

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 Gotham Apartments

Other names/site number N/A

Name of related Multiple Property Listing Historic Colonnade Apartment Buildings of Kansas City, Missouri

## 2. Location

Street & number <u>2718 Linwood Boulevard</u>	N/A	not for publication
City or town <u>Kansas City</u>	N/A	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Jackson</u> Code <u>095</u> Zip code <u>64128</u>		

## 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:    A    B X C    D

Toni M. Prawl MAY 15 2017  
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO 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:

<u>  </u> entered in the National Register	<u>  </u> determined eligible for the National Register
<u>  </u> determined not eligible for the National Register	<u>  </u> removed from the National Register
<u>  </u> other (explain) <u>  </u>	

Signature of the Keeper Date of Action

Gotham Apartments

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 checked="" type="checkbox"/>	building(s)
<input 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	
1	0	buildings
		sites
		structures
		objects
1	0	<b>Total</b>

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

0

## 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/  
Classical Revival

### Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: RUBBER

other: STONE

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Gotham Apartments

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

ARCHITECTURE

### Period of Significance

1919

### Significant Dates

1919

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Greenebaum & Hardy (Architect)

Hoffman Bros. (Builder)

## 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: **Missouri Valley Special Collections,  
Kansas City Public Library**

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

Gotham Apartments  
Name of Property

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## 10. Geographical Data

**Acreage of Property** Less than one acre

### Latitude/Longitude Coordinates

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

(enter coordinates to 6 decimal places)

1 39.068172 -94.550911 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

### UTM References

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

## 11. Form Prepared By

name/title Rachel Nugent, Senior Historic Preservation Specialist

organization Rosin Preservation, LLC date May 2017

street & number 1712 Holmes Street telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail rachel@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.).

**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.

Gotham Apartments

Name of Property

Jackson County, Missouri

County and State

## 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: **Gotham Apartments**

City or Vicinity: **Kansas City**

County: **Jackson County** State: **Missouri**

Photographer: **Brad Finch, f-stop Photography**

Date

Photographed: **January 20, 2017**

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

- 1 of 20: Primary (south) and west elevations, view NE
- 2 of 20: Primary (south) elevation, view N
- 3 of 20: Primary (south) and east elevations, view NW
- 4 of 20: East and north elevations, view SW
- 5 of 20: North elevation, view S
- 6 of 20: Primary elevation and Linwood Boulevard, view W
- 7 of 20: Primary elevation detail, parapet ornamentation, view NW
- 8 of 20: Primary elevation detail, porch columns and balustrade, view N
- 9 of 20: Primary elevation, porch and balconies, view W
- 10 of 20: Primary elevation, balconies and historic French doors, view NW
- 11 of 20: Entrance vestibule and mail room, view SE
- 12 of 20: First floor lobby, view N
- 13 of 20: First floor lobby, view S
- 14 of 20: First floor east-west corridor, view E
- 15 of 20: Third floor, central stairwell, view NW
- 16 of 20: Third floor, north-south corridor, view S
- 17 of 20: Third floor, Unit 306, typical living room with Murphy bed, view NE
- 18 of 20: Third floor, Unit 306, typical kitchen, view N
- 19 of 20: Third floor, Unit 312, historic balcony door, view NE
- 20 of 20: Third floor, Unit 312, balcony, view E

## Figure Log:

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

**Figure 1:** Contextual map. *Source: Bing Maps, 2016.*

**Figure 2:** Site Map with National Register Boundary. *Source: Google Earth, 2016.*

**Figure 3:** Sanborn Fire Insurance Map, 1909-1950, Volume 4, page 473. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

**Figure 4:** 1914 Map of Kansas City's Park and Boulevard System (in green) and Streetcar Lines (in red). Compiled and Published by Berry Map Company. Red star marks the location of the Gotham Apartments. *Source: Missouri Valley Special Collections, Kansas City Public Library. Full map available at: <http://www.kchistory.org/u/?/Maps,1533>.*

**Figure 5:** Gotham Apartments, historic photograph, c. 1920s. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

**Figure 6:** Chart of apartment buildings and units constructed in Kansas City, 1920-1926. *Source: Sally Schwenk, Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri", E-20.*

Gotham Apartments

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**Figure 7:** Gotham Apartments, 1940 Tax Assessor Photograph. *Source: Kansas City Public Library via Missouri Digital Heritage.*

**Figure 8:** Photo Map, Exterior and First Floor. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

**Figure 9:** Photo Map, Third Floor. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

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Gotham Apartments

Name of Property

Jackson County, Missouri

County and State

Historic Colonnade Apartment Buildings of Kansas City, MO

Name of multiple listing (if applicable)

## SUMMARY

The Gotham Apartments at 2718 Linwood Boulevard is a four-story brick apartment building at the northwest corner of the intersection of Linwood Boulevard and Chestnut Avenue in Kansas City, Jackson County, Missouri. Local architects Greenebaum and Hardy designed the H-shaped building in 1919. The building's four three-story classical columns supporting a large entablature over the three-story recessed portico, the classical ornament at the entrance, balustrade, and parapet, and the symmetrical façade arrangement represent the Neoclassical Revival style. The building is an excellent example of the Colonnade Apartment Building property type, specifically the Classical Colossal Column Porch sub-type defined in the Multiple Property Documentation Form "Historic Colonnade Apartments of Kansas City, Missouri" (MPDF). The interior configuration consists of an H-shaped double-loaded corridor lined with self-sufficient apartments on each floor. The first floor contains an entrance vestibule with mail slots and a lobby with a central stairwell. Historic stairwells at the north ends of the east and west wings and a centrally-located elevator, also historic, provide additional circulation. Although the interior finishes have been updated, the building contains modest apartment units, each with its own bathroom and kitchen, and retains historic French balcony doors. The historic layout of the building has been maintained. The Gotham Apartments retains sufficient integrity of exterior materials, design, workmanship, location, and setting to communicate feelings about and associations with the period in which it was constructed and the area of significance.

## ELABORATION

### SETTING

The Gotham Apartments is located to the southeast of Kansas City's central business district (*Figure 1*). The building is situated at the northwest corner of the intersection of Linwood Boulevard and Chestnut Avenue and faces south (*Figure 2, Photo 6*). Linwood Boulevard is a prominent east-west thoroughfare in Kansas City that retains a mix of residential, institutional, and commercial buildings, and it was listed in the National Register of Historic Places in 2016 as a contributing resource to the Kansas City Parks and Boulevards Historic District.<sup>1</sup> A concrete sidewalk and small grass median abut the building's south and east elevations. A small asphalt-paved parking lot with space for about twelve vehicles is located to the north of the building. This parking lot is not historically associated with the building and is not large enough to warrant inclusion as a resource.

The Mariah Walker A.M.E. church sits to the west of the building; the construction date of the church is unknown but likely dates to the mid-twentieth century. A former Catholic Church and school, now used as a secular charter school, sits directly to the east of the nominated building. The National Register-listed Santa Fe Place Historic District, a residential neighborhood with resources dating to the early twentieth century, is located approximately one block north. The public Central Middle School and Central High School occupy a four-block area on the south side of Linwood Boulevard less than two blocks east of the nominated building. A former public elementary school and a large park occupy a four-block area on the north side of the street across from the middle and high schools. Highway 71, a north-south route, is located approximately one-half mile to the west while Interstate 70 runs northwest-southeast less than one mile to the northeast.

<sup>1</sup> Cydney E. Millstein and Paul Novick. National Register of Historic Places Nomination, "Kansas City Parks and Boulevards Historic District," 2016. Published online at <http://dnr.mo.gov/shpo/nps-nr/14000931.pdf>. Accessed January 25, 2017.

