple two- to four-story brick “walk-up” apartment buildings located close to the city center in areas that were previously occupied by wealthier residents who moved further away from the crowded city center.<sup>16</sup> Working-class apartments were

<sup>12</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” F.3.

<sup>13</sup> Sally Schwenk, “Historic Colonnade Apartment Buildings of Kansas City, Missouri,” National Register of Historic places Multiple Property Documentation Form (Jefferson City, MO: Missouri State Historic Preservation Office, 2003), E.6.

<sup>14</sup> Sherry Lamb Schirmer & Richard D. McKinzie, *At the River's Bend: An Illustrated History of Kansas City, Independence and Jackson County* (Woodland Hills, CA: Windsor), 102. In 1910, the south city limit was 79<sup>th</sup> Street.

<sup>15</sup> Schwenk, “Historic Colonnade Apartment Buildings...,” E.12.

<sup>16</sup> Schwenk, “Historic Colonnade Apartment Buildings...,” E.17.

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built to be an economical housing option, and therefore lacked many amenities often found in upper-middle class apartment buildings of the time. Some of the excluded amenities included elevators, large public dining rooms, and laundry services. It was during this time that small kitchens and ‘efficiency’ apartments began to appear in working-class housing.<sup>17</sup> Many of those features became common in later working-class and middle-income apartment buildings throughout Kansas City, such as the East Side Apartments.

Kansas City experienced another population increase following the end of World War I. This growth was marked by an uptick in the number of apartment units per building. Before the war, the average apartment building in Kansas City was between two and four stories tall and contained six units.<sup>18</sup> Following the end of World War I, around fifteen thousand apartment units were built in Kansas City. This increased the average number of apartment units per building from six before the war to between eighteen and twenty-four units after the war.<sup>19</sup>

The post-World War II housing needs of Kansas City grew as the population of the city increased from 399,000 people in 1940 to 456,622 in 1950 to 475,539 in 1960. A series of annexations over that same time also increased the size of the city to over three hundred square miles.<sup>20</sup> In addition to that expansion, urban renewal efforts and restrictive FHA loan criteria resulted in an exodus of white families from the city to the suburbs.<sup>21</sup>

Suburban areas north and east of Kansas City, as well as across the state line in Kansas, grew substantially during this post-war era. In response to the physical growth of the metro area, developers constructed a variety of housing types on previously undeveloped land in areas outside the urban core, from single-family residences to low-rise townhouses or flats, to high-rise apartment buildings.

POST-WORLD WAR II APARTMENT COMPLEX DEVELOPMENT AND SIGNIFICANCE

The East Side Apartments Historic District was developed in the immediate post-World War II era as an affordable housing option for industrial workers and other middle-class residents employed

<sup>17</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings,” E.20.

<sup>18</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” E.21.

<sup>19</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” E.21.

<sup>20</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” E.11.

<sup>21</sup> George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1900* (Columbia, MO: University of Missouri Press, 1992), 123.

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in east Kansas City. Local, state, and federal housing programs, such as those established under the various Federal Housing Acts of the 1930s, 1940s, and 1950s, facilitated the acquisition of property and provided financing to spur residential construction.

The Federal Housing Administration (FHA), established under the above legislation, developed guidelines for unit plans for these multi-family, multi-building housing developments. Individual apartment buildings and multi-family complexes, like the East Side Apartments, commonly developed on land in previously established neighborhoods.<sup>22</sup> Repetitive plans and standardization of materials sped up construction and kept costs low. Many developments, such as the East Side Apartments offered tenant amenities like parking lots, playgrounds, and other public spaces.

*Site Characteristics*

The FHA guidelines for the organization of the site were based on the English Garden City Movement and commonly manifested in the form of the garden apartment complex. The proliferation of public housing and private developments financed with FHA-backed mortgages that utilized these guidelines was so great in the 1950s that it became common for traditionally-financed projects also to incorporate the design ideas espoused in the guidelines, especially the ideas of the Garden City Movement.<sup>23</sup>

A distinct property type arose from the design philosophies of the Garden City Movement. Developers employed this property type in the construction of multi-family housing for working class and middle-income residents. The Garden Apartment Building Complex gained popularity in cities across the country, including Kansas City. New complexes were constructed on cleared land within established neighborhoods and on previously undeveloped land on the periphery of the city.

*Apartment Building Arrangements*

The Garden City Movement of the early twentieth century was a direct response to the housing shortages and the health and safety concerns that arose due to the rapid industrialization of cities in the late-nineteenth and early-twentieth centuries.<sup>24</sup> The tenement epitomized the need for reform, with its immediate proximity to the next building and complete disregard for ventilation.

<sup>22</sup> Schwenk, "Working-Class and Middle-Income Apartment Buildings...", E.25.

<sup>23</sup> Schwenk, "Working-Class and Middle-Income Apartment Buildings...", E.43.

<sup>24</sup> Schwenk, "Working-Class and Middle-Income Apartment Buildings...", E.41.

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The philosophy behind the Garden City Movement was that landscape and site design were as important as architecture in maximizing access to natural light and fresh air.<sup>25</sup>

Developers strove to reduce density while still achieving efficiencies through the construction of multi-family housing. The primary features of the Garden City Movement included large tracts of land that had multiple dwelling units arranged around open landscaped areas, the separation of pedestrian and automobile traffic through designed pathways, and the entire development's proximity to neighborhood commercial areas.<sup>26</sup> The East Side Apartments incorporate the basic principles of this philosophy and implement them on a more restrained scale. A modest network of paved paths separates pedestrian traffic from the street. Landscaped areas were kept to a minimum to reduce construction and maintenance costs.

East Side Apartments retains some of the guiding site principles of the Garden City Movement, such as individual buildings with room for air and light to access each side, but the district is less focused on the landscape within it than to the surrounding street grid. This is likely due to its location between an industrial zone to its north and single-family housing to its south.

*Styles and Materials*

The design of the individual buildings in a garden apartment complex varies by complex but often reflects a conservative approach to popular contemporary architectural styles. FHA guidelines of the era encouraged "simple, direct designs" that related to others in the development rather than a "jigsaw variety of façades presented by units of diverse 'styles.'"<sup>27</sup>

The Colonial Revival style, with its symmetrical brick facades and low-pitched roofs was popular for apartment buildings built in the 1940s and 1950s, like the East Side Apartments. The rise in popularity of the Modern Movement, specifically the International Style, influenced the design of apartment buildings in the late 1950s and 1960s. Brick and asbestos shingle siding are the most common cladding materials for mid-century complexes. At the East Side Apartments, brick facades are street-facing, while asbestos shingles covered secondary elevations.<sup>28</sup>

<sup>25</sup> Schwenk, "Working-Class and Middle-Income Apartment Buildings..." E.41.

<sup>26</sup> Schwenk, "Working-Class and Middle-Income Apartment Buildings..." E.41.

<sup>27</sup> *Planning Rental Housing Projects* (Washington, D.C.: Federal Housing Administration, 1947), 7

<sup>28</sup> Vinyl lap siding covers the asbestos today.

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*Interior Arrangements*

The arrangement of the dwelling units, specifically multi-unit apartment buildings, facilitated the movement of air around and within the units and provided most rooms within the apartment with fresh air and pleasant views.<sup>29</sup> The intent of this arrangement of buildings was to provide a “quiet, healthy environment...removed from the noise and pollution of arterial streets, or to contain curvilinear walkways, grounds, and a village-like atmosphere.”<sup>30</sup> Natural light was another important consideration for architects and builders designing according to the FHA guidelines. Those guidelines stated that arranging the units in a straight line, as seen with most of the East Side Apartment buildings, was the best way to ensure adequate lighting for all areas within the unit.<sup>31</sup>

For the interior of apartment units, FHA guidelines promoted “logical” floorplans with common areas such as the kitchen, living room and dining room located close to the entrance. Private areas such as the bedroom and bathroom were placed further away from the entrance. The guidelines also encouraged larger rooms that could be used for several different functions over smaller rooms with a specific function. In many apartment units, such as those found at the East Side Apartments, this was achieved by combining the living room and dining room to maximize available space.<sup>32</sup> As a result, the living room was often the largest room in the unit and was positioned to allow for the best exterior view and sunlight.<sup>33</sup>

**BLUE RIVER VALLEY INDUSTRIAL DISTRICT**

The East Side Apartments Historic District is located about 2.5 miles west of the area known as the Blue River Valley Industrial District. It is one of four areas in Kansas City with “distinct commercial/industrial districts [that] emerged adjacent to rail lines along the river flats.”<sup>34</sup> Development of those areas occurred alongside the expansion of Kansas City’s rail network and

<sup>29</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” E.41.

<sup>30</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” E.42.

<sup>31</sup> *Planning Rental Housing Projects* (Washington, D.C.: Federal Housing Administration, 1947), 7.

