

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Gillham Court Apartments Building

other name/site number N/A

2. Location

street & town 3411 Gillham Road N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64111

3. State/Federal Agency Certification

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

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

September 20, 2007
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register

☐ See continuation sheet

☐ determined not eligible for the
National Register.

☐ removed from the National
Register

☐ other, (explain) _____

Gillham Court Apartments Building
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(check only one box)

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

Number of Resources within Property

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

Contributing

1

Noncontributing

0

buildings

sites

structures

objects

1

0

Total

Name of related multiple property listing

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

Working-Class and Middle-Income Apartment Buildings
in Kansas City, Missouri

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC / multiple dwelling

Current Function

(Enter categories from instructions)

DOMESTIC / multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Low-Rise Walk-Up Apartment Building

Materials

(Enter categories from instructions)

foundation Limestone

walls BRICK

CONCRETE

roof SYNTHETICS

other WOOD

Narrative Description

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

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

Gillham Court Apartments Building
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1924-1925

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fisher, Harry E., builder/developer

Primary location of additional data:

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

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

Gillham Court Apartments Building
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

All of Lot 5 and the west 10 feet of Lot 20 within Block 1 of Kenwood Annex addition, Kansas City, Jackson County, Missouri. City Parcel Number 128284; Jackson County Parcel Number JA29840250300000000.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

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

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

11. Form Prepared By

name/title Mary Doeden, Historian and Kerry Davis, Architectural Historian

organization Sally Schwenk Associates, Inc. date February 2007

street & number 112 West 9th Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

Photographs: Representative **black-and-white photographs** of the property.

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

Property Owner

name/title Armour Boulevard, LLC

street & number 32 North Dean Street, 2nd Floor telephone 201-541-8003, ext. 21

city or town Englewood state NJ zip code 7631

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

SUMMARY DESCRIPTION STATEMENT

The Gillham Court Apartments Building, located at 3411 Gillham Road near the intersection with Armour Boulevard, located in Kansas City's Mid-Town area, is a three-story building classified as a Low-Rise Walk-Up Apartment Building property type as established in the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." Completed in 1925, the building displays modest decorative embellishment typical of its property type, which includes a tall decorative wood cornice with paired brackets and extensive tapestry brickwork executed through cast stone squares set within the façade and bands of slightly projecting brick. The brick building, with its long, narrow rectangular footprint has the typical size, scale, and massing of an urban Low-Rise Walk-Up Apartment Building designed to fit the narrow lots found in the City's older neighborhoods. It has a flat roof and a prominent one-story front porch across the full-width of the symmetrically arranged primary façade. The center bay entrance features sidelights and a transom window and leads directly into the hallway and staircase; typical of this property type, it lacks a formal entrance lobby. The internal plan incorporates a double-loaded central corridor on each floor flanked by eight small, self-sufficient studio efficiency¹ and one-bedroom apartment units. Open interior staircases on the west (front) and east (rear) ends of the building allow access between floors and the basement.

The Gillham Court Apartments Building retains the historic character of its functional property type, which is defined by its size, modest decorative embellishment, high number of small efficiency and one-bedroom apartments, and lack of a formal entrance lobby. Each hallway retains the original double-loaded corridors, wood floors, rhythm of unit door openings, and staircases at each end. The individual efficiency and one-bedroom units retain their small original spaces, wood floors, and window trim. Deterioration of the original six-over-one light wood sash windows led to their replacement in the 1980s with the existing one-over-one light vinyl sash units. The Gillham Court Apartments Building is one of two remaining of an original set of three located in the vicinity; the loss of its twin directly to the south affects the integrity of setting, but does not compromise the overall ability of this building to convey its historic associations since the building was historically designed and erected as both an individual apartment building and as part of a grouping of buildings of like design. Overall, the building retains all of its significant character-defining design elements and materials and clearly conveys its original role and historic associations as an apartment building designed for working-class wage earners. Its design and stylistic treatment successfully conveys feelings of its period of construction.

¹ A studio efficiency unit has a combined living/sleeping space and separate bathroom spaces. There is no separate bedroom. Some have a partitioned kitchen area.