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Gotham Apartments

Name of Property

Jackson County, Missouri

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Historic Colonnade Apartment Buildings of Kansas City, MO

Name of multiple listing (if applicable)

**EXTERIOR**

The Gotham Apartments was designed by Kansas City architectural firm Greenebaum and Hardy in 1919 in the Neoclassical Revival style. The four story brick building has an "H" shaped massing, a symmetrical façade, and a flat roof. The primary façade of the Gotham Apartments faces south onto Linwood Boulevard and is organized into seven bays (*Photos 1-3*). The central three bays are recessed under a three-story portico comprised of four colossal stone columns in antis flanked by stone pilasters. The smooth columns rest on stone plinths; the pilasters and columns are topped with stylized acanthus and palm leaves (*Photo 20*). They rise to meet an entablature with a frieze decorated with four floral medallions and topped with an open balustrade (*Photo 8*). A similar open balustrade bridges the base of the outer columns. The porch is accessed via a set of painted concrete steps, and the porch floor is scored, painted concrete. The historic windows in the building were replaced in 1981 with double-hung one-over-one vinyl windows. All windows retain historic stone sills. The windows on the south, east, and west facades have flat lintels, while the windows on the north façade and north lightwell have segmented arch lintels (*Photo 4*). The centermost bay on the first story contains non-historic double-leaf wood composite doors with single glazed lights. The doors are topped with a three-light transom. The door surround is historic and features a wood panel above the transom with stylized metal cursive letters reading, "The Gotham" and scrolled brackets to each side (*Photo 9*). The entrance is flanked by historic fifteen-light wood-framed French doors with stone thresholds (*Photo 10*). A single window pierces the wall next to each set of French doors, and an ornamental stone panel is set in the wall above the doors (*Photo 10*). The central three bays on the second floor contain a pair of one-over-one replacement windows. The centermost window set is situated above the primary entrance and is articulated with a metal geometric balconette railing. On the third floor, the outermost bays under the portico contain a pair of replacement windows. The centermost bay contains two one-over-one replacement windows separated by what may have once been a door, but is now concealed with wood paneling. The east and west walls flanking the central bays correspond to the projecting outer wings of the façade (*Photos 1, 3, 9*). Historic ten-light wood French doors corresponding to interior apartment units are located at the first, second, and third floors and allow for porch and balcony access (*Photos 9-10, 19-20*). On the first floor, a historic wrought-iron handrail delineates private porch access (*Photo 10*). At the second story, a single balcony with wrought-iron handrail and wood plank flooring is located on the east and west sides. At the third floor, a continuous balcony with wrought-iron handrail and wood plank flooring extends across the façade under the portico, joining the east and west sides (*Photos 9, 20*).

The four-story outer wings that flank the portico each contain two bays. The bays contain a pair of replacement windows at each floor. A stone stringcourse demarcates the first and second floors and wrought-iron balconette railing decorates the second floor windows. Stone sill and lintel courses define the fourth floor windows. Each wing features a stepped parapet with stone coping and an ornamental stone shield with festoons (*Photo 7*).

The east elevation is not highly ornamented (*Photos 3-4*). It contains eight bays. From south to north, Bay 1 contains a pair of replacement windows at each floor. Bay 2 contains a single replacement window at each floor. Stone sill and lintel courses line the first and fourth floor windows in Bays 1 and 2. Bays 3-6 are slightly inset. Bay 3 contains two replacement windows at each floor. Bay 4 contains a pair of replacement windows at each floor, and a small boarded window at the basement level. Bay 5 contains a pair of replacement windows at each floor. At the basement, Bay 5 has a boarded window and a set of concrete steps guarded by a metal rail, descending down to a single-leaf wood composite door. Bay 6 is identical to Bay 3, Bay 7 is identical to Bay 2, and Bay 8 is identical to Bay 1.



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Gotham Apartments

Name of Property

Jackson County, Missouri

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Historic Colonnade Apartment Buildings of Kansas City, MO

Name of multiple listing (if applicable)

The rear (north) elevation comprises the top half of the H-shaped mass of the building (*Photos 4-5*). It is clad with red brick in a six-course common bond and is organized into three central recessed bays flanked by east and west wings, forming a small courtyard. All windows on the north elevation are replacement double-hung one-over-one vinyl windows with stone stills and segmented arch header brick lintels. The north side of the east wing contains four irregularly spaced bays. From east to west, Bay 1 contains one window at each floor. Bay 2 corresponds to the northeast stairwell and contains a single-leaf metal door at the first floor and a single window between the first and second floors and the second and third floors. Bay 3 contains a small, single window at each floor. Bay 4 contains a single window at floors 2 through 4. The west side of the east wing is comprised of four bays. From north to south, Bay 1 contains a single window at each floor. Bay 2 contains a pair of windows at each floor. Bay 3 contains a small window at each floor, and bay 4 contains a single window at each floor. The north elevation corresponding to the primary mass of the building has three bays. From east to west, Bays 1 and 3 contain a pair of windows at each floor. Bay 2 corresponds to the central stairwell and contains a single-leaf metal door with a fixed light and one fixed sidelight at the first floor. A concrete ramp with metal handrails leads from the door to the small north parking lot. The concrete ramp is flanked by small grass lawns with A/C units concealed by wood picket fencing. Above the door, bay two contains a pair of windows at each floor. The east side of the west wing contains four bays. From north to south, Bay 1 contains a single window at each floor, and bay 2 contains a single, smaller window at each floor. Bay 3 contains a pair of windows at each floor, and bay 4 contains a single window at each floor. The north side of the west wing contains four irregularly spaced bays. From east to west, Bay 1 has a single window at floors 2 through 4. Bay 2 has a single window at each floor. Bay 3 corresponds to the northwest stairwell and contains a single-leaf metal door at the first floor with a small concrete stoop and a single window between the first and second floors and the second and third floors. Bay 4 contains a single window at floors 2 through 4.

The west elevation of the building is nearly entirely concealed by the Mariah Walk AME Church (*Photos 1, 5*). It mirrors the east elevation in materials and fenestration pattern. The small alley abutting the west elevation is difficult to traverse due to the placement of additional A/C units encaged in chain-link fencing.

## INTERIOR

The Gotham Apartments retains its historic "H" shaped floor plan with an entrance vestibule (*Photo 11*), entrance lobby, centrally-placed stairwell, elevator (*Photo 14*), northeast and northwest stairwells, and double-loaded corridors leading to apartment units (*Photo 16, Figures 8-9*). Most of the interior finishes were replaced during a c. 1981 renovation.<sup>2</sup> The building contains approximately forty-six studio and one-bedroom apartments (when constructed, it had approximately forty-three apartments).<sup>3</sup> The entrance lobby has vinyl composite tile flooring, textured drywall, dentiled wood ceiling moulding, and a drop ceiling with acoustical lay-in tiles (*Photos 12-13*). Wood trim of undetermined age decorates the lobby's columns and the lower half of the walls. A management office with reception window is located to the east of the central stairwell on the first floor. The east-west corridor on each floor of the building has vinyl composite tile flooring with vinyl base trim, textured drywall, and dropped ceilings. The elevator, an original feature of

<sup>2</sup> Bradley Wolf. "Case No. 0150-D, 2718-20 East Linwood Boulevard, The Gotham Apartments." August 2001. City of Kansas City, Missouri, Landmarks Commission, 3

<sup>3</sup> Wolf, 2. Without the historic plans, it is not clear how the unit configuration changed. It is likely that three larger units were divided into six smaller units.

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Gotham Apartments

Name of Property

Jackson County, Missouri

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Historic Colonnade Apartment Buildings of Kansas City, MO

Name of multiple listing (if applicable)

the building, is located to the west of the central stair at the west end of the east-west corridor.<sup>4</sup> The two north-south corridors on each floor have carpeted floors, textured drywall, and dropped ceilings. The central stair and northeast and northwest stairwells are historic layout features. The main stair at the center of the building appears to be historic. The open stair is wood and has a historic banister with turned wood balusters and a wood newel post (*Photos 12 and 15*).

