

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.

historic name Pennbrooke Apartments

other name/site number Pennbrook Apartment Hotel

street & town 604 West 10th Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64105

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

February 26, 2009
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

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:) _____

Pennbrooke Apartments
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
Total

Name of related multiple property listing

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Function

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

Stone

roof Tar & Gravel

other

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

Pennbrooke Apartments
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.)

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

ECONOMICS

Period of Significance

1926 - 1958

Significant Dates

1926

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Peters, Nelle E. (Architect)

Delano, Raymond J. (Builder)

☒ 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 # _____

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

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

Pennbrooke Apartments
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 3/6/2/4/9/9 4/3/2/9/3/4/3
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 Lots 1 Thru 3 Block 8 Also South 1/2 Vacant Alley LY N OF & ADJ, Coates Addition, Kansas City, Jackson County, Missouri

Property Tax No. JA29310270300000000

Boundary Justification

(Explain why the boundaries were selected.)

The nominated property includes the parcel of land historically occupied by the Pennbrooke Apartments Building.

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

11. Form Prepared By

name/title Elizabeth Rosin, Partner and Rachel Nugent, Associate

organization Rosin Preservation, LLC date August 2008

street & number 215 W. 18th Street, Suite 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

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 Pennbrooke Apartments

street & number 604 W. 10th Street telephone

city or town Kansas City state MO zip code 64105

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 Number 7 Page 1

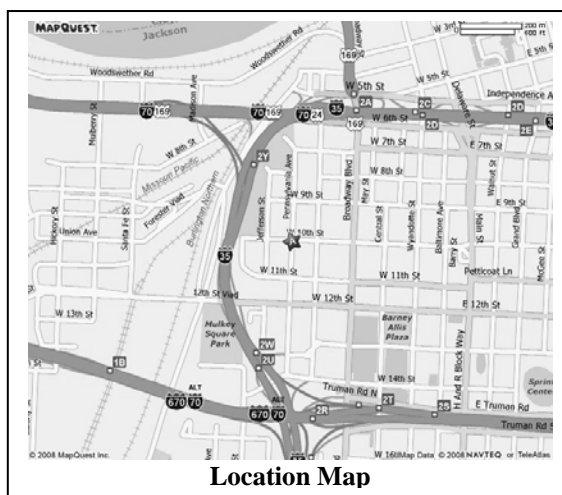
Pennbrooke Apartments
Jackson County, Missouri**SUMMARY**

Pennbrooke Apartments¹, at 604 West 10th Street, Kansas City, Jackson County, Missouri, is a three-story brown brick building with stone trim. Noted Kansas City architect Nelle E. Peters designed the Tudor Revival apartment building in 1926. Peters' design for Pennbrooke Apartments featured 66 self-sufficient units, each with its own kitchenette. The presence of the kitchenette, the absence of an elevator, and the three-story height identify the building as a Low-Rise Walk-Up Apartment Building Sub-Type, as defined in the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri."² The building has a rectangular east-west spine from which three wings extend both north and south. This footprint creates two light courts on each of the long elevations and give the building the appearance of three smaller buildings. In the end wall of the three south wings the third story exhibits the half-timbering and steep gable roof common to the Tudor Revival style. The center wing also has an embellished entry in the first story that is the primary entrance to the building. Few changes have been made to the building and it clearly communicates information about and associations with its historic context.

ELABORATION**SETTING**

Pennbrooke Apartments occupies the northwest corner of West 10th Street and Pennsylvania Avenue, just north of the Quality Hill Historic District,³ whose boundaries are identified as 10th and 14th Streets and Broadway and Jefferson Street. A mix of historic and modern multi-family residences dominates the neighborhood.

The lot is generally flat adjacent to the streets but slopes down toward the northwest corner. Due to the slope, the first story is at grade at the northwest corner of the building but is mostly below grade on the south elevation. A small strip of grass separates the building from the adjacent sidewalks. Low shrubs planted along the foundation landscape the front (south)



¹ The Sanborn Maps and older city directories (before 1980) indicate the name of the building as "Pennbrook Apartments" or "Penbrook Apartment Hotel."

² The "Working-Class and Middle-Income Apartment Buildings of Kansas City, Missouri," Multiple Property Documentation Form was listed in the National Register of Historic Places 20 September 2007.

³ Quality Hill Historic District was listed on the National Register of Historic Places on 7 July 1978.

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Pennbrooke Apartments
Jackson County, Missouri

elevation. The lot directly west of the building contains a modern high-rise apartment building. Directly north of Pennbrooke Apartments is a long and narrow International Style high-rise apartment building. The lower parking lot and pool associated with this building abut the retaining wall along the north lot line of the nominated property.

EXTERIOR

Pennbrooke Apartments has a concrete foundation and multi-tonal brown brick walls with minimal stone trim on the south elevation. The lower story walls at the south elevation facing the light courts are slightly buttressed. Rustic stone blocks articulate these corners and embellish the main entrance. The center wing has stone lintels on the second story and stone quoins at the Tudor arch entry. Single stone blocks are placed randomly at other locations within the brick façade (*see photo 8*).

Each wing of the south elevation has one bay of the third story that protrudes slightly from the main façade. Wood brackets and finials, half-timbering, and a steeply-pitched roof articulate these bays. On the two outer wings, this bay is at the inner corner, closest to the center bay. The half-timbered bay is at the center of the central wing. The adjacent roof surfaces are hipped parapets clad with slate shingles (*see photo 2*).