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

FIGURE 1: GENERAL LOCATION MAP
KANSAS CITY, MISSOURI

FIGURE 2: SETTING MAP
3411 GILLHAM ROAD, KANSAS CITY, MISSOURI

The map shows a grid of streets. Gillham Rd runs vertically. E 34th St runs horizontally across the top. E Armour Blvd runs horizontally across the bottom. Locust St and Cherry St run vertically on the right side. The property at 3411 Gillham Rd is highlighted with a gray fill and a black arrow points to it. A north arrow is in the upper left corner.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

ELABORATION

LOCATION AND SETTING

The Gillham Court Apartments Building is located on the east side of Gillham Road, just north of the intersection of Gillham Road and Armour Boulevard, in the midst of a residential neighborhood characterized by multi-family dwellings and a lesser number of single-family residences dating from the early twentieth century. It is adjacent to the large early twentieth century apartment buildings that line Armour Boulevard. Gillham Road is a busy four-lane paved roadway with steep concrete curbs and broad concrete sidewalks and is a component of Kansas City's historic parks and boulevards system.

The building occupies nearly all of a long, narrow 50-by-115-foot lot, which is oriented east-west. The primary façade faces west onto Gillham Road and is sited at the sidewalk with a very shallow (2 foot) set back. A set of three non-original concrete steps leads from the sidewalk to the south end of the porch for entrance into the building. The building is flanked on each side by vacant lots, one of which is paved. The building stands approximately 200 feet north of the north boundary of the National Register-listed Armour Boulevard Multiple Resource Area Historic District II.

Exterior

The Gillham Court Apartments Building is a three-story brick building with a long rectangular footprint and a flat roof. The exterior walls are comprised of a variety of similar shades of reddish-orange grooved brick laid in a common bond. The rough-cut limestone foundation is exposed on the side elevations and covered by brick and cast stone on the primary façade.

The west (primary) façade has three bays and the side (north and south) elevations each have fourteen bays. Fenestration defines the bays, which are symmetrically arranged on each elevation. The window openings of the west (primary) façade contain bands of three one-over-one light sash windows in the outer bays and paired one-over-one light sash windows in the center bay where they retain the original six-light wood transom sashes. The west (primary) façade windows have cast stone sills; the side (north and south) elevation window openings have header brick sills.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

A one-story porch with a flat roof spans the full-width of the west (primary) façade. The porch features a solid brick balustrade wall and square brick support posts. The porch roof structure is wood and features dentilation under the broad eaves. The soffits have very shallow peaks between each of the support posts. Bead board panels form the porch ceiling. The porch floor is non-original concrete. The primary entrance occupies the center bay and has a non-historic door set within the original opening that features three-quarter-height sidelights and the original sixteen-light wood transom sash.

Contrasting cast stone blocks set within the west (primary) façade wall provide a tapestry brick decorative treatment throughout the west (primary) façade and on the first bays of the north and south (side) elevations. Courses of slightly projecting header and soldier brick enframe the openings in these areas, featuring cast stone blocks at their intersections that further underscore the tapestry effect. Additional cast stone elements include the porch's perimeter balustrade wall railing capstones and the porch post caps.

A wood cornice structure incorporated into the parapet walls spans the full-width of the west (primary) façade and the first bays of the north and south (side) elevations. The cornice has a wide eaves overhang with paired decorative wood brackets aligned to further define the façade bays.

Interior

The Gillham Court Apartments Building contains approximately 22,500 square feet of space that includes a full basement and three floors of residential apartments. Each residential floor has an identical plan with a central double-loaded corridor flanked on each side by four small apartments. Open wood staircases at each end of these corridors allow vertical circulation. The main entrance leads directly into the west end of the first floor corridor. This de-facto entrance foyer has a bank of aluminum mailboxes set within a wood frame and a modest chair rail trim below that is composed of non-historic Lincrusta panels that form a faux wainscoting. The basement is unfinished and functions as storage and mechanical space.

The west (front) staircase is distinctly more decorative than the east (rear) staircase and features a modestly decorative newel post, a shaped wood handrail, and turned post balusters. The east (rear) staircase elements include a plain square newel post, handrail, and balusters. The corridors retain the historic wood floors and plaster wall finish, as well as the original unit door openings. Throughout the building, the residential units have a small four-room plan that includes a living/sleeping area (17 feet by

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

22 feet); a dining area (13 feet by 13 feet); a narrow galley kitchen (7.5 feet by 22 feet); and a full bath (7.5 feet by 9 feet). Some units retain French doors enclosing a broad closet that appears to have contained a Murphy bed.