<sup>32</sup> Schwenk, “Working-Class and Middle-Income Apartment Buildings...,” E.42.

<sup>33</sup> *Planning Rental Housing Projects*, 13-14.

<sup>34</sup> Sally Schwenk, “Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri,” National Register of Historic Places Multiple Property Documentation Form (Jefferson City, MO: Missouri State Historic Preservation Office, 2010): E.1

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aided in the city's transformation into a "nationally-significant rail center" during the mid- to late 1800s.<sup>35</sup>

Most of the industrial development in the Blue River Valley Industrial District is located along the Blue River between Independence Avenue to the north, East 23rd Street to the south, and Winchester Avenue to the west (see *Figure 1* for location and general boundaries). The industrial district was established in the late 1880s, when the Kansas City Nut and Bolt Company opened a factory on land located near the present-day intersection of Independence Avenue and the Blue River. In time, that company grew to become one of the largest steel producers in the Midwest, occupying hundreds of acres of land within the industrial district.

Additional development in the Blue River Valley Industrial District did not occur on a large scale until after 1903, when a series of levees and flood control areas were built on the Blue River.<sup>36</sup> Once the flood control measures were in place, other industrial interests quickly moved into the underdeveloped Blue River Valley Industrial District. Between 1905 and 1909, over thirty different manufacturers set up plants in the area, creating a thriving industrial district at the east edge of the city limits.<sup>37</sup> In 1909 alone, the Ford Motor Company, K.C. Terra Cotta Company, American Radiator Company, Butler Manufacturing Company, and the Huttig Mill Works established operations in the Blue River Valley Industrial District.<sup>38</sup> As more factories opened in the Blue River Valley, industrial development moved west along the Kansas City Terminal Railway tracks, close to the present-day location of the East Side Apartments Historic District. The Blue River Industrial District, and the factories that operated there, had a significant impact in the development of the surrounding area as more industrial workers moved to the nearby neighborhoods to live closer to the factories.<sup>39</sup>

In the 1920s, one tract of land located immediately northwest of the East Side Apartments between 9<sup>th</sup> Street, 12<sup>th</sup> Street, Van Brunt Avenue, and Brighton Avenue was home to shops owned by the

<sup>35</sup> Schwenk, "Railroad Related Historic Commercial and Industrial Resources..." E.1

<sup>36</sup> Schwenk, "Railroad Related Historic Commercial and Industrial Resources..." E.8

<sup>37</sup> Schirmer & McKinzie, *At the River's Bend*, 49.

<sup>38</sup> Edward F. Bowman, "Blue Valley Through the Years," in *Northeast Families/Community, Kansas City, MO*, 1983 ed. Optimist Club of Northeast Kansas City, MO (Shawnee Mission, KS: Kes-Print, 1983) 17; Dory DeAngelo, *Passages Through Time: Stories About Kansas City, Missouri, and its Northeast Neighborhood* (Kansas City, MO: Tapestry Publications, 1992), 93.

<sup>39</sup> DeAngelo, *Passages Through Time*, 92.

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Kansas City Railway Car Company.<sup>40</sup> A map of streetcar lines created around 1920 shows three lines terminated near Winchester Avenue, the western edge of the industrial district.<sup>41</sup> One line was located one-half mile north of the East Side Apartments along East 9<sup>th</sup> Street and Winner Road. Another streetcar line traveled along the south boundary of the East Side Apartments until it reached the intersection of 12<sup>th</sup> Street and Winchester Avenue one mile to the east of the apartments. By the 1940s, the routes traveled by the streetcar lines had been replaced with bus service.<sup>42</sup> The presence of several streetcar lines to the Blue River Valley Industrial District made transportation to and from the factories easier for the thousands of workers living in nearby neighborhoods.

By 1941, little development filled the immediate vicinity of the site of the East Side Apartments. Two small dwellings and three small outbuildings, all of frame construction, occupied the northwest corner of Hardesty Avenue and 12<sup>th</sup> Street, and a small one-story brick building for radio broadcasting occupied the middle of the block to the north facing Hardesty Avenue. The lots on the east side of Hardesty were undeveloped, but single-family dwellings lined the south side of 12<sup>th</sup> Street. The industrial area north of the railroad tracks between Hardesty Avenue and Denver Avenue contained a lumber yard, roofing warehouse, a garage, general store, and body shop. Winner Road had not yet been extended to its current alignment (*Figure 10*).<sup>43</sup>

During both world wars, factories in the Blue River Valley retooled to produce vital wartime materials.<sup>44</sup> The Sheffield Steel Corporation, which was formed in the 1920s out of the Kansas City Nut and Bolt Company, produced steel for planes, tanks, ships, and armor-piercing projectiles.<sup>45</sup> Following the end of World War II, the factories shifted production to reflect peacetime demands. That shift did not have a negative impact on the industrial factories in the Blue River Valley. As those industries expanded in the immediate post-World War II era, so too

<sup>40</sup> DeAngelo, *Passages Through Time*, 9.

<sup>41</sup> Gallup Map & Supply Company, "Gallup's Map of Greater Kansas City and Suburbs," (Kansas City, MO: Gallup Map and Supply Company), no date. Missouri Valley Special Collections, Kansas City Public Library.

<sup>42</sup> Kansas City Public Service Co., "Transportation Map and Guide of Greater Kansas City," (Kansas City, MO: Kansas City Public Service Co., 1944). Missouri Valley Special Collections, Kansas City Public Library.

<sup>43</sup> Sanborn Fire Insurance Map, Kansas City, Missouri. 1941, Volume 5, Sheet 609 (Missouri Valley Special Collections, Kansas City Public Library).

<sup>44</sup> Schirmer & McKinzie, *At the River's Bend*, 49.

<sup>45</sup> James McQueeney, "Department Store of Steel," *Swing* 3, no. 9, (September 1947): 21.



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did the opportunities for employment in the factories. Sheffield Steel, one of the largest employers in the Blue River Valley Industrial District, employed around 4,000 workers in the 1940s.<sup>46</sup>

By 1951, Winner Road had been extended to 12<sup>th</sup> Street roughly parallel to the railroad tracks to the north. This opened the land on the south side of the tracks to further industrial development (*Figure 11*). The Carter Waters concrete block factory was constructed in 1949 to the northwest of East Side Apartments. The Kansas City Public Service Company electric bus and streetcar shops occupied a large complex to the west of the Carter Waters plant. The surrounding residential neighborhoods remained densely built with modest one and two-story dwellings.<sup>47</sup> The industrial factories to the north and east influenced the make-up of the nearby residential neighborhoods with the influx of thousands of new workers who lived close to the factories.

### EAST SIDE APARTMENTS

Developers Carl Rechner and Howard Swan developed the East Side Apartments in four phases between 1949 and 1953. The East Side Apartments was one of the earliest and largest projects that the two developed,<sup>48</sup> and it was built in direct response to the growing industry in the immediate vicinity.

The development had a “colonial” theme, with each phase named for a different location prominent in American History.<sup>49</sup> Phase One, Williamsburg Court, includes the seven buildings flanking Hardesty Avenue, which opened in 1950. Phase Two, Vicksburg Court, opened in 1951 and includes two buildings to the west of Williamsburg Court along 12<sup>th</sup> Street. Phase Three, Concord Court, is a single building fronting Winner Road completed in 1952. The last phase also includes a single building, finished in 1953 and named Natchez Court, that anchors the western tip of the complex (*Figure 5*).

<sup>46</sup> DeAngelo, *Passages Through Time*, 93.

<sup>47</sup> Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1951, Volume 5, Sheet 609, 610 (Missouri Valley Special Collections, Kansas City Public Library).

<sup>48</sup> “New Plaza Unit,” *The Kansas City Star*, February 15, 1956. Newsbank.com (Accessed 2021).

<sup>49</sup> “Projects Will Add 58 Units on East Side,” *The Kansas City Star*, October 7, 1951, 115. NewsBank.com (Accessed 2021).

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The developers stated that the project's location close to major industrial areas would attract nearby workers. Despite continued growth of many industrial factories to the east and north, there had been no large-scale apartment development in the area since at least before the beginning of World War II. Some of the businesses and industries cited by Rechner & Swan included Sears & Roebuck, an army depot, the Blue River Valley Industrial District, and the streetcar shops located just to the northwest of the development.<sup>50</sup> Rechner & Swan intended the East Side Apartments to provide much needed housing for workers in these new industrial developments. The apartments developed in tandem with the industrial expansion of the neighborhood.