Each self-sufficient unit contains its own kitchen and bathroom. The first floor has five studio units, while floors two through four each have four studio units. The remaining units are one-bedroom. The studio units contain historic closets for Murphy beds (*Photo 17*).<sup>5</sup> All apartment units have carpet flooring, textured drywall walls and ceilings, and non-historic kitchen and bathroom cabinetry and fixtures (*Photos 17-18*). The two units that open onto the south portico on the first, second, and third floors have pairs of historic multi-light wood doors that access the balconies or porch (*Photo 19*).

The excavated basement occupies the northeast section of the building and contains the building's water heaters, a laundry room, and small wood storage units.

#### INTEGRITY

The Gotham Apartments retains integrity and conveys its significance as a distinct local example of the colonnade apartment building property type, described in the Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri."<sup>6</sup> The historic location of the Gotham Apartments on Linwood Boulevard (a prominent east-west thoroughfare in Kansas City's Parks and Boulevards system) is retained; this aspect of integrity is particularly important because a boulevard setting was an influential factor in the development of the colonnade apartment property type. The importance of Linwood Boulevard in Kansas City was formally recognized when the boulevard was added to the National Register in 2016 as a contributing resource to the Kansas City Parks and Boulevards Historic District.<sup>7</sup> The historic setting of the building is intact, as the surrounding area retains historic residential and institutional buildings dating to the Gotham Apartments' era of construction. The small asphalt parking lot to the rear of the building is a non-historic feature of the property; however, it is diminutive in size and does not hinder the building's ability to communicate the character-defining features of the colonnade apartment property type, and is too small to count as a resource.

The Gotham Apartments has integrity of design, as the prominent central colonnaded portico, the "H" shaped floor plan, and the interior layout have been retained. Integrity of workmanship is evident in the Neoclassical Revival details on the exterior of the building, including the colossal stone columns and the ornamental shields and festoons. Integrity of materials has been somewhat compromised. The interior finishes and materials have been largely replaced during a 1981 renovation of the building. However, the retention of the historic use and layout allow the building to communicate its historic function. On the exterior, the historic windows were replaced in 1981. The replacement windows are vinyl one-over-one pairs of double-hung windows set within the original masonry openings. Historic photographs of the

<sup>4</sup> "Gotham Apartment Hotel" Classified Ad, *The Kansas City Times*, August 22, 1920, Microfilm, Missouri Valley Special Collections, Kansas City Public Library. This ad for the Gotham Apartments touted the building's elevator.

<sup>5</sup> "Gotham Apartment Hotel." The ad noted the apartments had living rooms with "disappearing beds." The Murphy beds are extant and in use by residents.

<sup>6</sup> Sally Schwenk. National Register of Historic Places Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri," December 2003, F-8.

<sup>7</sup> Millstein and Novick.

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Gotham Apartments

Name of Property

Jackson County, Missouri

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Name of multiple listing (if applicable)

Gotham Apartments (*Figures 5, 7*) show that the original windows had pairs of double-hung sash with six-over-six lights. Single replacement windows fill the historic single openings associated with bathrooms and those on the rear elevation. The "Historic Colonnade Apartment Buildings of Kansas City, Missouri" MPDF notes on page F-5 that the loss of historic windows is not particularly unusual or detrimental, due to the age and prolonged use of Kansas City's colonnade apartment buildings, as well as the retention of the historic masonry openings. The historic balcony doors are extant. Despite the change in exterior fenestration materials, the building still ably conveys the feeling of the colonnade apartment property type through its design, location, and workmanship. The Gotham Apartments clearly communicates its association with the development and proliferation of the colonnade apartment property type in Kansas City.

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Gotham Apartments
Name of Property
Jackson County, Missouri
County and State
Historic Colonnade Apartment Buildings of Kansas City, MO
Name of multiple listing (if applicable)

## SUMMARY

The Gotham Apartments, located at 2718 Linwood Boulevard in Kansas City, Jackson County, Missouri, is eligible for listing in the National Register at the local level under Criterion C in the area of ARCHITECTURE. Listing of the Gotham Apartments is proposed under the Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri."<sup>8</sup> The history and significance of the Gotham Apartments is directly associated with the following historic contexts described in the Multiple Property Documentation Form (MPDF): "The Evolution of the Apartment Building in Kansas City: 1880-1930"; "The Rise of the Middle-Class Multi-Family Residential Unit in Kansas City: 1885-1930"; and "The Colonnade Apartment in Kansas City: 1900-1930". The Gotham Apartments is architecturally significant within these contexts as a distinct local example of the Classical Colossal Column Porch sub-type, and meets the MPDF registration requirements for listing.<sup>9</sup>

Designed by the local architectural firm Greenebaum and Hardy and constructed in 1919, the Neoclassical Revival style Gotham Apartments embodies the key character-defining features of the Classical Colossal Column Porch sub-type. These features include Neoclassical Revival styling and a prominent porch or porches with full-height columns supporting an entablature. Furthermore, the Gotham Apartments is locally significant as a distinct example of the sub-type, exhibiting high-style ornamentation and a prominent central portico. The period of significance is 1919, the year of construction, and the building retains integrity to communicate its significance.

## ELABORATION

The development of the colonnade apartment property type is directly linked to the City Beautiful movement and the parks and boulevards system in Kansas City.<sup>10</sup> Landscape architect George Kessler's system of parks and boulevards, initiated in 1895 and implemented over the following twenty-five years, was "the most significant factor in determining Kansas City's twentieth-century development, building patterns, land usage and, to a lesser extent, design,"<sup>11</sup> (*Figure 4*). This city planning initiative had its roots in the City Beautiful Movement, which developed in response to the rapidly growing urban population of the United States. Like many of the country's urban areas, Kansas City experienced a population boom in the first decades of the twentieth century; from 1900 to 1910, the population increased by 54%, and between 1910 and 1930 the population rose from 150,000 to approximately 400,000.<sup>12</sup> In cities across the country, the surging population increased economic vitality but also resulted in issues that needed to be alleviated, such as overcrowding, fluctuating land values, and blight resulting from rapid development.<sup>13</sup> The City Beautiful Movement sought to create a safe and attractive physical environment that would encourage progressive social reform and alleviate these issues. The aesthetics of the City Beautiful Movement were influenced by the field of landscape architecture and by the Beaux Arts and Neoclassical Revival architectural designs of the 1893 World's Columbian Exposition in Chicago.<sup>14</sup> The Beaux Arts

<sup>8</sup> Sally Schwenk. National Register of Historic Places Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri," December 2003.

<sup>9</sup> Ibid., F-8, F-9.

<sup>10</sup> Ibid., E-22.

<sup>11</sup> Ibid., E-10.

<sup>12</sup> Ibid., E-11.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid., E-10.

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style's name was derived from the famous fine arts school in Paris, L'Ecole des Beaux Arts, established in 1819. The school taught its students the tenants of classical design embodied in the Greek, Roman, and Renaissance traditions. Richard Morris Hunt and Charles McKim, both American architects trained at L'Ecole des Beaux Arts, assisted with the designs of the 1893 Exposition in Chicago.<sup>15</sup> The visibility of the 1893 Exposition to the American public allowed the Beaux Arts and Neoclassical Revival styles to influence architectural design for decades to come.