INTEGRITY ASSESSMENT

The Gillham Court Apartments Building meets the integrity criteria for Low-Rise Walk-Up Apartment Buildings established in Section F of the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" and is a very good example of an early twentieth century apartment building, which is an increasingly rare property type in Kansas City. Its historic identity is clearly conveyed through its retention of character-defining features, including its size, scale, and massing, as well as its original location, design, and workmanship. As noted, the demolition on the adjacent lots impacts the immediate setting. However, the presence of an unbroken streetscape of contemporaneous historic apartment buildings, both across the street to the west and facing onto East Armour Boulevard, all of which are listed in the National Register of Historic Places and/or the Kansas City Register of Historic Places, provides integrity of the larger streetscape and setting. The replacement of original window sashes affects the building's integrity of materials. However, the unaltered brick walls and porch and the retention of original decorative wood transoms and sidelights on the narrow west (primary) façade mitigate this loss. The building continues to clearly convey its historic feelings and associations with the development of working-class housing during the early twentieth century in Kansas City, Missouri.

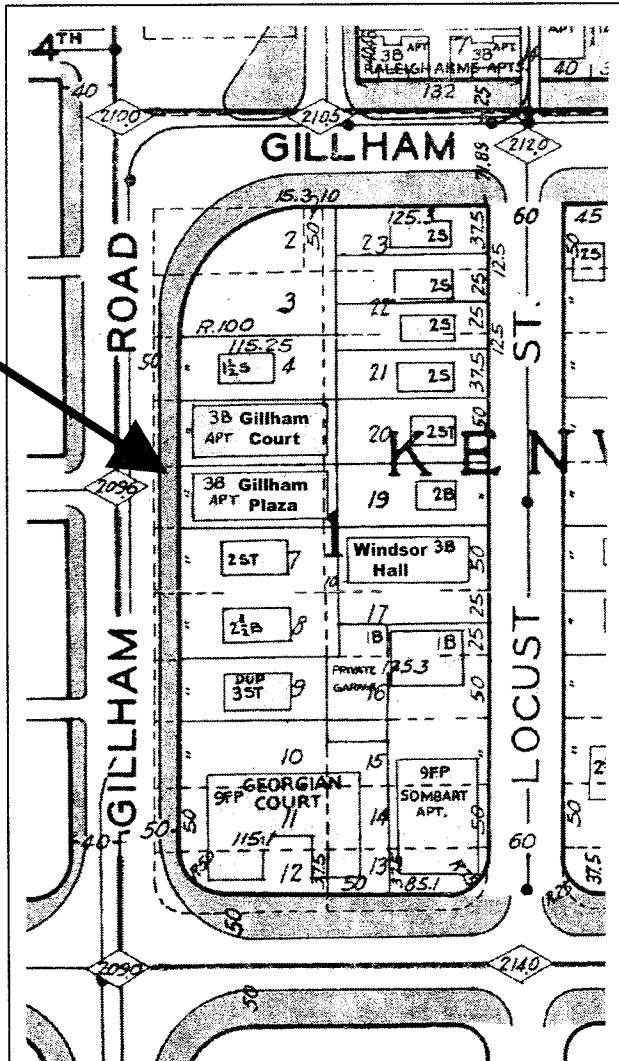
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

STATEMENT OF SIGNIFICANCE

The Gillham Court Apartments Building located at 3411 Gillham Road in Kansas City, Jackson County, Missouri is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and under Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The building has direct associations with the historic contexts developed as part of the MPDF including: "Residential Development Patterns: 1830-1964," "The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Building in Kansas City: 1885-1964," and "Architecture of Working- and Middle-Class Apartment Buildings: 1885-1964."² The property meets the MPDF registration requirements. The period of significance for the Gillham Court Apartments Building is 1924 to 1925, the time during which the building was constructed. It is an excellent example of the Low-Rise Walk-Up Apartment Building property type and meets the integrity thresholds established in Section F of the MPDF. The building is locally significant in the area of Community Planning and Development for its associations with the evolution of residential buildings designed and located specifically to meet the housing needs of the growing numbers of working- and middle-class citizens during the early twentieth century in Kansas City, Missouri. This property type was a basic and prevalent example of multi-family housing that emerged in the early twentieth century for working- and middle-class residents and introduced new residential housing organization and approaches to daily life in the City. In addition, as an excellent representative example of the types of modest multi-family residential buildings built near streetcar lines during the height of the post-World War I apartment building boom in Kansas City, it has significant associations with the economic conditions of Kansas City during the most prolific period of construction of apartment building prior to the end of World War II. The building is locally significant in the area of Architecture for its clearly conveyed associations with the Low-Rise Walk-Up Apartment Building property type as documented in the MPDF.

