

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form**1. Name of Property**historic name Majestic Apartmentsother names/site number N/A**2. Location**street & number 701-707 Benton Boulevard [ N/A ] not for publicationcity or town Kansas City [ N/A ] vicinitystate Missouri code MO county Jackson code 095 zip code 64124**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 08/28/03  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO 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

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

☐ 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  
See continuation sheet ☐.

Signature of the Keeper

Date

Majestic Apartments  
Jackson County, MO

Page 2

## 5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u>
<input type="checkbox"/> public-local	<input type="checkbox"/> district		<u>0</u>
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u>0</u>
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>0</u>
	<input type="checkbox"/> object		<u>0</u>
			<u>0</u>
			<u>0</u>
			<u>0</u>
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing.

Historic Colonnade Apartment Buildings  
of Kansas City, Missouri, c.1900-1930

Number of contributing resources previously listed in the National Register.

0

## 6. Function or Use

Historic Function

DOMESTIC: Multiple Dwelling

Current Functions

VACANT

## 7. Description

Architectural Classification

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
REVIVALS

Materials

foundation STONE: Limestone  
walls BRICK  
roof ASPHALT  
other

## Narrative Description

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

## 8. Statement of Significance

### Applicable National Register Criteria

☐ **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

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.

### Areas of Significance

ARCHITECTURE

### Periods of Significance

1909

### Significant Dates

1909

### Significant Person(s)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Heinz, Christian (Builder)

## Narrative Statement of Significance

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

## 9. Major Bibliographic 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

# \_\_\_\_\_

#### Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government

☐ University

☒ Other:

Name of repository: Missouri Valley Room, Kansas City  
(Missouri) Public Library

Majestic Apartments  
Jackson County, MO

Page 4

**10. Geographical Data**Acreage of Property Less than 1 acre**UTM References**

A. Zone 15 Easting 366495 Northing 4329460

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Elizabeth Rosin, Partnerorganization Historic Preservation Services, LLC date May 15, 2003street & number 323 West 8<sup>th</sup> Street, Suite 112 telephone 816-221-5133city 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**

(Complete this item at the request of SHPO or FPO.)

name Majestic Heritage, LLCstreet & number 53 Janssen Place telephone 816-678-6070city or town Kansas City state MO zip code 64109

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

Majestic Apartments  
Jackson County, Missouri

## ARCHITECTURAL DESCRIPTION

### SUMMARY

The Majestic Apartments is a three-story, twelve-unit, brick, colonnade apartment building located at the southeast corner of 7<sup>th</sup> Street and Benton Boulevard in the residential Northeast section of Kansas City, Missouri. The building illustrates the Square Brick Column Porch subtype with a conjoined form that is described in the "Historic Colonnade Apartment Buildings of Kansas City, Missouri, c.1900-1930" Multiple Property Documentation Form (MPDF). The west-facing masonry building forms a tight "U" shape around a narrow light well at the center of the rear (east) elevation. Rising from an ashlar-faced, uncoursed limestone foundation, the building terminates at a low mansard roof. Asphalt shingles cover the slope of the visible lower hip roof. Vernacular references to popular late-nineteenth and early-twentieth century revival architectural styles include the symmetrical arrangement of the primary (west) façade, classical molding at the eaves, the three-level hierarchy of the porch columns, and the contrasting stone quoins. However, it is the porches on the main façade that define the building's architectural property type. The three-story porches with square brick columns rise from the foundation to the cornice, flanking the central entrance/stairwell bay on each of the building's symmetrical halves. Virtually no alterations have been made to the building and it retains a very high degree of architectural integrity.

### ELABORATION

#### Building Exterior

The symmetrical halves of the west-facing primary façade suggest two distinct, three-story, six-unit apartment buildings that share a common front wall. Dark red brick with raked mortar joints clads the north, east, and west elevations. Dressed limestone quoins adorn the front corners (northwest and southwest) of the building, and a matching column of faux quoins applied to the brick wall at the center of the west elevation highlights the conjoined form of the design. Modillions and an egg-and-dart molding adorn the wide eaves that encircle the north, south, and west sides of the building. The secondary character of the rear (east) elevation is emphasized by the common red-orange brick wall treatment with flush mortar joints.