Kessler's design for the Kansas City Parks and Boulevards system incorporated boulevards that were intended to serve as hubs "of more desirable and expensive residential neighborhoods"; this premise influenced the design and placement of buildings along the boulevards.<sup>16</sup> The Paseo, Benton Boulevard, and Linwood Boulevard, described as intra-neighborhood connectors in Kessler's Parks and Boulevards system, were formally recognized in 2016 as contributing structures in the Kansas City Parks and Boulevards Historic District, significant in the areas of Community Planning and Development and Landscape Architecture. While official zoning ordinances were not enacted in Kansas City until 1923, defacto zoning emerged prior to this as various points along the boulevards were designated for high-style apartment buildings.<sup>17</sup> The presence of multi-family housing on the boulevards also functioned as a buffer zone between single family residential areas and commercial nodes.<sup>18</sup> In the southern and southeastern areas of the city (as along Linwood Boulevard), the boulevards were laid within space that was not yet developed. This created the freedom to establish wider lots and design buildings in the architectural styles embraced by the City Beautiful Movement – the Beaux Arts and the Neoclassical Revival styles.<sup>19</sup> Developers and the architects they hired were inspired to design apartment buildings that embraced the wider lot and the boulevard view. Classical revival details, especially porticos, columns, and entablatures were well-suited for the new apartment buildings.<sup>20</sup> What resulted was the proliferation in the early twentieth century of the colonnaded apartment type in Kansas City.

The rise in population that began in the late 1800s brought a wave of people, often from rural areas, seeking employment in professional sectors. These new residents of the city comprised its growing middle class. Many of these residents could not afford a single-family detached house, and thus a market demand for affordable housing in the form of multi-family residences was established.<sup>21</sup> Developers recognized this demand and responded accordingly, ushering in a construction boom of apartment buildings ranging from small to medium sized buildings (with four to twelve units) to larger apartment buildings (containing eighteen to twenty-four units).<sup>22</sup> The peak of this construction boom occurred between the end of World War I and approximately 1925 (*Figure 6*).<sup>23</sup> In particular, larger apartment buildings (averaging 18 to 24 units) were established during this period.<sup>24</sup> As a result of this pattern of development, apartment buildings became an integral component of Kansas City's residential building stock. Within this context of the City Beautiful movement, Kansas City's Parks and Boulevards system,

<sup>15</sup> Ibid., E-23.

<sup>16</sup> Ibid., E-10.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid., E-11.

<sup>20</sup> Brenda Spencer. National Register of Historic Places Multiple Property Documentation Form, "Colonnaded Apartments on the North End of the Paseo Boulevard in Kansas City, ca. 1896-1945," May 2000, E-9.

<sup>21</sup> Schwenk, E-13.

<sup>22</sup> Ibid., E-12.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid., E-20.

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increasing population, and emerging architectural trends, the Gotham Apartments was constructed in 1919 at 2718 Linwood Boulevard in the Neoclassical Revival style.

**ARCHITECTURAL SIGNIFICANCE**

The Gotham Apartments are eligible for listing in the National Register under Criterion C in the area of ARCHITECTURE under the Multiple Property Documentation Form (MPDF), "Historic Colonnade Apartment Buildings of Kansas City, Missouri." Designed by the architectural firm of Greenebaum and Hardy in 1919 in the Neoclassical Revival style, the Gotham Apartments is a significant local example of the Classical Colossal Column Porch sub-type of the Kansas City colonnade apartment property type.<sup>25</sup> As outlined in the historic contexts in the MPDF, colonnade apartment buildings in Kansas City are significant for their role in the city's changing residential patterns of living and appearance of the built environment during the first half of the twentieth century. The colonnade apartment building made a "significant impact on the residential patterns and the physical heritage of Kansas City."<sup>26</sup>

The Gotham Apartments retains integrity of design, materials, setting, location, workmanship, feeling, and association, allowing the building to illustrate its connection to the historic contexts outlined in the MPDF. The history and significance of the Gotham Apartments is directly associated with the following historic contexts from the MPDF: "The Evolution of the Apartment Building in Kansas City: 1880-1930"; "The Rise of the Middle-Class Multi-Family Residential Unit in Kansas City: 1885-1930"; and "The Colonnade Apartment in Kansas City: 1900-1930". The Gotham Apartments meets the registration requirements for eligibility listed on pages five and six of Section F in the MPDF. As outlined, the visual hallmarks of the colonnade apartment building type that must be retained are masonry construction, a symmetrical façade, and prominent multi-story colonnaded porches. The Gotham Apartments features a symmetrical façade, brick cladding, and a prominent three-story, centered colonnaded porch that shelters the apartment balconies overlooking the recessed central bays. The MPDF notes that the loss of original windows and doors is not unusual due to the age of the extant colonnaded apartments and their prolonged use as multi-family residences.<sup>27</sup> The original windows of the Gotham Apartments were replaced in 1981 with one-over-one double-hung sash, however, the historic masonry openings and fenestration pattern have been retained.<sup>28</sup> To be listed under Criterion C, the "design elements intrinsic to the building's style and plan should be intact."<sup>29</sup> The Gotham Apartments retains the character-defining features of the Neoclassical Revival style, including the symmetrical façade, three-story portico with stone columns articulated with acanthus leaves, porch entablature topped with open balustrade, and ornamental shield with festoons on the outer parapets. While the interior materials cladding the floors, walls, and ceilings were largely replaced in 1981, the Gotham Apartments' historic and continued use as an apartment building is readily apparent through the retention of the historic "H" shaped floor plan (*Figure 3*). The building retains the primary central recessed entrance, interior central stair and double-loaded corridors lined with apartment units, and a rear courtyard formed in the space between the two rear wings of the building. The portico with columns in antis shelters a recessed, "U" shaped entry. The apartments facing the entry are augmented with porch access on the first story, individual balconies facing east and west on the second story, and a continuous balcony with wrought-iron railing on the third story. There have been no additions to the building. Through its location on Linwood Boulevard, one of the major east-west routes of Kansas

<sup>25</sup> Ibid., F-8.

<sup>26</sup> Ibid., F-3.

<sup>27</sup> Ibid., F-5.

<sup>28</sup> Wolf, 3.

<sup>29</sup> Schwenk, F-6.

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City's Parks and Boulevards system (*Figure 4*), and through its physical design expressing the colonnade apartment building type and Neoclassical Revival style, the Gotham Apartments illustrates the evolution of the apartment building as a housing type for the middle and upper-middle classes in Kansas City. Linwood Boulevard, a contributing resource in the National Register-listed Kansas City Parks and Boulevards Historic District, is noted (along with The Paseo and Benton Boulevard) as representing "one of the earliest attempts at city planning in Kansas City" and directing "residential growth and property values within the city."<sup>30</sup>

Under National Register Criterion C, the four-story Gotham Apartments is significant as a distinct local example of the Classical Colossal Column Porch sub-type, outlined on page F-8 of the MPDF. This sub-type features Neoclassical Revival styling and full-height columns with a base, shaft, and capital supporting an entablature. There may be multiple porches with individual roofs, or a common roof spanning a recessed entry bay, as is the arrangement on the Gotham Apartments.<sup>31</sup> The Gotham Apartments is locally distinct as a large and high-style example of the sub-type. The façade is dominated by a central portico supported by four colossal stone columns in antis and a stone pilaster at each end. The unfluted columns rest on stone plinths and are capped with stylized acanthus and palm leaves. The wide entablature of the porch has a frieze marked with four floral medallions and is topped with an open balustrade, mirroring the balustrade joining the base of the columns flanking the entry steps. The portico shelters a recessed entry that is three bays wide. Within this recessed entry, individual apartment units are provided balcony access via historic French doors on the second and third floors. This configuration of inward-facing balconies grouped around and within the recessed entry contribute to the distinct design of the Gotham Apartments. This configuration was likely implemented due to the Gotham Apartments' larger size. Many extant examples of the Colossal Column sub-type in Kansas City feature full-height columns carrying two- or three-tiered porches that flank a central bay devoid of exterior porches; this design was well-suited for the spatial arrangement of a medium-sized apartment building with less than twenty units. The Gotham Apartments was built with approximately forty-three units and was on the larger end of the spectrum. The number of units, in tandem with the size of the lot, facilitated the distinct expression of the Classical Colossal Column Porch sub-type embodied in the design of the Gotham Apartments.

