

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name East Plaza Apartments Historic District

Other names/site number N/A

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

2. Location

Street & number 205-323 Emanuel Cleaver II Boulevard, 127-237 East 46th Street, N/A not for publication
4618 Warwick Boulevard

City or town Kansas City N/A vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64112

3. State/Federal Agency Certification

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

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Applicable National Register Criteria: X A B X C D

Dawn S. Deputy SAPO
Signature of certifying official/Title

2/13/25
Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

East Plaza Apartments Historic District
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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

Contributing	Noncontributing	
18	0	buildings
0	0	sites
4	2	structures
0	0	objects
22	2	Total

Number of contributing resources previously listed in the National Register

5

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

DOMESTIC/Garage

LANDSCAPE/Parking Lot

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

DOMESTIC/Garage

LANDSCAPE/Parking Lot

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Beaux Arts

Classical Revival

Spanish Colonial Revival

Tudor Revival/Jacobethan

MODERN MOVEMENT: International

Materials

(Enter categories from instructions.)

foundation: Stone

walls: Concrete

Brick

roof: Asphalt

other: Terra Cotta

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1917 – 1950

Significant Dates

1917

1950

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Phillips Building Co. (builder)

Fisher Real Estate Co. (builder)

Given Building Co. (builder)

Jones, Charles O. (builder)

Manhattan Construction Co. (builder)

Morris Hoffman Building Company (builder)

McIntyre, George E. (architect)

Peters, Nelle E. (architect)

Boillot & Lauck (architect)

Smith, Charles A. (architect)

Shepard & Wiser (architect)

East Plaza Apartments Historic District
Name of Property

Jackson County, Missouri
County and State

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

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

10. Geographical Data

Acreage of Property 7.51 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

A	<u>39.043383</u> Latitude:	<u>-94.586067</u> Longitude:	G	<u>39.042286</u> Latitude:	<u>-94.584665</u> Longitude:
B	<u>39.042721</u> Latitude:	<u>-94.584364</u> Longitude:	H	<u>39.042326</u> Latitude:	<u>-94.585585</u> Longitude:
C	<u>39.043133</u> Latitude:	<u>-94.583288</u> Longitude:	I	<u>39.042667</u> Latitude:	<u>-94.585555</u> Longitude:
D	<u>39.041847</u> Latitude:	<u>-94.582547</u> Longitude:	J	<u>39.042631</u> Latitude:	<u>-94.585238</u> Longitude:
E	<u>39.041495</u> Latitude:	<u>-94.582571</u> Longitude:	K	<u>39.042736</u> Latitude:	<u>-94.585187</u> Longitude:
F	<u>39.041564</u> Latitude:	<u>-94.584698</u> Longitude:	L	<u>39.043191</u> Latitude:	<u>-94.586108</u> Longitude:

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Mason Martel/Senior Project Coordinator

organization Heritage Consulting Group

date September 16, 2024

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state PA

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East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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.

East Plaza Apartments Historic District

Jackson County, Missouri

Name of Property

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: East Plaza Apartments Historic District

City or Vicinity: Kansas City

County: Jackson State: MO

Photographer: Brad Finch, f-Stop Photography

Date

Photographed: May 2024

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

01 of 24: East edge of the East Plaza Apartments Historic District, showing the east elevation of the Whitehall Apartments (Resource 8), view W.

02 of 24: Looking NE along the north side of Emanuel Cleaver II Boulevard, showing the Madrid Apartments (Resource 12, left), the building at 222-224 Emanuel Cleaver II Boulevard (Resource 13, center left), the building at 226-228 Emanuel Cleaver II Boulevard (Resource 14, center right), and the Nelsonian Apartment (Resource 15, right). The top of the rear elevation of the Sophian Plaza (Resource 24), is visible in the background, right.

03 of 24: Looking NW along the north side of Emanuel Cleaver II Boulevard, showing the Seville Apartments (Resource 11, far left), the Madrid Apartments (Resource 12, second from left), the building at 222-224 Emanuel Cleaver II Boulevard (Resource 13, center), and the building at 226-228 Emanuel Cleaver II Boulevard (Resource 14, partially obscured by foliage). The west bay of the Nelsonian Apartment (Resource 15) is visible on the right.

04 of 24: Melbourne Apartments (Resource 4, left), Park Castles (Resource 6, center), and Whitehall Apartments (Resource 8, right), view S.

05 of 24: Looking west along East 46th Street.

06 of 24: Looking SE along East 46th Street, showing the building at 131-133 East 46th Street (Resource 17, right), and the building at 209-211 East 46th Street (Resource 18, left).

07 of 24: Building at 127-129 East 46th Street (Resource 16, right), the building at 131-133 East 46th Street (Resource 17, center), and the building at 209-211 East 46th Street (Resource 18, left), view S.

08 of 24: Retaining Wall (Resource 29), view W.

09 of 24: Melbourne Apartments Parking Lot (Resource 5), view W.

10 of 24: Park Castles Parking Lot (Resource 7), view NE.

11 of 24: Granada Apartments Garage (Resource 10), and the West Parking Lot (Resource 28), view E.

12 of 24: Rockhill Plaza (Resource 1), northeast corner, view SW.

13 of 24: Plaza Towers (Resource 2), view S.

14 of 24: Melbourne Apartments (Resource 4), northwest corner, view SE.

15 of 24: Granada Apartments (Resource 9), view N.

East Plaza Apartments Historic District

Jackson County, Missouri

Name of Property

County and State

- 16 of 24:** Building at 222-224 Emanuel Cleaver II Boulevard (Resource 21), view N.
- 17 of 24:** Nelsonian Apartments (Resource 15), view N.
- 18 of 24:** Building at 127-129 East 46th Street (Resource 16), view SW.
- 19 of 24:** San Marcial Apartment (Resource 19), NW corner, view SE.
- 20 of 24:** La Lomita Apartment (Resource 20), NW corner, view SE.
- 21 of 24:** Building at 223-225 East 46th Street (Resource 21, right), and the building at 227-229 East 46th Street (Resource 22, left), view SE.
- 22 of 24:** Rockhurst Apartment (Resource 23), view S.
- 23 of 24:** Sophian Plaza (Resource 24), view S.
- 24 of 24:** Sophian Plaza Garage (Resource 25), view S.

Figure Log:

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

Figure 1: Context Map (Google Maps, 2024).

Figure 2. District map, with resources labeled. See individual descriptions for resource names. See jacket for latitude/longitude coordinates. (Base map from City of Kansas City, Missouri online parcel viewer application, <https://maps.kcmo.org/apps/parcelviewer/>, (accessed July 2024).

Figure 3: District map, with resource boundaries shown. Note: resources previously listed in the National Register are highlighted in green (Base map from City of Kansas City, Missouri online parcel viewer application, <https://maps.kcmo.org/apps/parcelviewer/>, (accessed July 2024).

Figure 4: “View of Brush Creek Boulevard and the Country Club Plaza from roof of the Sophian Plaza.” Looking west. (“Miscellaneous Landmarks Commission Photographs (P34-4),” (Kansas City, MO: Kansas City Public Library, Missouri Valley Special Collections) Box 1, Folder 3, #4, 1926).

Figure 5: Photograph of the Melbourne Apartments (Resource 4) taken shortly after completion (“The Melbourne Hotel Passes to a New Owner, Although it is a Month Short of Completion, *The Kansas City Star*, August 21, 1927, 58, newspapers.com (accessed September 2023).

Figure 6: Sketch of Park Castles (Resource 6) (“Park Castles,” *The Kansas City Star*, November 25, 1928, 5, newspapers.com (accessed April 2024).

Figure 7: Whitehall Apartments (Resource 8) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 12, Block 80, Parcel 1, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 8: Building at 222-224 Emanuel Cleaver II boulevard (Resource 13) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 4, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 9: 1950-1951 Sanborn Fire Insurance Map, combined to show District boundaries (Sanborn Map Company. “Insurance Maps of Kansas City, Missouri.” New York: The Sanborn Map Company, 1950-1951, sheets 549, 573, and 574).

Figure 10: Building at 127-129 East 46th Street (Resource 16) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 12, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

East Plaza Apartments Historic District

Jackson County, Missouri

Name of Property

County and State

Figure 11: Building at 131-133 East 46th Street (Resource 17) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 11, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 12: San Marcial Apartment (Resource 19) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 13, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 13: La Lomita Apartment (Resource 20) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 14, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 14: Building at 227-229 East 46th Street (Resource 22) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 16, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 15: Rockhurst Apartment (Resource 23) 1940 tax assessment photograph. The north (rear) elevation of Sophian Plaza is visible in the background, left (Kansas City 1940 Tax Assessment Photographs, Lot 11 Block 280, Parcel 17, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).

Figure 16: Detail of the east Plaza area, highlighted in green. The approximate District boundary is outlined in red (Google Maps, 2023).

Figure 17: Composite atlas map of the east Plaza area. The approximate District boundary is outlined in red (Tuttle-Ayers-Woodward Co., *Atlas of Kansas City, Missouri, and Environs* (Kansas City, MO: Tuttle-Ayers-Woodward Co., 1925), Plates 83 and 93).

Figure 18: “Overhead view of Brush Creek area between McGee and Main streets, as seen from the roof of Sophian Plaza looking southeast. Includes Country Club Car line, E.C. White School [demolished], and Brookside Boulevard.” Looking roughly southwest (“Miscellaneous Landmarks Commission Photographs (P34-4),” (Kansas City, MO: Kansas City Public Library, Missouri Valley Special Collections) Box 1, Folder 5, #6, 1926).

Figure 19: Aerial from a 1985 blight study showing the area south of the Rockhill Plaza Apartments (Reg. W. Cordry and James P. Fern, M.A.I., “Blight Study on Property Located Between Brush Creek Boulevard and Brush Creek, From Oak to Mill Creek Park” (Kansas City, MO: Metropolitan Appraisal Company, 1984), n.p.).

Figure 20: Details of the 1985 blight study areal showing just the resources within the District. Note, not all resources shown (Reg. W. Cordry and James P. Fern, M.A.I., “Blight Study on Property Located Between Brush Creek Boulevard and Brush Creek, From Oak to Mill Creek Park” (Kansas City, MO: Metropolitan Appraisal Company, 1984), n.p.).

Figure 21: Detail of a ca. 1930 aerial image of the Country Club Plaza area looking northeast, showing the District (Curtiss-Wright Flying Service, “Country Club Plaza” (ca. 1930), Curtiss-Wright Flying Service Collection, P9, Box 1, Folder 4, Number 7, “Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri,” <https://kchistory.org/islandora/object/kchistory%3A59780/datastream/OBJ/view> (accessed September 2024).

Figure 22: Approximate boundaries of the Country Club Plaza (Base map Google Maps, 2024, notes added by Mason Martel).

Figure 23: North elevation of the Sophian Plaza (Resource 24), and the Sophian Plaza Parking Lot (Resource 26), looking south from the sidewalk (Brad Finch, f-Stop Photography, 2024).

Figure 24: Google Maps 3D rendering of the Country Club Plaza showing the current bowl configuration, looking northeast (Google Maps, 2024).

Figure 25: Context map of the southwest corner of the plaza, showing the group of “Poet’s Corner” apartments (right, yellow shading) and the Park Manor Historic District (left, purple shading). Sunset Tower, at the southwest corner of the “poet’s Corner,” is individually listed in the National Register of Historic Places (Google Maps, 2024).

East Plaza Apartments Historic District

Jackson County, Missouri

Name of Property

County and State

Figure 26: “Poet’s Corner” Apartments, looking southeast from the intersection of West 48th Street and Roanoke Parkway. The Mark Twain Apartments (1929) are in the foreground, the Eugene Fields Apartments (1929) are in the middle, and the Winston Churchill (1961) is the background (Mason Martel, 2024).

Figure 27: “Poet’s Corner” Apartments, looking north from Ward Parkway showing the Winston Churchill (left, 1961) and the Thomas Carlyle Apartments (right, 1928) (Mason Martel, 2024).

Figure 28: Park Manor Historic District, looking northwest from the intersection of Roanoke Parkway and Ward Parkway (Google Maps, 2024).

Figure 29: Context map of Armour Boulevard (narrow green strip in middle of image), showing the various National Register-listed historic district overlays (green shading), individually listed National Register properties (green dots), architectural surveys (yellow shading), and certified local historic district overlays (orange shading) (Missouri State Historic Preservation Office, “Historic Districts and Sites Map Viewer,” 2024, <https://modnr.maps.arcgis.com/apps/webappviewer/index.html?id=e3a6d822d215486ba20aadb6badd7174> (accessed November 2024)).

Figure 30: Typical apartment buildings along East Armour Boulevard, looking northeast from the intersection of East Armour Boulevard and Campbell Street (Mason Martel, 2024).

Figure 31: Typical Low-Rise Apartment Buildings and street context along West Armour Boulevard, looking northeast from the intersection of West Armour Boulevard and Central Street (Mason Martel, 2024).

Figure 32: Alexander Hamilton Apartments (ca. 1950) at the southeast corner of East Armour Boulevard and Holmes Street (Google Maps, 2024).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Summary

The East Plaza Apartments Historic District (the District) occupies approximately 7.51 acres, generally along the 200 and 300 blocks of Emanuel Cleaver II Boulevard and East 46th Street between Main Street and Oak Street in Kansas City, Jackson County, Missouri (*Figures 1, 2, & 3*). The District contains twenty-nine resources, including twenty apartment buildings, two garages, six parking lots, and one retaining wall, all built between 1917 and 1950. There are two noncontributing resources, both are secondary structures that were built after the end of the period of significance. Of the twenty-nine resources, five are already listed in the National Register and not included in the resource count in the jacket. These include two apartment buildings, Sophian Plaza and Plaza Towers, their associated parking lots, and the Sophian Plaza Garage. The buildings within the East Plaza Apartments Historic District represent a group of *Working- and Middle-Class Apartment Buildings in Kansas City, Missouri*, as described in the Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri, Multiple Property Documentation Form (the MPDF).¹

A majority of the apartment buildings within the District were built between 1917 and 1928. They range in height from two to eight stories with flat roofs, brick-clad walls, and a restrained mix of late nineteenth and twentieth century revival styles from Classical Revival to Spanish Colonial Revival to Beaux Arts. The buildings generally have symmetrical facades with a central entrance, or two flanking entrances that face the street. Common ornamentation includes terra cotta panels, clay tiles on some roofs, and wrought iron railings. Plaza Towers, the newest building in the District (built 1950), has typical Modern Movement elements that include a symmetrical façade and minimal applied ornamentation.

The resources within the District retain integrity and have seen relatively few exterior alterations. Apartment entrances generally retain their historic configuration, and character defining architectural elements such as terra cotta panels, brick cladding, and clay tile roofs are intact. Most buildings have non-historic replacement windows within the historic openings. The porches of two Colonnade-style apartment buildings near the northwest corner of the District have been enclosed, but the character-defining columns and porch railings are still apparent.

¹ Sally F. Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," National Register of Historic Places Multiple Property Documentation Form (Washington, DC: US Dept of Interior, NPS 2007).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Elaboration

SETTING & SITE

The East Plaza Apartments Historic District is located just east of the Country Club Plaza shopping district. The Kansas City Art Institute campus and the Nelson-Atkins Museum of Art are less than a quarter mile to the north and northeast, respectively (*Figure 1*). The immediate area around the District contains apartment buildings that date to the last forty years, a news station complex to the south, a high-rise office building to the west, and a mix of single family houses to the north.

The East Plaza Apartments Historic District is generally bounded by East 46th Street to the north, Oak Street to the east, and neighboring non-associated property lines to the west (*Figures 2 & 3*). Within the District, apartment buildings line both sides of Emanuel Cleaver II Boulevard (*Photos 1-4*), and the south side of East 46th Street (*Photos 5-7*). Emanuel Cleaver II Boulevard (formerly Brush Creek Boulevard) runs east-west through the District. It is a wide road that serves as a major artery through the city. The land within the District is relatively level along Emanuel Cleaver II Boulevard and slopes up to the north of the street. Within the District, concrete-paved sidewalks line the roadways. All buildings have wide setbacks from the roadways (+/- twenty to fifty feet). Setbacks are generally wider along Emanuel Cleaver II Boulevard than East 46th Street. Wide grassy verges fill the space between the roadways and sidewalks. A historic stone retaining wall (Resource 29, contributing structure) (*Photo 8*) runs along the north side of Emanuel Cleaver II Boulevard, between the street and the buildings. Four buildings within the district have private parking lots to the rear that are discussed below with the associated apartment building (Plaza Towers Parking Lot, Melbourne Apartments Parking Lot, Park Castles Parking Lot, and the Sophian Plaza Parking Lot). Two other parking lots are located between the resources along the north side of Emanuel Cleaver II Boulevard and East 46th Street. These resources are part of the overall site and are discussed below.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

PARKING LOTS BETWEEN EMANUEL CLEAVER II BOULEVARD AND EAST 46TH STREET

27. East Parking Lot (C structure)

No Address

Date of Construction: ca. 1917-1924

No Style

Architect/Builder: Unknown

Kansas City Building Permit #: N/A

Photo 11

The east parking lot is located behind the Nelsonian Apartment (Resource 15) and the Rockhurst Apartment (Resource 23). It is accessed via a narrow concrete driveway that leads down from the street between the building at 227-229 East 46th Street (Resource 22) and the Rockhurst. The parking lot is relatively flat and is striped for about sixteen cars.

Integrity: The East Parking Lot was likely constructed at the same time as the surrounding buildings, which were built between 1917 and 1924. No historic images of the structure are known to exist, but it is likely that it historically functioned as a parking lot. A stucco garage shown on the 1950 Sanborn is not extant. It was a secondary structure, and its removal does not significantly impact the integrity of the resource.

28. West Parking Lot (C Structure)

No Address

Date of Construction: ca. 1923-1924

No Style

Architect/Builder: Unknown

Kansas City Building Permit #: N/A

Photo 11

The west parking lot is located near the west end of the District. It is an oblong lot that is generally enclosed by the Granada Apartments (Resource 9), the Seville Apartments (Resource 11), the Madrid Apartments (Resource 12), the San Marcial Apartment (Resource 19), and the La Lomita Apartment (Resource 20). A short (2' to 3') concrete block retaining wall runs roughly east to west through most of the center of the lot.

Integrity: The West Parking Lot was likely constructed at the same time as the surrounding buildings, which were built between 1923 and 1924. No historic images of the structure are known to exist, but it is likely that it historically functioned as a parking lot.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

RETAINING WALL

29. Retaining Wall (C Structure)

Date of Construction: ca. 1926- 1940

Style: No Style

Architect/Builder: Unknown

Kansas City Building Permit #: N/A

Photo 8, Figures 4, 21

No Address



A stacked fieldstone retaining wall lines most of the District east to west along the north side of Emanuel Cleaver II Boulevard. It begins at the intersection of Warwick Boulevard and Emanuel Cleaver II Boulevard and ends at the driveway of the Granada Apartments (Resource 9), a distance of approximately 800'. The height of the wall varies with the terrain and is anywhere from 6" to over 5'. It generally slopes down from the intersection of Emanuel Cleaver II Boulevard and Warwick Boulevard to the west. Moving east to west, the wall is continuous along the Sophian Plaza property line (Resource 24) to the middle of the Nelsonian Apartment property line (Resource 15). Large sections of the wall have cement parging along the span that corresponds with the Nelsonian Apartment. A stair up to the Nelsonian interrupts the wall, and two tall fieldnote piers rise from either side of the stair.² The wall continues west from the stairs to the edge of the Nelsonian Apartment property line and a section extends north along the property line. From there, the wall drops approximately 2' to 3' and is significantly lower along the rest of the span west. Individual apartment stairs that lead up from the sidewalk interrupt the rest of the wall at regular intervals (described below with the associated apartment building).

Integrity: A 1926 photograph of the Retaining Wall (*Figure 4*) shows that it spanned the Granada, Seville, and Madrid Apartments (Resources 9, 11, & 12) but stopped at the east end of the Madrid Apartments. A 1930s aerial image of the District appears to show that the wall

² Note, the stairs mentioned in this section are described below in further detail with their corresponding apartment buildings.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

spanned the north side of Brush Creek Boulevard in front of all the buildings except for the two at 222-224 and 226-228 Brush Creek Boulevard (present-day Emanuel Cleaver II Boulevard, Resources 13 & 14). The 1940 tax assessment photograph for Resource 13 shows that the wall had been expanded across those two buildings by that time and had achieved its current configuration (Figures 8 & 21).