Each half of the primary (west) façade also has a symmetrical arrangement that is three bays wide with apartment units flanking a central stairwell/entrance hall on each of the three floors. Each bay contains a pair of openings. The apartments have window/door pairs that access the projecting front porches, while the central bay contains paired doors at the first-story entrance and pairs of windows in the upper stories.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 2

Majestic Apartments  
Jackson County, Missouri

Three-story porches rise in front of each bank of apartment units. The porches feature different stylistic treatments on each of the three levels, suggesting a vague reference to the hierarchy of Renaissance Revival architectural styling. The floor of the first-story porch rests on a low, loosely coursed, ashlar-faced, limestone foundation. Stout, square brick columns at the front corners of the porches rest on substantial, square, cut stone piers. Thin slabs of cut stone, recessed slightly from the face of the brick columns, intersperse every five courses of brick. The columns terminate with simple, cut stone corner blocks and square cut stone caps. The railing at this level features low, square brick piers with corbelled caps. The cut stone slabs that cap the railings correspond in height to the top of the base of the columns.

At the second story, the square brick columns are slightly less robust than those that are one story below. The brick treatment extends from the porch floor to the slightly molded stone cap. Stone slabs intersperse the brick every seven courses and project minimally beyond the face of the brick columns. The low railing features a wrought iron design. Narrow balusters with scrolled top and bottom ends are carried between narrow channels and topped with a round metal upper rail.

The brick columns on the third story are the most slender. A prominent slab of cut stone separates the brick base from the shaft. This slab projects slightly beyond the face of the brick column. Additional slabs of stone, slightly recessed from the brick, intersperse every four courses. This level also has a wrought iron railing with a delicate design of interlocking heart shapes. A round metal handrail tops the railing.

At each level, the columns support a flat, boxed fascia with a simple molded cornice that frames the ceiling of the porch below and the floor of the porch above. On the first story, the cornice follows the outline of the porch roof to the building wall and spans the entrance to connect to the molding of the opposite porch. Each porch ceiling is finished with beadboard and has a single light fixture suspended at the center.

Fenestration includes six-over-one light, double-hung wood windows. Additional decorative fixed windows with multiple diagonal panes are found at the first story. The square window surrounds on the north and west elevations feature cut limestone lintels and sills. On the south and east elevations, the openings are arched with cut stone sills and lintels formed from triple courses of header bricks. The bathroom and kitchen windows in the light well have been replaced with glass block. The bedroom and living room windows retain the original wireglass in six-over-one light, double-hung sash windows.

The buildings' main entries hold pairs of multi-light wood doors. Dressed limestone quoins

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 3

Majestic Apartments  
Jackson County, Missouri

frame the doorways. Signs reading "Majestic" are attached to the limestone above the entries. The simple cornice molding above the limestone doorframes connects the porches flanking the entrances.

Each apartment has exterior doors to the front and back porches.<sup>1</sup> The configuration of the front porch doors features four-lights over a large single light above a single recessed panel. Operable transoms top the back doors, which are configured with four-lights above three recessed panels. The back doors have been removed from the first-story apartments and the openings filled with plywood and new double-hung wood windows that match the size and configuration of the other windows on this elevation. The size and shape of the original openings remains unaltered.

Interior

Each of the two front entrances features a pair of multi-light wood French doors topped by a transom. The front doors lead into a small vestibule. Inside the vestibule is a second pair of wood doors. These doors are configured with two small square lights arranged above a large single light and a single recessed panel. The narrow foyer has plaster walls and ceiling and a linoleum floor with a low wood base. At the rear of the foyer, a pair of oak columns supporting a matching oak lintel marks the entrance to the stair hall. Through the stair hall, one gains entrance to the two first-story apartments and to the stairs that access the basement and the upper floors.

The staircase has square newel posts with simple molded caps. A molded wood handrail caps the railing lined with turned wood balusters. The treads and risers are also wood. The stairwell is open to the third story where a gabled, metal-framed skylight forms the ceiling. At each floor level, bronze, single bulb, pendant fixtures supplement the substantial illumination provided by the skylights.