Construction on the apartments was well underway by 1949, when a sketch of the complete development was published (*Figure 12*). An accompanying article stated that the project was estimated to cost \$800,000.<sup>51</sup> The project was intended to be an affordable housing option for the east side of Kansas City, with rents ranging from \$64 for a single kitchenette unit, to \$70 for a one-bedroom unit and \$90 for a two-bedroom.<sup>52</sup> Each unfurnished unit contained a kitchen, dining alcove and bathroom, along with parking space for half of the 114 units in the development.<sup>53</sup> Notably, the development was constructed with air conditioning and a coaxial cable system for television viewing.<sup>54</sup>

The developers financed the project through an FHA-insured loan. According to one description of the development, architect Herbert E. Duncan was tasked to "adhere to good standard construction and planning, but to drop all frills so that [the] units will approach FHA minimum requirements, with rentals as low as private enterprise can build today."<sup>55</sup> One of the ways in which Duncan lowered construction costs was to cover only the street-facing sides of the apartments with a brick veneer.<sup>56</sup> Asbestos shingles covered the non-public sides of the apartment buildings.

<sup>50</sup> "Seven 2-Story Apartments in Colonial Architecture for 12<sup>th</sup> and Hardesty," *The Kansas City Star*, August 14, 1949, 80. Newspapers.com (Accessed May 20, 2021).

<sup>51</sup> "New Apartments for East Side," 80. Equivalent to approximately \$9,048,000 in 2021.

<sup>52</sup> "New Apartments for East Side," 80. Equivalent to approximately \$724 and \$1,018 in 2021.

<sup>53</sup> "Projects Will Add 58 Units on East Side."

<sup>54</sup> *Kansas City Times*, March 3, 1954, 22; "Builders are in Step," *The Kansas City Star*, September 11, 1949, 18G. NewsBank.com (Accessed 2021).

<sup>55</sup> "A 'Little Williamsburg' for Twelfth and Hardesty," *The Kansas City Star*, August 28, 1949, 84. Newspapers.com (Accessed May 20, 2021).

<sup>56</sup> "New Apartments for East Side," 80.

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The first phase, Williamsburg Court, opened to tenants in 1950 (*Figure 11*). Five rectangular buildings of various sizes anchor the corner of 12th Street and Hardesty Avenue, while two buildings fill the facing lots on the east side of Hardesty.<sup>57</sup> The project's second phase was Vicksburg Court, two two-module buildings fronting East 12<sup>th</sup> Street. The third and fourth phases, Concord Court and Natchez Court, included a three-module building fronting Winner Road and a three-module building with a splayed L-shaped footprint anchoring the west end of the block, respectively. There are surface parking lots behind each building and a network of internal paths run through grassy lawns connecting the buildings to each other (*Figure 13*).

When completed, the development attracted working-class households from a wide range of professions and industries. Residents of the East Side Apartments held many working-class jobs such as mechanics, metal spinners, switchmen, drivers, clerical and office staff, grocers, and barbers. Available information from Kansas City directories shows that the vacancy rate for the district remained low, at just four and six vacant units in 1953 and 1958 respectively.<sup>58</sup> From the outset, almost twenty percent of units were rented by single, working women.<sup>59</sup>

### COMPARISON PROPERTIES

Post-World War II apartment complex development in Kansas City occurred in three general areas of the city, including the far southeast section near 75<sup>th</sup> Street and Troost Avenue, midtown around Westport and the Country Club Plaza, and the area immediately north of the central business district. Outliers such as the East Side Apartments, developed in other areas of the city with specific housing needs. Developments from this era varied in size from three to thirty buildings. Some are public housing, some are defense housing from World War II, some are private developments that used conventional financing, and some, like the East Side Apartments, are private developments financed using FHA loan guarantees. Like the East Side Apartments, most of the complexes have buildings designed in the Colonial Revival style, or the Colonial Revival style with elements of the Modern Movement incorporated.

<sup>57</sup> Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1951, Volume 5, Sheet 609, 610 (Missouri Valley Special Collections, Kansas City Public Library).

<sup>58</sup> *Polk's Kansas City Directory* (Kansas City, MO: R. L. Polk & Co., 1953), 1240-1241; *Polk's Kansas City Directory* (Kansas City, MO: R. L. Polk & Co., 1958), 511-512.

<sup>59</sup> *Polk's Kansas City Directory* (Kansas City, MO: R. L. Polk & Co., 1951 and 1955).

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In what was then the far southeast area of Kansas City there are several large post-war housing developments. President Gardens at 82<sup>nd</sup> Street and Troost Avenue has thirty-seven buildings constructed between 1945 and 1948 for World War II defense workers; an FHA-backed mortgage financed the project.<sup>60</sup> This twenty-four-acre complex incorporates the landscape design features central to the Garden City Movement, with curvilinear streets, landscaped courtyards and open space, and separation from major thoroughfares (*Figure 14*), and the buildings exhibit the Colonial Revival style. The complex across the street, Rockford Hill at 8208 Troost Avenue (1959), has a rectilinear arrangement of buildings organized around a courtyard with the parking lots behind the buildings. The buildings have minimal decorative brickwork that communicates the influence of the Modern Movement (*Figure 14*).

Around the Westport neighborhood, four large complexes developed between 1948 and the early 1950s. The Roanoke Park Apartments (1948) includes twelve three-story buildings on the west side of Roanoke Parkway, West 44<sup>th</sup> Terrace, and West 45<sup>th</sup> Street. Similar to East Side Apartments, the buildings face outward onto the traffic thoroughfares rather than inward to internal parking lots. These buildings have Colonial Revival ornament and flat roofs. The Drake Apartments on the east side of Roanoke Parkway, also built in 1948, are ten rectangular two-story buildings. Two groups of three buildings are arranged in a U-shape along Roanoke Parkway. The buildings have small courtyards and Colonial Revival details, and they also face the thoroughfares (*Figure 15*). Constructed in the early 1950s, Village Green Apartments located southeast of Westport at The Paseo and Emanuel Cleaver II Boulevard incorporates curvilinear streets and internal landscaped courtyards (*Figure 16*).

Immediately northeast of the Kansas City central business district, three extant post-war housing complexes represent a range of development types from public housing to private development to cooperative housing projects. The Theron B. Watkins Court at East 13<sup>th</sup> Street and The Paseo (1954) and Parade Park Homes, a historic cooperative development at 1903 East 15<sup>th</sup> Terrace (1960) exhibit rectilinear arrangement; although, they do incorporate some minimally landscaped open space between the buildings (*Figures 17 & 18*).<sup>61</sup> The Riverview Gardens public housing complex at 299 The Paseo (1952) incorporates curvilinear streets and courtyards between the

<sup>60</sup> Elizabeth Rosin, "President Gardens Apartments Historic District," National Register of Historic Places Registration Form (Kansas City, Missouri, 1998), 8-5.

<sup>61</sup> A fourth Garden Apartment style public housing development, Chouteau Courts at 1220 Independence Avenue (1959), was recently demolished.

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buildings, more in keeping with the Garden City Movement (*Figure 19*). These buildings all have features that minimally express the Colonial Revival style, specifically red brick cladding, symmetrical facades, and gabled roofs.

The East Side Apartments are located due east of downtown Kansas City. They are an outlier, occupying a site closer to the industrial districts along the Blue River and the tracks of the Kansas City Southern Railroad. Like the other post-war apartment complexes in the vicinity, the East Side Apartments are focused outward to the thoroughfares, rather than inward toward courtyards. However, brick facades and restrained Colonial Revival details unify the individual buildings and form a cohesive grouping. A network of concrete paths connects the buildings and parking lots at the interior of the district with minimal greenspace along the perimeter of the development.

*Residential Development near the East Side Apartments*

A review of Sanborn Fire Insurance Maps for the years before and after the construction of the East Side Apartments show that the development was also an outlier in the neighborhood. In 1941, residential buildings in the area are generally shown as one- to two-story single-family houses with modest urban lots with a small backyard. Some buildings in the neighborhood are depicted as two-part commercial block buildings with retail space on the first floor and a residential space on the second. In addition to the residential homes, the Sanborn Map also labels several buildings as “flats” (or apartments) in the area north of the Kansas City Southern Railroad. While most of those apartments were likely single-family homes that were built in the 1910s and 1920s and later repurposed as apartments, at least one building that is located one mile north of the East Side Apartments appears to be a purpose-built walk-up apartment.<sup>62</sup> (*Figure 20*). The residential character of the surrounding area has been maintained since the construction of the East Side Apartments in the mid-1950s. There has been little new development in the neighborhood and many of the single-family homes are extant.

The East Side Apartments were the only multi-building residential development close to the Blue River Valley Industrial District constructed after World War II until circa 1970. Park Tower Gardens, located on Topping Avenue between East 17<sup>th</sup> and 23<sup>rd</sup> streets, was built on two parcels spanning Topping Avenue. The buildings face inward towards an internal network of roads and parking lots and exhibit minimal architectural detailing aside from prominent Mansard roofs on the upper floor (*Figure 21*).