² The end date of the historic contexts coincides with the Kansas City, Missouri City Council's passage of a public accommodations act in 1964 as part of the passage of local, state, and federal civil rights legislation after the assassination of President John F. Kennedy. The change in local law was the beginning of wide-ranging changes in patterns of housing development and the design and types of "affordable" multi-family housing erected.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

ELABORATION

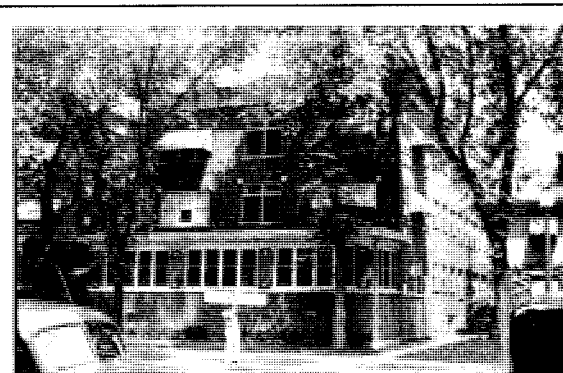
BUILDING HISTORY

The Gillham Court Apartments Building was constructed in 1924-1925 as one of three identical “walk-up” apartment buildings built by real estate developer Harry E. Fisher. In addition to the Gillham Court Apartments Building, Fisher constructed a neighboring building to the south, Gillham Plaza Apartments at 3415 Gillham Road, which is no longer extant, and the Windsor Hall Apartments on a lot in the same block to the southeast at 3420 Locust Street. Fisher spent between \$40,000 and \$50,000 on each building. Each building measured approximately 39 feet by 105 feet and provided about two dozen small, self-sufficient apartment units for working- and middle-class occupants. The buildings’ locations, directly adjacent to the busy Gillham Road streetcar line on Gillham Road, allowed easy access to shopping districts and places of employment.

During the economic boom that occurred after World War I, the period from 1920 to 1929 represented the most prolific period of apartment construction in Kansas City prior to the end of World War II.³ In addition to the grand apartment hotels executed in high style designs that lined Armour and Linwood Boulevards at this time,⁴



**Gillham Court Apartments, 3411 Gillham Road
circa 1940**
Kansas City Landmarks Commission



**Gillham Plaza Apartments 3415 Gillham Road
circa 1940 (demolished)**
Kansas City Landmarks Commission

³ Sally F. Schwenk, National Register of Historic Places Multiple Property Documentation Form “Historic Colonnade Apartment Buildings of Kansas City, Missouri” 2003, State Historic Preservation Office, Department of Natural Resources, Jefferson City, Missouri.

⁴ District II Armour Boulevard Multiple Resource Area Historic District (Armour Boulevard between Warwick and Kenwood Avenues) was listed in the National Register on July 28, 1983.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

developers erected buildings like the Gillham Court Apartments Building on the adjacent side streets and next to public transit streets and commercial centers to serve a clientele of more modest means. Although similar in size to low-rise apartment buildings, the Low-Rise Walk-Up Apartment Building erected to house working- and middle-class tenants typically lacked the distinctive architectural style and expensive exterior and interior details and spaces of the apartment buildings erected for the upper and upper-middle classes. Instead, they commonly exhibited modest exterior decorative treatments, such as tapestry brickwork motifs and a broad cornice with decorative brackets. The public spaces featured a long, narrow, double-loaded corridor with compact open stairwells at each end. They had no formal entrance lobby beyond a small vestibule and had no elevator. Each floor featured numerous units and the interior apartment spaces were more compact than those found in apartment buildings designed for the more affluent, which contained flats with multiple rooms, particularly separate sleeping and dining quarters and fewer units per building.