The Retaining Wall has been rebuilt and repaired over the years with normal wear and exposure to the elements. The repairs are generally uniform, and the wall retains a sense of continuity across its entire span. That being said, parts of the wall, especially near the east end have areas of missing/deteriorated stone and mortar. Overall, the alignment of the wall does not appear to have changed, and it retains integrity.

INDIVIDUAL RESOURCE DESCRIPTIONS³

Methodology

Resource descriptions (and numbering) in the following section begin with the south side of the 200 and 300 blocks of Emanuel Cleaver II Boulevard (Brush Creek Boulevard), then the north side of the street. The descriptions then move to the south side of East 46th Street, and the Sophian Plaza complex. The two associated historic parking lots between Emanuel Cleaver II Boulevard and East 46th Street, and the historic stone wall are not directly associated with any one resource and are discussed in the Setting and Site section above. They are numbered last due to their low overall significance to the District and are discussed in the site section for clarity. The historic address is included with the beginning of each resource description for the resources along Emanuel Cleaver II Boulevard, as the name of the street during the period of significance was Brush Creek Boulevard. Historic concrete stairs along the north side of Emanuel Cleaver II Boulevard lead up to the individual apartments along that span of the road. These stairs are part of the function of the associated apartment building and are not counted separately from the building.

Owing to their shared architects and developers, several groups of resources within the District are nearly identical to one another. Similar resources are called out in the individual descriptions,

³ All nomination photos taken by Brad Finch, f-Stop Photography, May 2024.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

but for clarity, they are listed here as well. It should also be noted that the Granada Apartments, the Seville Apartments, and the Madrid Apartments (Resources 9, 11, and 12) are extremely similar (especially in overall form), but share several distinct design differences, notably the rooflines. Identical groups of resources within the District are as follows:

- At the northwest corner of the District, the unnamed buildings at 127-129, 131-133, and 209-211 East 46th Street (Resources 16-18).
- The San Marcial Apartment at 215-217 East 46th Street, and the La Lomita Apartment at 219-222 East 46th Street (Resources 19 and 20).
- The unnamed buildings at 222-224 East Emanuel Cleaver II Boulevard and the buildings at 223-225 and 227-229 East 46th Street (Resources 13-14 and 21-22).
- The Nelsonian Apartment at 230-236 Emanuel Cleaver II Boulevard and the Rockhurst Apartments at 231-237 East 46th Street (Resources 15 and 23).

The amount of visible extant historic fabric on the primary street-facing elevation was used to determine a resource's contributing/non-contributing status. Typical alterations such as replacement windows were determined to not have a significant impact on a resource if the historic openings and masonry cladding remained intact. Alterations to secondary elevations have less of an impact on the status and are typical of these multifamily resources, most of which have been continually occupied for over one hundred years.

Unless otherwise noted, dates of construction, architects, and builders were determined from Kansas City building permits provided by the Kansas City Historic Preservation Office. Parking lots are not included on the building permits. Their dates of construction are based on the date of the corresponding apartment resource. In the case of the two parking lots between the resources along the north side of Emanuel Cleaver II Boulevard and East 46th Street, the parking lot dates are estimated based on the age of the surrounding resources. Parcel descriptions from the City of Kansas City's online property viewer tool.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

EMANUEL CLEAVER II BOULEVARD (BRUSH CREEK BOULEVARD) – SOUTH SIDE

1. Rockhill Plaza (C Building)

Date of Construction: 1923

Style: Spanish Colonial Revival

Historic Address: 205-207 Brush Creek
Boulevard

Parcel Description: New South Moreland Lot 5
Blk 2

Architect/Builder: Nelle Peters (architect),
Phillips Building Co. (builder)

Kansas City Building Permit #: 13599
(04/18/1923)

Photo 12; Figure 4

205 Emanuel Cleaver II Boulevard



The Rockhill Plaza Apartments is a four-story building with a rectangular footprint, flat roof, concrete structural system with a quarry faced stone foundation wall, brick cladding, and restrained Spanish Colonial Revival elements. The east, south, and west edges of the parcel abut neighboring parcels; a narrow lawn lines the south and west elevations, and a driveway associated with the neighboring building (Plaza Towers, Resource 2) sits close to the east elevation.

All historic masonry openings appear to be intact. Non-historic hung vinyl-framed windows fill most openings. They were installed about ten years ago with either a 1/1, 4/1, or 6/1 configuration. All masonry openings have brick sills except for the east and west openings on the first story, which have painted concrete (or stone) sills. A continuous band of stone runs below the openings at the fourth story of the north elevation.

The primary elevation faces north towards Emanuel Cleaver II Boulevard. A mansard roof with red clay tiles and wood brackets lines the parapet wall along this elevation. The roof wraps around to the north bays of the east and west elevations. Square glazed green tiles are set into the brick on each side of the fourth story openings. A rectangular terra cotta panel is set into the brick in the center bay between the third and fourth story openings. It has a brick border with stone squares at each corner. A one-story brick porch with three elliptical arches spans the entire

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class and Middle-Income Apartment Buildings in

Kansas City, Missouri

Name of multiple listing (if applicable)

elevation and extends out about six feet from the face of the wall. It has a flat roof with short wrought iron railing and functions as second-story porch. Regularly spaced brick piers extend up from the top of the porch and have similar glazed tiles. Three bays divide the rest of the wall. The centered main entrance has a modern aluminum-framed glazed door in the west part of the opening, with a narrow, glazed sidelight to the east. The flanking bays each have a pair of windows. The outside bays of the upper stories each have three windows separated with wide mullions. The center bay of the second story has a pair of glazed wood-framed doors that lead out to the patio. The center bays of the third and fourth stories are shorter and narrower than the flanking bays, but each have a similar configuration of windows.

The east and west elevations are generally void of ornament. A band of stone terminates a few feet from the north ends of each wall and transitions to a band of brick that extends about halfway down the wall. The masonry openings divide each elevation into twelve bays. Each opening has either one or two windows; openings with a single window are narrower than the paired openings. A narrow brick flue projects out about a foot or so from the center of the east elevation and extends above the parapet.

Three bays divide the rear south elevation. A doorway at the center of the exposed basement extends to the lower part of the brick wall and corresponds with a secondary stair. It is accessed from a short set of concrete stairs. A single opening pierces the basement wall to the west at the transition to the first story. A narrow opening is on the east side. The upper stories are identical; the outside bays each have a pair of windows. A smaller opening pierces the center bay between the first, second, and third stories.

Integrity: The Rockhill Plaza Apartments continues to communicate its historic residential association and retains historic integrity. Alterations consist of replacing the historic windows and doors within the historic openings.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

2. Plaza Towers (NRHP Building)⁴

Date of Construction: 1950

Style: Modern Movement: International

Historic Address: 209-219 Brush Creek
Boulevard

Parcel Description: New South Moreland
Lots 1 thru 4 Blk 2

Architect/Builder: George McIntyre
(architect), Morris Hoffman Construction
Co. (builder)

Kansas City Building Permit #: 26221A
(07/20/1949)

209 Emanuel Cleaver II Boulevard



Photos 9 & 13

The nine-story Plaza Towers has a rectangular footprint, flat roof, blonde brick cladding, and a steel-framed structural system with International Style elements. The parcel contains the building, along with a large parking lot to the south (Plaza Towers Parking Lot, Resource 3). A concrete-paved driveway at the west edge of the parcel boundary historically accessed the lot, but it does not currently connect to it. The lot is accessed from McGee Street to the east.

The central projecting stair enclosure divides the primary north elevation into three bays and projects up to the parapet. The one-story entrance portico projects north from the center of the wall. A short set of concrete steps with wrought iron railings leads up to the entrance, which contains a glazed aluminum-framed door with sidelights. Glass blocks fill the window openings on each side of the entrance. The upper stories of the projection are identical; each contains a central opening filled with a two-part eight-light casement window flanked with a glass block window. Corrugated metal panels fill the spandrels between each opening. The flanking wings are mirror images of one another. A continuous band of orange brick lines the lintels, and each opening has a brick header. The two outside openings and the opening closest to the central projection contain a three-part four-light casement window. The remaining openings have a large, fixed window flanked by a four-light casement window. Masonry openings visually divide

⁴ Rachel Consolloy and Ellis Mumford-Russell, "Plaza Towers," National Register of Historic Places Nomination Form (Washington, DC: US Dept of the Interior, NPS 2015), NRIS #16000030, listed 02/23/2016.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

the rear south elevation into twelve bays on all stories. Looking east to west, a masonry flue extends out a few feet from the face of the wall and above the parapet. An elevator penthouse rises at the roofline above bay 10. Openings in bays 2, 4, 7-8, and 11 have a large, fixed window flanked by a four-light casement window. Openings in bays 1, 5-6, 9, and 12 have a three-part, four-light casement window. The two remaining bays correspond with the stair enclosures. The openings sit a foot or so lower and have a pair of four-light casement windows. At the first story, openings in bays 3, 7, and 10 each have an entrance. A metal stair and landing accesses doors in bays 3 and 10, which sit up a few feet on the wall. A paneled door with glazing in the upper half fills those openings. A glazed aluminum-framed door fills the opening in bay 7, which is at grade. The east and west elevations are identical. The center two bays project out slightly from the wall. Each story of the projection contains two glass block windows. A three-part four-light casement window flanks the projection at each story.

Integrity: Plaza Towers has seen no apparent alterations since it was listed in the National Register. It retains its historic residential use and retains its historic integrity.

3. Plaza Towers Parking Lot (NRHP Structure)

209 Emanuel Cleaver II Boulevard

Date of Construction: 1950

Style: No Style

Historic Address: 209-219 Brush Creek Boulevard

Parcel Description: New South Moreland Lots 1 thru 4 Blk 2

Architect/Builder: N/A

Kansas City Building Permit #: N/A

Photo 9

The Plaza Towers Parking Lot is located behind the Plaza Towers (Resource 2). It is a relatively flat, asphalt paved lot that measures approximately 200' by 60' and is striped for about fifty cars. The lot was designed and built as part of the Plaza Towers development and is listed in the NRHP as a contributing structure to the apartment building.

Integrity: There have been no apparent alterations, and the lot continues to retain historic integrity.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

4. Melbourne Apartments (C Building)

Date of Construction: 1927

Style: 20th Century Revival

Historic Address: 303-305 Brush Creek
Boulevard

Parcel Description: New South Moreland Lots 5
& 6 Blk 1

Architect/Builder: Nelle Peters (architect), Fisher
Real Estate Co. (builder)

Kansas City Building Permit #: 15026
(05/18/1927)

Photos 4, & 14; Figure 5

303 Emanuel Cleaver II Boulevard



The eight-story Melbourne Apartments has a rectangular footprint, flat roof, concrete structural system, brick cladding, and restrained Spanish Colonial Revival elements. The current parcel contains the building, as well as a small parking lot to the rear (Resource 5, contributing structure). The primary elevation faces north, towards Emanuel Cleaver II Boulevard. McGee Street, which begins at Emanuel Cleaver II Boulevard and runs south before it ends into a private parking lot, is to the west. A narrow alley to the east separates the Melbourne Apartments from another nearby apartment building (Park Castles, Resource 6). A short concrete-paved elliptical driveway leads up to the main central entrance from Emanuel Cleaver II Boulevard.

Most of the Spanish Colonial Revival elements such as stone surrounds and decorative panels, are present on the first and eighth (top) stories of the north, east, and west elevations. The second through seventh stories are generally void of decoration. Stone bands line the bottom of the second story openings and the eighth story openings on the primary (north), east, and west elevations. First- and eighth-story openings on those walls (except for the three center bays of the north elevation of the first story) have narrow decorative stone surrounds and stone arches with floral designs. The eighth story features more elaborate detailing than the first, with a stone panel set into the brick below each window, and decorative stone balustrades are set into the parapet wall above each opening. A metal Juliet balcony sits below the center opening on the eighth story of the north elevation, and additional decorative stone panels are above the center three

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

openings. Basement-level openings along the east, south, and west elevations are either partially exposed or located completely below grade in brick window wells. No openings pierce the basement level of the primary north elevation. Most windows are modern 1/1 hung vinyl replacements that were installed circa 2010 within the historic openings.

Nine bays divide the primary north elevation. The three center bays project out about a foot from the rest of the wall. A metal canopy covers the center three bays of the first story. The canopy is historic but may not be original. Historic metal anchors with a floral design support the canopy and are attached to the concrete structure between the second story openings. A pair of historic glazed wood doors flanked by narrow sidelights and a multilight transom fills the entrance in the center bay. Both the doors and sidelights have historic wrought iron elements. A wide stone surround with floral design adorns the main entrance. Above the entrance the flanking second-story bays have the same stone surrounds as other first-story openings elsewhere along the wall. The center bay has a two-story stone surround that begins at the second story and ends with a typical arch above the third story opening. Stone brackets with scrolls are set into the wall on each side of the second story opening and three stone panels are set into the wall between the second and third story openings.

Four bays organize both the east and west elevations, which feature similar detailing to the north elevation. A short brick and stone arch extends out from the southwest corner of the building. Ten bays divide the utilitarian rear south elevation. A brick chimney flue rises above the roof between bays 7 and 8, looking east to west. Bay 4 corresponds with a secondary interior stair. All openings that correspond to this bay are about two feet lower than the other openings. The stair is accessed from the exterior by a non-historic door at the first story.

Integrity: The Melbourne Apartments retains integrity and has seen few significant changes. Historic stone Spanish Colonial Revival decorative elements on the first, second, and eighth stories of the primary (north), east, and west elevations are intact, along with the historic canopy above the main entrance. All historic masonry openings appear to be intact as well. Non-historic 1/1 hung vinyl windows that were installed within the last decade fill most openings. At least two basement-level openings still have historic 6/1 hung wood windows.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

5. Melbourne Apartments Parking Lot (NC Structure) 303 Emanuel Cleaver II Boulevard

Date of Construction: *post-1950*

Style: *No Style*

Historic Address: *303-305 Brush Creek Boulevard*

Parcel Description: *New South Moreland Lots 5 & 6 Blk 1*

Architect/Builder: *N/A*

Kansas City Building Permit #: *N/A*

Photo 9

The Melbourne Apartments Parking Lot is located behind the Melbourne Apartments (Resource 4). It is a tiered, asphalt paved lot that measures approximately 100' by 75' and is striped for about twenty-two cars. The north half of the lot sits up about one foot or so above the south half. A short concrete retaining wall separates the two tiers.

Integrity: The Melbourne Apartments Parking lot was built outside of the period of significance. According to the 1950 Sanborn Fire Insurance Map, two one-story single-family houses were located on the lot behind the building at the time (Figure 9). The parking lot was in place by 1984.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 14

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

6. Park Castles (C Building)

Date of Construction: 1928

Style: Tudor/Jacobethan Revival

Historic Address: 311 Brush Creek Boulevard

Parcel Description: Sec 29-49-33 NE1/4 SW1/4

Park Castles

Architect/Builder: Boillot & Lauck (architects),
Fisher Real Estate Co. (builder)

Kansas City Building Permit #: 15255
(07/03/1928)

Photo 4 & 10; Figure 6

309 Emanuel Cleaver II Boulevard



The eight-story Park Castles has an H-shaped footprint, a concrete structural system, brick cladding, a flat roof, and restrained Tudor Revival styling with decorative terra cotta elements. The building is located near the southeastern edge of the District; the current parcel contains the building and a parking lot to the south (Park Castles Parking Lot, Resource 7). A short concrete-paved elliptical driveway leads up to the main central entrance from Emanuel Cleaver II Boulevard. Concrete drives line the east and west elevations. The east drive leads to the parking lot to the rear; the west drive connects to the garage portion of the parking lot (discussed further below).

Most of the Classical Revival elements are present on the first and eighth (top) stories of the north and south elevations. The second through seventh stories of the north and south elevations, along with the east and west elevations, are generally void of decoration. The outer two bays of the north and south elevations extend out about a bay and visually appear as turrets at the interior corners. Large terra cotta panels are set into the masonry below the windows that correspond with the turret areas. A decorative terra cotta balustrade lines the center seven bays of the north parapet. A narrow terra cotta belt course lines all elevations below the first story windows; a wide band of stone lines the top of the seventh story windows on the north and south elevations. Cut stone is set into the first story masonry at somewhat random intervals along the first story of the north, east, and west elevations. Stone lines the first story at all four corners. All windows are

National Register of Historic Places
Continuation Sheet

Section number 7 Page 15

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

1/1 hung vinyl replacements within the historic openings. Stone sills generally line the openings. Glass blocks fill the basement openings.

The symmetrical north elevation faces Emanuel Cleaver II Boulevard. Window openings divide the wall into seven bays. A wide band of terra cotta surrounds the centered main entrance, which contains a wood door with three narrow lights. Wood-framed sidelights flank the door, and a non-historic cloth canopy covers the entrance. Metal lanterns flank the entrance. It is not known if the lanterns are original, but they are likely historic, given the end of the period of significance in 1950. Above the entrance, a pair of openings divided by a brick mullion pierces each story of the center bay. A single opening pierces the upper stores of the other bays. A pair of windows separated with a wide mullion fill the openings in bays 1, 3, 5, and 7 looking east to west. A single window fills the openings in the turrets. Decorative terra cotta panels line the eighth story openings in bays 1, 2, 4, 6, & 7. The south elevation is nearly identical to the north elevation. The central terra cotta entrance surround is simpler (but the lanterns are still present) and there is less ornamentation along the eighth story. A masonry flue lines the east end of the wall and extends up above the parapet line.

The east and west elevations are nearly identical to one another. Six masonry openings along each story delineate the bays. A pair of windows fill the wider two center bays. Single windows fill the remaining bays, though the openings in bays 2 and 5 are shorter and sit higher up on the wall. The fenestration of the east basement level mirrors the upper stories and typical windows fill the openings. Eight openings pierce the west basement level. A painted metal slab door fills bay 6 looking north to south. A section of the masonry wall along the west elevation appears to have been replaced from the fifth story up. It is not known when that work was done, and the new masonry is a slightly lighter color.

Integrity: Park Castles has seen few apparent alterations and retains integrity. Historic decorative stone elements along the primary north elevation are intact. The historic openings do not appear to have been altered, and the non-historic windows do not significantly detract from the building's overall appearance. The new masonry along the west wall is not readily visible. The building's historic residential use is apparent.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

7. Park Castles Parking Lot (C Structure)

309 Emanuel Cleaver II Boulevard

Date of Construction: 1928

Style: No Style

Historic Address: 311 Brush Creek Boulevard

Parcel Description: Sec 29-49-33 NE1/4 SW1/4 Park Castles

Architect/Builder: N/A

Kansas City Building Permit #: N/A

Photo 10

The Park Castles Parking lot directly abuts the south elevation of Park Castle (Resource 6). It is a two-tiered concrete lot with a roughly rectangular footprint that measures about 98' by 50'. A short concrete knee wall separates the lot from the Whitehall Apartments property to the east (Resource 8). The lot sits about 7' above the Melbourne Apartments Parking Lot (Resource 5). The exposed section of the corresponding west wall of the parking lot has brick and painted stucco cladding. A narrow concrete drive along the east elevation of Park Castles accesses the upper deck, which is striped for about fifteen cars. A second concrete drive along the west elevation leads to an overhead garage door that accesses the lower part of the lot. This area is not publicly accessible. A short set of stairs near the garage door leads up east to the rest of the lot.