<sup>62</sup> Sanborn Fire Insurance Map, Kansas City, Missouri. 1941, Volume 5, Sheet 609 (Missouri Valley Special Collections, Kansas City Public Library).

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**CONCLUSION**

The East Side Apartments Historic District, completed in phases between 1950 and 1953, is locally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT, as defined in the "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" Multiple Property Documentation Form. Designed by local architect Herbert E. Duncan, and built by developers Carl Rechner and Howard Swan, the East Side Apartments Historic District is a direct result of the growth and development of the industrial east edge of Kansas City in the post-World War II era. The East Side Apartments have been continuously occupied beginning in 1950 with the completion of the first phase, Williamsburg Court.

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**Verbal Boundary Description**

The East Side Apartments Historic District occupies 5.9 acres in Kansas City, Jackson County, Missouri (See Boundary Map below). The physical boundaries include two parcels separated (historically and currently) by Hardesty Avenue. The primary parcel, containing 5.18 acres, is a triangular piece of land bound by Winner Road to the northwest, Hardesty Avenue to the east, and East 12<sup>th</sup> Street to the south. A 0.72-acre rectangular parcel on the west side of Hardesty Avenue is bound by East 11<sup>th</sup> Street to the north, Hardesty Avenue to the west, and adjacent property lines to the east and south defined by a non-historic chain link fence (east) and driveway on adjacent parcel (south). The nominated 5.9 acres excludes the public rights-of-way that contain public perimeter sidewalks, curb cuts, Hardesty Avenue itself, and all streetlights and plantings within the verges.

The Jackson County, Missouri Assessor gives the legal descriptions for the two addressed parcels as follows:

5101 East 12<sup>th</sup> Street (Parcel ID 28-210-23-02-00-0-00-000): 5.18 acres in Section 2, Township 49, Range 33. Pt DAF: BEG 30' W & 40' N OF SE COR OF SW 1/4 OF NE 1/4 TH W, 1014.33' TH N 26.96' TH NE 1081.36' TH S 392.47' TO POB. This parcel includes nine buildings: 5101-5111, 5207-5221, & 5309-5315 Winner Road, 5308-5314 & 5309-5315 Williamsburg Court, and 5212-5218, 5224-5230, 5300-5304, and 5314 East 12<sup>th</sup> Street.

1103 Hardesty Avenue (Parcel ID 28-210-22-07-00-0-00-000): 0.72 acres in Westminster Subdivision, Block 3, all of Lot 6 and the north 143 ft of Lot 7. This parcel includes two buildings addressed 1103-1109 and 1117-1123.

**Boundary Justification**

This boundary includes the land and residential buildings historically and currently associated with the East Side Apartments development.

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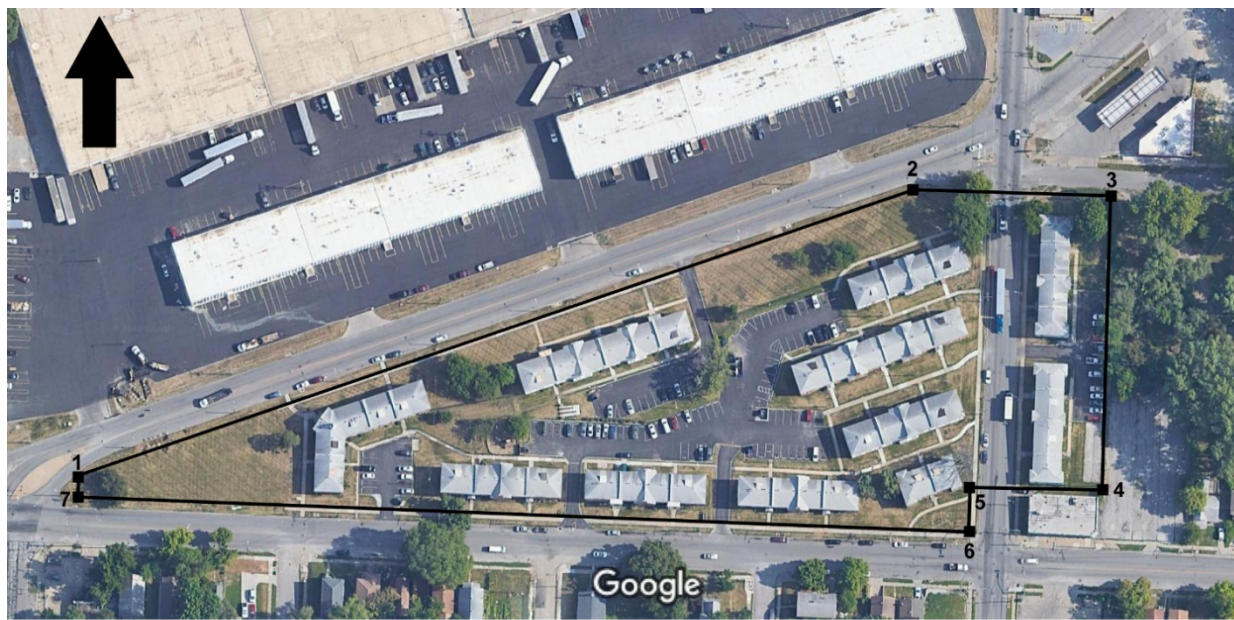
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**Boundary Map.** Base map from Google Earth.



Imagery ©2021 Maxar Technologies, Map data ©2021 50 ft

1	<u>39.098049</u>	<u>-94.522980</u>	5	<u>39.098000</u>	<u>-94.519283</u>
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2	<u>39.098944</u>	<u>-94.519530</u>	6	<u>39.097867</u>	<u>-94.519290</u>
	Latitude:	Longitude:		Latitude:	Longitude:
3	<u>39.098930</u>	<u>-94.518697</u>	7	<u>39.097968</u>	<u>-94.522980</u>
	Latitude:	Longitude:		Latitude:	Longitude:
4	<u>39.097989</u>	<u>-94.518729</u>			
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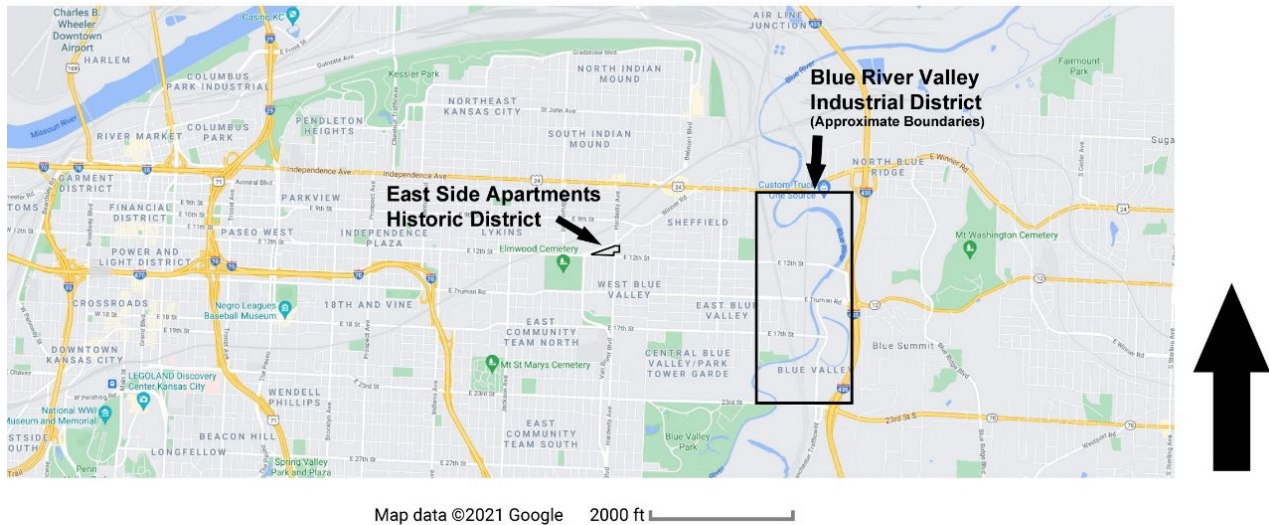
Jackson County, Missouri

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**Figure 1.** Contextual map, showing location of the district within Kansas City and in relation to the Blue River Valley Industrial District. (Base map from Google maps).





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**Figure 2.** Contextual aerial image, showing immediate context. The dashed line denotes the East Side Apartments Historic District (Base map from Google Earth).





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**Figure 3.** Aerial image of property with exterior photos keyed (Base map from Google Earth).





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**Figure 4.** Playground and trash enclosure (typical). (Photographs by Brad Finch, f-Stop Photography, June 2021.)