During the post-World War I period, the neighborhood surrounding the Gillham Court Apartments Building was a neighborhood in transition. Large apartment hotels were replacing the late nineteenth century mansions erected by the City's wealthiest citizens along Armour and Linwood Boulevards between Broadway and The Paseo. Commercial development along Main Street also replaced large nineteenth century residences. Streetcar lines operating along boulevards, including Linwood and Main and along Gillham Road, stimulated commercial development and the construction of housing for the working and middle classes at the intersections of these public transit lines. By the 1920s, an array of large, high style apartment hotels and large churches dominated East Armour and Linwood Boulevards. Protected by deed restrictions, single-family residential buildings, some of considerable size, remained in adjacent single-family neighborhoods bounded by the boulevard system. By the end of the 1920s, the area within the boundaries of these major thoroughfares contained a wide variety of residential property types, including both modest and grand single-family residences, as well as low-rise, mid-rise, and high-rise apartment buildings. Among them at this time were approximately thirty Low-Rise Walk-Up apartment buildings that provided about seven hundred small apartment units housing working- and middle-class tenants. Of these, more than a third are no longer extant.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 10

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

Tenant Analysis

Designed to meet the needs of the working class, the Gillham Court Apartments Building and its neighboring twins, which were also erected by Harry E. Fisher in the 1920s, housed a cross-section of lower- to middle-income individuals. The tenants from the 1920s through the 1950s included a high number of single women and widows, as well as numerous married couples and single men. The men generally made their livings in such occupations as clerks or salesmen, while the single women often worked as nurses or stenographers.

Long-term residency was not common, with the exception of the building manager, who was typically female and resided in apartment number 101 of the Gillham Court Apartments Building.⁵ Initially, only the manager had a telephone listing; however, telephone usage grew steadily through the 1930s and 1940s until the 1950s when about three-quarters of the tenants subscribed to telephone service. By the mid- to late 1950s, vacancy rates rose and at the same time telephone service dropped significantly, signifying a change in tenant type, and a possible drop in their income level.⁶

HARRY E. FISHER, BUILDER

Harry E. Fisher was born in 1893 in Kansas, the son of an English immigrant and a Kansan mother. At sixteen years of age he married his wife Alberta and they had one daughter, Frances. In 1920, the family lived on East 36th Street at The Paseo and Fisher made a living as a retail grocer. As the economic climate and the pace of construction grew after the end of World War I, beginning the early 1920s, Fisher entered into the construction business. The set of three buildings that includes the Gillham Court Apartments Building are among his earliest known projects. Shortly after their completion, in 1925 Fisher founded Fisher Realty Company, which maintained offices in the Commerce Building in the downtown central business district.⁷ Fisher constructed at least twenty-four additional buildings during the remainder of the 1920s, seventeen of which were apartment buildings. Fisher Realty Company was financially successful and by 1930, the Fisher family resided at 5345 Ward Parkway where they maintained three servants.

⁵ Polk's Kansas City (Missouri) Directories, Kansas City, MO: Gate City Directory Co., 1923, 1924, 1925, 1940, 1945, 1953, 1957), Missouri Valley Room, Kansas City (Missouri) Public Library, Microfilm.

⁶ Ibid.

⁷ The National Bank of Commerce Building at 922-924 Walnut Street was listed in the National Register on May 5, 1999.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 11

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

Fisher concentrated his real estate development primarily in the Midtown area of Kansas City, Missouri, with the majority of his apartment buildings located between West 40th and West 46th Streets, east of Roanoke Parkway and west of Broadway Boulevard. He often erected apartment houses in groups of two, three, or sometimes as many as four. Throughout his twenty-year career as a real estate developer, he and his realty company were eventually responsible for more than forty-one buildings throughout Kansas City. Among them are two small hotels and six single-family dwellings located along Ward Parkway and near Loose Park. One of these residences was his own personal residence, at 11 West 53rd Terrace, which is a contributing resource to the Simpson-Yeoman's/Country Side National Register Historic District. Among the prominent architects Fisher worked with were Charles A. Smith, architect of the Professional Building and known for his apartment and school buildings⁸; Nelle Peters, architect of more than two hundred apartment buildings in Kansas City; and Phillip Drotts, architect of the Clyde Manor and Newbern apartment buildings on East Armour Boulevard.⁹ Fisher worked most frequently with William J. Koch who designed more than thirty-four buildings in Kansas City, primarily single- and multi-family residential buildings, including twelve for Fisher designed between 1925 and 1936.