The secondary elevations have less ornamentation. On the east elevation, two second-story bays protrude slightly from the brick façade. They feature half-timbering and a slate-shingled mansard roof. Chimney tops and gable ends rise through the parapet walls. The remaining uninterrupted brick façades contain rhythmic rows of single and paired windows at each story (*see photo 3*). The walls of the light courts are arranged in a similar manner.

One-over-one double-hung windows replace the original eight-over-eight double-hung sashes. Most of the windows are paired or tripled, with smaller, single windows at the bathrooms. The lintels are steel, and the sills are brick.

There are four entrances to the building. The main entry in the south elevation of the center wing has a non-historic glass and metal door. Secondary entrances in the center of each wing on the north elevation access internal stairwells (*see photo 04*).

INTERIOR

The double-loaded corridors echo the shape of the building footprint. They have a central spine and three wings extending to both the north and south. The walls and ceilings of the corridors are textured plaster. The floors are carpeted. The fluorescent light fixtures are non-historic. Unit doors and casings are wood but are not historic.

The entry vestibule opens to a small landing. The management office occupies the roof immediately to the west.

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Pennbrooke Apartments
Jackson County, Missouri

Opposite the entry a short run of stairs leads up to the main corridor on the second floor. East of this stair is another short run of stairs that leads down to the first floor (*see floor plans*). There is an open staircase in the main corridor between the west and central wings. The staircase has painted wood railings and balusters that may be historic. A skylight above the stairwell brings natural light to the third-floor corridor. On each floor, the north corridors terminate at an enclosed egress stair that exits behind the building.

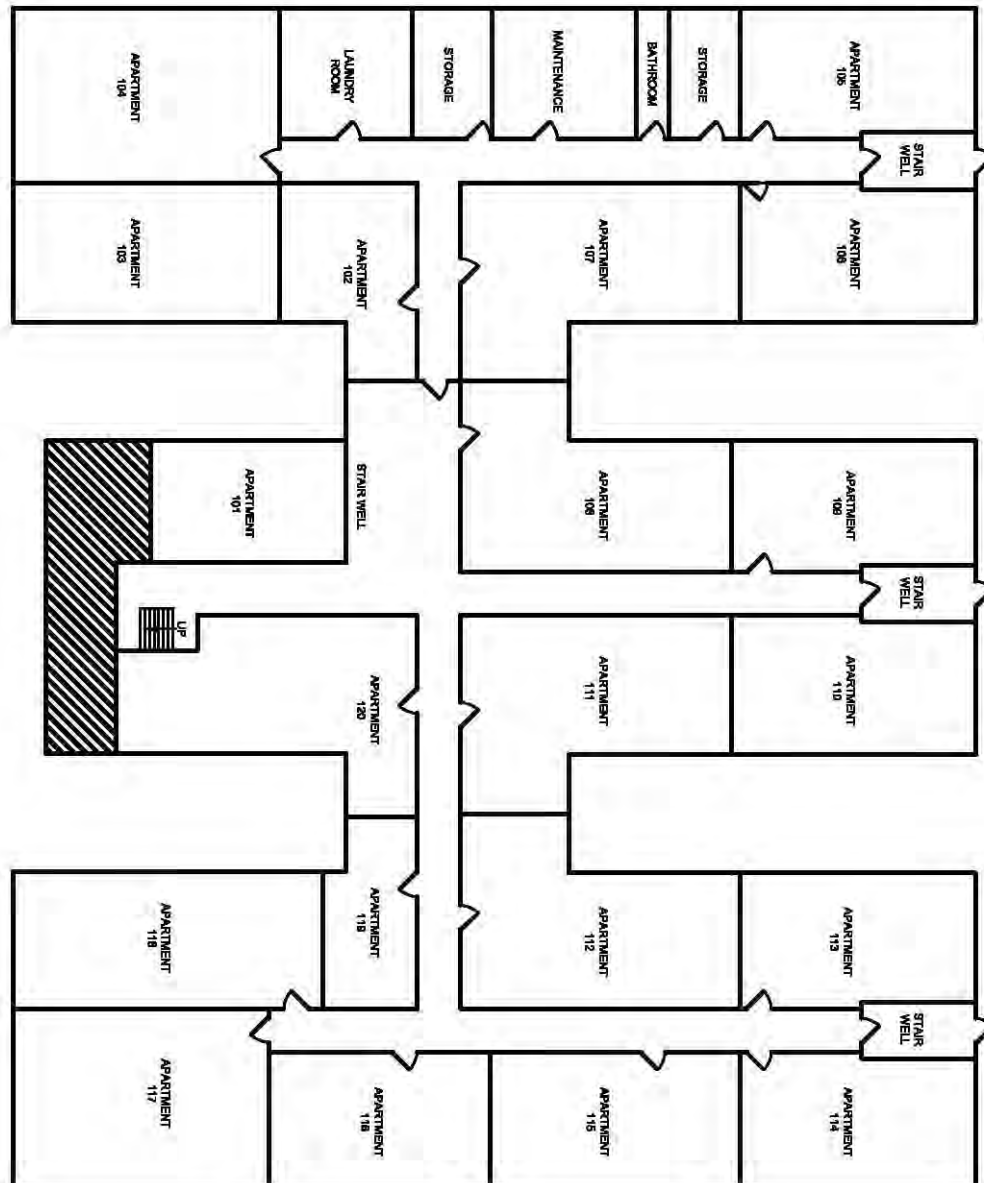
The building retains 65 of its original 66 apartment units. One basement unit now provides laundry and storage facilities. The floor plan is identical on each of the three floors, with the exception of the main entrance at the south end of the center wing. Current apartment configurations include studio, one-bedroom and two-bedroom units. The apartments have carpeted floors and painted plaster and drywall walls and ceilings. The living spaces have no architectural details or trim. Kitchens and bathrooms do not retain any original fixtures or flooring.