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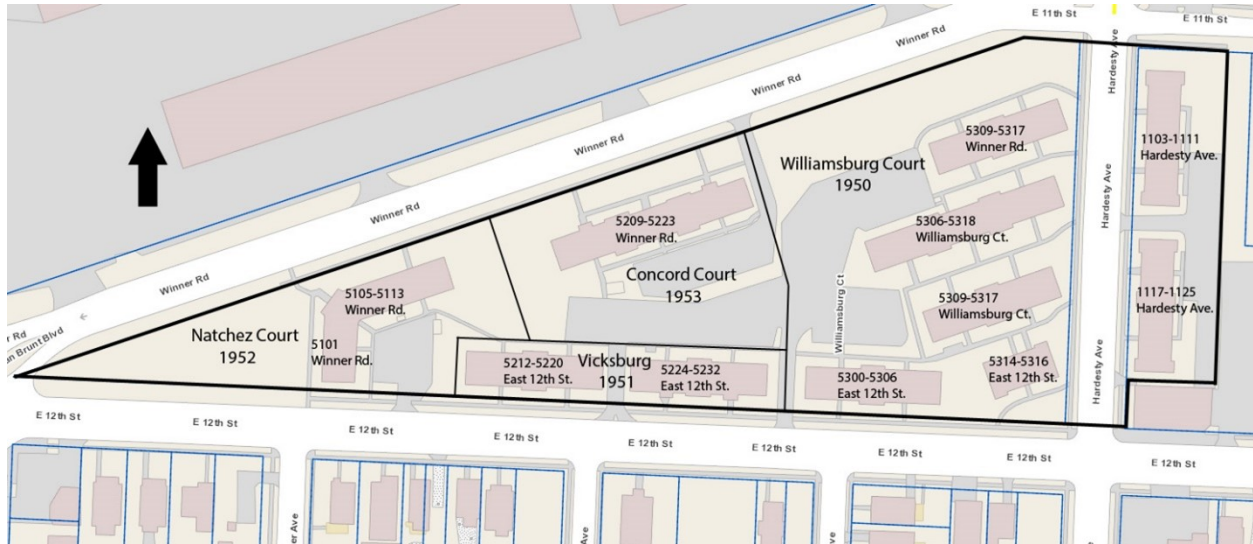
Jackson County, Missouri

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**Figure 5.** Diagram of site, showing the four phases of development (Base map from the City of Kansas City, Missouri GIS).





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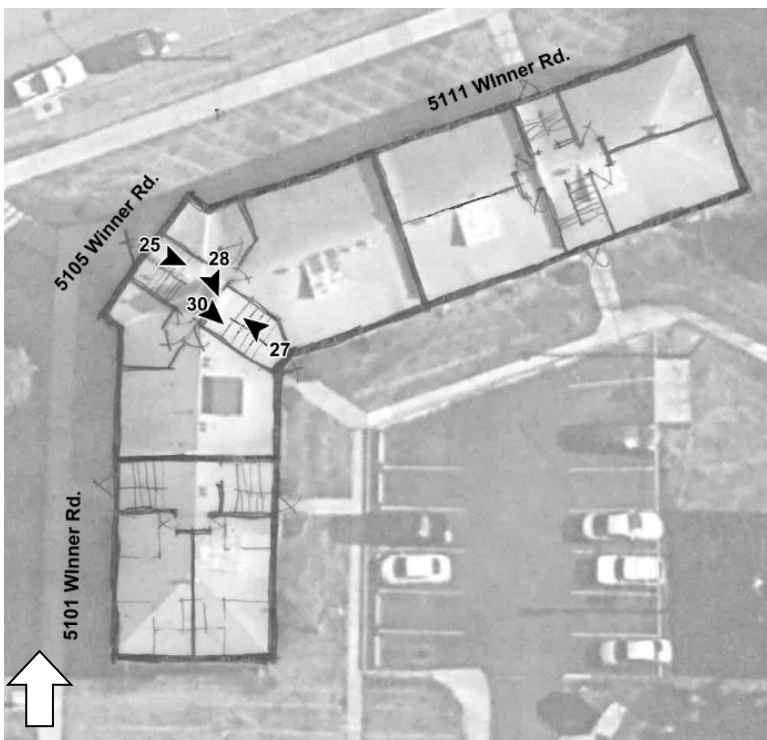
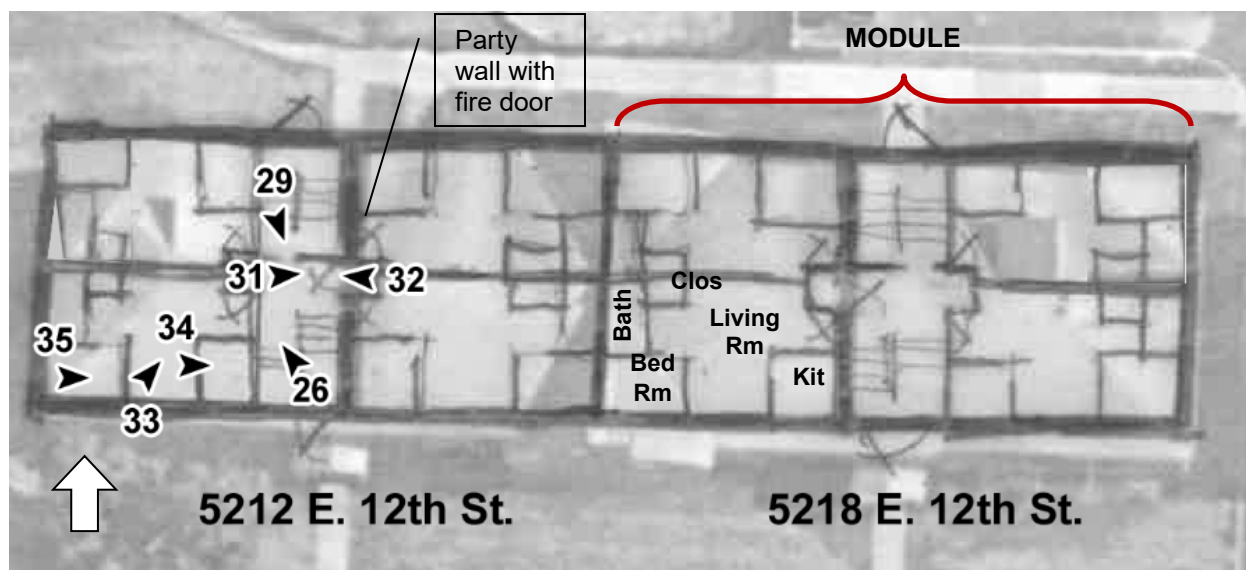
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**Figure 6.** Sketch plans and photo maps of Vicksburg Court (top), showing interior arrangement of apartments within modules with four apartments organized on a central corridor, and Natchez Court (bottom). Not to scale. Base maps from Google Earth.





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**Figure 7.** Example of front entry vestibule with non-historic door system, historic quarry tile floor, short set of steps, and historic wood baseboard; photo taken in 5212 East 12<sup>th</sup> Street (Photo: Amanda Loughlin, April 2021).



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**Figure 8.** Example of historic wood flooring (top) and porcelain tub with non-historic flooring (bottom); photos taken in 5230 (top) & 5212 (bottom) East 12<sup>th</sup> Street (Photos: Amanda Loughlin, April 2021).



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**Figure 9.** Examples of historic mosaic tile in bathrooms (Photos: Amanda Loughlin, April 2021).