SUMMARY STATEMENT OF SIGNIFICANCE

The Gillham Court Apartments Building is an excellent example of the Low-Rise Walk-Up Apartment Building property type documented in the MPDF "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." It has direct associations with the patterns of development of multi-family housing associated with the City's historic parks and boulevards system and public transportation routes. It represents the evolution of residential buildings designed and located specifically to meet the housing needs of the growing numbers of working- and middle-class residents during the early twentieth century in Kansas City, Missouri. By virtue of its architectural integrity, it is a very good example of the type of modest multi-family residential building built near streetcar lines during the height of the post-World War I apartment building boom in Kansas City. It meets the MPDF registration requirements and integrity thresholds and clearly conveys both its historical and architectural associations.

⁸ The Professional Building (Bryant Building) at 1101-1107 Grand Avenue was listed in the National Register on July 17, 1979.

⁹ District II Armour Boulevard Multiple Resource Area (Armour Boulevard between Warwick and Kenwood Avenues) was listed in the National Register on July 28, 1983.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 12

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

MAJOR BIBLIOGRAPHICAL REFERENCES

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 13

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographic Documentation Page 14

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

PHOTOGRAPHIC DOCUMENTATION

Photographer:

Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs:

December 2006

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

Photograph Number	Description	Camera View
1.	West (primary) façade and south (side) elevation	Northeast
2.	South (side) elevation	North
3.	Entrance porch, west (primary) façade	North
4.	Entrance foyer and west (primary) staircase	East
5.	Entrance foyer and entrance doorway	West
6.	West (primary) staircase, third floor	West
7.	Third floor corridor	West
8.	Typical studio unit, third floor	Northwest
9.	Typical studio unit, third floor	Northeast

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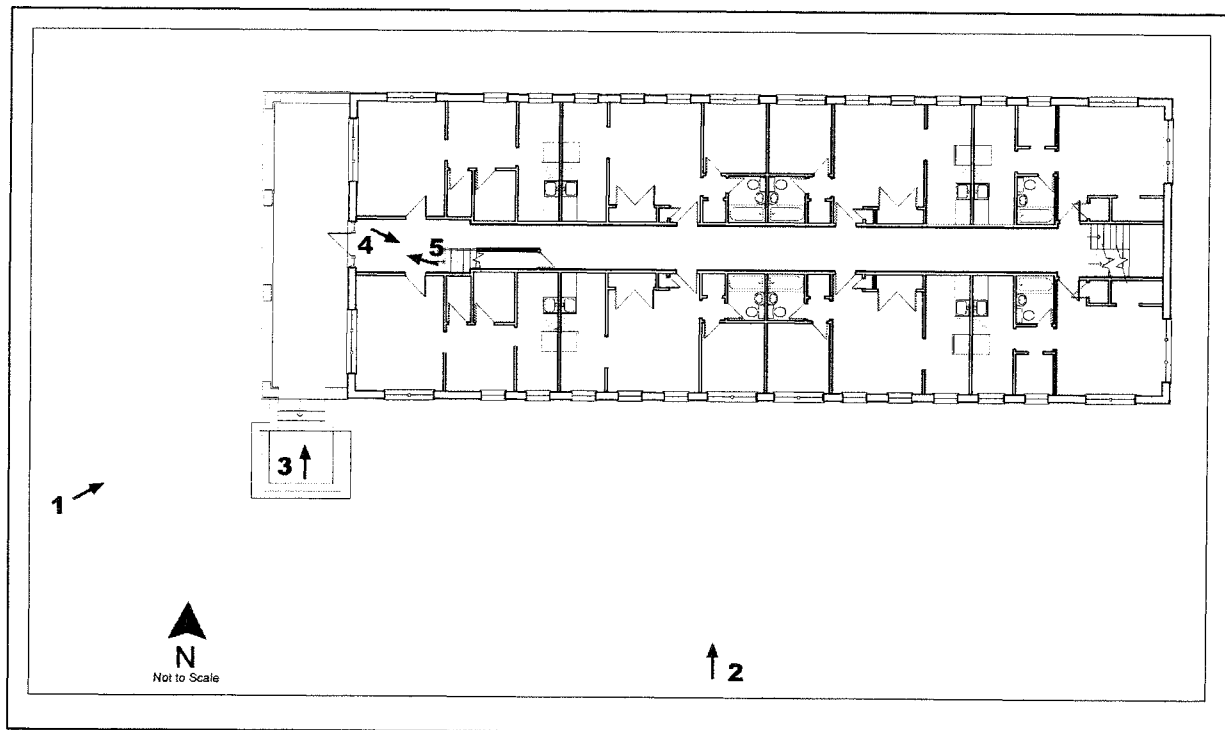
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographic Documentation Page 15