Integrity: The Park Castles Parking Lot retains integrity. There have been no apparent alterations since the lot was completed, and it retains its historic use.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 17

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

8. Whitehall Apartments (C Building)

Date of Construction: 1926

Style: Classical Revival

Historic Address: 323 Brush Creek Boulevard

Parcel Description: Sec 29-49-33 NE1/4 SW1/4

Whitehall Condominium

Architect/Builder: Charles A. Smith (architect),
Fisher Real Estate Co. (builder)

Kansas City Building Permit #: 14718
(06/03/1926)

Photos 1 & 4; Figure 7

323 Emanuel Cleaver II Boulevard



The eight-story Whitehall Apartments has a concrete structural system, brick cladding, a flat roof and restrained Classical Revival styling with decorative terra cotta elements. The building has a T-shaped footprint – the south five bays of the east and west elevations step back one bay from the rest of the wall. The Whitehall Apartments is located at the southeastern edge of the District; the current parcel contains the building and a small drive to the west.⁵ A short concrete-paved elliptical driveway leads up to the main central entrance from Emanuel Cleaver II Boulevard. The west drive leads to a small, paved lot (for fewer than four cars) that lines the south part of the west elevation. Most of the Classical Revival elements are present on the first two stories and the eighth (top) story of the north elevation and the north half of the east and west elevations. The rest of the walls are generally void of decoration. Terra cotta quoins line the first two stories at all corners except the southeast and southwest corners. Terra cotta stringcourses line the north, east, and north half of the west elevation below the first story windows and at the second story windowsills. A wider belt course lines the top of the second story windows along the same span. Non-historic 1/1 hung aluminum or vinyl window units fill historic openings. All openings have terra cotta sills except for those along the south elevation and the south part of the west elevation.

Short projections at the east and west ends divide the primary north elevation into three bays. The main entrance is in the center of the wall. It contains a pair of multilight glazed wood-

⁵ The drive is too small to be counted individually. It is described along with the building.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

framed doors with two flanking windows on each side. Terra cotta panels line the door and windows. A historic metal canopy lines the top of the entrance. Chains anchored to the masonry extend down to support the canopy along the front edge. On the second floor above the entrance, an elaborate terra cotta panel separates two pairs of windows. Two pairs of windows fill each upper story of the bay. A terra cotta shield is set into the masonry about midway up the middle of the wall. vertical terra cotta bands line a pair of windows that fill each story of the flanking bays.

The east and west elevations are nearly mirror images of one another. Window openings divide the walls into eight bays. The three north bays project out from the wall. Vertical terra cotta bands line the outside bays of the projection. the outside bays each have a pair of windows. In the center bay, a brick mullion separates a pair of windows. Looking north to south at the five remaining bays, the northern and southernmost bays have a pair of windows. The next bays in have three windows, and a brick mullion separates a pair of windows in the center bay. Below-grade basement-level openings are filled with glass blocks. A historic garage door opening near the south end of the west elevation leads to the basement.

Masonry openings divide the rear south elevation into seven bays; two of which correspond with the projections at the north end of the building. A single window fills all bays on all openings. A metal fire escape lines all stories of the three center bays. The fire escape does not appear on the 1950 Sanborn Map, and it is not known if the building historically had one in that location.

Integrity: The Whitehall Apartments has seen few apparent alterations and retains integrity. Historic decorative stone elements along the primary north elevation are intact. The historic openings do not appear to have been altered, and the non-historic windows do not significantly detract from the building's overall appearance. The fire escape is located on a secondary elevation. It is not historic, but it does not significantly detract from the overall appearance of the building. The building's historic residential use is apparent.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

EMANUEL CLEAVER II BOULEVARD – NORTH SIDE

9. Granada Apartments (C Building)

210-212 Emanuel Cleaver II Boulevard

Date of Construction: 1923

Style: Spanish Colonial Revival

Historic Address: 210-212 Brush Creek
Boulevard

Parcel Description: Sec 29-49-33 SE1/4
NW1/4 Granada Condominiums

Architect/Builder: Nelle Peters (architect),
Phillips Building Co. (builder)

Kansas City Building Permit #: 13288
(09/21/1922)



Photo 15

The Granada Apartments is located at the west edge of the District. The four-story building has a C-shaped footprint, flat roof, and brick cladding. Most windows are non-historic 6/1 (primary south elevation) or 1/1 (all other elevations) hung aluminum or vinyl replacements within the historic openings. Historic hung 6/1 wood-framed windows fill the openings that correspond to the stair enclosures (discussed below). Along the east and west elevations, glass blocks fill the basement level openings. A thin terra cotta stringcourse lines the upper story of the south, east, and west elevations at the windowsills. A hipped overhang roof with red clay tiles lines most of the south parapet and wraps around the east and west elevations for one bay. Two stair enclosures rise above the parapet near the east and west ends of the primary south elevation. A half round terra cotta panel is set into the wall above the third story opening that corresponds to each enclosure, and a wrought iron grill is affixed to the masonry below the opening. Above the fourth story opening, a round panel fills the upper part of the parapet. Historic wrought iron balconies extend out below the window at each opening adjacent to the stair enclosures. A set of concrete steps with wrought iron railing leads up from the sidewalk, interrupting the stone wall, and splits off to the identical entrances. A second set of concrete steps leads up to the entrances, which step out about one foot from the wall and contain a pair of multilight doors and a non-historic fabric awning.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class and Middle-Income Apartment Buildings in

Kansas City, Missouri

Name of multiple listing (if applicable)

The stair enclosures (described above) visually divide the primary south elevation into five bays. On the fourth story, a wide opening filled with three windows pierces the bays that flank the stair enclosures. Four evenly spaced double-sized openings pierce the first story between the entrances. Two double-sized openings pierce the center two bays of the upper stories. A double-sized opening pierces the first story of the east and west bays. Paired openings pierce the upper two stories of the outside bays. The east and west elevations are identical and have little ornamentation of note aside from the stringcourse. Looking from the north end of the wall to the south, a double-sized opening pierces the wall in bays 1, 3, and 4. A single opening pierces the south end of the wall, and a smaller opening pierces the wall in bay 2. Brick-clad wings extend out from the east and west bays of the rear (north) elevation. Painted EIFS (or similar) clads the north elevation of the main block. Historic full-height wood-framed egress stair enclosures with wood lattice cladding are located in the corners between the main block and the wings.

Integrity: The Granada Apartments has seen few changes since it was completed. It retains its character defining red clay tile roof, shaped parapets at the stair enclosures, terra cotta panels, and wrought iron balconies. Replacement windows do not significantly detract from the building's overall integrity, and all historic openings are apparent.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 21

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

10. Granada Apartments Garage (NC Structure) 210-212 Emanuel Cleaver II Boulevard

Date of Construction: post-1950

Style: No Style

Historic Address: 210-212 Brush Creek
Boulevard

Parcel Description: Sec 29-49-33 SE1/4
NW1/4 Granada Condominiums

Architect/Builder: Unknown

Kansas City Building Permit #: N/A



Photo 11

The Granada Apartments Garage is located north of the Granada Apartments (Resource 9), at the northwest corner of the parcel. It is a utilitarian one-story building with a rectangular footprint, flat roof, and painted concrete block walls. The parapet gradually steps down from the center of the south (primary) wall and continues to step down along the east and west elevations. Three evenly spaced garage door openings with non-historic aluminum paneled garage doors pierce the south wall. A small opening pierces the center of the east and west walls. No openings pierce the north wall.

Integrity: The Granada Apartments Garage was built sometime after the end of the period of significance (1950). It does not appear on the 1950 Sanborn Fire Insurance Map (Figure 9).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 22

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

11. Seville Apartments (C Building)

214-216 Emanuel Cleaver II Boulevard

Date of Construction: 1923

Style: Spanish Colonial Revival

Historic Address: 214-216 Brush Creek
Boulevard

Parcel Description: 214-16 Emanuel
Cleaver II Blvd./South-Moreland Amend
Plat Beg at point in N line Brush Creek
Blvd 719.72 Ft W of E line NW 1/4 Sec
29-49-33 thence N parallel with E line
said NW 1/4 94.36 Ft thence NW 100.97
Ft to point 108.11 Ft N of N line Brush
Creek Blvd & 817.50 Ft W of E line said NW 1/4 thence NW 14.56 Ft to point 831.72 Ft W of E
line said NW 1/4 S & parallel with E line said NW 1/4 111.18 Ft to N line Brush Creek Blvd
thence E along N line Brush Creek 112 Ft to point of beginning.

Architect/Builder: Nelle Peters (architect), Phillips Building Co. (builder)

Kansas City Building Permit #: 13290 (09/21/1922)



Photo 3

The Seville Apartments is located just east of the Granada Apartments, near the west edge of the District. The four-story building has a C-shaped footprint, flat roof, and brick cladding. A set of concrete steps lead up from the sidewalk to a small landing in front of the building. A second set of concrete steps lead up east and west from the landing to the main entrances. A one-story brick-clad entrance projection with a flat roof extends out near the east and west ends of the south elevation. Short brick wing walls extend out from the entry projections. A pair of non-historic glazed aluminum doors fill each entrance. A narrow concrete driveway lines the west side of the building and leads to the East Parking Lot (Resource 27). All windows are non-historic aluminum or vinyl replacements and have a hung 1/1 configuration. Wide mullions separate either a pair or three typical windows within the historic openings. A pair of curvilinear gables with round terra cotta panels correspond with the entrances and stair enclosures near the east and west ends of the south elevation. The parapet steps down slightly away from the gables. Below the parapets, the wall is slightly recessed at the second and third stories and a decorative half round terra cotta panel is set into the wall above the third story window. A belt course of sailor course brick lines the east, south, and west elevations. A thin terra cotta stringcourse lines

National Register of Historic Places
Continuation Sheet

Section number 7 Page 23

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

the fourth story of the south elevation at the windowsills. The east and west elevations have a brick stringcourse at the same location.

A single window opening pierces each story of the primary south elevation. A pair of typical windows fills each opening except for the three east and west openings on the fourth story, which have three smaller typical windows. Historic clay tile lean-to roofs with wrought iron balconies line the fourth story openings that flank the stair enclosures. The identical east and west elevations have little ornamentation of note aside from the stringcourses. Looking from the north end of the wall to the south, a double-sized opening pierces the wall in bays 1, 3, and 4. A single opening pierces the south end of the wall, and a smaller opening pierces the wall in bay 2. Brick-clad wings extend out from the east and west bays of the rear (north) elevation. Painted EIFS (or similar) clads the north elevation of the main block. Full-height wood-framed egress stair enclosures with wood railings are located in the corners between the main block and the wings.

Integrity: The Seville Apartments has seen few changes since it was completed and retains historic integrity. It retains its character defining shaped parapets, terra cotta panels, and wrought iron balconies. All historic openings are intact. The rear stairs may not be historic, but they are in their historic locations.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 24

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

12. Madrid Apartments (C Building)

218-220 Emanuel Cleaver II Boulevard

Date of Construction: 1923

Style: Spanish Colonial Revival

Historic Address: 218-220 Brush Creek
Boulevard

Parcel Description: 218-20 Emanuel
Cleaver II Blvd./South Moreland Amend
Plat/that part Lot 12 Amend Plat
beginning at point in Brush Creek Blvd
which is 607.72 Ft W of E line NW 1/4 Sec
29-49-33 thence N & parallel with E line
said NW 1/4 81.30 Ft thence NW 100.92

Ft to point 707.72 Ft W of E line said NW1/4 & 79.32 Ft S of S line 46th Street thence S &
parallel with E line said NW1/4 2.03 Ft thence NW 12.12 Ft to point 719.72 Ft W of E line said
NW1/4 thence S & parallel with E line said NW1/4 94.36 Ft to N line Brush Creek Blvd thence E
along N line Brush Creek Blvd 112 Ft to point of beginning.

Architect/Builder: Nelle Peters (architect), Phillips Building Co. (builder)

Kansas City Building Permit #: 13289 (09/21/1922)



Photos 2 & 3

The Madrid Apartments is located in the middle of the block. The four-story building has a C-shaped footprint, flat roof, and brick cladding. A narrow concrete driveway lines the west side of the building and leads to the East Parking Lot (Resource 27). All windows are non-historic 1/1 aluminum or vinyl replacements. Wide mullions separate either a pair or three typical windows within the historic openings. A pair of curvilinear gables with a terra cotta panel corresponds with the entrances and stair enclosures near the east and west ends of the south elevation. The parapet steps down slightly away from the gables. A hipped clay tile roof with a bracketed overhang extends out from the face of the wall in the center two bays of the primary south elevation and at the southeast and southwest corners. Between the first and second stories, a brick belt course lines the north, south, and east elevations. A narrow terra cotta belt course lines the bottom of the fourth story windowsills of those elevations. A set of concrete steps leads up from the sidewalk to a small landing in front of the building. A second set of concrete steps leads up east and west from the landing to the main entrances. A one-story brick-clad entrance projection with a flat roof and curvilinear gable extends out near the east and west ends of the

National Register of Historic Places
Continuation Sheet

Section number 7 Page 25

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class and Middle-Income Apartment Buildings in

Kansas City, Missouri

Name of multiple listing (if applicable)

south elevation. Short brick wing walls extend out from the entry projections. A non-historic glazed aluminum door with narrow flanking 1/1 sidelights fills each entrance.

Window openings divide the primary south elevation into eight bays. The two halves of the wall are mirror images of one another. A two-story band of raised brick rises above each entrance and culminates at a round arch above the third story window. A decorative terra cotta panel is set into the wall above those windows. Looking east to west, historic wrought iron balconies line the bottom of the fourth story windows in bays 1, 3, 6 and 8. The east and west elevations are identical and have little ornamentation aside from the stringcourses. Looking from the north end of the wall to the south, a double-sized opening pierces the wall in bays 1, 3, and 4. A single opening pierces the south end of the wall, and a smaller opening pierces the wall in bay 2. Painted brick-clad wings extend out from the east and west bays of the rear (north) elevation. Painted EIFS (or similar) clads the north elevation of the main block. Full-height wood-framed egress stair enclosures with wood railings are located in the corners between the main block and the wings.

Integrity: The Madrid Apartments has seen few changes since it was completed and retains its historic integrity. It retains its character defining shaped parapets red clay tile roofs, terra cotta panels, and wrought iron balconies. All historic openings are intact. The rear stairs may not be historic, but they are in their historic locations.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 26

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

13. [Unnamed Apartment Building] (C Building) 222-224 Emanuel Cleaver II Boulevard

Date of Construction: 1921

Style: Classical Revival

Historic Address: 222-224 Brush Creek
Boulevard

Parcel Description: Beginning on S line
Lot 12 561.72 Ft W of E line SE1/4
NW1/4 Sec 29-49-33 W 46 Ft thence N 80
Ft thence E 46 Ft thence S 80 Ft to
beginning part Lot 12 Southmoreland
Amend Plat.

Architect/Builder: Nelle Peters

(architect), Phillips Building Co. (builder)

Kansas City Building Permit #: 12860

(08/12/1921)



Photos 3 & 16; Figure 8

The three-story building at 222-224 Emanuel Cleaver II Boulevard has a roughly square footprint, brick cladding, and a flat roof behind a parapet.⁶ The building is located near the east end of the district. A straight-run concrete stair with stone wingwalls and a round metal railing lead up from the sidewalk to a small stoop in front of the main entrance in the south elevation. The red brick clads the south, east, and west elevations; the north wall has painted stucco (or similar) covering. A wide overhanging eave with a painted entablature lines the south elevation and the south half of the east and west elevations. Windows are non-historic 1/1 aluminum or vinyl replacements within the historic openings.⁷ Windowsills along the south elevation have a mix of brick and cast stone. Other windowsills have brick. At the south elevation, a thin brick belt course lines the bottom of the third story window openings. The stringcourse wraps around the south half east and west elevations. A similar stringcourse lines the third story openings.

⁶ Note: This building is virtually identical to the building at 226-228 Emanuel Cleaver II Boulevard (Resource 14), and the buildings at 223-225 & 227-229 East 46th Street (Resources 21 & 22).

⁷ A pair of 6/1 hung windows appear to fill an opening in the primary south elevation behind insect screens. The material of those windows is not known, but they may be painted wood.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 27

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Masonry openings delineate the primary south elevation into three bays. The entrance is located in the center bay, slightly below the line of the openings in the flanking bays. A simple painted gabled portico with a hipped roof extends out a few feet from the wall. Three-tab asphalt shingles cover the portico, and two wood pilasters with a square profile line each side of the entrance. The opening contains a painted two-panel door with three small pieces of glazing in the upper part. Narrow five-light sidelights flank the door. Above the entrance, a single window pierces each story below the line of the flanking bays. A narrow cast stone panel is set into the masonry between the second and third stories. The outside bays each contain a single opening with a pair of windows separated by a wide mullion.

Painted stucco clads the north half of the east elevation. A pair of windows pierce each story of the north bay. Two openings pierce each story of the brick clad south half. A slight stucco bump-out in the center of the wall contains a narrow rectangular opening at each story. The stone foundation is exposed along the west elevation. Window openings pierce all stories and divide the elevation into four bays. The outside bays each contain a pair of windows. Bay 3, looking north to south, has a single window. Bay 2 has a shorter opening that sits up higher on the wall. The center bay of the rear north elevation is deeply recessed into the wall. A wood-framed switchback stair accesses all stories along the bay. Each story generally contains an aluminum-framed door and a window opening. The flanking bays do not have any openings.

Integrity: The building at 222-224 Emanuel Cleaver II Boulevard has seen few alterations of note and retains integrity. The primary north elevation openings are intact. It is not known when the stucco cladding was added or if it is a historic condition. The stucco is noted on the 1950-1951 Sanborn Fire Insurance map (*Figure 9*), which indicates that it is a historic material. The building permit describes the building simply as having “brick & stone” construction. The Sanborn also depicts a different north elevation configuration, with two short bump-outs to the north instead of the current deeply recessed center bay. Despite this, the north elevation and stucco is not easily visible from the primary south elevation and does not detract from the building’s overall appearance.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 28

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

14. [Unnamed Apartment Building] (C Building) 226-228 Emanuel Cleaver II Boulevard

Date of Construction: ca. 1921

Style: Classical Revival

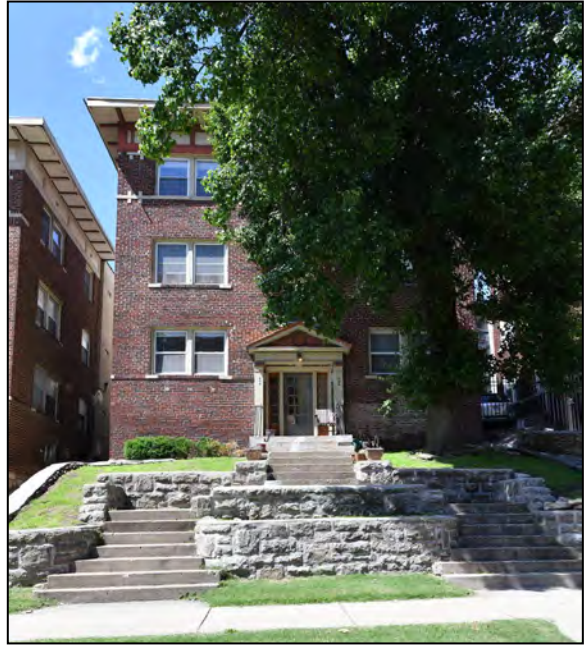
Historic Address: 226-228 Brush Creek
Boulevard

Parcel Description: Beginning on S line Lot 12
515.72 Ft W of E line SE1/4 of the NW1/4 Sec 29-
49-33 thence W 46 Ft thence N 80 Ft thence E 46
Ft thence S 80 Ft part of Lot 12 Southmoreland
Amend Plat.

Architect/Builder: Nelle Peters (attributed
architect), Phillips Building Co. (attributed
builder)⁸

Kansas City Building Permit #: Not found

Photos 2 & 3



The three-story building at 226-228 Emanuel Cleaver II Boulevard has a roughly square footprint, brick cladding, and a flat roof behind a parapet.⁹ The building is located near the east end of the district. A pair of short straight-run concrete stairs with stone wingwalls lead to a small landing; a single concrete straight-run stair leads up to a small stoop in front of the main entrance in the south elevation. The south, east, and west elevations are clad with red brick; the north wall has painted stucco (or similar) covering. A wide overhanging eave with a painted entablature lines the south elevation and the south half of the east and west elevations. All windows are non-historic 1/1 aluminum or vinyl replacements within the historic openings. Windowsills along the south elevation have a mix of brick and cast stone. Other windowsills have brick. At the south elevation, a thin brick belt course lines the bottom of the third story window openings. The belt course wraps around the south half east and west elevations. A similar stone stringcourse lines the third story openings.

⁸ The date of construction, architect, and builder for this resource are inferred based on the similarity to the building next door at 222-224 Emanuel Cleaver II Boulevard (Resource 13).