The apartments on the second and third stories are identical between floors and mirrored in configuration on the north and south sides of the stair hall. Generally, the rooms in each apartment are arranged along a corridor that runs next to the stairwell. At the front (west) end of the apartment is the living room (occupying the outside corner), which is flanked by a pair of bedrooms. The dining room and kitchen occupy the space at the opposite end of the hallway. Next to the kitchen, the bathroom is also accessed from the hall. The footprint of the first-story apartments is slightly smaller to accommodate the entry foyer and, as a result, varies slightly in layout. These units have only one bedroom plus a small alcove located between the living room and the building's entrance.

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<sup>1</sup> The back porches were substantially deteriorated and were removed as part of the current rehabilitation. The owners will be reconstructing the back porches in their original configuration.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 4

Majestic Apartments  
Jackson County, Missouri

The interior finishes include wood floors and plaster walls and ceilings. In some locations, such as the entry halls, linoleum or vinyl tiles overlay the wood floors. A simple molded baseboard lines the walls. The windows and doors also feature stained oak trim. The simple surrounds have a motif similar to the newel posts. Several of the dining rooms retain box-beam ceilings. The interior wood doors have six horizontal panels and brass knobs and locksets. In most units, the wood trim remains unpainted.

Fireplaces on the outer wall in each living room feature two-tier mantels. Tall lower columns and short upper columns both carry mantel shelves. The capitals on both sets of columns resemble bunches of lotus leaves folded inward. Glazed brick, in either gold or green, clads the firebox surround and hearth apron. Cast iron insets fill the firebox openings.

The basement spans the full width of the building, and openings in the east-west foundation walls provide access between the building sections. The basement has a concrete floor and exposed stone walls. No finish covers the wood floor joists that are exposed on the ceiling. Doors made of diagonal beadboard fill the doorways that divide the space.

### Setting

The Majestic Apartments occupies a large corner lot in a residential neighborhood in Kansas City's Northeast neighborhood. Large single-family residences from the late nineteenth and early twentieth centuries, as well as other twentieth century multi-family apartment buildings fill the nearby lots. Benton Boulevard is a wide, four-lane thoroughfare, while 7<sup>th</sup> Street is a secondary two-lane road. Concrete sidewalks line both streets, and the older buildings have uniform setbacks behind small grassy yards.

The Majestic Apartments, like many of its neighbors, is slightly elevated from the sidewalk. Concrete walks, perpendicular to the Benton Boulevard sidewalk, rise up three steps and lead directly to each of the building's two main entrances. Five cut stone steps rise from the walk to the entry, which is level with the porch floor. A large redbud tree grows at the northwest corner of the building next to the northernmost porch. The rear driveway has been removed to allow construction access during the rehabilitation.

### Integrity

The Majestic Apartments has experienced very few alterations to its original design and fabric. The most significant change has been the removal of the deteriorated rear porches during rehabilitation. The rear porches are a secondary element of the building design and their removal does not impact the significance of this property relative to the Square Brick Column Colonnade Apartment Building property type. The rear porches will be reconstructed during the course of