The "Historic Colonnade Apartment Buildings of Kansas City, Missouri" MPDF contains several photographs of identified examples of the Classical Colossal Column Porch sub-type in Kansas City on pages F-10 through F-13. In all of the examples provided in the MPDF, the colossal columns are integral to the porch support system. None of the buildings featured have free-standing columns like the ones present at the Gotham Apartments. In a 1990 study of colonnade apartments in Kansas City, the report identified the Gotham Apartments (along with thirteen other apartment buildings) as potentially eligible for listing in the National Register of Historic Places as representative examples of the colonnade apartment property type.<sup>32</sup> The colonnade apartment building at 4302 Oak Street in Kansas City was listed in the National Register in 2008 and presents another example of a locally significant representation of the Classical Colossal Column Porch sub-type.<sup>33</sup> A review of architectural surveys in Kansas City and an

<sup>30</sup> Millstein and Novick, 8-40.

<sup>31</sup> Schwenk, F-8.

<sup>32</sup> Linda Becker and Cydney Millstein. "Colonnaded Kansas City Apartment Buildings (Phase 1): A Study," May 1990, 34.

<sup>33</sup> Kerry Davis and Sally Schwenk. National Register of Historic Places Nomination, "Colonnade Apartment Building at 4302 Oak Street," 2008. Published online at <http://dnr.mo.gov/shpo/nps-nr/08000857.pdf>. Accessed August 7, 2016.

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informal windshield survey appear to support that the Gotham Apartments is a particularly distinct example of the colonnade apartment type among the remaining historic built fabric of Kansas City.

### BUILDING HISTORY

A building permit for the construction of the Gotham Apartments was issued to Emma Kline in the amount of \$70,000 on June 24, 1919.<sup>34</sup> Greenebaum and Hardy designed the building, and it was constructed by the Hoffman Brothers Construction Company. The contract for the exterior stone work was given to Trusswall Manufacturing, and the stone was purchased from the Phoenix Marble Company in Kansas City.<sup>35</sup>

Residents began occupying the building in 1920. City directories indicate that primarily professional and white-collar workers, including a doctor and paper company president, resided at the Gotham Apartments.<sup>36</sup> Jazz musician Phil Baxter supposedly penned some of his popular compositions, including "Piccolo Pete," in his living quarters at the Gotham Apartments in the 1920s.<sup>37</sup> In the late 1950s, about twenty-five percent of the units were vacant. City directories indicate that by the 1960s, a shift in occupancy to blue-collar workers was occurring.<sup>38</sup> In 1981, ownership of the Gotham Apartments was merged with holdings at 3012-14 Linwood Boulevard (also known as the Aurora Apartments) and 3200-18 Linwood Boulevard (also known as the Agee Apartments, a group of four buildings).<sup>39</sup> A renovation of the nominated building occurred that year, in which the exterior windows and interior finishing materials were replaced. Currently, the building continues in its historic use as an apartment building.

### ARCHITECTS: GREENEBAUM AND HARDY

Samuel Greenebaum was born in Topeka, Kansas, in 1886. He was educated at the Armour Institute of Technology and the Chicago Art Institute in Illinois from 1905-1907, and later studied in Paris, France.<sup>40</sup> In 1914, he settled in Kansas City and partnered with Arthur Hardy to form Greenebaum and Hardy. Arthur R. Hardy was born in Massachusetts in 1885 and earned a Civil Engineering degree from the University of Missouri in 1907.<sup>41</sup> Other Kansas City designs by the firm include Linwood Presbyterian Church<sup>42</sup> at 1801 Linwood Boulevard (1923, NR listed in 2012) and the Beth Shalom Synagogue<sup>43</sup> at 3400 The Paseo (1926, NR listed in 1982).

<sup>34</sup> City of Kansas City, Missouri, Landmarks Commission, Building Permit #12477 (6/24/1919)

<sup>35</sup> Wolf, 2.

<sup>36</sup> Ibid.

<sup>37</sup> Ira B. McCarty, "About Town," *Kansas City Times*, May 14, 1968. Microfilm, Missouri Valley Special Collections, Kansas City Public Library.

<sup>38</sup> Wolf, 2.

<sup>39</sup> Ibid.

<sup>40</sup> Sara Mullin Baldwin. *Who's Who in Kansas City: Biographical Sketches of Men and Women of Achievement*. (Hebron, Nebraska: Robert Baldwin Corporation, 1930), 82.; James Denny. National Register of Historic Places Nomination. Beth Shalom Synagogue. June 1982. Missouri State Historic Preservation Office. Published online at <https://dnr.mo.gov/shpo/nps-nr/82003142.pdf>. Accessed August 2, 2016.

<sup>41</sup> Baldwin, 87.

<sup>42</sup> Kristen Ottesen. National Register of Historic Places Nomination. Linwood Presbyterian Church and Home for Convalescent Employed Women. February 2012. Missouri State Historic Preservation Office. Published online at: <http://dnr.mo.gov/shpo/nps-nr/12000472.pdf>. Accessed August 2, 2016.

<sup>43</sup> Denny, Beth Shalom Synagogue.



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**CONCLUSION**

The Gotham Apartments at 2718 Linwood Boulevard are eligible for listing in the National Register at the local level under Criterion C for significance in ARCHITECTURE. Listing is proposed under the Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri." Constructed in 1919, the Neoclassical Revival style Gotham Apartments are an excellent local example of the Classical Colossal Column Porch apartment property sub-type, as defined in the MPDF beginning on page F-8. The high-style ornamentation and prominent central portico with inner balconies further distinguishes the Gotham Apartments as a locally significant building. The period of significance in 1919, the year of construction, and the Gotham Apartments retains integrity to communicate its architectural significance.

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**VERBAL BOUNDARY DESCRIPTION**

The nominated resource occupies Lots 15 & 16 of Widmers Place in Kansas City, Jackson County, Missouri.

**BOUNDARY JUSTIFICATION**

The boundary of the nominated resource includes the parcels of land historically associated with the property.