⁹ Note: This building is virtually identical to the building at 222-224 Emanuel Cleaver II Boulevard (Resource 13), and the buildings at 223-225 & 227-229 East 46th Street (Resources 21 & 22).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 29

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Masonry openings delineate the primary south elevation into three bays. The entrance is located in the center bay, slightly below the line of the openings in the flanking bays. A simple gabled portico with a hipped roof extends out a few feet from the wall. Three-tab asphalt shingles cover the roof, and a wood pilaster with a square profile line each side of the entrance. The opening contains a wood-framed multilight door. Narrow five-light sidelights flank the door. Above the entrance, a single window pierces each story below the line of the flanking bays. The outside bays each contain a single opening with a pair of windows separated by a wide mullion.

Painted stucco clads the north half of the east and west elevations. A pair of windows pierce each story north bay. Two openings pierce each story of the brick clad south half. A slight stucco bump-out in the center of the wall contains a narrow rectangular opening at each story. Brick clads the east elevation. The center bay of the rear north elevation is deeply recessed into the wall. A wood-framed switchback stair accesses all stories along the bay. An aluminum-framed door and a window opening fill each story. The flanking bays do not have any openings.

Integrity: The building at 226-228 Emanuel Cleaver II Boulevard has seen few alterations of note and retains integrity. The primary north elevation openings are intact. It is not known when the stucco cladding was added or if it is a historic condition. The stucco is noted on the 1950-1951 Sanborn Fire Insurance map (*Figure 9*), which is the earliest available map that shows the building. The Sanborn also depicts a different north elevation configuration, with two short bump-outs to the north instead of the current deeply recessed center bay. Despite this, the north elevation and stucco is not easily visible from the primary south elevation and does not detract from the building's overall appearance.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 30

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

15. Nelsonian Apartments (C Building)

230-236 Emanuel Cleaver II Boulevard

Date of Construction: 1917

Style: Classical Revival

Historic Address: 230-236 Brush Creek
Boulevard

Parcel Description: Southmoreland—
Amend Plat—part of Lot 12 beginning on
N line of Brush Creek Blvd 415.72 Ft W of
E line of NW1/4 Sec 29-49-33 thence W
along N line said boulevard 100 Ft thence
N 94.70 Ft thence E 100 Ft thence S 94.70 Ft to beginning.

Architect/Builder: Given Building Co. (builder)

Kansas City Building Permit #: 12058 (05/01/1917)



Photo 17

The three-story Nelsonian Apartments has a rectangular footprint, a stone foundation, brick cladding, and a flat roof. It is located near the east end of the District, near the Sophian Plaza Garage (Resource 25).¹⁰ Given the slope of the land down from the north, the rusticated brick of basement level is completely exposed along the primary south elevation. Portions of the stone foundation are visible along the east and west elevations. The foundation is not visible along the rear north elevation.

Two concrete walkways lead from the sidewalk to entrances in bays 2 and 6, looking east to west. A concrete driveway leads from the street along the west elevation to the East Parking Lot (Resource 27). A four-car carport abuts the west half of the south basement level. The carport has painted brick walls and a flat roof with brick walls between each stall. A wood-framed stair accesses the top of the carport and leads to a larger stair in the corresponding bay (discussed below). All windows appear to be non-historic aluminum or vinyl replacements within the historic openings. Unless otherwise noted, windows have a 1/1 configuration. Basement-level openings along the east, south, and west elevations have a wood-framed four-light hopper window that opens inwards. A wide overhanging eave with brackets lines the primary north elevation and wraps around for one bay along the east and west elevations. Decorative panels fill

¹⁰ Note: This building is nearly identical to the Rockhurst Apartment along East 46th Street (Resource 23).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 31

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

the entablature between each bracket, which generally correspond to the bays below. A narrow stone belt course lines the first story windowsills along the north, east, and west elevations.

Masonry openings delineate the symmetrical north (primary) elevation into seven bays. In bays 2 and 6, looking east-west, a simple portico with a hipped roof extends out a few feet from the wall. Simple painted wood columns with a square profile support the roofs. Square three-tab asphalt shingles cover each roof, and a narrow, glazed sidelight flanks each entrance. A painted wood door with six small lights in the upper part fills the entrance. A double-hung wood-framed 6/1 window fills the openings above the entrances. A pair of 6/1 wood-framed double-hung windows separated by a wide mullion fill the top story opening. The building's name is carved in relief on two narrow cast stone panels between the second and third stories above the entrances. A single window fills the openings in the center bay; three windows fill all other openings.

The east and west elevations are mirror images of one another; masonry openings divide each elevation into three bays. A single opening pierces each bay. A masonry flue rises above the roofline between bays 1 and 2 of the west elevation. Painted stucco clads the rear south elevation. Looking east to west, a single opening pierces each story in bays 1, 3 to 5, and 7. Bays 1, 4, and 7 have a single window; bays 3 and 5 have a pair of windows. The narrow center bay (#4) is deeply recessed into the wall. Additional openings pierce the interior-facing sides of the bay. Bays 2 and 6 extend out from the rest of the wall. Two pairs of brick piers support these bays. Each bay contains a wood-framed switchback stair with a landing at each story. Painted paneled doors beyond the stairs lead to apartment units. On either side of the stairs, a small square opening pierces each story except for the area to the west of the stair in bay 2.

Integrity: The Nelsonian Apartment has seen few alterations of note and retains integrity. New windows were installed within the historic openings, and do not detract from the building's overall appearance. It continues to communicate its historic residential use.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 32

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

EAST 46TH STREET – SOUTH SIDE

16. [Unnamed Apartment Building] (C Building)

127-129 East 46th Street

Date of Construction: 1924

Style: Classical Revival

Parcel Description: Southmoreland

Amend Plat beg at intersection of sly li

46th Street with a li 707.72 Ft W of & parl

th E li of NW 1/4 Sec 29-49-33 th NWly

325.27 Ft along sly li sd 46th Street to

point of beg for tract of land herein

described th NWly along Sly li sd 46th

Street 123.3 Ft to a point which is 183.33

Ft Ely from E li of Main St meas along Sly

li 46th Street th SWly along a li which defl to right 5 deg 18 min 40 sec from a li parl to sd Main

Street 70 Ft th S 69 deg 9min 45 sec e 94.80 Ft th SEly 8 Ft th N 21 deg 57 min 04 sec E 66.23 Ft

to point of beg part of Lot 12.

Architect/Builder: C. O. Jones (builder)

Kansas City Building Permit #: 14085 (08/21/1924)



Photo 18, Figure 10

The three-story colonnade apartment building at 127-129 East 46th Street is located at the northwest corner of the District.¹¹ It has a roughly rectangular footprint, brick cladding, a flat roof, and restrained Classical Revival styling. The west elevation abuts a neighboring parking lot (outside of the District), and the east elevation sits close to the building at 131-133 East 46th Street (Resource 17). Due to the slope of the site, more of the building's cut stone foundation is more visible along the rear south elevation than the east and west elevations; the basement is not visible along the primary north elevation. A narrow stone belt course wraps around the entire building at the first story windowsills. A stringcourse lines the third story openings. Second-story openings along the primary north elevation have individual stone sills; openings on the other walls have brick sills. Two enclosed full-height colonnaded porches, each located one bay in

¹¹ Note: This building is virtually identical to the buildings at 131-133 & 209-211 East 46th Street (Resources 17 & 18).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 33

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

from the outside edge of the wall, extend out from the north and south elevations. Two fluted columns with Doric capitals support each porch. A wide bracketed overhanging roof lines the top of the upper porch; a dentiled cornice lines the top of the lower two porches. Groups of non-historic 2/2 aluminum-framed windows line the porches below a solid painted wood panel. Non-historic 6/6 or 1/1 hung vinyl windows fill all masonry openings.

Nine bays delineate the primary north elevation. A short sidewalk accesses the central entrance along the north elevation. A historic painted entrance lines the main entrance. The surround has a bracketed cornice with dentils. A painted wrought iron railing lines the top of the surround. A wood-framed door with a large, glazed panel and flanking multilight sidelights fill the entrance. Looking east to west, full-height porches (discussed above) fill the second and eighth bays. An arched soldier course brick lintel with a keystone tops all first-story openings except for the ones in bays four and six, which have a flat soldier course brick lintel. All second story openings have a flat soldier course brick lintel with a keystone except for the ones in bays four and six, which do not have a keystone. The opening in the center bay of the second story has a tripartite configuration topped with a wide lunette window. The opening in the center bay of the third story has a three-piece configuration that contains a typical window flanked by narrower windows.

The secondary east and west bays are nearly identical. Five bays delineate each wall. A pair of typical windows fill the two outside bays and the center bay. Smaller openings that sit higher up on the wall flank the center bays. A garage door opening pierces the center of the exposed west basement. A pedestrian door is just to the south. Two small square openings flank the doors. Three small evenly spaced openings pierce the east basement level. The rear south elevation has no ornamentation of note save for the porches described above.

Integrity: The building at 127-129 East 46th Street retains integrity. Exterior alterations have largely been limited to window replacement within the historic openings. The porches were historically open and had a wood railing. It is not known when the porches were enclosed, but the distinctive columns and dentiled cornices are still apparent. The building's historic residential use is still apparent.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 34

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

17. [Unnamed Apartment Building] (C Building)

131-133 East 46th Street

Date of Construction: 1924

Style: Classical Revival

Parcel Description: 131-33 E 46th

Street/Southmoreland Amend Plat beg at
inters of Sly li 46th Street with a li 707.72
Ft W of & parl to the E li of NW1/4 Sec
29-49-33 th NWly 213.27 Ft along Sly li
sd 46th Street to point of beg for tract of
land herein described th S 34 deg 40 min
23 sec W 65 Ft th N 59 deg 26 min 30 sec
W 97.56 Ft th N 21 deg 57 min 04sec E
66.25 Ft to Sly li of sd 46th Street th SEly along Sly li sd 46th Street 112 Ft to pt of beg part of Lot
12.



Architect/Builder: C. O. Jones (builder)

Kansas City Building Permit #: 14086 (08/21/1924)

Photos 6 & 7; Figure 11

The three-story building at 131-133 East 46th Street is located near the northwest corner of the District. It has a roughly rectangular footprint, brick cladding, a flat roof, and restrained Classical Revival styling.¹² The west elevation abuts a neighboring building (Resource 16). A historic paved driveway lines the east elevation. It leads down to a small, paved landing that is too small to be counted individually. Due to the slope of the site, more of the building's cut stone foundation is more visible along the rear south elevation than the east and west elevations; the basement is not visible along the primary north elevation. A narrow stone belt course wraps around the entire building at the first story windowsills. A stringcourse lines the third story openings. The second story openings along the primary north elevation have individual stone sills; openings on the other walls have brick sills. Two enclosed full-height colonnaded porches, each located one bay in from the outside edge of the wall, extend out from the north and south elevations. Two fluted columns with Doric capitals support each porch. A wide bracketed overhanging roof lines the top of the upper porch; a dentiled cornice lines the top of the lower

¹² Note: This building is virtually identical to the buildings at 127-129 & 209-211 East 46th Street (Resources 16 & 18).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 35

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

two porches. Groups of non-historic 2/2 aluminum-framed windows line the porches below a solid painted wood panel. Non-historic 6/6 or 1/1 hung vinyl windows fill all masonry openings.

Nine bays delineate the primary north elevation. A short sidewalk accesses the central entrance along the north elevation. A historic painted entrance surround lines the main entrance. The surround has a bracketed cornice with dentils. A painted wrought iron railing lines the top of the surround. A wood-framed door with a large, glazed panel and flanking multilight sidelights fill the entrance. Looking east to west, full-height porches (discussed above) fill the second and eighth bays. An arched soldier course brick lintel with a keystone tops all first-story openings except for the ones in bays four and six, which have a flat soldier course brick lintel. All second story openings have a flat soldier course brick lintel with a keystone except for the ones in bays four and six, which do not have a keystone. The opening in the center bay of the second story has a tripartite configuration topped with a wide lunette window. The opening in the center bay of the third story has a three-piece configuration that contains a typical window flanked by narrower windows.

The secondary east and west bays are nearly identical. Five bays delineate each wall. A pair of typical windows fill the two outside bays and the center bay. Smaller openings that sit higher up on the wall flank the center bays. A garage door opening pierces the center of the exposed east basement. Two small square openings flank the door. Four small evenly spaced openings pierce the west basement level. The rear south elevation has no ornamentation of note save for the porches described above.

Integrity: The building at 131-133 East 46th Street retains integrity. Exterior alterations have largely been limited to window replacement within the historic openings. The porches were historically open and had a wood railing. It is not known when the porches were enclosed, but the distinctive columns and dentiled cornices are still apparent. The building's historic residential use is still apparent.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 36

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

18. [Unnamed Apartment Building] (C Building)

209-211 East 46th Street

Date of Construction: 1924

Style: Classical Revival

Parcel Description: 209-11 E 46th Street/Southmoreland Amend Plat beg at inters of S li 46th Street with a li 707.72 ft W of & parl E li of NW1/4 Sec 29-49-33 th NWly alg Sly li 46th Street 97.27 ft to pt of beg of tract herein desc th SWly 67.65 ft to pt 826.72 ft & W of E li sd NW1/4 & 147 ft & N of N li Brush Creek th NW 125.92 ft th NWly 65 ft to Sly li 46th Street 116 ft Wly to beg th SEly alg Sly li 46th Street 116 ft to pt of beg part of Lot 12.

Architect/Builder: C. O. Jones (builder)

Kansas City Building Permit #: 14087 (08/21/1924)



Photo 7

The three-story building at 209-211 East 46th Street is located along the north edge of the District. It has a roughly rectangular footprint, brick cladding, a flat roof, and restrained Classical Revival styling.¹³ A historic paved driveway lines the east and west elevation. The east drive leads down to a small, paved landing that is too small to be counted individually. The west drive leads to the West Parking Lot (Resource 28). Due to the slope of the site, more of the building's cut stone foundation is more visible along the rear south elevation than the east and west elevations; the basement is not visible along the primary north elevation. A narrow stone belt course wraps around the entire building at the first story windowsills. A stringcourse lines the third story openings. Second story openings along the primary north elevation have individual stone sills; openings on the other walls have brick sills. Two full-height colonnaded porches with painted wood railing, each located one bay in from the outside edge of the wall, extend out from the north and south elevations. Two fluted columns with Doric capitals support each porch. A wide bracketed overhanging roof lines the top of the upper porch; a dentiled cornice lines the top of the lower two porches, and painted wood railing lines all porches. A pair of multilight painted

¹³ Note: This building is virtually identical to the buildings at 127-129 & 131-133 East 46th Street (Resources 16 & 17).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 37

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

wood-framed doors flanked with a multilight sidelight access the porches from the interior apartments. Non-historic 6/6 or 1/1 hung vinyl windows fill all masonry openings.

Nine bays delineate the primary north elevation. A short sidewalk accesses the central entrance along the north elevation. A historic painted bracketed cornice with dentils lines the top of the entrance. Painted wrought iron railing lines the top of the surround. A wood-framed door with a large, glazed panel and flanking multilight sidelights fill the main entrance. Looking east to west, full-height porches (discussed above) fill the second and eighth bays. An arched soldier course brick lintel with a keystone tops all first-story openings except for the ones in bays four and six, which have a flat soldier course brick lintel. All second story openings have a flat soldier course brick lintel with a keystone except for the ones in bays four and six, which do not have a keystone. The opening in the center bay of the second story has a tripartite configuration topped with a wide lunette window. The opening in the center bay of the third story has a three-piece configuration that contains a typical window flanked by narrower windows.

The secondary east and west bays are nearly identical. Five bays delineate each wall. A pair of typical windows fill the two outside bays and the center bay. Smaller openings that sit higher up on the wall flank the center bays. A garage door opening pierces the center of the exposed west basement. Two small square openings flank the door. Four small evenly spaced openings pierce the west basement level. The rear south elevation has no ornamentation of note save for the porches described above. A secondary entrance pierces the center of the basement level. A set of wood steps leads up to a non-historic paneled door with solid sidelight panels.

Integrity: The building at 209-211 East 46th Street retains integrity. Exterior alterations have largely been limited to window replacement within the historic openings. The distinctive historic porch railings are intact throughout and the building's historic residential use is still apparent.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 38

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

19. San Marcial Apartment (C Building)

215-217 East 46th Street

Date of Construction: 1923

Style: Spanish Colonial Revival

Parcel Description: 215-17 E

46th/Southmoreland Amend Plat beg at

inters of Sly li 46th Street with a li 707.72 ft

W of & parl to E li NW1/4 Sec 29-49-33 th

S parl to E li sd Sec 81.35 ft to pt 92.69 ft

N of N li Brush Creek Blvd th NWly in

straight line to pt 111.18 ft N of N li sd

boulevard & 831.72 ft W of W li sd NW1/4

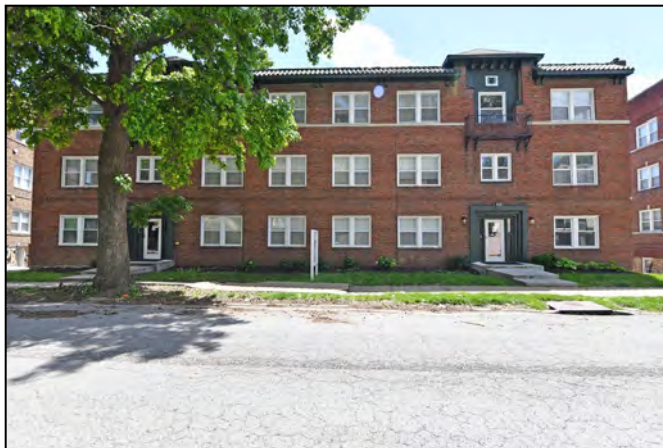
Sec th NEly defl to right 69 deg 40 min frm

last course 36.96 ft th NEly to pt in S li 46th Street th SEly alg Sly li 46th Street 97.27 ft to pt of

beg part of Lot 12.

Architect/Builder: Nelle Peters (architect), Phillips Building Co. (builder)

Kansas City Building Permit #: 13492 (03/08/1923)



Photos 5 & 19; Figure 12

The three-story San Marcial Apartments has a U-shaped footprint, brick cladding, a flat roof, and a stone foundation located near the center of the north District boundary.¹⁴ Painted stucco clads the center five bays along the south elevation. Paved driveways line the east and west elevations. A wood gate blocks the east drive. A stone retaining wall is beyond the gate to the south. The west drive connects to the West Parking Lot (Resource 28); a concrete bollard blocks the drive. Due to the slope of the site, more of the building's cut stone foundation is visible along the rear south elevation than the east and west elevations; the basement is not visible along the primary north elevation. All windows are non-historic 1/1 aluminum or vinyl replacements. Unless otherwise noted, all masonry openings contain a pair of typical windows separated with a wide mullion. A cast stone belt course lines the third story of the north elevation at the windowsills and wraps around for a foot or so to the east and west elevations. All other openings have brick sills. A brick belt course lines the north, east, and west elevations. Two tiered concrete paths lead from the sidewalk to entrances along the north (primary) elevation.

¹⁴ Note: This building is virtually identical to the La Lomita Apartment next door (Resource 20).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 39

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Window openings delineate the symmetrical north elevation into eight evenly spaced bays. A hipped roof with paired brackets extends out from the parapet along the entire wall. Green clay tiles cover the roof. Looking east-west, the roof is raised a foot in bays 2 and 7, which correspond with the first floor entrances. Non-historic three-tab shingles cover the raised roofs. Each entrance has a simple painted wood surround that steps in to meet the entrance assembly. A metal lantern flanks each assembly. It is not known if the lanterns are historic, but they complement the building's styling. Each entrance contains a painted paneled wood door with a half-round light in the upper part. Narrow glazed sidelights flank the doors. The second story openings above each entrance are narrower and do not extend down as far as the other openings. The third story openings that correspond with the entrances are slightly recessed into the wall. Painted stucco surrounds each opening, which is filled with a single 1/1 hung window. A decorative wrought iron balconette is affixed to the masonry just below the opening. A small decorative panel with a shield and swag is set into the stucco above each opening. The east and west elevations mirror one another. Masonry openings delineate the four bays of each elevation. The openings in the second bay from the south are smaller and sit higher up on the wall than the flanking ones. Below the two center bays a pair of narrow rectangular openings are punched in the stone foundation. The east and west bays of the rear south elevation extend out south for one bay. Each has a single opening at each story. Narrow rectangular openings pierce the foundation in these bays. A non-historic wood-framed stair fills the space next to each bay

Integrity: The San Marcial Apartment has seen few alterations and retains character-defining features such as the clay tile roofs, wrought iron balconies, and entrance surrounds. Non-historic windows were installed within the historic openings, and do not significantly detract from the building's appearance. The non-historic three-tab asphalt shingles do detract from the overall integrity, and the rest of the roof retains historic appearance and materials. Other character-defining features, such as the wrought iron balconettes and entry assemblies are intact. The building retains its historic residential appearance and function.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 40

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

20. La Lomita Apartment (C Building)

219-221 East 46th Street

Date of Construction: 1923

Style: Spanish Colonial Revival

Parcel Description: 219-21 E 46th Street

Amend Plat Of Southmoreland prt Lot 12
beg inter S li 46th Street & li 607.72 ft W
of & parl with E li NW1/4 Sec 29-49-33 th
S alg sd parl li 83.56 ft to pt 81.3 ft N of N
li Brush Creek Blvd th NWly to pt 94.72 ft
N of N li sd blvd & 707.72 ft W of E li sd
1/4 Sec th N parl with E li sd 1/4 Sec
79.32 ft to Sly li 46th Street th Ely alg sd
Sly li 100.87 ft to beg.