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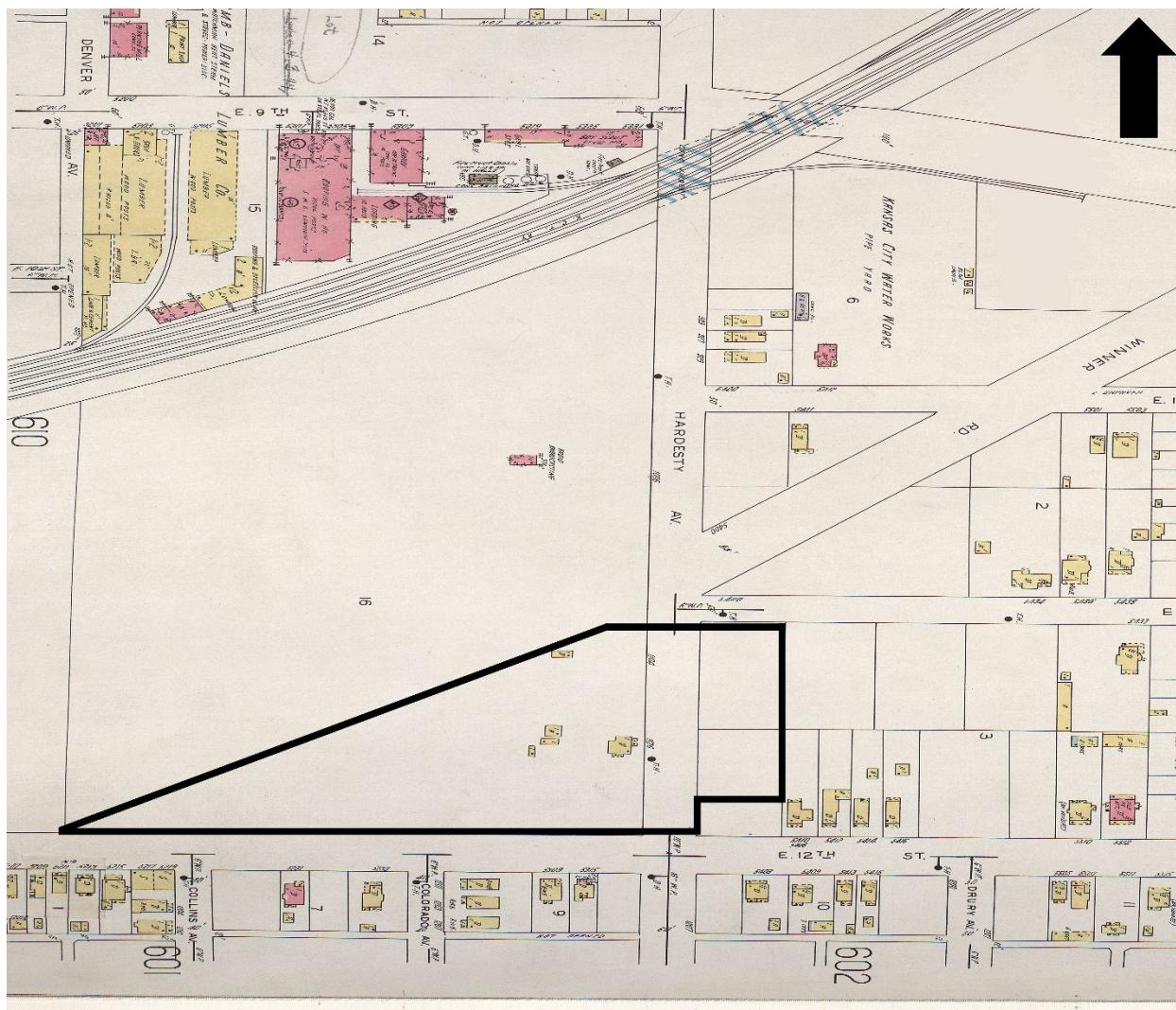
Jackson County, Missouri

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**Figure 10.** Excerpt from 1941 Sanborn fire Insurance Company Map showing approximate location of the East Side Apartments. (Sanborn Fire Insurance Map, Kansas City, Missouri. 1941, Volume 5, Sheet 609. Missouri Valley Special Collections, Kansas City Public Library).



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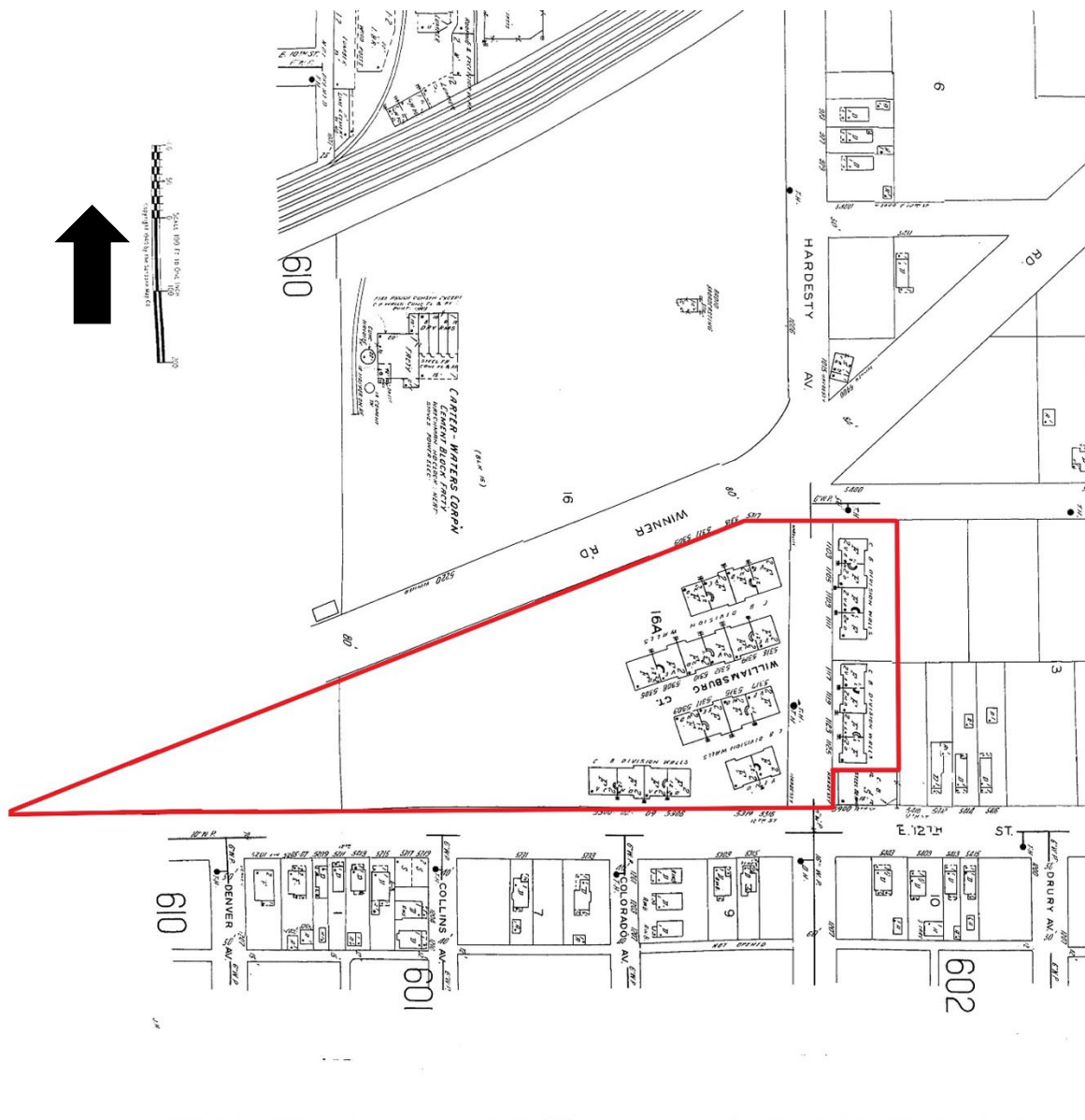
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**Figure 11.** Excerpt from 1951 Sanborn Fire Insurance Company Map showing approximate location of the East Side Apartments. (Sanborn Fire Insurance Map, Kansas City, Missouri. 1909 corrected to 1951, Volume 5, Sheet 609, 610. Missouri Valley Special Collections, Kansas City Public Library).



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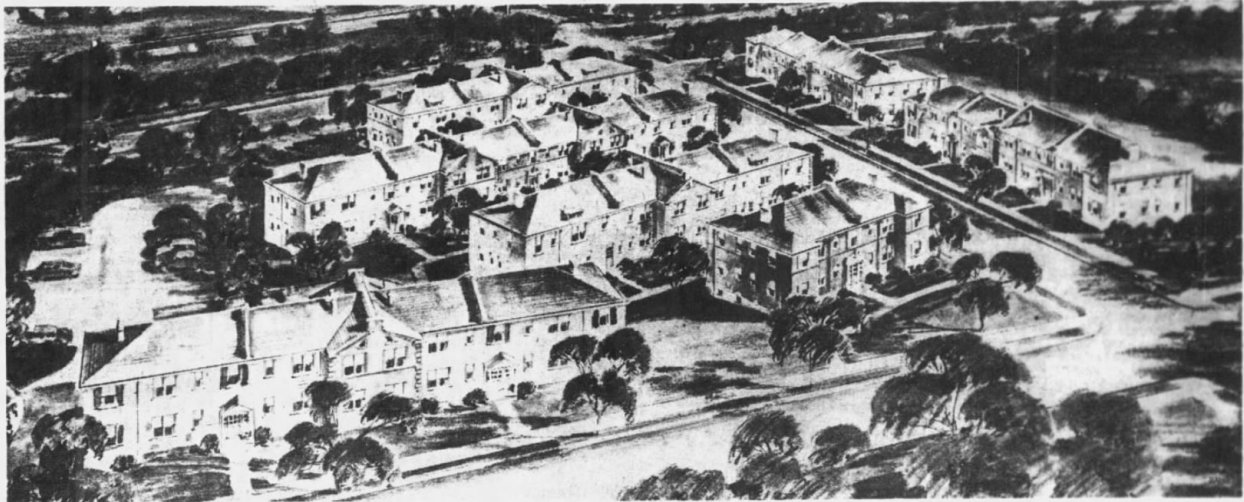
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**Figure 12.** 1949 sketch of East Side Apartments. ("A 'Little Williamsburg' for Twelfth and Hardesty," *The Kansas City Star*, August 28, 1949, 84. Newspapers.com (Accessed May 20, 2021).