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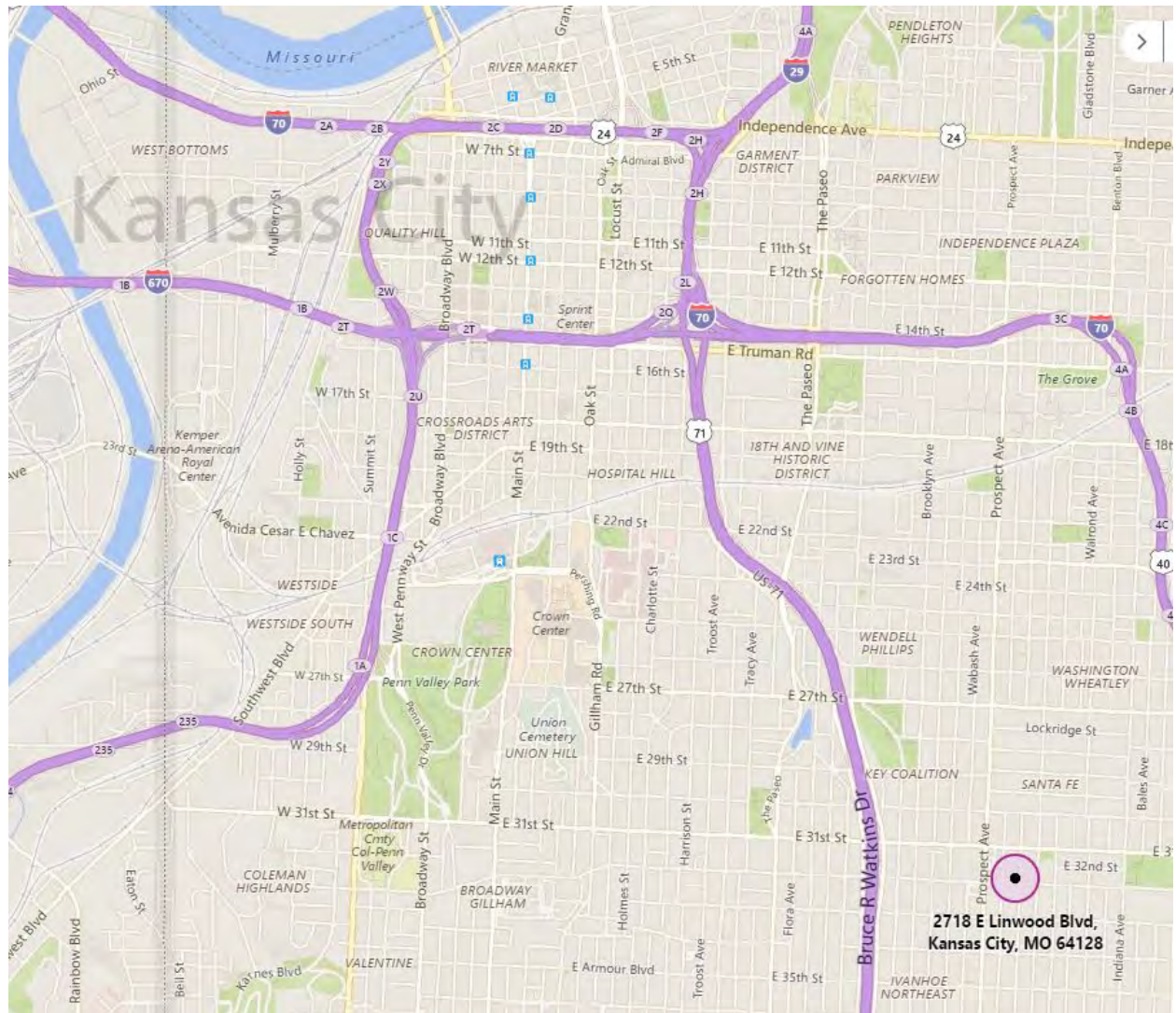
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**Figure 1:** Contextual map. *Source: Bing Maps, 2016.*





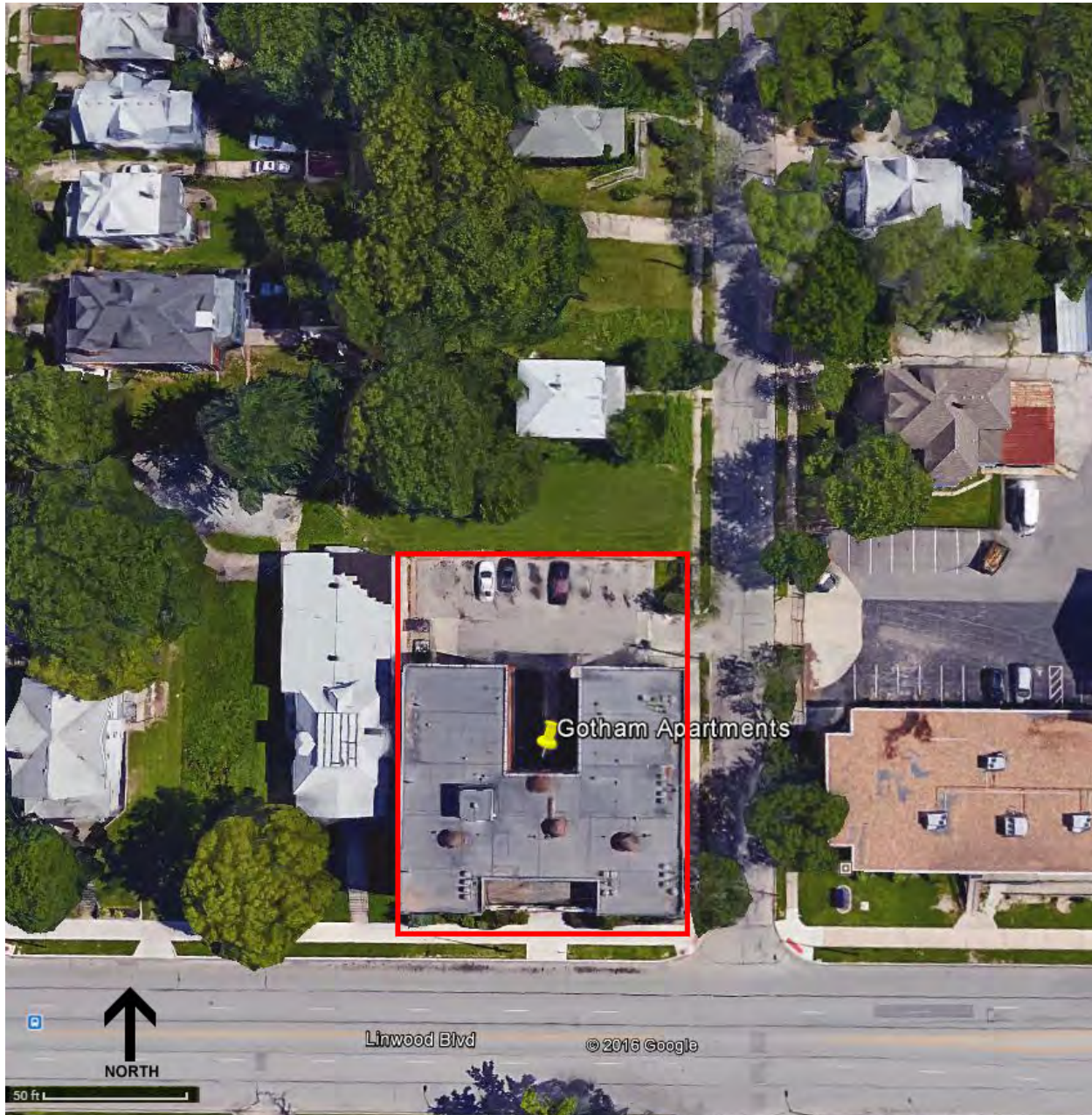
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**Figure 2:** Site Map with National Register Boundary. *Source: Google Earth, 2016.*

Gotham Apartments  
2718 Linwood Boulevard, Kansas City, Missouri  
39.068172, -94.550911