Architect/Builder: Nelle Peters (architect), Phillips Building Co. (builder)

Kansas City Building Permit #: 13493 (03/08/1923)

Photos 5 & 20; Figure 13

The three-story La Lomita Apartment has a U-shaped footprint, brick cladding, a flat roof, and a stone foundation located near the center of the north District boundary.¹⁵ Painted stucco clads the center five bays along the south elevation. A paved driveway with a wood gate lines the west elevation. A stone retaining wall is beyond the gate to the south. Due to the slope of the site, more of the building's cut stone foundation is visible along the rear south elevation than the east and west elevations; the basement is not visible along the primary north elevation. All windows are 1/1 non-historic aluminum or vinyl replacements. Unless otherwise noted, all masonry openings contain a pair of typical windows separated with a wide mullion. A cast stone belt course lines the third story of the north elevation at the windowsills and wraps around for a foot or so to the east and west elevations. All other openings have brick sills. A brick belt course lines the north, east, and west elevations. Two tiered concrete paths lead from the sidewalk to entrances along the north (primary) elevation.

Window openings delineate the symmetrical north elevation into eight evenly spaced bays. A hipped roof with paired brackets extends out from the parapet along the entire wall. Red clay

¹⁵ Note: This building is virtually identical to the San Marcial Apartment next door (Resource 19).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 41

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class and Middle-Income Apartment Buildings in

Kansas City, Missouri

Name of multiple listing (if applicable)

tiles cover the roof. Looking east-west, the roof is raised up a foot or so in bays 2 and 7, which correspond with the first floor entrances. Each entrance has a simple painted wood surround that steps in to meet the entrance assembly. Metal lanterns flank each assembly. Each entrance contains a painted paneled wood door with a half-round light in the upper part. Narrow glazed sidelights flank the doors. The second story openings above each entrance are narrower and do not extend down as far as the other openings. The third story openings that correspond with the entrances are slightly recessed into the wall. Painted stucco surrounds each opening, which is filled with a single 1/1 hung window. A decorative wrought iron balconette is affixed to the masonry just below the opening. A small decorative panel with a shield and swag is set into the stucco above each opening. The east and west elevations are mirror images of one another. Masonry openings delineate the four bays of each elevation. The openings in the second bay from the south are smaller and sit higher up on the wall than the flanking ones. Below the two center bays a rectangular opening is punched in the stone foundation. The east and west bays of the rear south elevation extend out south for one bay. Each has a single opening at each story. Narrow rectangular openings pierce the foundation in these bays. A non-historic wood-framed stair fills the space next to each bay.

Integrity: The La Lomita Apartment has seen few alterations of note and retains character-defining features such as the clay tile roofs, wrought iron balconies, and entrance surrounds. Non-historic windows were installed within the historic openings, and do not significantly detract from the building's appearance. The building retains its historic residential appearance and function.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 42

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

21. [Unnamed Apartment Building] (C Building)

223-225 East 46th Street

Date of Construction: 1921

Style: Classical Revival

Parcel Description: Beg 80 ft N of S li Lot 12 &
561.72 ft W of E li of SE NW 29-49-33 th W 46 ft
th N to S li 46th Street th E to pt N of beg th S to
beg part Lot 12 Southmoreland Amend Plat.

Architect/Builder: Nelle Peters (architect),
Phillips Building Co. (builder)

Kansas City Building Permit #: 12858
(08/12/1921)

Photo 21



The three-story apartment building at 223-225 East 46th Street has a roughly square footprint, a stone foundation, brick cladding, and a flat roof behind a parapet.¹⁶ The building is located near the center of the north boundary. A concrete walkway leads south from the sidewalk to the center of the north elevation; narrower walkways lead from the sidewalk to the east and west sides. The north elevation and the north two bays of the east and west elevations are clad with red brick; the rest of the walls have painted stucco (or similar) covering. A wide overhang eave with a painted entablature lines the north elevation and the north half of the east and west elevations. All windows are non-historic aluminum or vinyl replacements within the historic openings. They either have a 1/1 or 6/1 single-hung configuration. Most windowsills on the north elevation and the north half of the east and west walls have a mix of brick and cast stone. At the north elevation, a thin stringcourse lines the bottom of the third story window openings. The stringcourse wraps around for about a foot on the east and west elevations; a brick stringcourse continues along most of the rest of those walls.

Masonry openings delineate the primary north elevation into three bays. The entrance is located in the center bay, slightly below the line of the openings in the flanking bays. A simple portico with a hipped roof extends out a few feet from the wall. The roof is covered with three-tab asphalt shingles and is supported by two vinyl-wrapped columns with a square profile. The

¹⁶ Note: This building is virtually identical to the buildings at 222-224 & 226-228 Emanuel Cleaver II Boulevard (Resources 13 & 14), and the building at 227-229 East 46th Street (Resource & 22).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 43

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

opening contains a painted slab door. Narrow glass block sidelights flank the door. Above the entrance, a single window on each story is located below the flanking windows. The outside bays each contain a single opening with a pair of 6/6 windows separated by a wide mullion.

The east and west elevations are nearly mirror images of one another. Given the slope of the surrounding land, more of the stone foundation is exposed looking to the south. The north bays each contain a pair of windows; at the basement level, glass blocks fill a smaller rectangular opening. The second bay from the north contains a single window and a similar basement-level opening in the stone foundation. Painted stucco covers the windows in the third bay from the north, which extends out slightly from the wall. An entrance with a small wood deck is located at the basement level of the west elevation. Each story of the south bay has a pair of windows. A non-historic wood stair covers most of the center of the east elevation. The center bay projects out around the stairs. A pair of windows fill each story of the flanking bays. A single square window fills the east and west basement-level openings.

Integrity: The building at 223-225 East 46th Street has seen few alterations of note and retains integrity. Although some window openings on the secondary east and west elevations have been filled, the primary north elevation openings are intact. It is not known when the stucco cladding was added. The stucco is noted on the 1950-1951 Sanborn Fire Insurance map, which is the earliest available map that shows the building. The building permit describes the building simply as having "brick & stone" construction. Despite this, the stucco is not easily visible from the primary north elevation and does not detract from the building's overall appearance. The building at 223-225 East 46th Street retains its historic residential use.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 44

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

22. [Unnamed Apartment Building] (C Building)

227-229 East 46th Street

Date of Construction: ca. 1921

Style: Classical Revival

Parcel Description: Southmoreland Amend Plat
beg 515.72 ft W of E li SE1/4 NW1/4 Sec 29-49-
33 & 80 ft N of S li Lot 12 th W 46 ft th N to S li
46th Street th Ely to pt N of beg th S to beg prt of
Lot 12.

Architect/Builder: Nelle Peters (attributed
architect), Phillips Building Co. (attributed
builder).¹⁷

Kansas City Building Permit #: Not found

Photo 21, Figure 14



The three-story building at 227-229 East 46th Street has a roughly square footprint, a stone foundation, brick cladding, and a flat roof behind a parapet.¹⁸ The building is located along the north boundary, near the center. A concrete walkway leads south from the sidewalk to the center of the north elevation; a narrower walkway leads from the sidewalk to the west side of the building. A concrete driveway along the east elevation leads south to the East Parking Lot (Resource 27). The west elevation closely abuts a neighboring building (Resource 21). The north elevation and the north two bays of the east and west elevations are clad with red brick; the rest of the walls have painted stucco (or similar) covering. A wide overhang eave with a painted entablature lines the north elevation and the north half of the east and west elevations. All windows are non-historic aluminum or vinyl replacements within the historic openings. They either have a 1/1 or 6/1 single-hung configuration. Most windowsills on the north elevation and the north half of the east and west walls have a mix of brick and cast stone. At the north elevation, a thin stringcourse lines the bottom of the third story window openings. The stringcourse wraps around for about a foot on the east and west elevations; a brick stringcourse continues along most of the rest of those walls.

¹⁷ The date of construction, architect, and builder for this resource are inferred based on the similarity to the building next door at 223-225 East 46th Street (Resource 21).

¹⁸ Note: This building is virtually identical to the buildings at 222-224 & 226-228 Emanuel Cleaver II Boulevard (Resources 13 & 14), and the building at 223-225 East 46th Street (Resource & 21).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 45

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Masonry openings delineate the primary north elevation into three bays. The entrance is located in the center bay, slightly below the line of the openings in the flanking bays. A simple portico with a hipped roof extends out a few feet from the wall. The roof is covered with three-tab asphalt shingles and is supported by two vinyl-wrapped columns with a square profile. The opening contains a painted slab door. Narrow glass block sidelights flank the door. Above the entrance, a single window on each story is located below the flanking windows. The outside bays each contain a single opening with a pair of 6/6 windows separated by a wide mullion.

The east and west elevations are nearly mirror images of one another. Given the slope of the surrounding land, more of the stone foundation is exposed looking to the south. The north bays each contain a pair of windows; at the basement level, glass blocks fill a smaller rectangular opening. The second bay from the north contains a single window and a similar basement-level opening in the stone foundation. Painted stucco covers the windows in the third bay from the north, which extends out slightly from the wall. An entrance with a small wood deck is located at the basement level of the west elevation. Each story of the south bay has a pair of windows. A non-historic wood stair covers most of the center of the east elevation. The center bay projects out around the stair. A pair of windows fill each story of the flanking bays. A single square window fills the east and west basement-level openings.

Integrity: The building at 227-229 East 46th Street has seen few alterations of note and retains integrity. Although some windows on the secondary east and west elevations have been filled, the primary north elevation openings are intact. It is not known when the stucco cladding was added. The stucco is noted on the 1950-1951 Sanborn Fire Insurance map, which is the earliest available map that shows the building. If it is not a historic condition, the stucco is not easily visible from the primary north elevation and does not detract from the building's overall appearance. The building at 227-229 East 46th Street retains its historic residential use.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 46

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

23. Rockhurst Apartments (C Building)

231-237 East 46th Street

Date of Construction: 1917

Style: Classical Revival

Parcel Description: 231-37 E 46th Street
Southmoreland --Amend Plat-- prt of Lot
12 beg 415.72 ft W of E li & 175.75 ft N of
S li of nw1/4 sec 29-49-33 th W 100 ft th N
90.75 ft to S li 46th Street th NEly alg S li
46th Street 112.25 ft to a pt due N of beg th
S 140.95 ft to beg exc S 3.95 ft.

Architect/Builder: Given Building Co.
(builder)

Kansas City Building Permit #: 12116 (03-15-1917)



Photo 22, Figure 15

The three-story Rockhurst Apartments has a rectangular footprint, a stone foundation, brick cladding, and a flat roof.¹⁹ It is located near the northeast corner of the District, near the Sophian Plaza Garage (Resource 25). Given the slope of the land, more of the basement level stone is visible moving north to south along the east and west elevations; the full stone foundation is visible along the south elevation. Two concrete walkways lead from the sidewalk to entrances in bays 2 and 6, looking east to west. A concrete driveway leads from the street along the west elevation to the East Parking Lot (Resource 27). A four-car carport abuts the west half of the south basement level. The carport has painted brick walls and a flat roof with brick walls between each stall. A wood-framed stair accesses the top of the carport and leads to a larger stair in the corresponding bay (discussed below). All windows appear to be non-historic 1/1 aluminum or vinyl replacements within the historic openings, unless otherwise noted. Basement-level openings along the east, south, and west elevations have a wood-framed four-light hopper window that opens inwards. A wide overhanging eave with brackets lines the primary north elevation and wraps around for one bay along the east and west elevations. Decorative panels fill the entablature between each bracket, which generally correspond to the bays below. A narrow stone belt course lines the first story windowsills along the north, east, and west elevations. A

¹⁹ Note: This building is nearly identical to the Nelsonian Apartment along Emanuel Cleaver II Boulevard (Resource 15).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 47

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

wide window is punched into the masonry just above the entrances, between the line of the first and second stories. Paired windows fill the third story opening in those bays. A stone panel with the name of the building in relief is set into the masonry between the openings. All other bays are identical. Each opening has three windows separated by wide wood mullions. A painted decorative panel is set into the masonry between the second and third story windows in bays 1, 3, 5, and 7.

Masonry openings divide the symmetrical north (primary) elevation into seven bays. In bays 2 and 6, looking east-west, a simple portico with a hipped roof extends out a few feet from the wall. The roofs are covered with three-tab asphalt shingles, and narrow, glazed sidelights flank each entrance; painted wrought iron columns support the east entrance. A painted wood door with a single panel fills the east entrance; a painted glazed door fills that west opening. The east and west elevations are mirror images of one another; masonry openings divide each elevation into three bays. A single opening pierces each bay. A masonry flue rises above the roofline between bays 1 and 2 of the west elevation. Painted stucco clads the rear south elevation. Looking east to west, a single opening pierces each story in bays 1, 3 to 5, and 7. Bays 1, 4, and 7 have a single window; bays 3 and 5 have a pair of windows. The narrow center bay (#4) is deeply recessed into the wall. Additional openings pierce the interior-facing sides of the bay. Bays 2 and 6 extend out from the rest of the wall. Two pairs of brick piers support these bays. Each bay contains a wood-framed switchback stair with a landing at each story. Painted paneled doors beyond the stairs lead to apartment units. On either side of the stairs, a small square opening pierces each story except for the area to the west of the stair in bay 2.

Integrity: The Rockhurst Apartment has seen few alterations of note and retains integrity. New windows were installed within the historic openings, and do not detract from the building's overall appearance. It continues to communicate its historic residential use.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 48

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

WARWICK BOULEVARD

24. Sophian Plaza (NRHP Building)²⁰

Date of Construction: 1922-1923

Style: Beaux Arts

Parcel Description: 4618 Warwick blvd Sophian
Plaza

Architect/Builder: Shepard & Wiser (architects),
Manhattan Construction Co. (builder)

Kansas City Building Permit #: 13169
(06/19/1922)

Photo 23, Figure 23

4618 Warwick Boulevard



The Sophian Plaza is located on a large irregularly shaped parcel at the intersection of Warwick Boulevard and Emanuel Cleaver II Boulevard, in the northeast corner of the District. The eight-story building has a raised basement level, steel structural system, brick cladding, Beaux Arts terra cotta detailing, a flat roof, and an H-shaped footprint. The building sits near the southeast end of the parcel, which generally slopes to the south and west. A wide semicircular concrete drive along Warwick Boulevard leads to the primary east elevation. Grassy lawns generally line the east, south, and west sides of the building. The area to the north contains an associated parking lot and garage (same parcel, Resource 25 and Resource 26, discussed below). A narrow concrete walk lines the south and west edges of the building; a second walk connects the driveway to the parking lot to the north. The associated lawn and sidewalks are not counted separately due to their size. Most windows are non-historic 6/1 or 6/6 aluminum units that are installed within the historic openings. A corbeled brick parapet lines the building. A monumental concrete staircase spans three bays along the center of the primary east elevation. The stair leads

²⁰ Patricia Brown Glen and Emily F. Woodward, "Sophian Plaza," National Register of Historic Places Nomination Form (Washington, DC: US Dept of the Interior, NPS, 1983), NRIS #83001019, listed 07/05/1983.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 49

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

up to a terra cotta pavilion with a balustrade and urns that span the wings. Large columns support the pavilion below a dentiled terra cotta entablature that lines all elevations between the first and second stories. A half-circle colonnade with similar detailing as the east pavilion lines an open patio along the west elevation.

A cast stone surround with pilasters, a wide entablature, and an arched opening define the center entrance opening at the first story. A pair of glazed metal doors with a half-round transom fill the opening. Arched openings flank the entrance. Three openings pierce the upper stories of the entrance bay. The outside openings have a pair of 6/1 windows separated with a wide painted mullion. The center opening has a three-piece configuration with a center 6/1 window flanked by a 4/4 window. A half round stone panel is set into the masonry above the center opening on the eighth story. The east and west projecting wings feature an identical three-bay configuration. A 6/6 hung window fills all basement level openings. A wide terra cotta panel fills the center bay of the first stories. Four round-arched openings pierce this bay. Bands of raised brick line the narrower flanking bays at the first story. The upper stories feature wide bands of raised brick in the center bay. A triangular gable rises from the parapet in this bay. Three openings pierce the center bay. A 6/1 window with narrow 4/4 windows fill the center bay; a single 6/1 window fills the flanking openings in the bay. A decorative half-round stone panel is set into the masonry above the center opening in the eighth story of the center bay. A single opening pierces the outside bays of each wing. The west elevation has similar fenestration as the east elevation except that 6/6 windows with a three-light transom fill the basement level openings.

Bands of raised brick in bays 2 and 4 delineate the upper five bays of the south elevation. The entire stone-clad basement level is visible along the wall. Three openings pierce each story in the three center bays. A single opening pierces each story of the end bays. All openings along the wall have a terra cotta keystone except for the eighth story openings, which have a half round brick arch. A terra cotta panel is set into the masonry above the openings in the end bays as well as the three eighth story openings in the center bay. Basement-level openings along this elevation have a typical 6/6 hung window with a three-light transom. A triangular brick gable rises above the center bay. Projecting brick dentils correspond with the areas of raised brick bands. The north elevation has similar fenestration and detailing as the south except as noted below. At the first story, terra cotta clads bays #2 and 4. Those openings have half-round arches. Other first story openings have six-light hung windows with a three-light transom. The basement-level openings have 6/6 hung windows.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 50

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Integrity: Sophian Plaza has seen no apparent alterations since it was listed in the National Register. It continues to communicate its historic residential association and retains integrity.

25. Sophian Plaza Garage (NRHP Structure)

4618 Warwick Boulevard

Date of Construction: 1922-1923

Style: No Style

Architect/Builder: Shepard & Wiser
(architects), Manhattan Construction Co.
(builder)

Kansas City Building Permit #: 13169
(06/19/1922)

Photo 24



The Sophian Plaza Garage is located at the northwest corner of the parcel, near the northeast corner of the District. It is a utilitarian one-story building with brick cladding, a flat roof, and a roughly rectangular footprint; the northwest corner aligns with East 46th Street. Raised brick quoins accent each corner. Historic multilight steel-framed windows fill all openings. A non-historic aluminum garage door fills the opening along East 46th Street. Two historic metal lanterns flank the garage opening. A flat metal door and window are located to the west of the garage opening. Two evenly spaced window openings fill the west wall, and a single opening fills the north wall. Five evenly spaced openings fill the east wall. The south elevation was inaccessible, but it contains at least one opening.

Integrity: The Sophian Plaza Garage retains integrity. It has seen few changes since it was completed and retains its historic function. The non-historic garage door was installed within the historic opening at an unknown date, but it complements the building's historic utilitarian character.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 51

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

Working-Class and Middle-Income Apartment Buildings in

Kansas City, Missouri

Name of multiple listing (if applicable)

26. Sophian Plaza Parking Lot (NRHP Structure)

4618 Warwick Boulevard

Date of Construction: 1922-1923

No Style

Architect/Builder: Shepard & Wiser (architects), Manhattan Construction Co. (builder)

Kansas City Building Permit #: 13169 (06/19/1922)

Figure 23

The Sophian Plaza Parking lot is located between the Sophian Plaza and the Sophian Plaza Garage (Resources 24 & 25). It is accessed from East 46th Street to the north. The concrete-paved lot slopes down to the south from the street and wraps around to the south of the Sophian Plaza Garage. It is striped for about thirty cars.