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**Figure 13.** 1964 aerial photograph showing approximate location of the East Side Apartments.  
(Image courtesy Kansas City Planning and Development Department, Kansas City, Missouri).



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**Figure 14.** President Gardens (right, 1945-1948) and Rockford Hill Apartments (left, 1959).  
(Google Maps, 2018).





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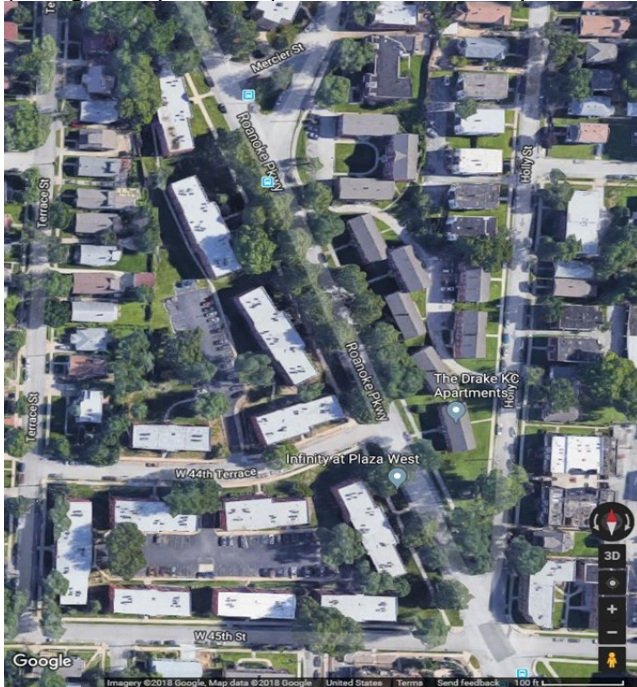
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**Figure 15.** Roankoke Apartments West (left, 1948) and Drake Apartments (right, 1948). (Google Maps, 2018); Photo of Drake Apartments (below) by preparer (August 2021).



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**Figure 16.** Village Green Apartments (1950). (Google Maps, 2018, Google Streetview, 2019).





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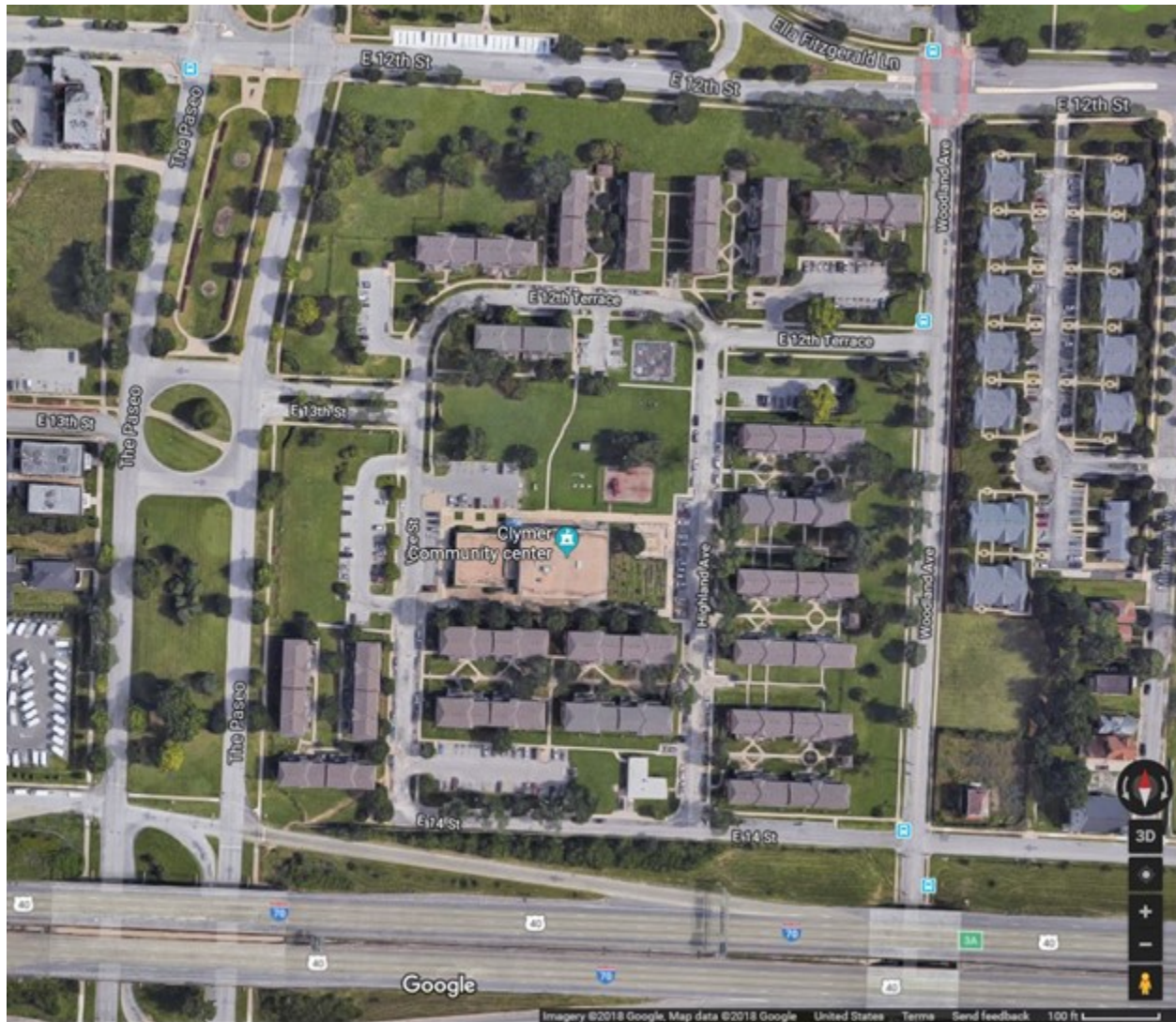
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**Figure 17.** Theron B. Watkins Court (1954). (Google Maps, 2018).



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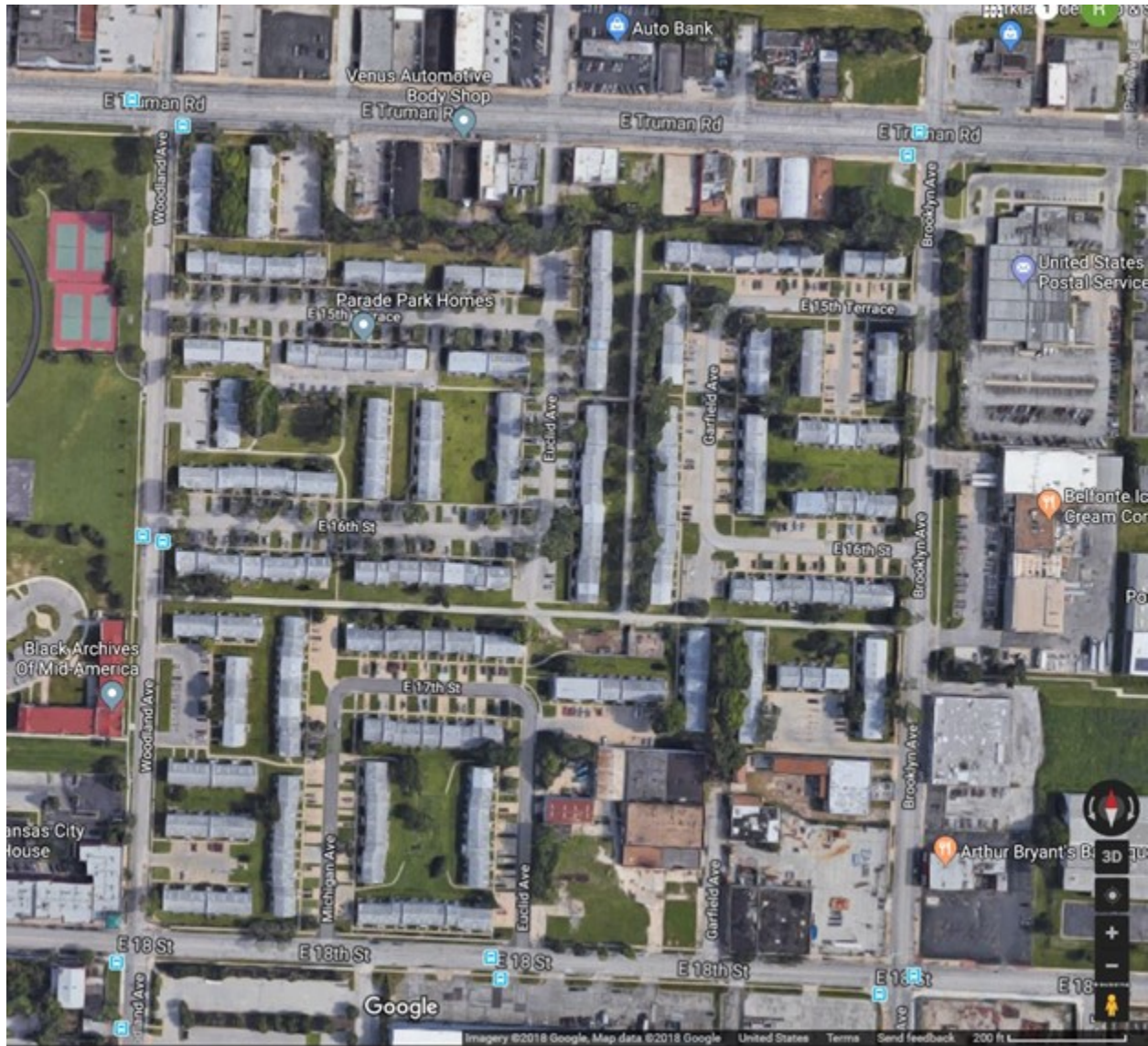
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**Figure 18.** Parade Park Homes (1960). (Google Maps, 2018).