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 5

Majestic Apartments  
Jackson County, Missouri

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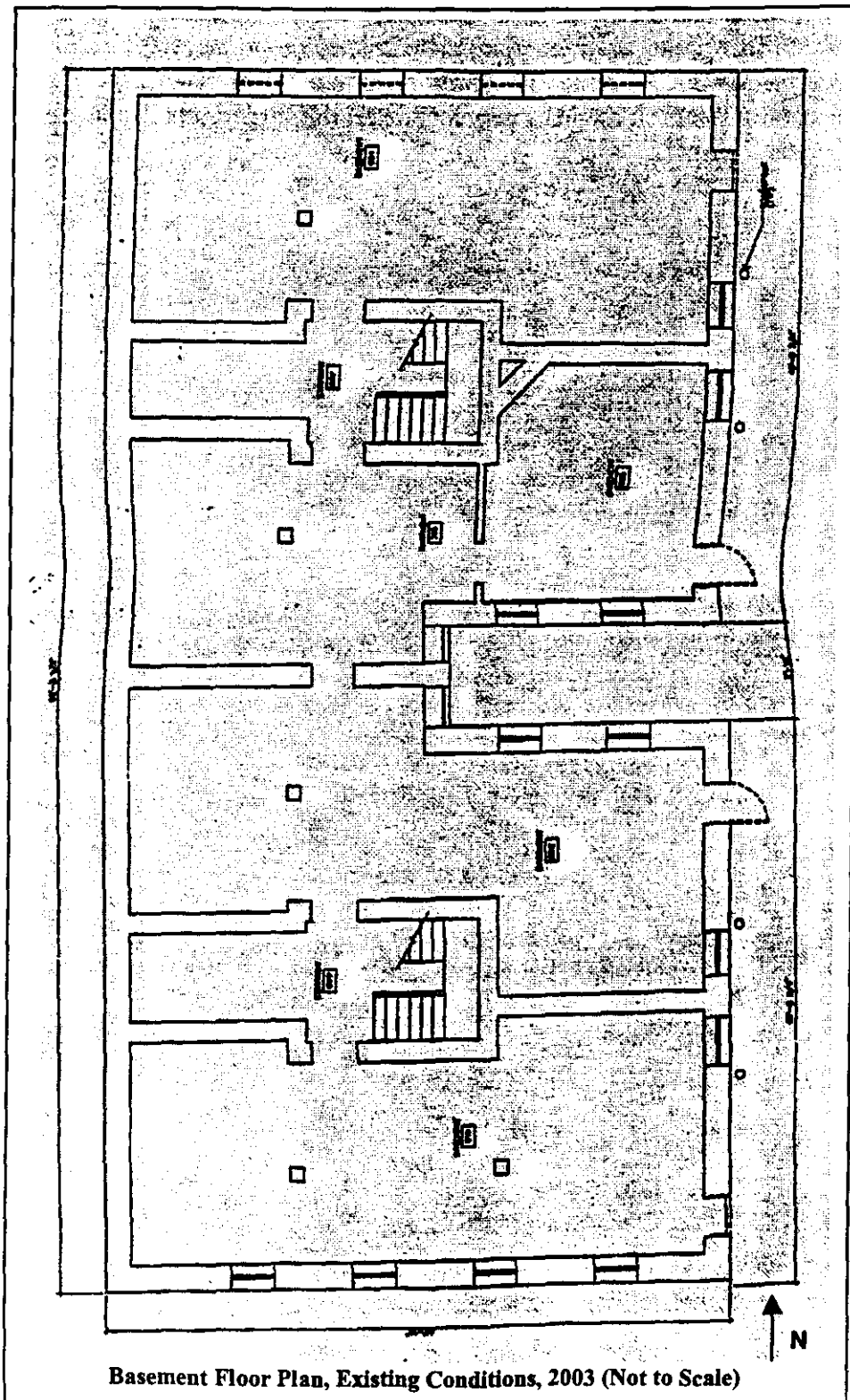
the project. All other character-defining elements of the building remain intact. It is exceptional in its retention of its original configuration, materials, and in most cases finishes. Inside and out, the building is clearly recognizable as an early twentieth century colonnaded apartment building as described in the MPDF. It retains a very high level of integrity in all seven areas necessary for National Register listing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 6