Integrity: The Sophian Plaza Parking lot retains integrity. It was designed and built as part of the Sophian Plaza development and continues its historic function.

DISTRICT INTEGRITY

The East Plaza Apartments Historic District retains its historic integrity. Common alterations include window and door replacement within the historic masonry openings, which do not significantly detract from the overall integrity of the District. A handful of secondary openings may have been altered or covered, but all primary elevations retain their historic configurations.

All buildings within the District remain in their historic *location*. The location of the District is significant in the MPDF in terms of the development patterns of working-class and middle-class multifamily apartment buildings, which will be discussed in the following section. The *setting* outside of the District has been impacted by demolition and new commercial development, especially along the southern boundary. Historic buildings south of the District were demolished in the mid- to late-1980s to make way for a television studio and a large apartment complex. This work left the remaining buildings in the nominated District to the north as the only cohesive grouping of apartments east of the Country Plaza. The setting within the District has not significantly changed since the end of the period of significance (1950), and the District retains its historic multifamily character. Most of the *materials* of the buildings in the District, including brick, terra cotta, and clay roof tiles, are historic, and indicative of the era in which they were built. The multifamily residential *design* of the buildings has not changed, and they continue to function in much the same way that they did historically. The buildings within the District continue their historic residential *association* with working-class and middle-income apartment

National Register of Historic Places
Continuation Sheet

Section number 7 Page 52

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

buildings in Kansas City, Missouri. The residential *feeling* of the District has not changed, as all buildings continue their historic multifamily use.

The District is significant as a group of the *Working-Class and Middle-Class Apartment Buildings in Kansas City, Missouri* property type and meet the following registration requirements.

Table of *Working-Class and Middle-Class Apartment Buildings in Kansas City, Missouri* Registration Requirements.²¹

• Be purpose-built to function as a multiple-unit dwelling building.	• The buildings within the district were built to function as multiple-unit apartment dwellings.
• Be at least two stories high.	• All buildings are at least two stories high.
• Contain at least two self-sufficient apartment units.	• All buildings contain at least two self-sufficient apartment units.
• Be constructed after 1885.	• All buildings were constructed between 1917 and 1950.
• Contain sufficient integrity of the façade and character defining features.	• There have been no significant alterations to the façade of any building within the district. Replacement windows and doors have been installed in many openings, but this does not detract from the integrity of the buildings.

²¹ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," F.1.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 53

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Summary

Built between 1917 and 1950, the East Plaza Apartments Historic District (the District), in Kansas City, is locally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT and under Criterion C in the area of ARCHITECTURE. Designed and developed by several prominent Kansas City architects and developers, the buildings within the District illustrate patterns of development in the early twentieth century in Kansas City, specifically around Country Club Plaza, a popular shopping and apartment district that generally served as the *de facto* southern boundary for apartment development at the time. The period of significance for the East Plaza Apartments Historic District begins in 1917 with the construction of the Rockhurst Apartment (Resource 23), the earliest building in the District. It ends in 1950 with the construction of Plaza Towers (Resource 2), the last apartment building in the District.

The buildings within the District are nominated as grouping of the *Working-Class and Middle-Class Apartment Buildings in Kansas City, Missouri* property type, as described in the “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” Multiple Property Documentation Form (MPDF). Since the district contains a mix of *Low-Rise Apartment Building*, *Mid-Rise Apartment Building*, and *High-Rise Apartment Building* property sub-types, the overarching property type is used for clarity. The associated historic contexts for the District are “Residential Development Patterns: 1830-1960 (Criterion A),” and the “Architecture of Working- and Middle-Class Apartment Buildings: 1885-1960 (Criterion C).” The East Plaza Apartments Historic District represents the spread of apartment construction in Kansas City to its present-day southern edge at the Country Club Plaza. While apartment buildings exist in Kansas City south of the Country Club Plaza, the density near the Plaza is not seen anywhere else to the south. The East Plaza Apartments Historic District has significance under the MPDF in area A-3: Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the City. The District also has significance in area C-8: Buildings that illustrate expressions of architectural style, either rare, notable, or influential to the aesthetic development of the apartment building or architecture in general.”²² The buildings within the District represent a variety of popular multifamily architecture styles around the turn of the century, as well as the Modern Movement in Kansas City after World War II.

²² Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” F.3.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 54

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Elaboration

WORKING-CLASS AND MIDDLE-INCOME APARTMENTS IN KANSAS CITY TO CA. 1900

Kansas City was platted in 1830 as the Town of Kansas near the confluence of the Kaw River and the Missouri River. The new town grew slowly, and by the beginning of the Civil War, the area contained only a few wagon roads and scattered residential development extended about twenty blocks, roughly to the present-day location of the National Register-listed Union Station (approximately three miles north of the nominated District).²³ The city began to grow after the end of the Civil War and the completion of the Hannibal Railroad Bridge, and residential development began to spread east and south with subsequent land annexations. Kansas City at that time extended about ten miles south and eight miles to the east. This period of growth saw some of the earliest examples of multifamily housing in the city with the conversion of single-family houses and the development of the “walk-up” apartment near the center of the city.²⁴ These trends continued until the late-1800s when the city’s annexations outpaced its ability to develop that land.²⁵ Over the next decade, Kansas City developed along established commercial corridors, including Main Street and Broadway before reaching the land along Brush Creek that would be developed into a shopping and entertainment district known as the County Club Plaza.²⁶

DEVELOPMENT OF SOUTHMORELAND AND THE COUNTRY CLUB PLAZA

In 1887, *The Kansas City Times* publisher William Rockhill Nelson (1841-1915) built Oak Hall, his estate, on land about three miles south of downtown Kansas City, and just east of the nominated District. Today, the Nelson-Atkins Museum of Art occupies the site, but in the late nineteenth century, the area around Oak Hall was relatively rural, and located two miles south of the Kansas City city limits at the time. According to a biography about Nelson published by *The Kansas City Star*, the site was so far south that Kansas City leaders believed it would take years

²³ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.2-E.3.

²⁴ Sally Schwenk, “Historic Colonnade Apartment Buildings of Kansas City, Missouri,” National Register of Historic Places Multiple Property Documentation Form (Washington, DC: Dept of the Interior, NPS, 2003), E.17.

²⁵ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.5.

²⁶ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.6.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 55

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

for the city limits to reach Oak Hall.²⁷ Nelson, though, began develop the land around Oak Hall with smaller residential houses (some were privately owned and some were intended for rent) and curvilinear streets that conformed to the popular City Beautiful Movement practice of following the natural contours of the land to eschew the traditional grid system.²⁸ The Southmoreland neighborhood proved popular among upper-class residents in the early 1900s, and the Nelson Trust retained ownership of the rental houses until the 1950s.²⁹

Located just west of Nelson's development, developer J. C. Nichols (1880-1950) first envisioned the Country Club Plaza (the Plaza) in the early 1900s as the shopping, dining, and entertainment component of a larger Country Club District. This district contained planned residential neighborhoods to the south and west. When Nichols began developing the Plaza, most of the land contained a sparse mix of frame buildings, a brickyard, quarry, lumber yard, and cow pasture.³⁰

Edward Delk completed the master plan for the Country Club Plaza in 1922, and businesses in the Plaza opened soon afterwards (*Figure 22*).³¹ The success of the Plaza was tied to the success of its businesses, and Nichols quickly realized that the nearby residential neighborhoods would not be able to provide enough traffic to sustain those businesses. To combat this, Nichols drew up a plan to build nine large apartment buildings south of Brush Creek, which runs along the southern edge of the Plaza (*apartments built 1927-1929*). At the same time, other developers saw the opportunities available from the Plaza and began building apartments to the north, east, and west. This ring of apartment buildings helped give the Plaza its iconic bowl-shape setting (*Figure 24*).³² Nichols considered the plan a success in a circa 1930s speech where he praised the

²⁷ William Rockhill Nelson: *The Story of a Man, a Newspaper, and a City* (Cambridge, MA: The Riverside Press, 1915), 91; The land was eventually annexed into Kansas City in 1897.

²⁸ Nancy B. Breme, "Rockhill Neighborhood," National Register of Historic Places Nomination Form (Washington, DC: US Dept of Interior, NPS, 1975), 8.1.

²⁹ Breme, "Rockhill Neighborhood," 8.2.

³⁰ J. C. Nichols, "Country Club Plaza," (*Planning for Permanence: The Speeches of J. C. Nichols*, State historical Society of Missouri: Western Historical Manuscript Collection-Kansas City, undated speech, <https://files.shsmo.org/manuscripts/kansas-city/nichols/JCN081.pdf> (accessed July 2024).

³¹ "Country Club Plaza: History and Significance," Architectural Survey (Jefferson City, MO: Missouri State Historic Preservation Office, 2012), 1.

³² "Country Club Plaza: History and Significance," 2.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 56

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

“fine apartments” that had gone up around the Plaza and estimated that in time the population of residents in the surrounding apartments could reach 50,000.³³

While the area to the north and west of the Country Club Plaza contained an earlier established residential neighborhood, the land to the east and south were more sparsely developed, with Brush Creek to the south of the Plaza, and the large estate of William Rockhill Nelson (which later became part of the Nelson-Atkins Museum of Art) to the east (*Figures 16 & 17*). A handful of other houses located north of East 42nd Street occupied large lots. As a result, most of the apartment development immediately east of the Plaza was contained in an area south of East 46th Street, east of Main Street/tracks for the old streetcar line (roughly present-day Brookside Boulevard), north of Brush Creek, and west of Oak Street. The majority of buildings in this area were historically two- to four-story walk-up apartments (*Figures 4 & 18*). Further, a 1925 atlas map and aerial photographs show that the area generally bound by Brush Creek Boulevard, Oak Street, Brush Creek, and Brookside Boulevard contained roughly twenty-three low-rise walk-up apartment buildings and a dozen or so small houses (*Figures 19 & 20*).

CRITERION A: THE DEVELOPMENT OF THE EAST PLAZA APARTMENTS HISTORIC DISTRICT

The East Plaza Apartments Historic District is locally significant for its association with the community planning and development of early twentieth century Kansas City. The District has significance with MPDF criteria A-3: “Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the City.” The buildings within the District have direct connections to the development of the Country Club Plaza and represent the southern edge of multifamily development in Kansas City.

The resources within the East Plaza Apartments Historic District represent the trends of apartment development associated with the Country Club Plaza. Although the Nelsonian Apartment and the Rockhurst Apartment (Resources 13 & Resource 24) were built in 1917, before the Country Club Plaza, Nichols began developing the residential neighborhoods south of the Plaza with an initial ten-acre tract in 1905.³⁴ The two apartments were built by the Henry K. Given Building Company, likely as speculative ventures in anticipation of the continued southern growth of the city. The Nelsonian Apartment and the Rockhurst Apartment were built

³³ Nichols, “Country Club Plaza.”

³⁴ “Country Club Plaza: History and Significance,” 1.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 57

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

during Kansas City's "most active" phase of apartment building construction, which took place between 1900 and 1916, when the city saw a population growth of over one hundred sixty thousand people. An estimated two hundred twenty-six apartment *buildings* were built in Kansas City during that span, the majority of which were between two and four stories tall and usually did not have an elevator.³⁵

A second wave of apartment development occurred in Kansas City following the end of World War I and a subsequent boom in population. Over fifteen thousand apartment *units* were built during that span, mostly concentrated along Armour Boulevard, East 31st Street, Linwood Boulevard, and around the Country Club Plaza.³⁶ Fifteen apartment buildings (out of twenty) were built in the East Plaza Apartments Historic District between 1920 and 1926.³⁷ The most prolific year for apartment building in Kansas City during that span was 1923. Nearly three hundred apartment buildings with over three thousand units were completed that year, including six buildings in the District (Rockhill Plaza, the Granada Apartments, the Seville Apartments, the San Marcial Apartment, the La Lomita Apartment, and the Sophian Plaza). Another two resources were built between 1927 and 1928 (the Melbourne Apartments and the Park castles). In 1927, the year Melbourne Apartments (Resource 4) opened, 2,135 apartment units were completed. This was the third largest number in terms of apartment units constructed within a single year behind 1923 (3,242 units) and 1924 (2,375 units).³⁸

The apartments built in the early 1920s near the Country Club Plaza were intended for a mix of potential tenants that ranged anywhere from young professionals to employees of the businesses on the Plaza. City directories of the era show that a majority of the buildings within the District were occupied during the period of significance by single working-class people with professions that included nurses, grocers, contractors, and physicians. The walk-up buildings along the north side of Brush Creek Boulevard and East 46th Street especially illustrate this early phase of building, and it is likely that many tenants worked at the businesses on the Plaza.

Although the majority of apartments built in the early 1920s in the District were intended for working-class tenants, the Sophian Plaza (Resource 24) bucks this trend. Henry J. Sophian

³⁵ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," E.20.

³⁶ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," E.23.

³⁷ Resources 1, 8-9, 11-13, 16-22 & 24.

³⁸ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," E.21.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 58

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

developed Sophian Plaza as a luxury apartment building from the beginning. A 1918 announcement for the project stated that the new building would cost nearly \$1 million.³⁹ Rents in the new building were between \$125 and \$250 per month.⁴⁰ For comparison, rents at Rockhill Plaza (Resource 1, completed around the same time) at the southwest edge of the District, ranged from \$67.50 to \$85.00 per month during that same period.⁴¹

As building technology improved, and elevators became more widespread, high-rise apartment buildings began to appear around the Plaza. This helped to give the shopping district its distinctive bowl-shaped appearance. Between 1926 and 1928 Harry E. Fisher speculatively built the three eight-story apartments along the south side of Brush Creek Boulevard near Oak Street. The first was the Whitehall Apartments (1926), at the corner of Brush Creek Boulevard and Oak Street. Advertisements for the building, which was described as having a large living room and a garage, began to appear in late 1926. It appears that Fisher sold the Whitehall Apartments in late 1926 or early 1927 to partially finance construction of his next building, the Melbourne Apartments (1927), as he purchased the land for the Melbourne Apartments in early 1927.⁴² In July 1927, Fisher arranged to sell the building to L. M. Vreeland, President of the Blue Jay Coal and Mining Company, once the building was completed. An August 1927 article on the sale noted that work was expected to wrap up in September.⁴³ The building appears to have been completed by October 1927, when advertisements first list rents for single units between \$75-\$80 and double units between \$100-\$105.⁴⁴ It is not clear if Fisher used a similar technique with the construction of his third building, Park Castles (1928), but an announcement for the new building appeared in early February 1928. Located between Fisher's other two buildings, initial plans for Park Castles called for co-operative ownership of the building (similar to a modern-day condominium) with tall living room ceilings in each unit.⁴⁵

³⁹ Patricia Brown Glenn and Emily F. Woodward, "Sophian Plaza," National Register of Historic Places Nomination Form (Washington, DC: US Dept of Interior, NPS, 1983), 8.1; approximately \$18,700,000 today.

⁴⁰ Approximately \$2,300 to \$4,600 in 2024.

⁴¹ Approximately \$1,200 to \$1,600 in 2024.

⁴² "New Brush Creek Hotel," *The Kansas City Star*, March 20, 1927, 65, newspapers.com (accessed September 2023).

⁴³ *The Kansas City Star*, August 21, 1927, 59, newspapers.com (accessed September 2023).

⁴⁴ "The Melbourne," *The Kansas City Times*, October 1, 1927, 27, newspapers.com (accessed September 2023); approximately \$1,300-\$1,400 and \$1,700-\$1,800 today.

⁴⁵ "A Row of Big Buildings," *The Kansas City Star*, February 12, 1928, 57, newspapers.com (accessed September 2023); Fisher later revised those plans and did away with the co-operative ownership structure.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 59

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

The pace of construction across the country slowed considerably during the Great Depression and stopped altogether during World War II due to wartime rationing. As a result, Kansas City's housing stock suffered from general neglect. This, coupled with pent-up demand for housing following the end of the war, resulted in a severe shortage in the immediate postwar period.

Postwar housing in Kansas City outside of the Plaza was heavily influenced by massive land annexations to the south and racially restrictive FHA loans. These factors led to a large exodus of businesses and White families away from the city and into the suburbs.⁴⁶ Due to the great amount of available suburban land, developers at the time tended to favor single-family houses and low-density apartments with amenities that included off-street parking, recreation areas, and pools.⁴⁷ In his work on Kansas City, historian George Ehrlich notes that the Country Club Plaza was one area where postwar housing trends did not play out.⁴⁸ Businesses and families continued to flock to the Plaza during this same period of time, and the era's housing represents a notable shift away from low-density development towards high-rise buildings with a smaller overall footprint and larger numbers of units.⁴⁹ Plaza Towers (Resource 2, built 1950) is the only building in the District that was built during this period and represents the end of construction. According to the individual National Register of Historic Places nomination, the building "is an early local example of a high rise apartment tower" in Kansas City.⁵⁰

CRITERION C: THE ARCHITECTURE OF THE EAST PLAZA APARTMENTS HISTORIC DISTRICT

The East Plaza Apartments Historic District is also locally significant under Criterion C in the area of Architecture as a collection of buildings expressing styles popular in apartment design in twentieth century Kansas City. The District has significance with MPDF criteria C-6: "Buildings that illustrate expressions of architectural styles, either, rare notable, or influential to the aesthetic development of the apartment building or architecture in general." The buildings within the District represent restrained examples of styles such as Classical Revival, Spanish Colonial

⁴⁶ Ehrlich, *Kansas City, Missouri: An Architectural History*, 123.

⁴⁷ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," E.43.

⁴⁸ George Ehrlich, *Kansas City, Missouri: An Architectural History, 1826-1900* (Columbia, MO: University of Missouri Press, 1992), 124.

⁴⁹ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," F.20.

⁵⁰ Consolloy and Mumford-Russell, "Plaza Towers," 8.5.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 60

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Revival, Tudor Revival, Beaux Arts, and the Modern movement, and many were designed and built by some of the most prominent names in Kansas City.

ARCHITECTURE

As historian Sally Schwenk noted, at the end of the nineteenth century and the early twentieth century, developers largely did away with Victorian influences and experimented with the revival styles. Owing to new materials and construction methods, flat roofs with elaborate parapets were a common treatment of these multifamily buildings.⁵¹ Many resources within the District have distinct treatments at the roofline, especially the Spanish Colonial Revival-inspired rooflines of Rockhill Plaza, the Granada, Seville, Madrid, San Marcial, and La Lomita Apartments (Resources 1, 9, 11, 12, 19, and 20). In addition to new roofing materials and treatments, the introduction of reinforced concrete construction in Kansas City allowed for taller multifamily buildings such as the Melbourne Apartments, Park Castles, the Whitehall Apartments, and Sophian Plaza (Resources 4, 6, 8, and 24).

Following the end of World War II, pent-up demand for housing led to a nationwide wave of new construction that “reflect[ed] the optimism of a new era.”⁵² The Modern Movement rejected earlier classical and revival influences and prioritized simple forms with a horizontal emphasis and little applied ornamentation. Materials such as structural steel and glass maximized the interior volume of space.⁵³ Plaza Towers (built 1950) is a good example of Modern Movement architecture on the Country Club Plaza and embodies the design tenets of simple forms and ornament.

ARCHITECTS AND DEVELOPERS⁵⁴

Owing to the importance of the location near the Country Club Plaza and nearby developing neighborhoods, a number of notable architects and developers who worked on buildings within the District are noted below.

⁵¹ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.36.

⁵² Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.38-39.

⁵³ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: MIT Press, 1992), 247.

⁵⁴ This section is organized alphabetically, first by architect, then developer. Attributed resources in the District are listed in *italics* after the name.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 61

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Boillot & Lauck (architect) – Park Castles Apartments (Resource 6)

Formed in 1907 by Elmer Boillot and Jesse F. Lauck, the firm initially designed single-family houses until around 1920. After 1920, the pair pivoted to larger houses and multifamily apartments, notably in and around the Country Club Plaza in partnership with architect Nelle Peters (noted below). After Boillot's death in 1947, Lauck continued to design apartments and single-family houses.⁵⁵

McIntyre, George E. (architect) – Plaza Towers (Resource 2)

George E. McIntyre (1884-1965) is credited with designing around eighteen buildings in Kansas City, most of which were commercial buildings including the Professional Building, and the Alexander Hamilton Apartments.⁵⁶

Peters, Nelle E. (architect) – Rockhill Plaza Apartments (Resource 1), Melbourne Apartments (Resource 4), Granada Apartments (Resource 9), Seville Apartments (Resource 11), Madrid Apartments (Resource 12), 222-224 Emanuel Cleaver II Boulevard (Resource 13), 226-228 Emanuel Cleaver II Boulevard (Resource 14), San Marcial Apartment (Resource 19), La Lomita Apartment (Resource 20), 223-225 East 46th Street (Resource 21), 227-229 East 46th Street (Resource 22).