INTEGRITY

Pennbrooke Apartments clearly reflects the attributes of the Low-Rise Walk-Up Apartment Building sub-type described in Section F of the Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” The character-defining features include the building’s three-story height, the absence of an elevator and the presence of small kitchenettes in each unit. Additionally, the building retains the original exterior design elements that distinguish its Tudor Revival architectural style. The restrained use of stucco and half-timbering in projecting bays along with minimal stone trim on a brick façade are signature elements of this architecture. The loss of small wood brackets below the half-timbered projecting bays does not impact the building’s ability to communicate its historic character. Likewise, the replacement of the original windows has not altered the rhythm or size of the original openings. Despite these changes, the Penbrooke Apartments retains integrity of design, materials, and workmanship and remains an excellent example of its property type. It clearly conveys its Tudor Revival architecture as well as feelings about and associations with the era of apartment building for Kansas City’s working- and middle-class in the Quality Hill area.

Pennbrooke Apartments
Jackson County, Missouri

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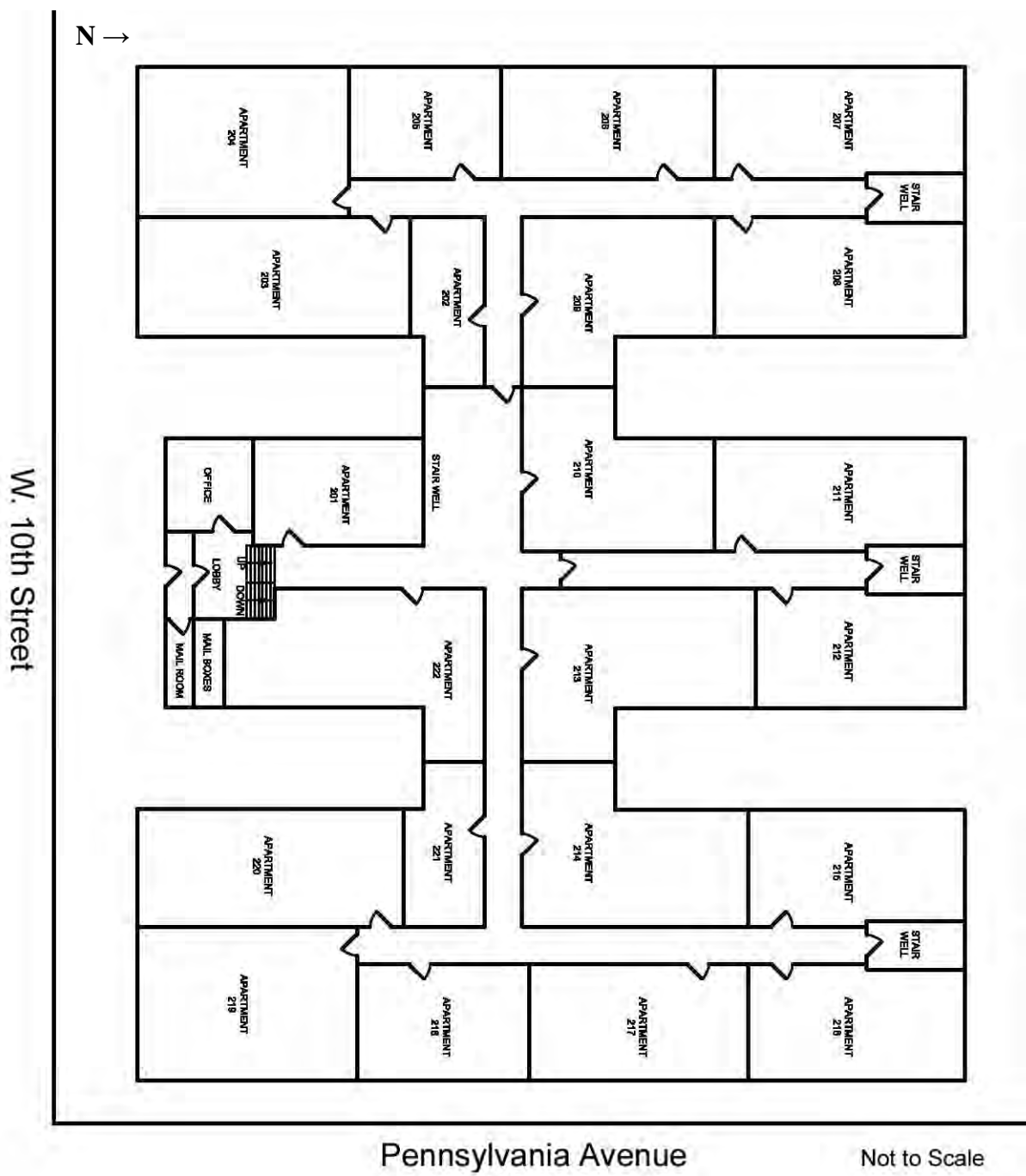
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Pennbrooke Apartments
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SECOND FLOOR PLAN