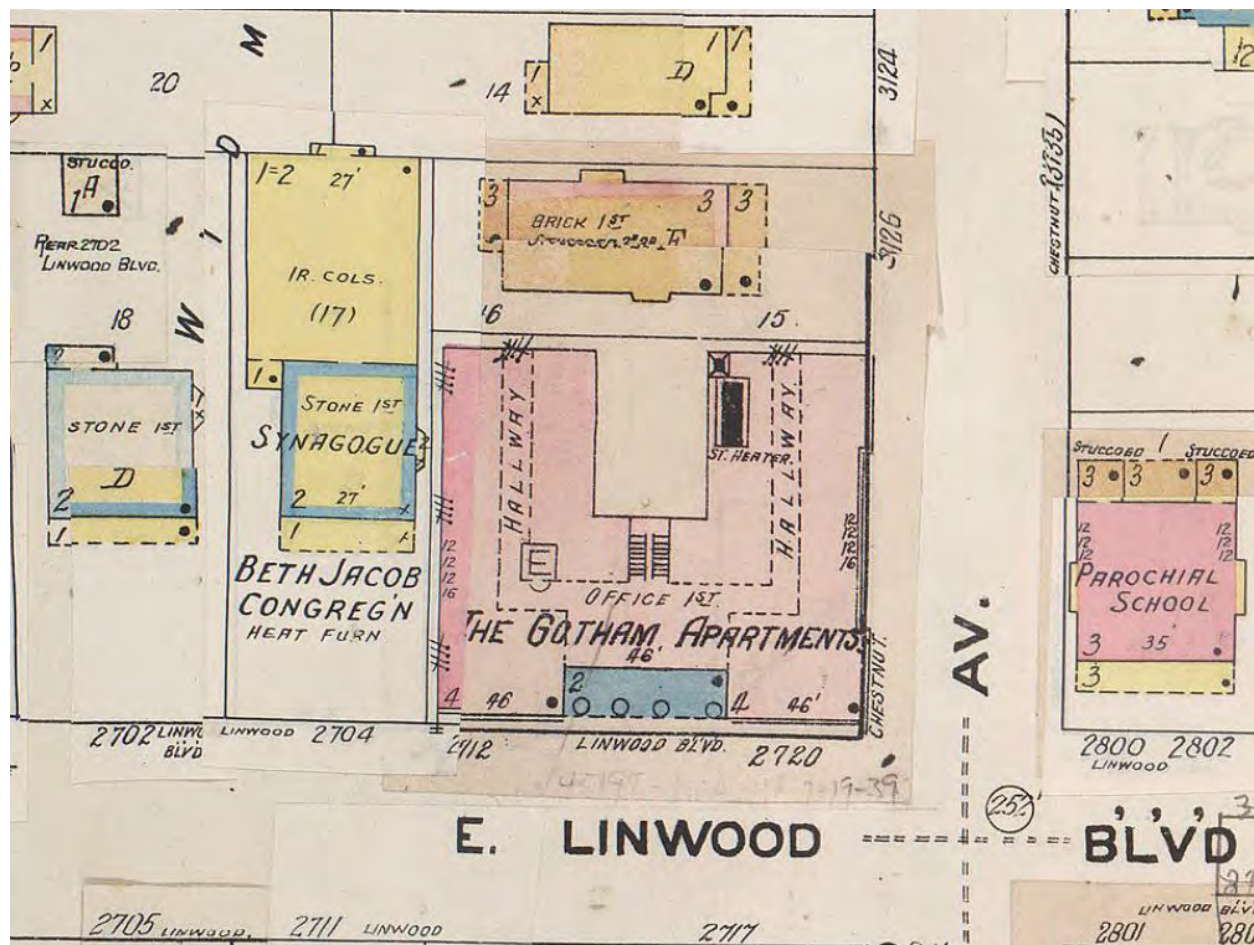


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**Figure 3:** Sanborn Fire Insurance Map, 1909-1950, Volume 4, page 473. Source: Missouri Valley Special Collections, Kansas City Public Library. Full map available at: <http://www.kchistory.org/u/?Sanborn,1302>.



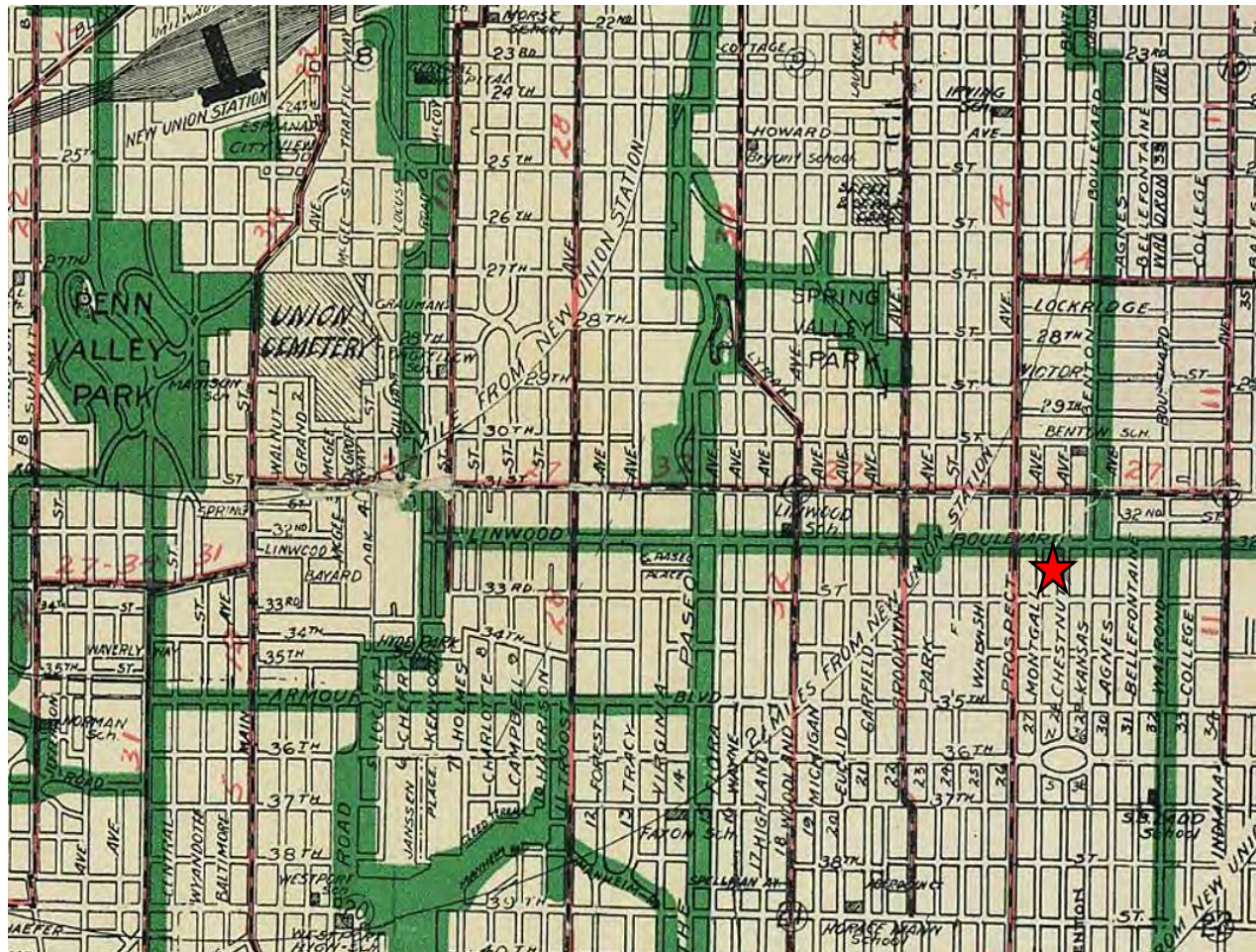


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**Figure 4:** 1914 Map of Kansas City's Park and Boulevard System (in green) and Streetcar Lines (in red). Compiled and Published by Berry Map Company. Red star marks the location of the Gotham Apartments. Source: Missouri Valley Special Collections, Kansas City Public Library. Full map available at: <http://www.kchistory.org/u/?/Maps,1533>.





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**Figure 5:** Gotham Apartments, historic photograph, c. 1920s. *Source: Missouri Valley Special Collections, Kansas City Public Library.*



**Figure 6:** Chart of apartment buildings and units constructed in Kansas City, 1920-1926. *Source: Sally Schwenk, Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri", E-20.*

APARTMENT CONSTRUCTION 1920-1930 <sup>52</sup>		
YEAR	NUMBER ERECTED	COST
1920	22 Apartments (382-439 suites)	\$ 743,000 est.
1921	111 Apartments and Duplex Buildings (686 apartment units)	\$1,985,000
1922	140 Apartment Buildings (1,620 units)	\$ 8,944,000 <sup>53</sup>
1923	299 Apartment Buildings (3,242 units)	\$ 5,505,600
1924 <sup>54</sup>	124 Apartment Buildings (2,375 units)	\$ 3,438,000
1925	(2,075 units)	
1926	100+ (2,070 units)	

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**Figure 7:** Gotham Apartments, 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*