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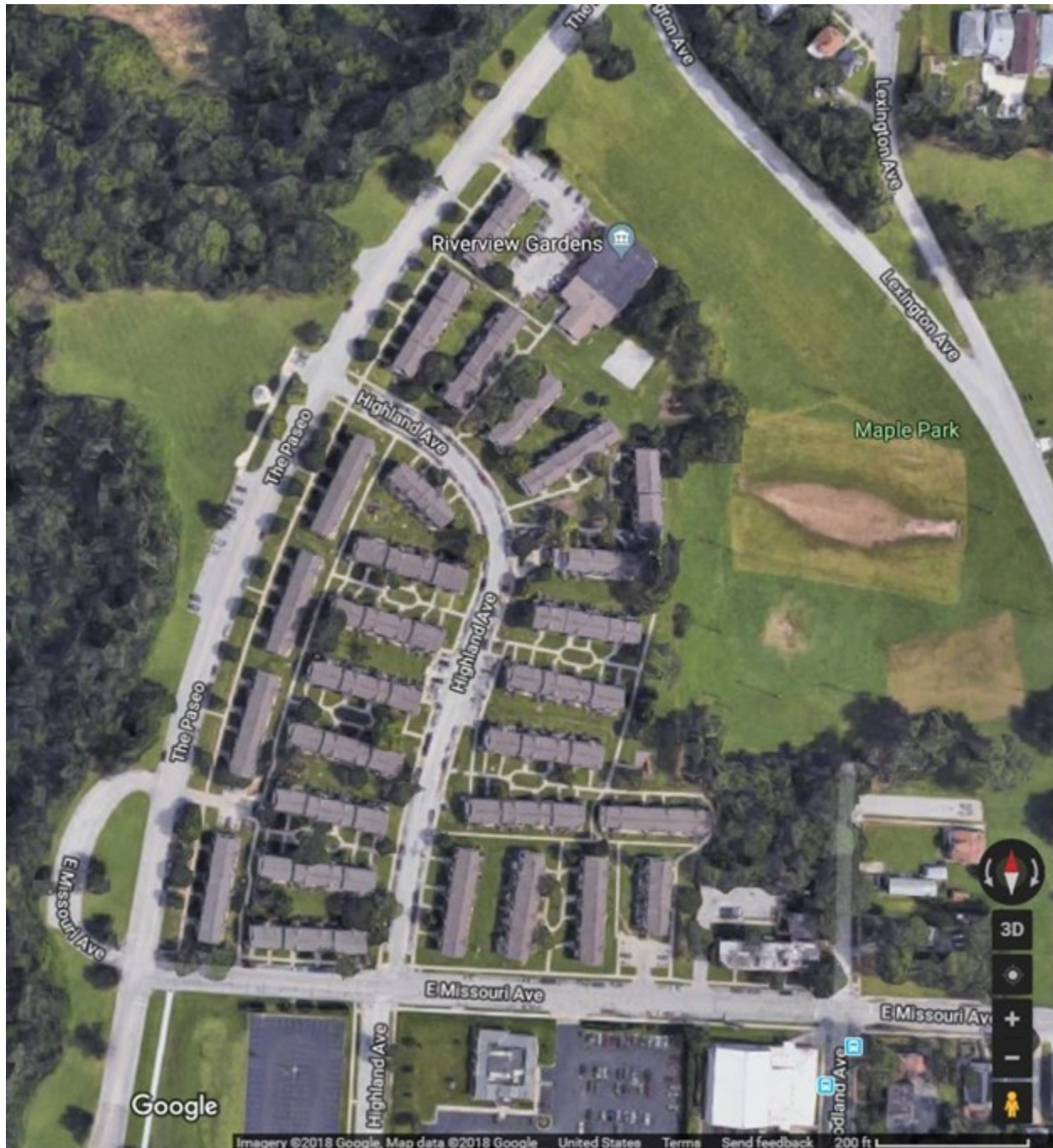
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**Figure 19.** Riverview Gardens (1952). (Google Maps, 2018).



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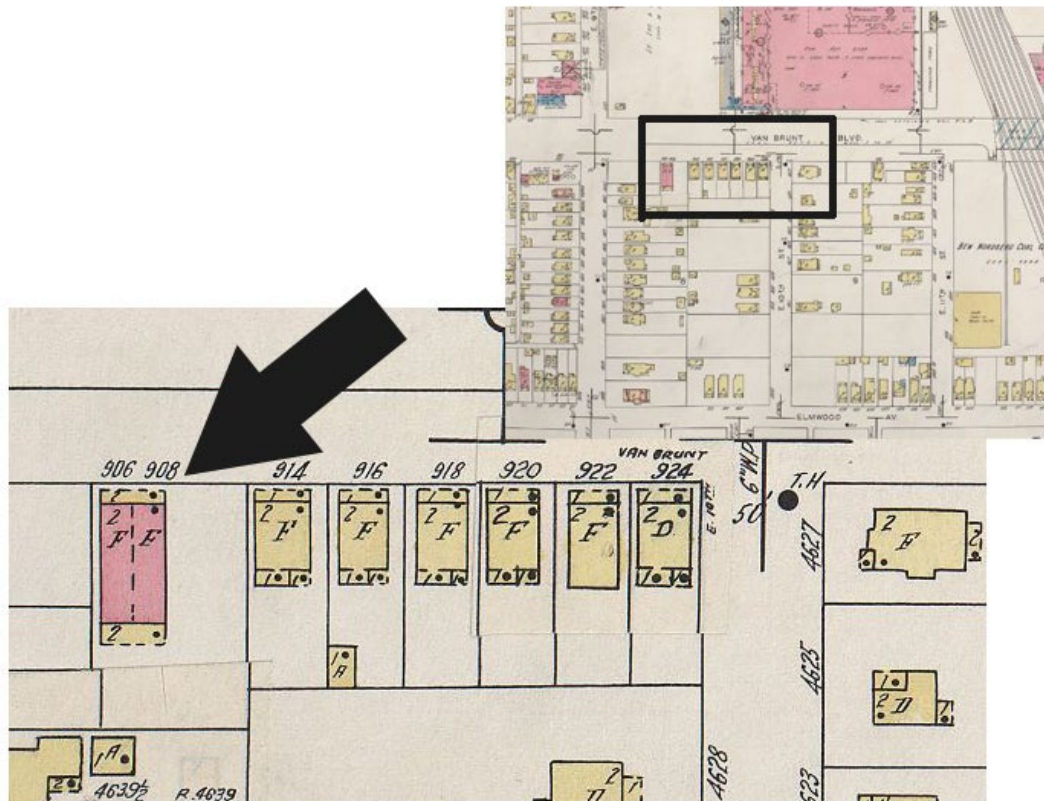
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**Figure 20.** Two-story “walk-up” apartment located at 908 Van Brunt Boulevard. Note: the two residential buildings to the left in the Google Streetview image are depicted on the 1941 Sanborn as “flats.” (Sanborn Fire Insurance Map, Kansas City, Missouri. 1941, Volume 5, Sheet 609. Missouri Valley Special Collections, Kansas City Public Library; Google Streetview, 2019).





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**Figure 21.** Park Tower Gardens (circa 1970). (Google Maps, 2021, Google Streetview, 2019).































































































































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