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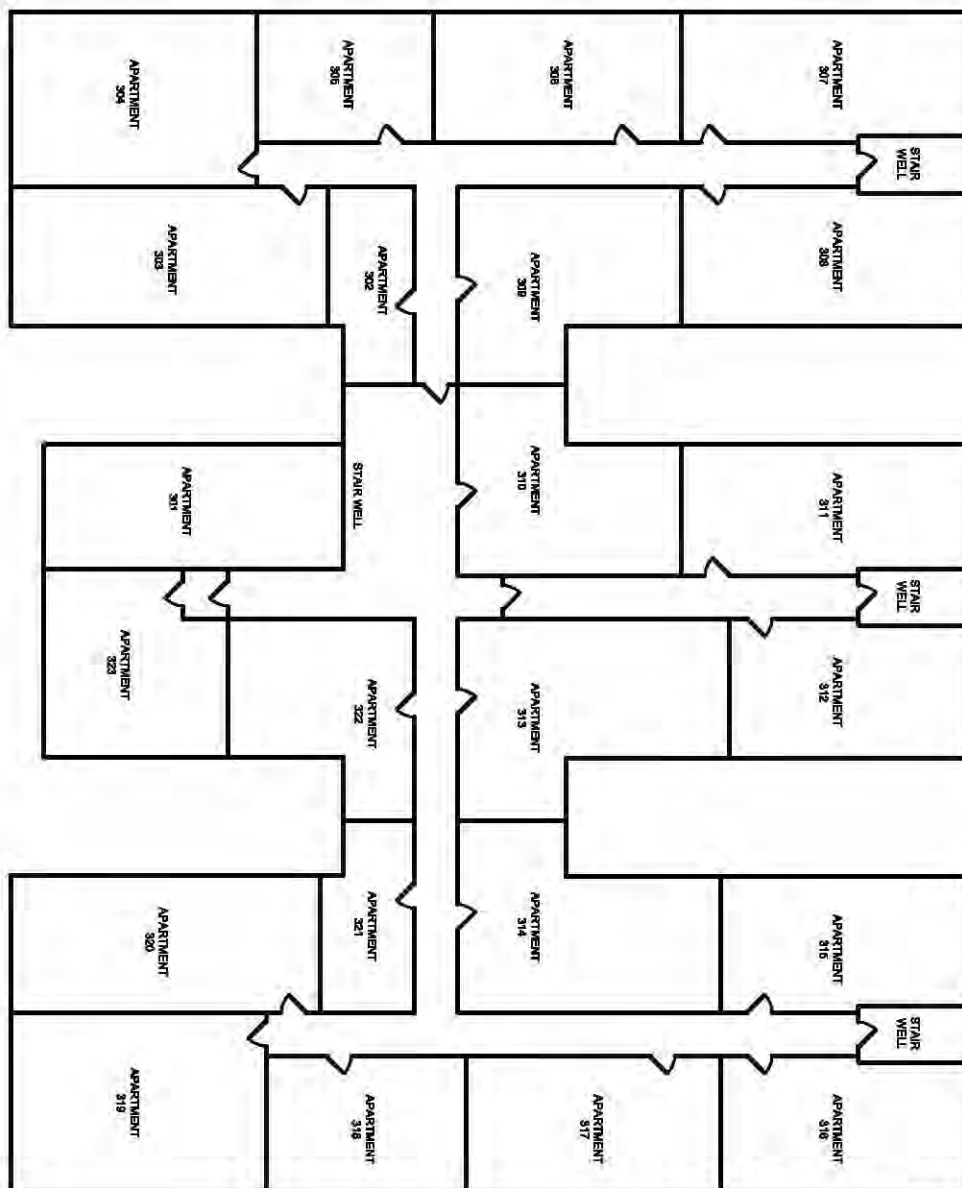
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Pennbrooke Apartments
Jackson County, Missouri

THIRD FLOOR PLAN

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Pennbrooke Apartments
Jackson County, Missouri

SUMMARY

The Pennbrooke Apartments at 604 West 10th Street, Kansas City, Jackson County, Missouri is locally significant under National Register Criterion A for the area of ECONOMICS and SOCIAL HISTORY and under Criterion C for the area of ARCHITECTURE. As described in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," the Pennbrooke Apartments possesses the distinct characteristics of a Working- and Middle-Class Apartment Building: 1885-1960, specifically the Low-Rise Walk-Up Apartment Building Sub-Type. Designed by prominent Kansas City architect, Nelle E. Peters, the three-story building features a single entrance, small kitchenettes in each apartment unit, and most importantly no elevator. Its restrained Tudor Revival style, its proximity to the central business district and manufacturing areas, and its efficient studio, one-, and two-bedroom apartments illustrate the trends for multi-family housing that was built during the 1920s for working-class and middle-income citizens of Kansas City. The period of significance for this property is 1926-1958. This period begins with the date of construction and ends with the fifty-year closing date for periods of significance where activities begun historically continue to have importance but no more-specific date can be defined.