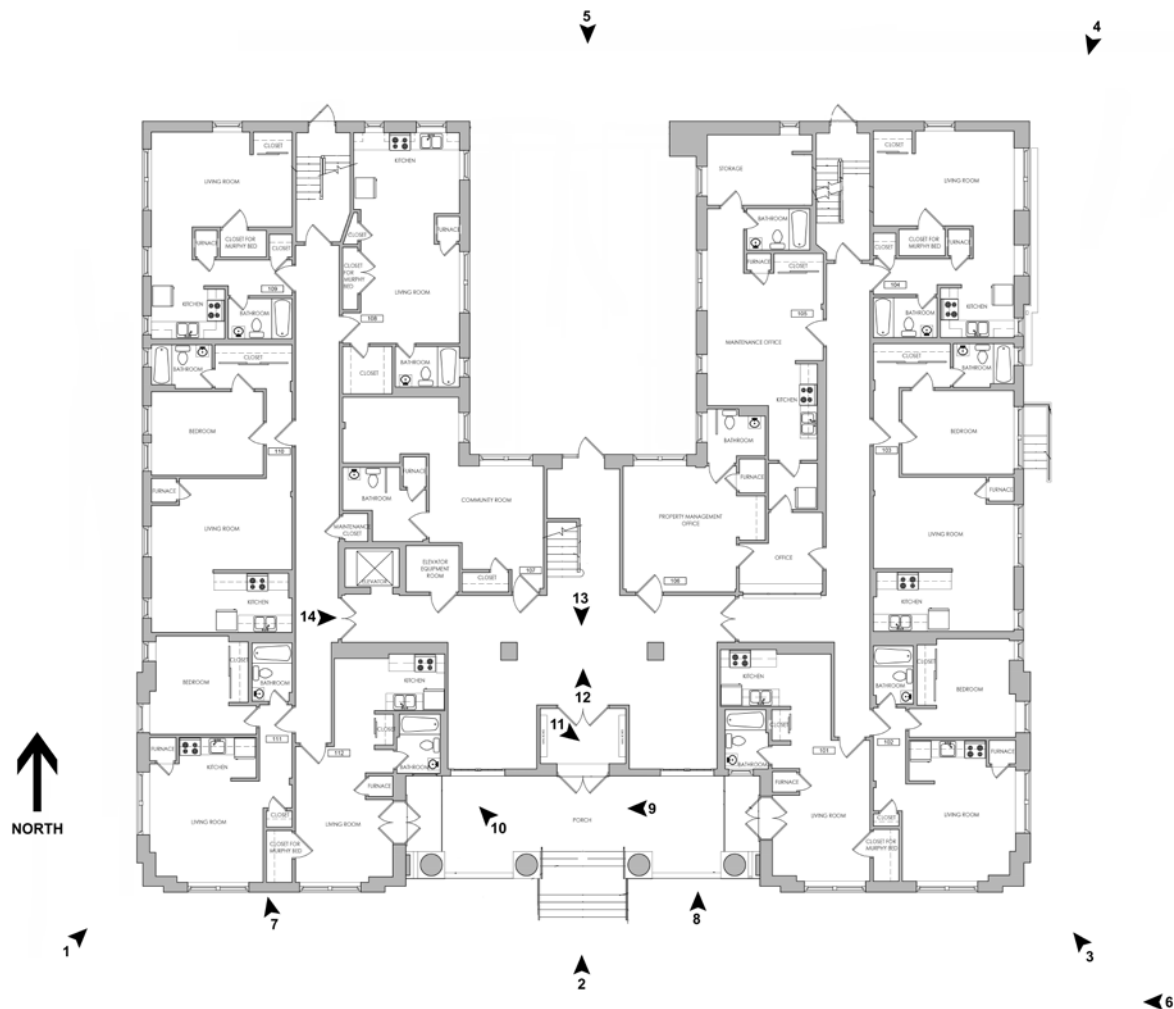


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**Figure 8:** Photo Map, Exterior and First Floor. Current floor plans. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

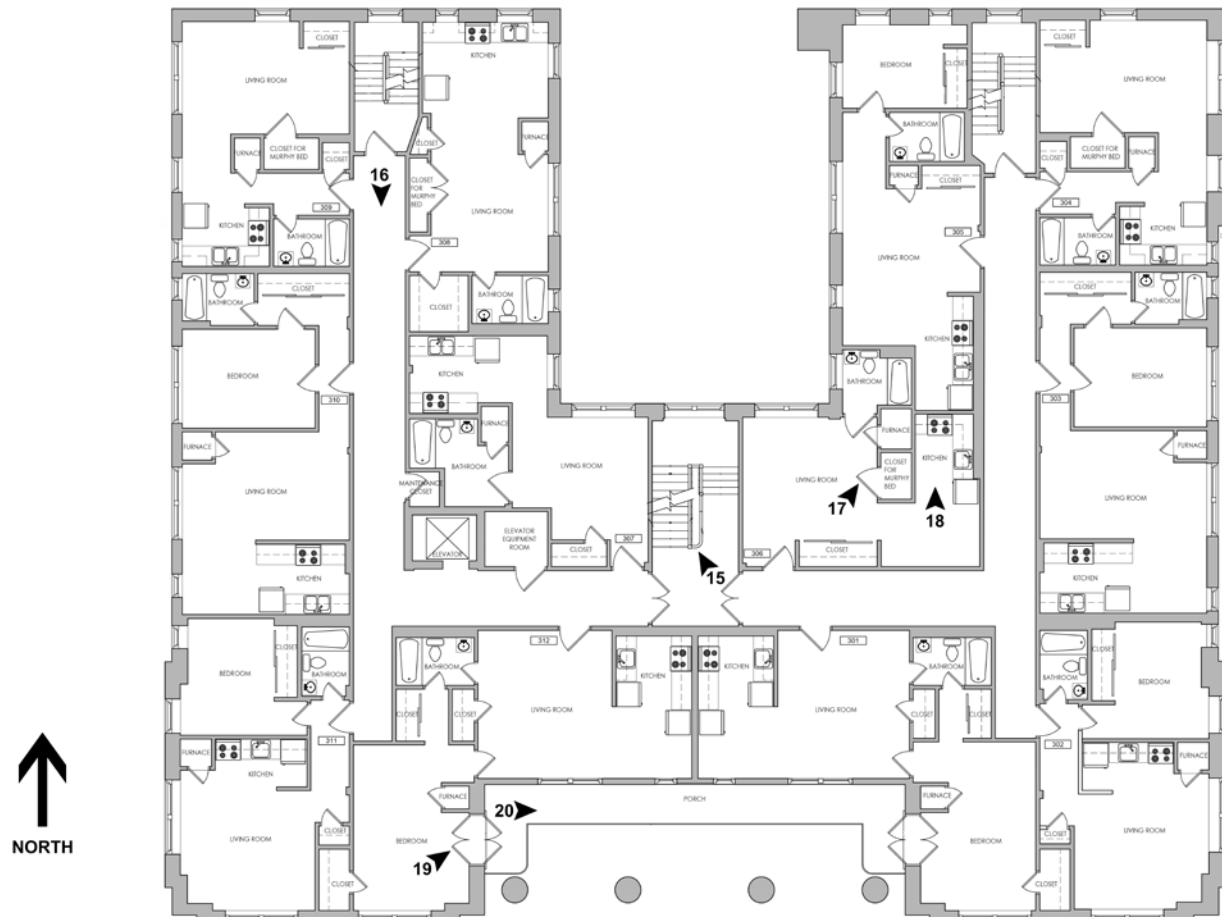


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**Figure 9:** Photo Map, Third Floor. Current floor plans. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*











Proposed  
MHDC DEVELOPMENT



CHATELAIN ST  
LAWWOOD RD





























*The Gotham*

2718

NO SOLICITING  
NO LOITERING  
NO TRESPASSING  
VIOLATORS WILL  
BE PROSECUTED









5718







EXIT

**NOTICE**

FOR YOUR SAFETY AND  
THE SAFETY OF OTHERS  
PLEASE DO NOT SMOKING  
OR DRINKING ALCOHOL  
IN THIS AREA.









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