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

**GILLHAM COURT APARTMENTS BUILDING
SITE AND FIRST FLOOR PHOTOGRAPH LOCATION MAP**



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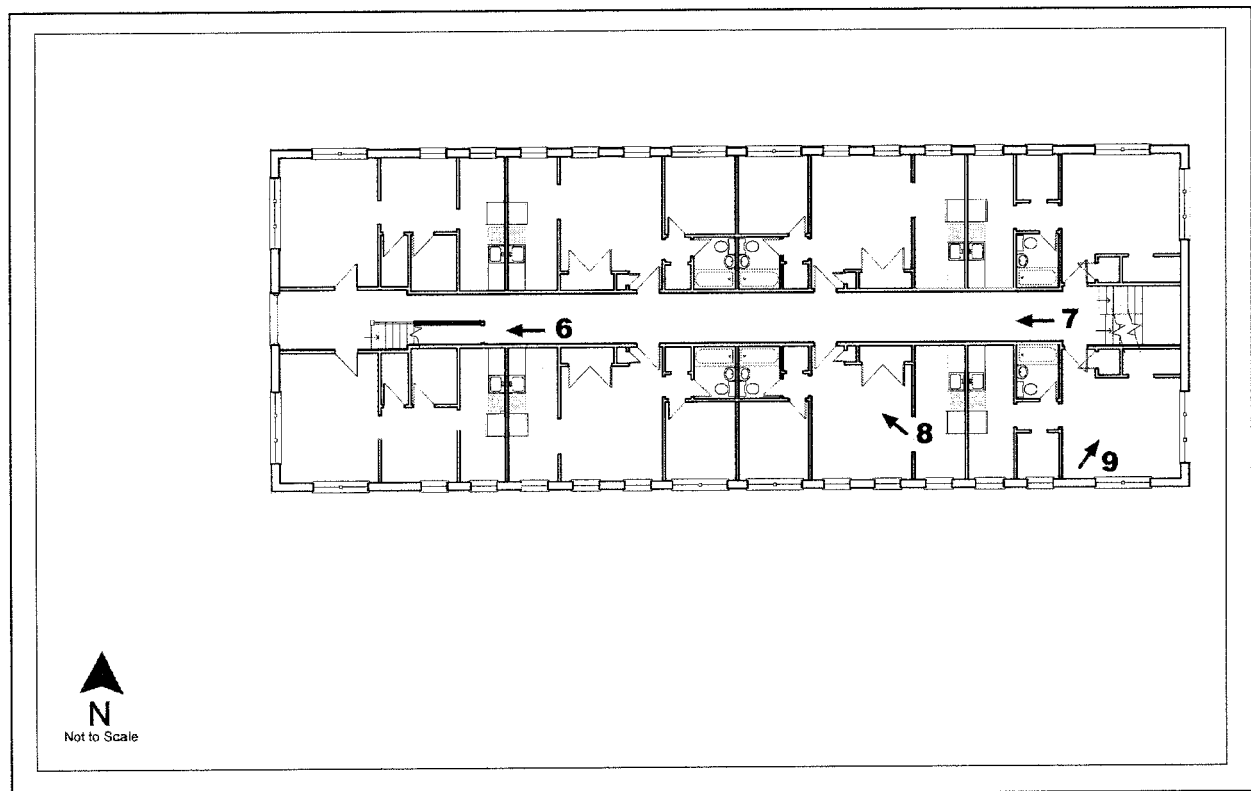
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographic Documentation Page 16

Gillham Court Apartments Building
Jackson County, Missouri

Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

**GILLHAM COURT APARTMENTS BUILDING
THIRD FLOOR PHOTOGRAPH LOCATION MAP**











EXIT