ELABORATION

As the contexts "Residential Development Patterns: 1830-1960," "The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Buildings in Kansas City: 1855-1960," and "Architecture of Working- and Middle-Class Apartment Buildings: 1855-1960" explain, as Kansas City grew during the first quarter of the twentieth century so did the demand for housing, preferably inexpensive, efficient structures that maximized the benefits of location and occupancy. The result was a dramatic increase in the number and variety of apartment buildings throughout the city. These buildings were, for the most part, simple forms with stylistic elements applied to functional "modern" structures. Historic revival styles such as English Tudor, Gothic, and Spanish Revival gained tremendous popularity after World War I. Buildings of these types are found throughout Kansas City, particularly in areas that were subject to changing demographics, such as the Quality Hill neighborhood.

QUALITY HILL

In the 1870s, as manufacturing facilities flourished in the West Bottoms and the Central Business District grew along Main Street and Broadway, Kansas City's wealthy merchants and businessmen established their residences in a secluded but accessible neighborhood in the northwest corner of the growing city. With Broadway to the east and the bluffs to the west, the neighborhood stretched from 7th Street to 14th Street. The neighborhood, aptly-named Quality Hill for the high concentration of stately homes and spacious lots, prospered well into the late nineteenth century. Many of the residents were wealthy Easterners whose business ventures led to the growth of

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Pennbrooke Apartments
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this new city. Quality Hill was ideally located on top of a scenic bluff. It was close to the cultural and commercial establishments of downtown, yet remained a strictly residential enclave. The Kansas City Cable Railway conveniently provided access, via cable car, down the steep bluffs to the West Bottoms industrial district.

As Kansas City continued to expand southward, the residents of Quality Hill grew tired of being downwind from the packing houses and railroad yards.⁴ Additionally, all of the land in Quality Hill had been developed, prompting the next generation of wealthy families to settle in new, fashionable neighborhoods. The desirability of the Quality Hill neighborhood may have declined for those who could afford to move, but the proximity of downtown and the convenience of public transportation outweighed the malodorous drawbacks for many of more-modest means. Stately homes subdivided into multiple apartments and reduced prices for housing drew a different type of resident to the neighborhood, one with the status of working-class. Many viewed the change in demographics negatively and considered the neighborhood to be in decline. By the 1930s, Quality Hill was a “slum.”⁵ The conversion of once-grand homes into multi-unit dwellings and the construction of utilitarian apartments and flats to accommodate the working-class contributed greatly to this impression.

The population increase and real estate boom of the early twentieth century resulted in large numbers of workers seeking housing near their work, either downtown or in the West Bottoms. Large single-family homes were easily converted into multi-unit dwellings. Other lots were cleared for the construction of purpose-built multi-unit buildings. These new apartment buildings most commonly took the form of two- and four-family flat or low-rise walk-up apartment buildings, property types defined in the MPDF “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” By 1939, Quality Hill was still a predominantly residential neighborhood, although very few of the structures remained single-family dwellings. In the four-block area between 9th Street and 11th Street, Jefferson Street and Washington Street, the 1939 Sanborn Map identifies most of the buildings with the footprint of a single-family dwelling as “Apts.” Other rectangular two-story structures are identified as “F” for “flats.” The other larger structures were apartment blocks and apartment hotels.⁶

During the 1920s, Kansas City’s building boom had a different meaning for Quality Hill. The construction of new apartment buildings and apartment hotels represented an attempt to revitalize the declining neighborhood. The low-rise apartment building had multiple units to satisfy the needs of the growing neighborhood while maintaining a scale sympathetic to the surviving mansions and townhouses. Kansas City architect Nelle E. Peters

⁴ George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1990*, revised and enlarged edition, (Columbia, MO: University of Missouri Press, 1992), 24.

⁵ A. Theodore Brown and Lyle Dorsett, K. C., *A History of Kansas City, Missouri*, (Boulder, CO: Pruett Publishing Company, 1978), 187.

⁶ Sanborn Map and Publishing Company, Ltd., *Sanborn Fire Insurance Map of Kansas City, Missouri*, (New York: Sanborn Map Company, 1939 – 1940) Vol. IA, Sheet 31, Database online.

<http://sanborn.umi.com.proxy.mcpl.lib.mo.us/mo/4720/dateid-000012.htm?CCSI=45n>. Accessed 5 September 2008.