Majestic Apartments  
Jackson County, Missouri

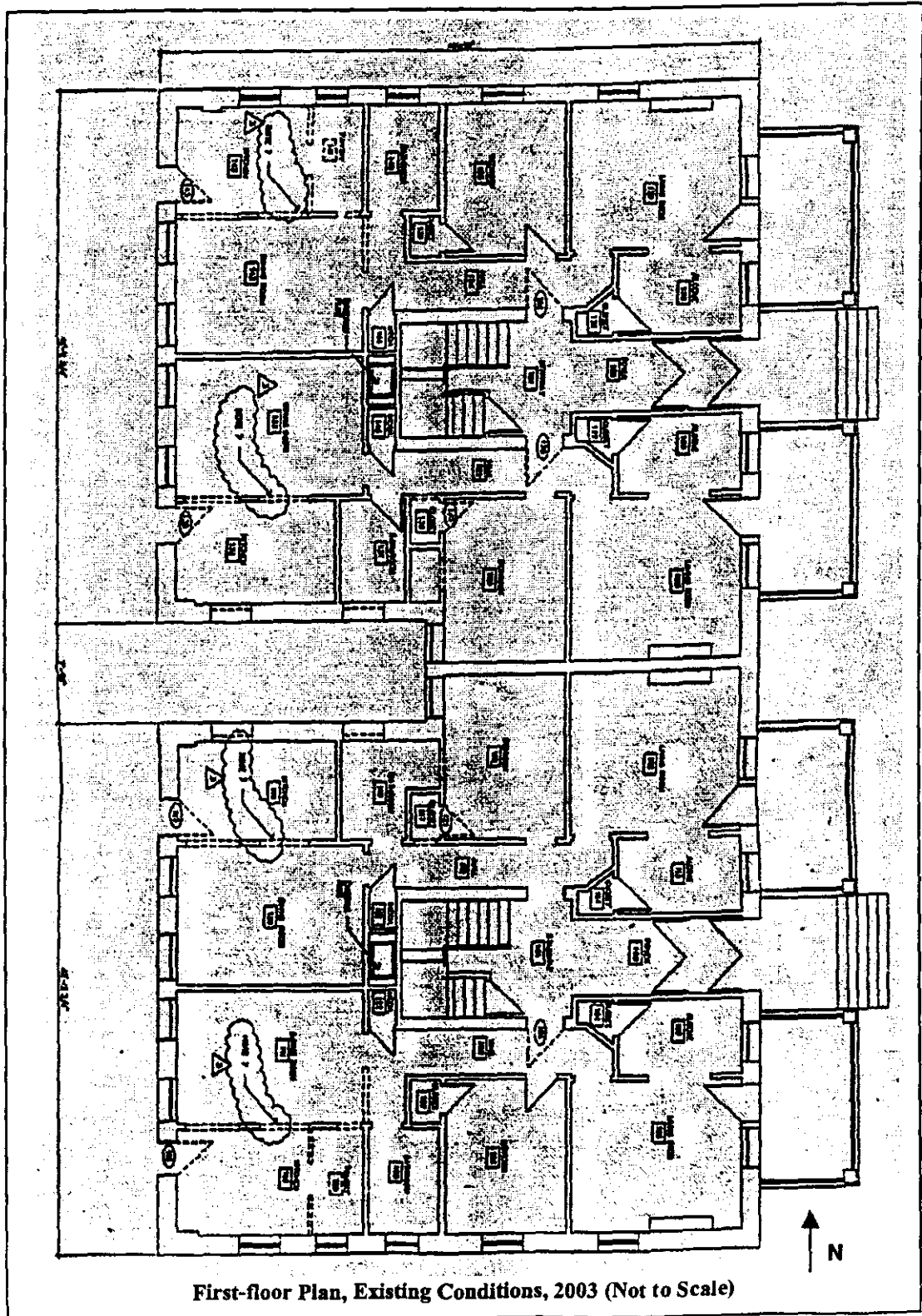


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 7

Majestic Apartments  
Jackson County, Missouri

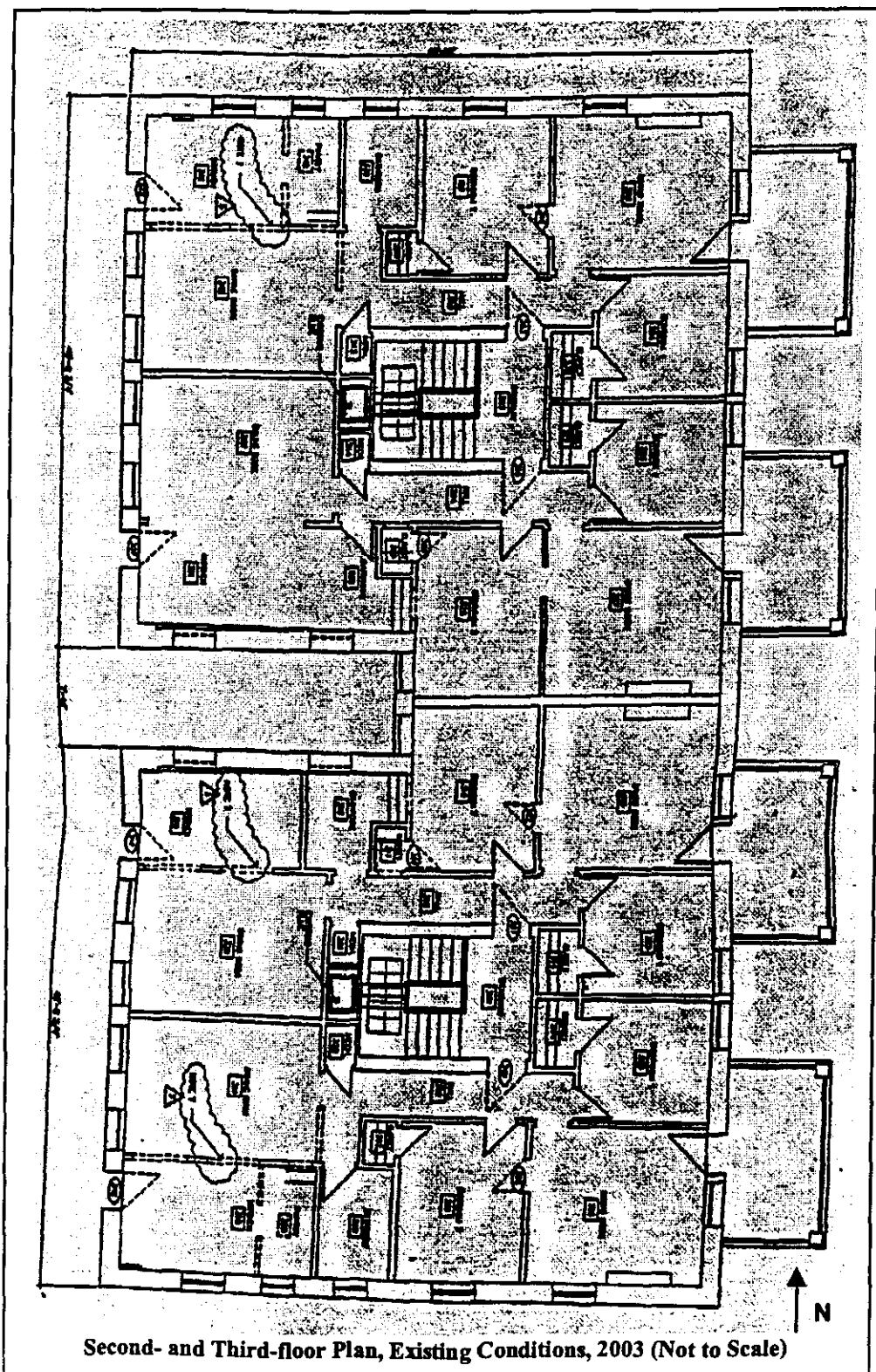


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 8

Majestic Apartments  
Jackson County, Missouri



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 9

Majestic Apartments  
Jackson County, Missouri

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## STATEMENT OF SIGNIFICANCE

The Majestic Apartments is eligible for the National Register under Criterion C for the area of ARCHITECTURE. Constructed in 1909 along one of Kansas City's new, fashionable boulevards, it is a locally significant example of the Kansas City colonnaded apartment building property type. It illustrates the Square Brick Column Porch subtype with a conjoined form, as defined in the Multiple Property Documentation Form "Historic Colonnade Apartment Buildings in Kansas City, Missouri, c. 1900-1930." As described in the MPDF context "The Colonnade Apartment Style in Kansas City: 1900-1930," the character-defining features of the Majestic Apartments include the full-height stacked porches flanking the central entrance; the vernacular interpretation of the Renaissance Revival architectural style referenced in the square brick porch columns; the classically detailed cornice and quoins; the shallow mansard roof; the double-hung windows; and the narrow light well at the rear of the building, which provides ample light to all rooms in every apartment. The period of significance for the Majestic Apartments is 1909, the year in which the building was constructed.

As the context "The Evolution of the Apartment Building in Kansas City: 1880-1930" explains, at the turn of the twentieth century, Kansas City was one of many cities nationwide responding to the planning tenets of the City Beautiful Movement by developing a new system of urban parks and boulevards in an effort to stave off blight and to increase tax revenues. The City's rapid population growth between 1880 and 1910 necessitated the construction of quality housing that was both affordable to the middle class and accessible to jobs in downtown Kansas City. Developers created fashionable residential districts along the new boulevards for the growing population. Kansas City's northeast neighborhoods were established in the late nineteenth century, following the extension of the streetcar line east from downtown along Independence Avenue. These neighborhoods flourished following the construction of the boulevards. The boulevard system enhanced the desirability of the area and made it especially ripe for the construction of colonnaded apartments. The location of the Majestic Apartments, at the corner of Benton Boulevard and 7<sup>th</sup> Street was doubly beneficial to its residents. It offered a fashionable address along one of Kansas City's newly completed boulevards as well as a short walk to the streetcar lines along Independence Avenue, just two blocks to the north.