Nelle Peters (188-1974) was a pioneering woman architect who practiced in Kansas City for over 50 years. Born in North Dakota, Peters (nee. Nichols) began her architectural career as a drafter for the Sioux city firm Eisentraut, Colby, and Pottenger. Peters moved to Kansas City in 1909 and established her own practice.⁵⁷ In Kansas City, Peters often partnered with Charles E. Phillips, of the Phillips Building Company, to design apartment buildings.⁵⁸ Although it is not

⁵⁵ State Historical Society of Missouri, "Jesse F. Lauck Architectural Records (K0730)," Finding Aid (State Historical Society of Missouri, <https://files.shsmo.org/manuscripts/kansas-city/K0730.pdf> accessed September 2024), 2.

⁵⁶ Consolloy and Mumford-Russell, "Plaza Towers," 8.8. Professional Building – NRIS #79001373, listed 07/07/1979; Alexander Hamilton Apartments are listed as a contributing resource to the Armour Boulevard Post-World War II Apartment Building Historic District – NRIS #07001155, listed 11/07/2007.

⁵⁷ George Ehrlich and Sherry Piland, "The Architectural Career of Nelle Peters," *The Missouri Historical Review* 83, Issue 2 (January 1989), 164.

⁵⁸ Ehrlich and Piland, "The Architectural Career of Nelle Peters," 166

National Register of Historic Places
Continuation Sheet

Section number 8 Page 62

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

known how many buildings Peters designed, she practiced until 1967.⁵⁹ Nelle Peters' legacy is as one of the more prolific, if lesser-known, architects in Kansas City, and a trailblazer for women in the profession.

Shepard & Wiser (architect) – *Sophian Plaza (Resource 24), Sophian Plaza Garage (Resource 25)*

The partnership of Charles E. Shepard and Albert C. Wiser began in 1919, when a previous partner left an earlier firm. It ended in 1927, when Wiser left. During that time, the pair designed numerous office buildings, hotels, apartments, and houses. Perhaps the most prominent was the Hotel Philips in downtown Kansas City.⁶⁰

Smith, Charles A. (architect) – *Whitehall Apartments (Resource 8)*

Charles A Smith (1867-1948) served as the in-house architect for the Kansas City School District between 1887 and 1898 and designed over fifty public school buildings in Kansas City. In addition to his work on schools, Smith designed several prominent buildings in Kansas City, including the Paseo YMCA Building, the Kansas City Club, and the Firestone Building.⁶¹

Fisher Real Estate Company (developer) – *Melbourne Apartments (Resource 4), Park Castles Apartments (Resource 6), Whitehall Apartments (Resource 8).*

Harry F. Fisher established the Fisher Real Estate Company in the late 1910s and focused mostly on working-class apartments around Kansas City. In addition, Fisher advocated for the cooperative model of building. As noted in the resource description above, the cooperative model was similar to the modern-day condominium concept. In the cooperative model, residents owned their individual unit, while an outside entity (sometimes comprised of the residents themselves) owned the building. Fisher initially planned Park Castles to be a cooperative

⁵⁹ Ehrlich and Piland, "The Architectural Career of Nelle Peters," 175.

⁶⁰ Patricia Brown and Sherry Piland, "West Eleventh Street Historic District," National Register of Historic Places Nomination Form (Washington, DC: US Dept of Interior, NPS, 1982). 8.1. Hotel Phillips – NRIS #79001369, listed 06/04/1979.

⁶¹ Susan Jezak Ford, "Biography of Charles Ashley Smith," (Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, 1999). Paseo YMCA – NRIS #91001151, listed 09/09/1991; Kansas City Club – NRIS #02001401, listed 11/19/2002; Firestone Building – NRIS #86000004, listed 01/03/1986

National Register of Historic Places
Continuation Sheet

Section number 8 Page 63

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

development with sixteen units, but later scrapped the plan in favor of a more traditional apartment approach.⁶²

Given Building Company (developer) – Nelsonian Apartment (Resource 15), Rockhurst Apartment (Resource 23)

Little is known about the Given Building Company. Online newspaper searches reveal a handful of advertisements for the company between 1916 and 1926, mostly for duplexes and small houses.

Jones, Charles O. (developer) – 127-129 East 46th Street (Resource 16), 131-133 East 46th Street (Resource 17), and 209-211 East 46th Street (Resource 18).

Charles Ogan Jones was born near Burlington Kansas around 1885. He came to Kansas City at the turn of the twentieth century and initially built single-family houses. In 1913, Jones shifted to larger-scale projects with a group of over one hundred single-family houses in the Brookside neighborhood. Jones built his first apartment around that time, which marked a transition away from single-family construction towards multifamily apartments and hotels. In 1931, Jones built the Park Manor Apartments, the first co-operative apartment in Kansas City on the west side of the Country Club Plaza along Ward Parkway. An article written a few years before his death described Jones as “the most conservative of the big apartment builders” of the day.⁶³

Manhattan Construction Company (developer) – Sophian Plaza (Resource 24), Sophian Plaza Garage (Resource 25)

Incorporated in Oklahoma in 1907, the Manhattan Construction Company built a number of public buildings in the state, including the Logan County courthouse, and the Oklahoma State

⁶² “His Buildings in A Row,” *The Kansas City Star*, June 10, 1928, 57.

⁶³ “It Happened In Kansas City,” *The Kansas City Star*, July 14, 1955, 3.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 64

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Capitol Building.⁶⁴ Following their work in Kansas City on the Sophian Plaza, the company built the Waltower Building in downtown Kansas City (designed by Albert Wiser).⁶⁵

Morris Hoffman Building Company (developer) – Plaza Towers (Resource 2)

Morris Hoffman (1891-1973) established the Morris Hoffman Building Company in 1921. He was also the President of the Hoffman Investment Company and the Plaza Towers Investment Company.⁶⁶

Phillips Building Company (developer) – Rockhill Plaza Apartments (Resource 1), Granada Apartments (Resource 9), Seville Apartments (Resource 11), Madrid Apartments (Resource 12), 222-224 Emanuel Cleaver II Boulevard (Resource 13), 226-228 Emanuel Cleaver II Boulevard (Resource 14), San Marcial Apartment (Resource 19), La Lomita Apartment (Resource 20), 223-225 East 46th Street (Resource 21), 227-229 East 46th Street (Resource 22).

Charles E. Phillips began his career in the early 1900s building single-family houses before transitioning to apartments in the late 1910s. Phillips was a prolific apartment builder, and supposedly built more apartments than anyone else in Kansas City. Phillips is credited with at least twenty apartments on the Plaza, including the buildings within the District and the “Poet’s Corner” apartment buildings near the southwest corner of the shopping district (not the nominated District).⁶⁷

COMPARABLE MULTIFAMILY BUILDING CLUSTERS IN KANSAS CITY, MISSOURI

The resources within the East Plaza Apartments Historic District represent a group of working-class and middle-income apartments that span a period of thirty-three years between 1917 and 1950. Examples of other cohesive mixes of *Low-Rise Apartment Building*, *Mid-Rise Apartment Building*, and *High-Rise Apartment Building* property types in Kansas City that span a similar range of years and styles are provided below for comparison purposes. Unlike the nominated

⁶⁴ Both buildings are listed in the National Register of Historic Places. Logan County Courthouse – NRIS #84003141, listed 10/26/1984. Oklahoma State Capitol Building – NRIS #76001572, listed 10/058/1976. In addition to their public works, the company also built the Sophian Plaza, in Tulsa, Oklahoma (1926), NRIS #11000896, listed 12/13/2011.

⁶⁵ Waltower Building – NRIS #01000837, listed 08/08/2001.

⁶⁶ “Morris Hoffman [obituary],” *The Kansas City Times*, February 6, 1973, 48.

⁶⁷ “It Happened In Kansas City,” *The Kansas City Star*, July 14, 1955, 3.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 65

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

East Plaza Historic District, the areas noted below contain a mix of resources that are individually listed in the National Register of Historic Places, listed with a larger group of resources as a historic district, or are not listed.

At the southwest corner of the Country Club Plaza, the “Poet’s Corner” apartments consist of eight mid- to late-1920s high-rise apartment buildings that are between seven and eight stories tall and have a mix of styles such as Spanish Colonial Revival, Classical Revival, and Art Deco (*Figure 25*). Two 1960s Modern Movement high-rise apartment buildings are located on the same block next to the Poet apartments (*Figures 26 and 27*). Three low-rise Spanish Colonial Revival apartment buildings that comprise the Park Manor Historic District are located a block to the west and date between 1925 and 1927 (*Figure 28*).⁶⁸ Unlike the resources within the East Plaza Apartments Historic District, these resources southwest of the Plaza historically catered to upper-middle-income and white collar workers. Although clustered together, it is important to note that the Poet’s Corner apartments are not listed in the National Register. Sunset Tower, one of the 1960s apartments, is individually listed.

In the late 1800s, Armour Boulevard was a fashionable destination for wealthy Kansas City residents who built large mansions there (*Figure 29*). Following the end of World War I, many of the mansions were demolished as new multifamily apartment buildings rose along the boulevard.⁶⁹ These buildings tended to be between five and nine stories, similar to the Melbourne Apartments, Park Castles, and Whitehall Apartments (*Figure 30*). Shorter, three- to four-story apartment buildings along Armour Boulevard extend further back on their lots and contain more apartment units than those within the nominated East Plaza Apartments Historic District (*Figure 31*). Like the nominated District, Armour Boulevard contains a handful of post-1950 apartment buildings (*Figure 32*). Overall, the buildings along Armour Boulevard are spread over a greater distance than those within the nominated district. That span is perhaps one reason why at least five historic districts encompass the buildings along Armour Boulevard. There are also numerous vacant lots and new construction along the boulevard.

⁶⁸ Sunset Tower (built 1962), NRIS #100007263, listed 12/23/2021; Park Manor Historic District, NRIS #05001610, listed 02/01/2006.

⁶⁹ Most of the multifamily apartment buildings along Armour Boulevard are listed in the National Register, either as contributing resources to the Armour Boulevard Multiple Resource Area, NRIS #83000998, #83001001, #83000999, listed 07/28/1983; the Armour Boulevard Post-World War II Apartment Building Historic District, NRIS #07001155, listed 11/07/2007; or the Hyde Park Historic District, NRIS #80002364, listed 11/21/1980.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 66

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

CONCLUSION

The East Plaza Apartments Historic District is locally significant under National Register Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT. The District meets the criteria for listing under the “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri” Multiple Property Documentation Form. The District illustrates local trends in apartment construction in the early- to mid-twentieth century. As the development of Kansas City moved south, the Country Club Plaza was developed to be a shopping and entertainment center. Developer J. C. Nichols understood that the residential density of the Plaza area needed to be high in order to sustain the shops in the Plaza. In addition to some of his own apartment buildings, other Kansas City developers recognized the benefits of the Plaza and built their own working-class and middle-income apartment buildings in the area.

The East Plaza Apartments Historic District is also locally significant under National Register Criterion C in the area of ARCHITECTURE under the MPDF. The buildings in the District represent many popular styles of the era, executed in a somewhat more restrained residential manner that reflects on the intended working-class and middle-income tenants.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 67

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 68

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

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"Overhead view of Brush Creek area between McGee and Main streets, as seen from the roof of Sophian Plaza looking southeast. Includes Country Club Car line, E.C. White School, and Brookside Boulevard." Miscellaneous Landmarks Commission Photographs (P34-4). Kansas City, MO: Kansas City Public Library, Missouri Valley Special Collections. Box 1, Folder 5, #6, 1926.

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"View of Brush Creek Boulevard and the Country Club Plaza from roof of the Sophian Plaza." Miscellaneous Landmarks Commission Photographs (P34-4). Kansas City, MO: Kansas City Public Library, Missouri Valley Special Collections. Box 1, Folder 3, #4, 1926.

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 69

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 70

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

VERBAL BOUNDARY DESCRIPTION

The nominated property includes 7.51 acres (+/-) on multiple parcels (see individual building descriptions for parcels).

The property is visually bounded by the rights-of-way of East 46th Street (north), Warwick Boulevard and Oak Street (east), and property lines to the east and west.

BOUNDARY JUSTIFICATION (ON CONTINUATION SHEET)

The nominated boundary includes all the property historically and currently associated with the buildings in the East Plaza Apartments Historic District.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 71

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Photo Map 1. District photos, locations approximate (Base map from City of Kansas City, Missouri online parcel viewer application, <https://maps.kcmo.org/apps/parcelviewer/>, (accessed July 2024).

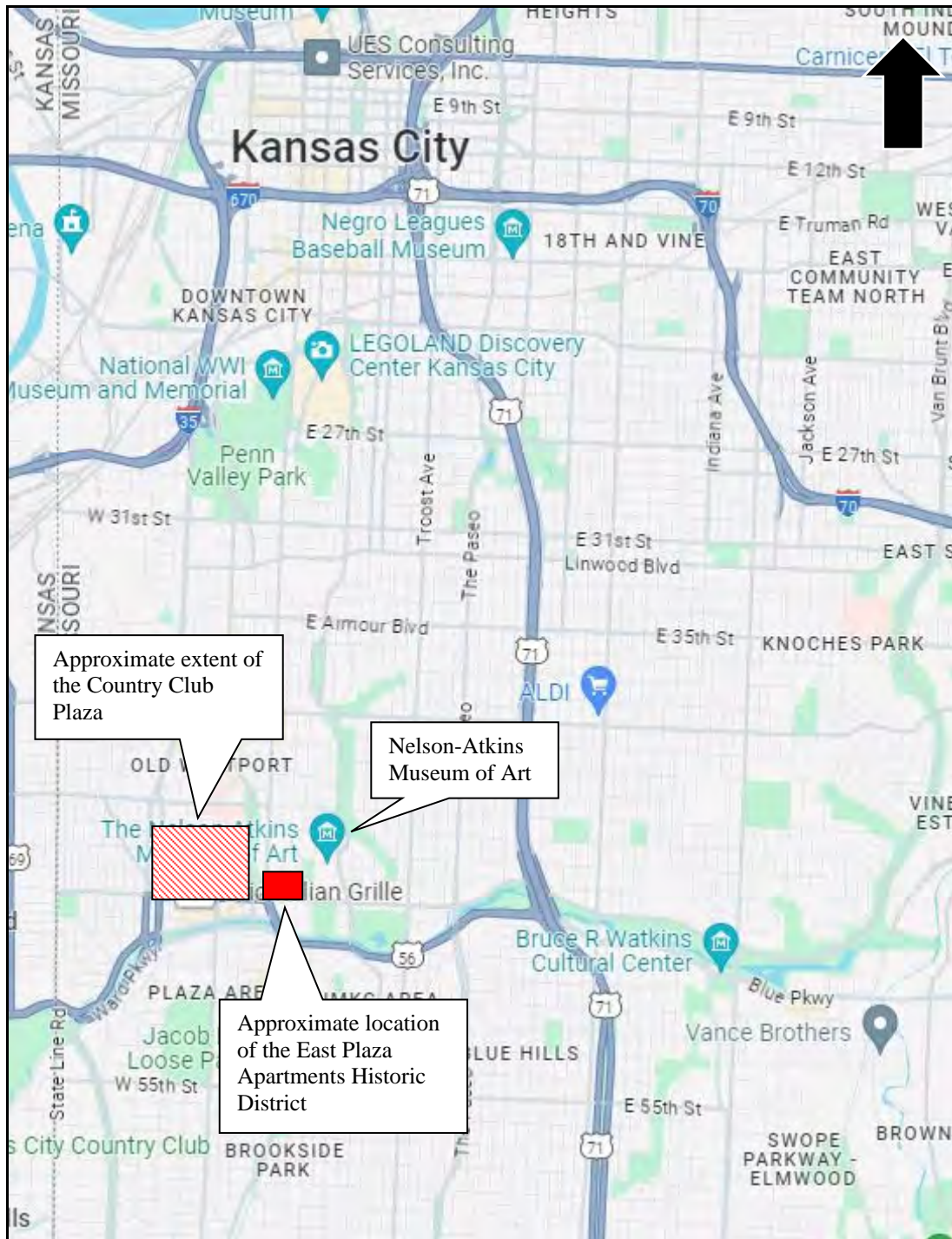


East Plaza Apartments Historic District

County and State

Name of multiple listing (if applicable)

Figure 1: Context Map (Google Maps, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 73