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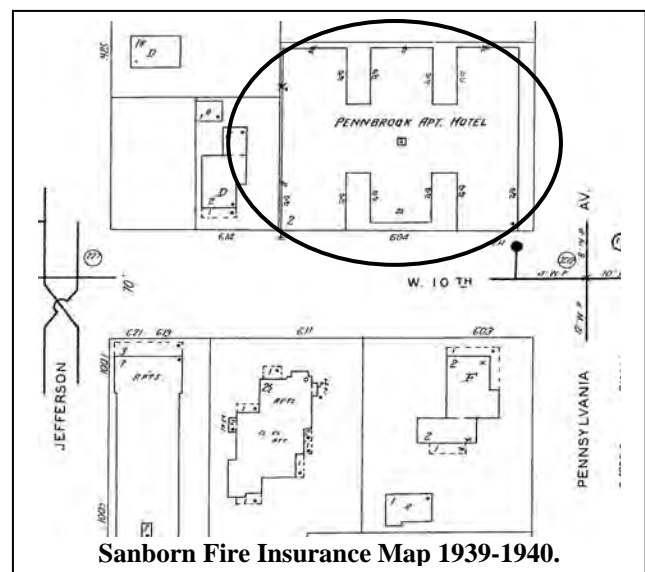
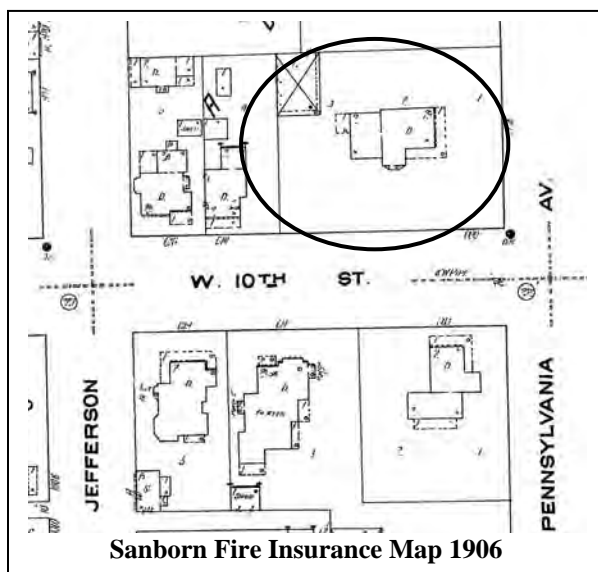
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Pennbrooke Apartments
Jackson County, Missouri

designed several low-rise apartment buildings in Quality Hill during this period.⁷

The revitalization improved the area slightly, but the decline continued. The area remained a working-class neighborhood through the 1940s and 50s. Quality Hill experienced several urban renewal efforts during the 1960s and again in the 1980s. It maintains its predominantly residential composition.



PENNBROOKE APARTMENTS

Quality Hill, with its proximity to the central business district and the manufacturing facilities in the West Bottoms, needed buildings to house the influx of working-class individuals. The history of the lot at the northwest corner of West 10th Street and Pennsylvania Avenue illustrates the common process of dealing with the needs of this changing neighborhood. In 1920, the stately, brick home of Emma Gates at 928 Pennsylvania Avenue sat in the center of the large corner lot facing east.⁸ The large, brick residence was originally constructed for Michael Dively, a wholesale grocer and banker.⁹ A two-story brick livery, larger than some of the other houses on the

⁷ Six of Peters' Quality Hill apartment buildings listed on the National Register of Historic Places as part of the "Quality Hill Historic District" on 7 July 1978: Charlevoix Apartments (1919), Surrey Court Apartments (1927), Wellington Apartments (1926), Stratford Apartments (1927), Chimes Apartments (1927), and Normandy Apartments (1928).

⁸ *Polk's Kansas City (Jackson County, Missouri) Directory*, Vol. L, Kansas City: Gate City Directory Co., 1920, Microfilm, Missouri Valley Special Collections, Kansas City (Missouri) Public Library.

⁹ "New Pennbrook Hotel in Architectural Contrast with its Older West Side Neighbors," *Kansas City Star*, 5 September 1926, 2D, Microfilm, Kansas City (Missouri) Public Library.

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Pennbrooke Apartments
Jackson County, Missouri

block, occupied the northwest corner of the lot.¹⁰ By 1925, Mrs. Mary Amyx owned the property and offered furnished rooms.¹¹

A building permit issued the following year allowed for the construction of a brick apartment building at 604 West 10th Street. The owner of the new building was George Williams.¹² The builder was Raymond J. Delano of Delano & Park Realty & Loan Company. The architect was Nelle E. Peters.

A 1926 newspaper article described the Pennbrooke Apartments as a “kitchenette apartment hotel structure, containing 140 rooms and suites...” with an exterior “...of rough brick in mingled shades of brown.”¹³ The completed building contained less than half of the number of units originally projected. It first appeared in the 1927 city directory, although the city directory did not publish a tenant list for the building until 1960. At that time, most tenants were working-class citizens with occupations such as driver for Healzer Cartage, machinist for Columbia Steel Tank, construction worker, electrician, and clerk for Bearing Distributers. In later decades, while many of the residents held blue-collar jobs, the remaining tenants were retired.¹⁴



NELLE E. PETERS -- ARCHITECT

Nelle E. Peters, born Nelle Nichols in Niagara, North Dakota in 1884, always knew she wanted to be an architect. She attended Buena Vista College in Storm Lake, Iowa, but graduated without any formal technical training in the field. Following graduation, she got a job as a “draftsladay” at a Sioux City architecture firm from 1903 to 1909. On-the-job training and correspondence-school studies resulted in her attaining architectural licenses in several

¹⁰ Sanborn Map and Publishing Company, Ltd, *Sanborn Fire Insurance Map of Kansas City, Missouri*, (New York: Sanborn Map Company, 1895), Vol. I, Sheet 12; and 1906, Vol. I, Sheet 31, Database online.

<http://sanborn.umi.com.proxy.mcpl.lib.mo.us/mo/4720/dateid-000001.htm?CCSI=45n>. Accessed 5 September 2008.

¹¹ *Polk's Kansas City (Jackson County, Missouri) Directory*, Vol. LV, Kansas City: Gate City Directory Co., 1925, Microfilm, Missouri Valley Special Collections, Kansas City (Missouri) Public Library.