## PROPERTY HISTORY

Kansas City building permits record that construction of the Majestic Apartments began in the spring of 1909. Norton Brothers Grading Contractors received a permit in April of that year to

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 10

Majestic Apartments  
Jackson County, Missouri

excavate a cellar at the corner of 7<sup>th</sup> Street and Benton Boulevard.<sup>2</sup> Less than a week later, the City issued a second permit to Chris Heinz for the construction of a three-story, brick and stone twelve-apartment flat. The building had a sizeable footprint, measuring 92 feet by 48 feet, and a gravel roof. Construction was valued at \$12,000.<sup>3</sup>

Seven of the twelve units were occupied in 1917.<sup>4</sup> The tenants included a variety of middle-class professionals, including a clerk, salesman, stenographer, and manager. Of these individuals, only one lived in the Majestic Apartments in 1910, while five of the others lived in Kansas City, several in other parts of the northeast residential district. The 1925 city directory lists occupants for eleven of the twelve units. None of the tenants had resided in the building in 1917, although the socio-economic mix continues to reflect middle-class professionals (e.g. buyer, cashier, engineer, stenographer, frame maker, and manager). The tenants also included a widow and three individuals for whom no occupation is listed. This same socio-economic mix of tenants is evident through the mid-1950s. Typically, the directories list tenants for ten or eleven of the twelve units. The tenants usually included several widows or individuals without occupations, in addition to the variety of middle-class professionals. It is interesting to note that as late as 1955 the building did not appear to be experiencing the decline common in other parts of the City. The tenants with listed occupations included the owner of a supermarket, a police detective, plumber, city health inspector, clerk, mechanic, and student. This may reflect, in part, that the building's owner/tenant, Morris G. Van Patten, may have paid close attention to the tenants renting apartments at the Majestic Apartments.

### Builder

Builder Christian Heinz was born in Germany in 1861. He immigrated to America at the age of 17, settling first in Cameron, Missouri. Trained in his homeland as a cabinetmaker, he worked in that capacity for three years before opening his own contracting business. Heinz married Alvina Meyer in 1884. She died in 1889, leaving Christian and their daughter, Estella. Heinz later married Dora Moog, with whom he had three more children, Edna, Florence and William.<sup>5</sup> By 1908, Heinz resided in Kansas City at 2916 East 35<sup>th</sup> Street with his daughters "Stella" and

<sup>2</sup> City of Kansas City, Missouri, Building Permit No. 45742. (Kansas City: City of Kansas City, Missouri Landmarks Commission, 1909).

<sup>3</sup> City of Kansas City, Missouri, Building Permit No. 9264 (Kansas City: City of Kansas City, Missouri Landmarks Commission, 1909)

<sup>4</sup> Information about tenants comes from the *Polk's Kansas City (Missouri) Directories*, published between 1910 and 1955. Please refer to the bibliography for complete citations. The first year that the City Directories for Kansas City list properties by address is 1917, effectively making this the first year for which comprehensive lists of tenants can be identified.

<sup>5</sup> Carrie Westlake Whitney, *Kansas City, Missouri: Its History and Its People 1800-1908*, (Chicago: S.J. Clarke Publishing Co, 1908), 202.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 11

Majestic Apartments  
Jackson County, Missouri

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Edna.<sup>6</sup>

By this time, Christian Heinz operated a prosperous construction business in Kansas City from an office in the recently completed, high-rise Scarritt Building and Arcade downtown. In addition to the Majestic Apartments, his work included the construction of modest houses and large mansions on Armour Boulevard, Prospect Avenue, and Benton Boulevard, as well as several commercial buildings on 23<sup>rd</sup> Street. A member of the Master Builders' Association, Heinz had a reputation for producing high quality finish work. The success of his business enabled him to employ several workers.<sup>7</sup>

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<sup>6</sup> *Polk's Kansas City (Jackson County, Missouri) Directory*, 39<sup>th</sup> Edition, (Kansas City: Gate City Directory Co, 1919).