¹² Building permit number 14690. Owner is listed as “Geo. Williams.” There are 36 entries for “George Williams” in the 1926 Kansas City directory. There was no indication that the few entries in the Kansas City Public Library vertical files pertained to the Geo. Williams listed as the owner of Pennbrooke Apartments.

¹³ New Pennbrook Hotel in Architectural Contrast with its Older West Side Neighbors.”

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Pennbrooke Apartments
Jackson County, Missouri

states, including Missouri. After working for two years in Kansas City, Missouri, she worked up the nerve to start her own practice. Peters' career took off in 1923, after she ended her ten-year marriage to Kansas City Terminal Railroad designer William H. Peters.¹⁵

Nelle E. Peters was a versatile architect, designing large-scale, high-rise apartments and hotels as well as low-rise flats and single-family residences. Peters designed buildings using contemporary styles in a restrained manner that meant her designs would age well over time. Peters was heavily involved in the apartment building boom of 1920s, particularly in the prominent development areas along Armour Boulevard, around the Country Club Plaza, and on Quality Hill. Buildings designed by Nelle E. Peters include the Del Monte Apartments, Cleveland Arms Apartments, and Linda Vista on Armour Boulevard.¹⁶ The Mark Twain, Robert Browning, and Oliver Wendell Holmes apartment buildings adjacent to the Country Club Plaza were all Ms. Peters' designs, as well. In addition to the Pennbrooke Apartments, Peters designed two other Quality Hill apartment buildings, the Wellington and the Stratford Apartments, in the Jacobethan (Tudor Revival) style.¹⁷ The buildings were constructed in 1926 and 1927, respectively, at 519 and 515 West 11th Street in the Quality Hill Historic District.

RAYMOND J. DELANO

It was toward the end of his varied career that Raymond J. Delano built the Pennbrooke Apartments. In 1905 Delano was listed in the Kansas City directory as an attorney with Beardsley, Gregory & Kirshner.¹⁸ He was still listed as a lawyer in 1910, one year after entering the real estate development business.¹⁹ Delano is credited as the builder for the Newport Apartments at 3536-42 Baltimore Avenue in 1909. Delano entered into a partnership with Robert R. Park in 1909 to form the Delano-Park Realty Company. The first building the company constructed was the Gillham Park Apartments at 4305-7 Gillham Road that same year.²⁰ The partnership lasted into the 1920s when Delano was president of both the Delano-Park Realty & Loan Co. and Midwest Motor Securities, which later became the Security Building Company.²¹

¹⁴ Polk City Directories for Kansas City, 1927, 1960, 1965, 1970, 1985, 2000.

¹⁵ Piland.

¹⁶ The Del Monte Apartments and the Cleveland Arms Apartments were listed in the National Register of Historic Places as part of the "Armour Boulevard Multiple Resource Area" District I on 28 July 1983. Linda Vista Apartments was listed in the National Register of Historic Places as part of the "Armour Boulevard Multiple Resource Area" District III on 13 June 2006.

¹⁷ The Wellington and the Stratford Apartments were listed in the National Register of Historic Places as part of the "Quality Hill Historic District" on 7 July 1978.

¹⁸ *Hoye's City Directory of Kansas City, Missouri*, Thirty-Fifth Annual Issue, (Kansas City: Hoye Directory Company, 1905), Microfilm, Missouri Valley Special Collections, Kansas City (Missouri) Public Library.

¹⁹ *Hoye's City Directory of Kansas City, Missouri*, Fortieth Annual Issue, (Kansas City: Gate City Directory Company, 1910), Microfilm, Missouri Valley Special Collections, Kansas City (Missouri) Public Library.

²⁰ Information from Kansas City Landmarks Commission Architectural Database. Provide by Landmarks Commission 15 October 2008.

²¹ *Kansas City Directory*, Vol. L, (Kansas City: Gate City Directory Co., 1920), Microfilm, Missouri Valley Special Collections, Kansas City (Missouri) Public Library.

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Pennbrooke Apartments
Jackson County, Missouri

Throughout his career in the real estate business, Delano was responsible for constructing twenty-six buildings in the Kansas City area from 1909 to 1929. Twelve buildings were multi-family dwellings while the remaining fourteen were single-family residences. These buildings varied from working-class apartments to single-family mansions off of Ward Parkway. Delano worked with several renowned local architects such as Nelle E. Peters and Selby H. Kurfiss. The first time Delano worked with Nelle E. Peters, nee Nichols, was in 1911, on the construction of a single-family home at 4505 Gillham Road. Delano worked with Nelle E. Peters in 1924 and 1925 designing two large homes in the Sunset Hill neighborhood between Ward Parkway and State Line Road, and four working-class bungalows in the 4800 block of East 17th Street. The following year, Delano worked again with Peters to build the Tudor Revival Pennbrooke Apartments. In 1927, Delano worked with architect Selby Kurfiss to build his own residence, a sprawling Tudor Revival style manor house on Greenway Terrace. Delano died in 1929 after completing the Haven Hill Apartments at 700 West 47th Street. In this final project, Delano worked with Boillot & Lauck on the exterior and Nelle E. Peters on the interior. The building was demolished in 1989.²²

CONCLUSION

Pennbrooke Apartments is an excellent example of a purpose-built low-rise apartment building designed for the working and middle-class citizens of Kansas City, as defined in the Multiple Property Document Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” The absence of an elevator, the presence of private kitchens, the three-story height, and the Tudor Revival design specifically illustrate the Low-Rise Walk-Up Apartment Building property sub-type. Prominent Kansas City architect Nelle E. Peters successfully translated the popular Tudor Revival architectural style into a large multi-family structure that contained 66 self-sufficient units, eliminating the need for a common dining room and kitchen. The exterior retains all of the design characteristics specific to Tudor Revival, particularly the steeply-pitched roofs, decorative half-timbering and a masonry façade. When Pennbrooke Apartments was built in 1926, the Quality Hill neighborhood had fully transitioned from its original status as an enclave for the wealthy to a convenient location for the city’s laborers, office workers, and service-industry workers, those who either could not afford a single-family home or who wanted or needed to live close to the downtown commercial center. The building continues to serve this need today.