<sup>7</sup> *Whitney*, 201-202.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 12

Majestic Apartments  
Jackson County, Missouri

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**BIBLIOGRAPHY**

City of Kansas City, Missouri Landmarks Commission. Building permit. Building permit number 45742. 29 April 1909.

City of Kansas City, Missouri Landmarks Commission. Building permit. Building permit number 9264. 3 May 1909.

Historic Preservation Services. National Register Multiple Property Documentation Form for "Historic Colonnade Apartment Buildings in Kansas City, Missouri" (Draft). 2003.

*Polk's Kansas City (Jackson County, Missouri) Directory*, 39<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1909.

*Polk's 1910 Kansas City (Jackson County, Missouri) City Directory*. 40<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1910.

*Polk's 1917 Kansas City (Jackson County, Missouri) City Directory*. 47<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1917.

*Polk's 1925 Kansas City (Jackson County, Missouri) City Directory*. 55<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1925.

*Polk's 1935 Kansas City (Jackson County, Missouri) City Directory*. 65<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1935.

*Polk's 1945 Kansas City (Jackson County, Missouri) City Directory*. 70<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1945.

*Polk's 1950-51 Kansas City (Jackson County, Missouri) City Directory*. 75<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1951.

*Polk's 1955 Kansas City (Jackson County, Missouri) City Directory*. 79<sup>th</sup> Edition. Kansas City: Gate City Directory Co., 1955.

Whitney, Carrie Westlake. *Kansas City, Missouri: Its History and Its People, 1800-1908*. Chicago: S.J. Clarke Publishing Co, 1908.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10, Photographs Page 13

Majestic Apartments  
Jackson County, Missouri

## VERBAL BOUNDARY DESCRIPTION

Beginning at a point 180.68 feet East of the Northeast corner of Lot 1, Anderson Place, an addition in Kansas City, Missouri, said point of beginning being also the present Southeast corner of 7<sup>th</sup> Street and Benton Boulevard as now established and thence running East along the South line of 7<sup>th</sup> Street 114.52 feet, thence South parallel to the East line of Benton 100 feet, thence West and parallel with the South line of 7<sup>th</sup> Street 114.52 feet to the East line of Benton Boulevard, thence North on the East line of Benton Boulevard 100 feet to the place of beginning in Kansas City, Missouri, being part of the Northeast 1/4, Northwest 1/4 of Section 3, Township 49, Range 33 in Kansas City, Jackson County, Missouri, except that part in streets and roads.

## BOUNDARY JUSTIFICATION

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

## PHOTO LOG

**Photographer:** Brad Finch, F-Stop Photography, Kansas City, Missouri  
**Date of Photographs:** May 2003  
**Location of Negatives:** Majestic Heritage, LLC

<u>Photograph No.</u>	<u>Description and Camera View</u>
1)	West elevation. View looking east.
2)	East elevation, north half of building (701-703 Benton Boulevard), View looking east.
3)	North and west elevations. View looking southeast.
4)	West and south elevations. View looking northeast.
5)	North and east elevations. View looking south.
6)	East elevation (705-707 Benton Boulevard). View looking southwest.
7)	Light well, east elevation. View looking west.
8)	Front (west) porch (705-707 Benton Boulevard). View looking northeast.
9)	Cornice detail. View looking northeast.
10)	Center quoins. View looking east.
11)	Front foyer and entry vestibule. View looking west.
12)	First-story stair hall. View looking northeast.
13)	Skylight.
14)	First-story apartment living room with porch entry and alcove. View looking southwest.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10. Photographs Page 14

Majestic Apartments  
Jackson County, Missouri

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- 15) Front porch entrance and window. View looking west.
- 16) Upper-story living room with fireplace. View looking southwest.
- 17) Dining room with box beam ceiling. View looking northeast.
- 18) Typical apartment hallway. View looking west.

MAJESTIC APARTMENTS  
KANSAS CITY  
JACKSON COUNTY, MISSOURI  
UTM REFERENCE:  
15/306495/  
4329460























Construction By  
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