²² Kansas City Landmarks Commission Architectural Database.

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Jackson County, Missouri

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Pennbrooke Apartments
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PHOTOGRAPHIC INFORMATION

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

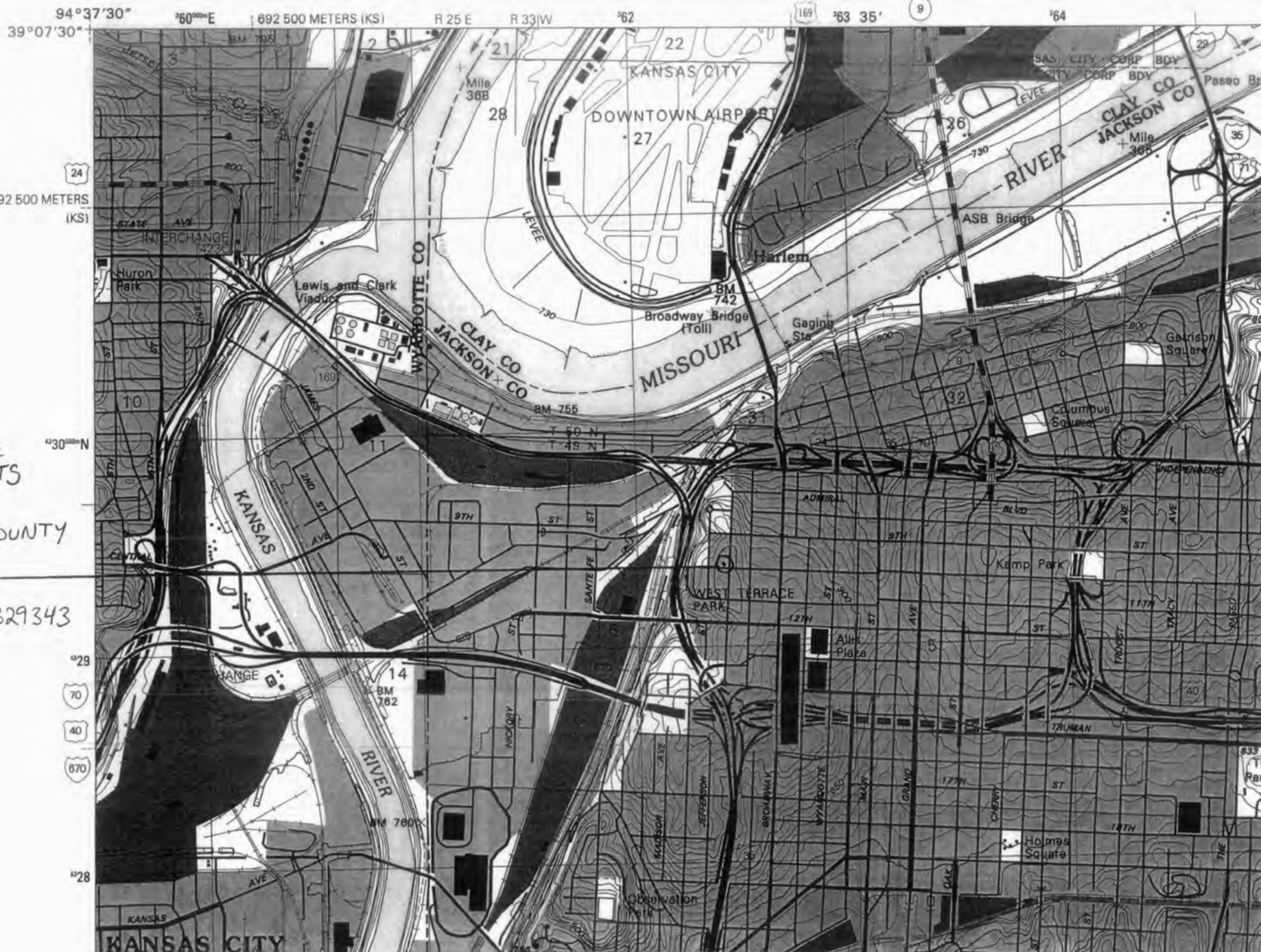
Date of Photographs: October 2008

Digital images submitted with nomination on CD-ROM

Photograph Number	Description	Camera View
1.	Site View South and East Elevations	NW
2.	South Elevation	N
3.	East Elevation	W
4.	North Elevation	S
5.	West Elevation	NE
6.	Detail Southeast Corner of Southwest Wing	N
7.	Detail of Half-Timbering	N
8.	Detail of South-Center Wing Corner and Window	N
9.	Detail of Battered Wing	NW



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