East Plaza Apartments Historic District

Name of Property

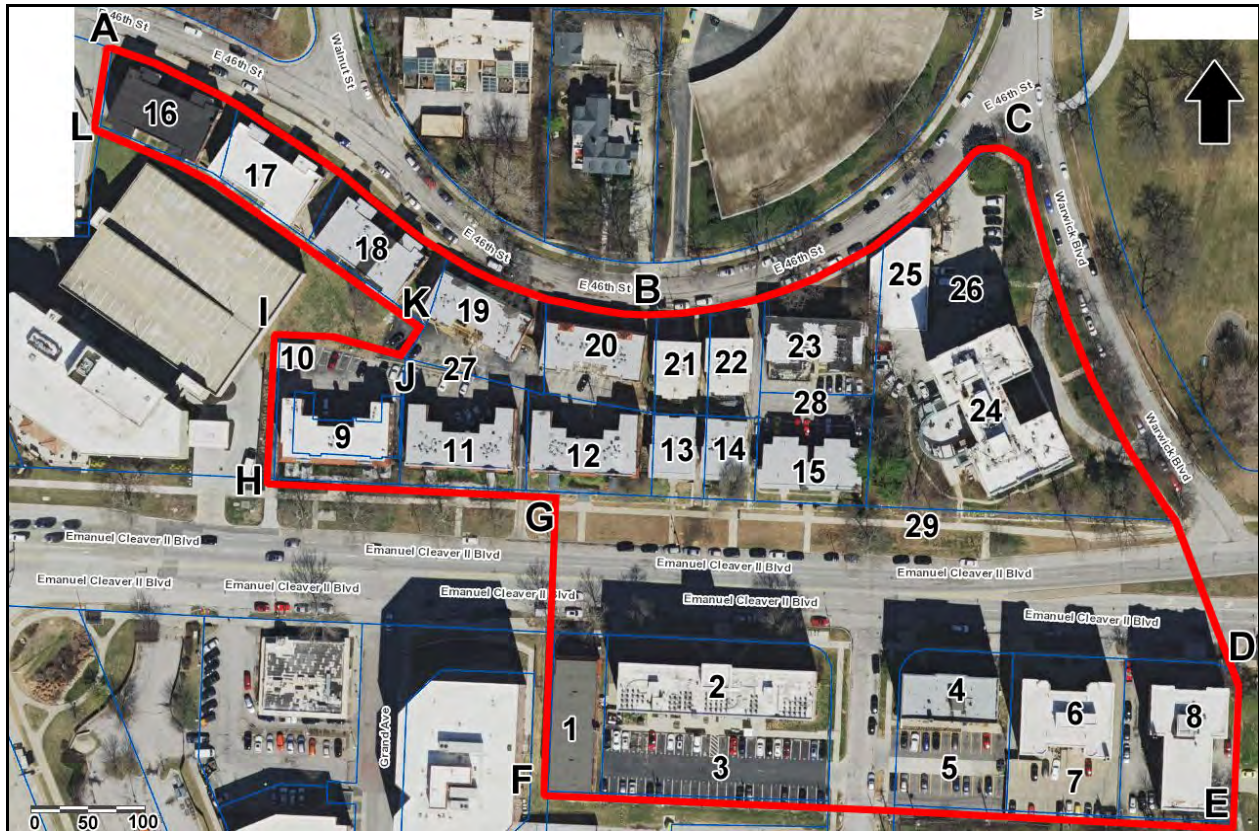
Jackson County, Missouri

County and State

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

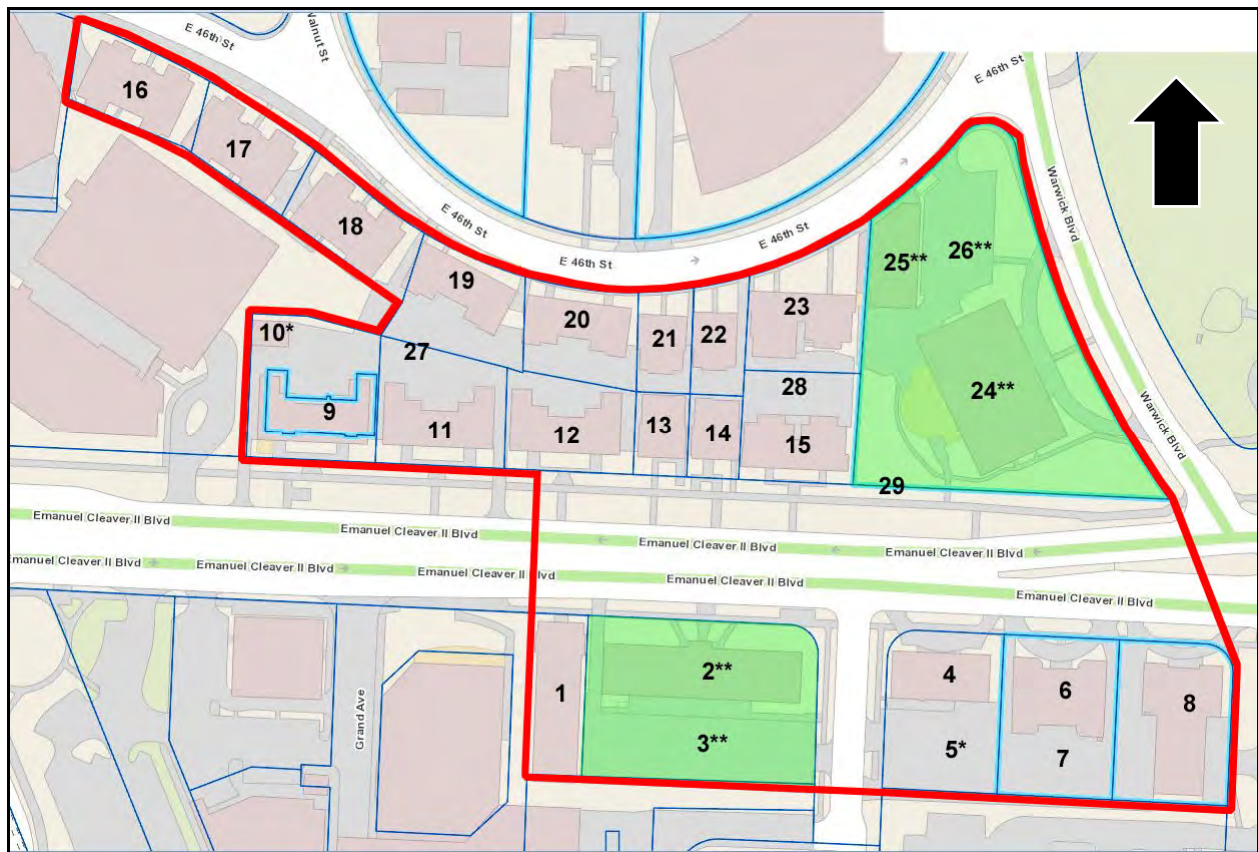
Name of multiple listing (if applicable)

Figure 2. District map, with resources labeled. See individual descriptions for resource names (Base map from City of Kansas City, Missouri online parcel viewer application, <https://maps.kcmo.org/apps/parcelviewer/> (accessed July 2024)).



A	<u>39.043383</u>	<u>-94.586067</u>	G	<u>39.042286</u>	<u>-94.584665</u>
	Latitude:	Longitude:		Latitude:	Longitude:
B	<u>39.042721</u>	<u>-94.584364</u>	H	<u>39.042326</u>	<u>-94.585585</u>
	Latitude:	Longitude:		Latitude:	Longitude:
C	<u>39.043133</u>	<u>-94.583288</u>	I	<u>39.042667</u>	<u>-94.585555</u>
	Latitude:	Longitude:		Latitude:	Longitude:
D	<u>39.041847</u>	<u>-94.582547</u>	J	<u>39.042631</u>	<u>-94.585238</u>
	Latitude:	Longitude:		Latitude:	Longitude:
E	<u>39.041495</u>	<u>-94.582571</u>	K	<u>39.042736</u>	<u>-94.585187</u>
	Latitude:	Longitude:		Latitude:	Longitude:
F	<u>39.041564</u>	<u>-94.584698</u>	L	<u>39.043191</u>	<u>-94.586108</u>
	Latitude:	Longitude:		Latitude:	Longitude:

Name of multiple listing (if applicable)



National Register of Historic Places
Continuation Sheet

Section number Figures Page 75

East Plaza Apartments Historic District

Name of Property

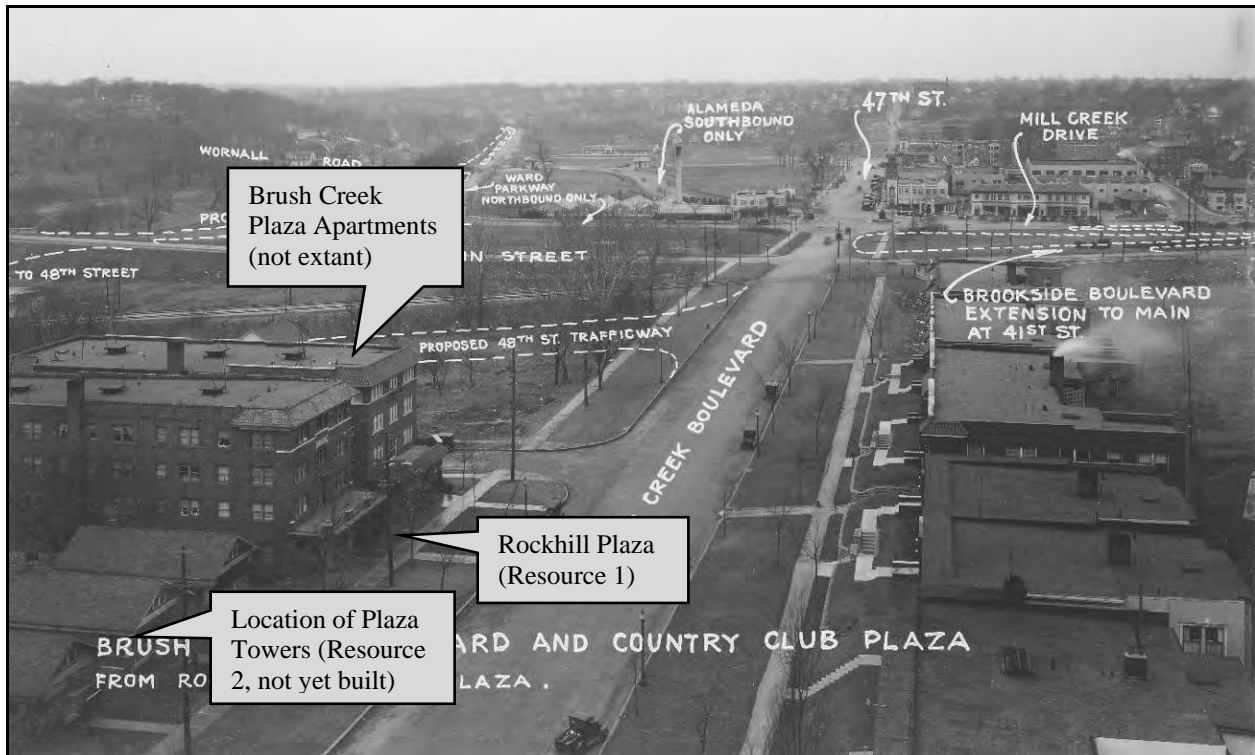
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 4: “View of Brush Creek Boulevard and the Country Club Plaza from roof of the Sophian Plaza.” Looking west. Looking front to back, the buildings along the right side of the image are: Resource 14, Resource 13, Resource 12, Resource 11, and Resource 9 (“Miscellaneous Landmarks Commission Photographs (P34-4),” (Kansas City, MO: Kansas City Public Library, Missouri Valley Special Collections) Box 1, Folder 3, #4, 1926).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 76

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 5: Photograph of the Melbourne Apartments (Resource 4) taken shortly after completion (“The Melbourne Hotel Passes to a New Owner, Although it is a Month Short of Completion, *The Kansas City Star*, August 21, 1927, 58, newspapers.com (accessed September 2023)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 77

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 6: Sketch of Park Castles (Resource 6) ("Park Castles," *The Kansas City Star*, November 25, 1928, 5, newspapers.com (accessed April 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 78

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 7: Whitehall Apartments (Resource 8) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 12, Block 80, Parcel 1, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 79

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 8: Building at 222-224 Emanuel Cleaver II boulevard (Resource 13) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 4, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 80

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 9: 1950-1951 Sanborn Fire Insurance Map, combined to show approximate District boundaries (outlined in red). Map not to scale (Sanborn Map Company. "Insurance Maps of Kansas City, Missouri." New York: The Sanborn Map Company, 1950-1951, sheets 549, 573, and 574).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 81

East Plaza Apartments Historic District

Name of Property

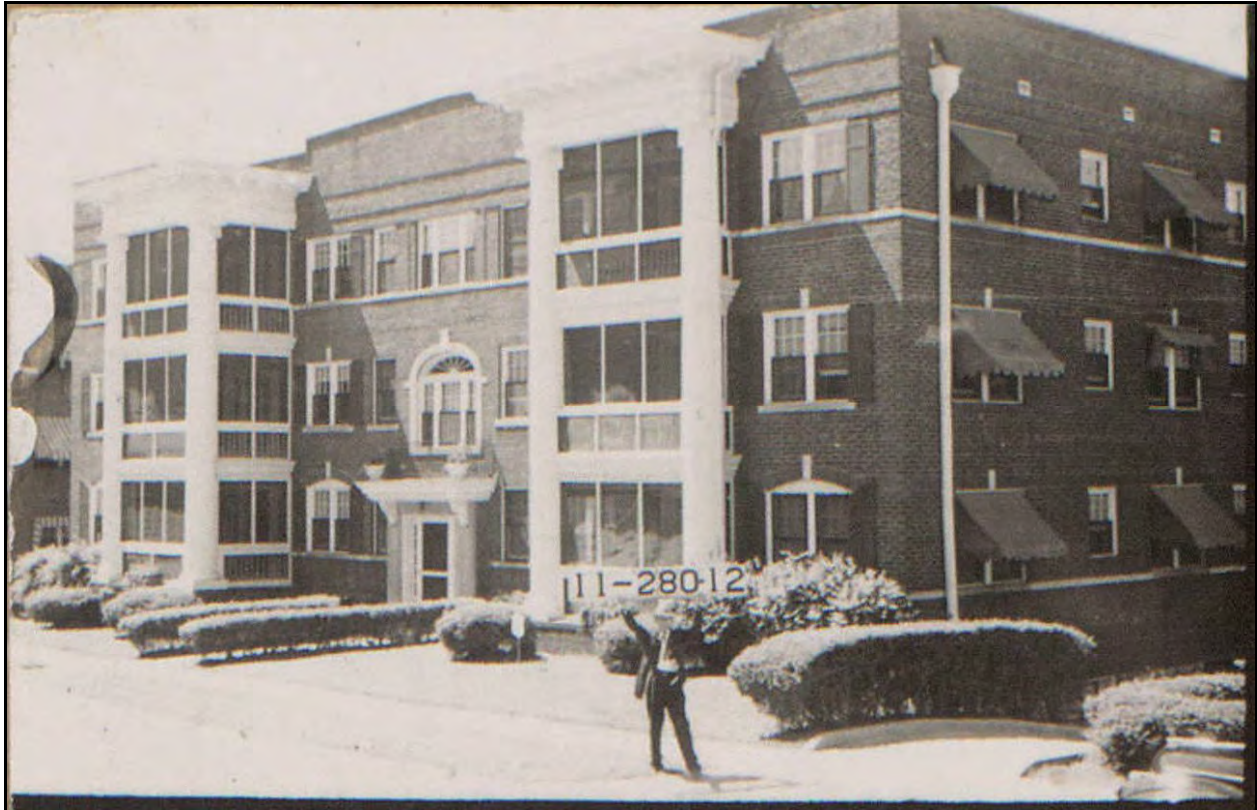
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 10: Building at 127-129 East 46th Street (Resource 16) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 12, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 82

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 11: Building at 131-133 East 46th Street (Resource 17) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 11, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 83

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 12: San Marcial Apartment (Resource 19) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 13, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 84

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 13: La Lomita Apartment (Resource 20) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 14, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 85

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 14: Building at 227-229 East 46th Street (Resource 22) 1940 tax assessment photograph (Kansas City 1940 Tax Assessment Photographs, Lot 11, Block 280, Parcel 16, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024)).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 86

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 15: Rockhurst Apartment (Resource 23) 1940 tax assessment photograph. The north (rear) elevation of Sophian Plaza is visible in the background, left (Kansas City 1940 Tax Assessment Photographs, Lot 11 Block 280, Parcel 17, Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri, <https://cdm16795.contentdm.oclc.org/digital/collection/kcpltax> (accessed July 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 87

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 16: Detail of the east Plaza area, highlighted in green. The approximate District boundary is outlined in red (Google Maps, 2023).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 88

East Plaza Apartments Historic District

Name of Property

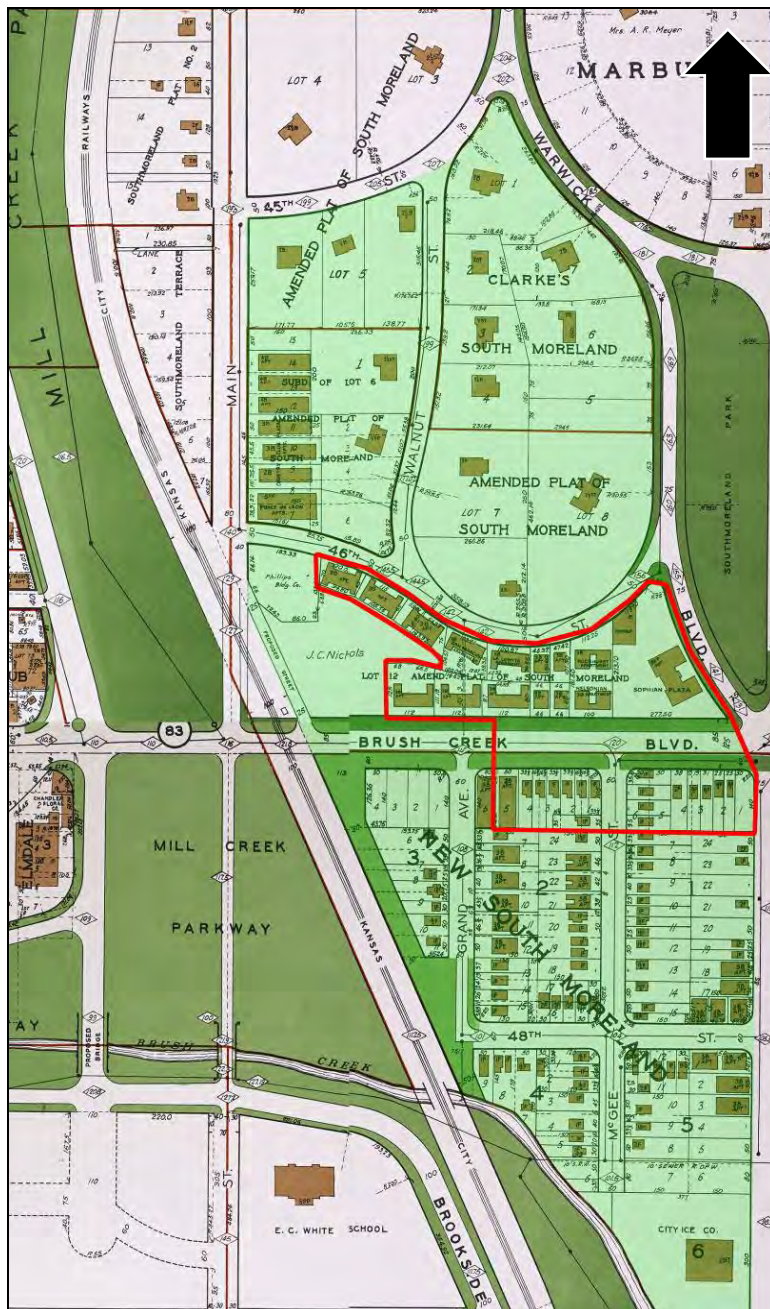
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 17: Composite atlas map of the east Plaza area. The approximate District boundary is outlined in red (Tuttle-Ayers-Woodward Co., *Atlas of Kansas City, Missouri, and Environs* (Kansas City, MO: Tuttle-Ayers-Woodward Co., 1925), Plates 83 and 93).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 89

East Plaza Apartments Historic District

Name of Property

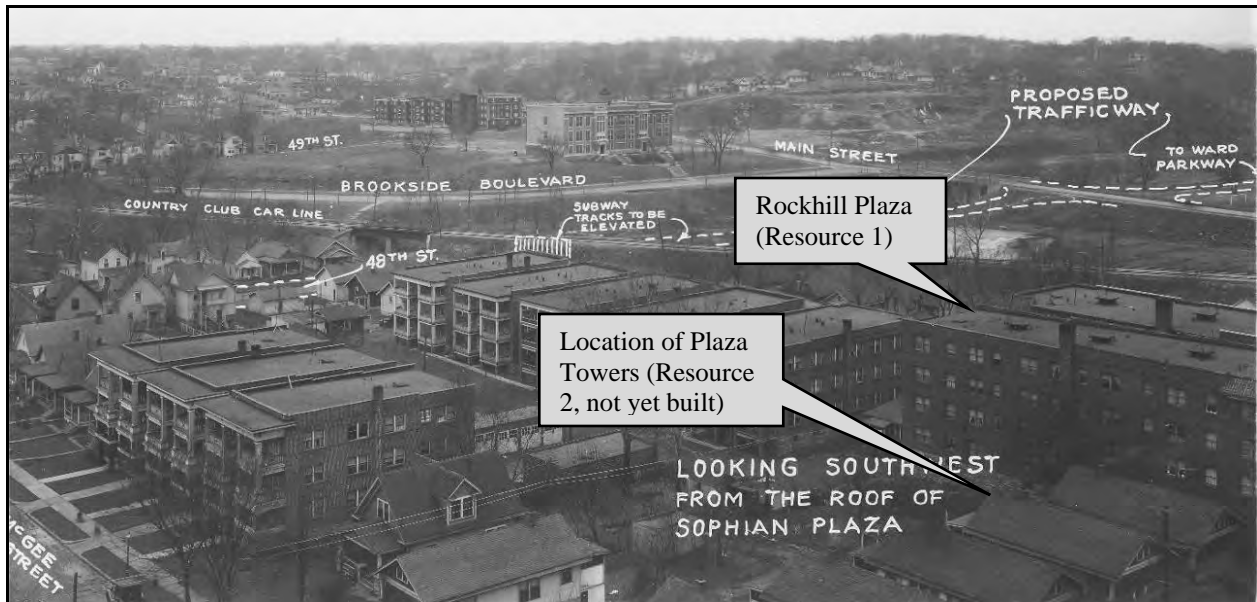
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 18: “Overhead view of Brush Creek area between McGee and Main streets, as seen from the roof of Sophian Plaza looking southeast. Includes Country Club Car line, E.C. White School [demolished], and Brookside Boulevard.” Looking roughly southwest (“Miscellaneous Landmarks Commission Photographs (P34-4),” (Kansas City, MO: Kansas City Public Library, Missouri Valley Special Collections) Box 1, Folder 5, #6, 1926).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 90

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 19: Aerial from a 1985 blight study showing the area south of the Rockhill Plaza Apartments. Of all the buildings shown within the yellow boundary, just two remain, including the Rockhill Plaza Apartments (Reg. W. Cordry and James P. Fern, M.A.I., "Blight Study on Property Located Between Brush Creek Boulevard and Brush Creek, From Oak to Mill Creek Park" (Kansas City, MO: Metropolitan Appraisal Company, 1984), n.p.).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 91

East Plaza Apartments Historic District

Name of Property

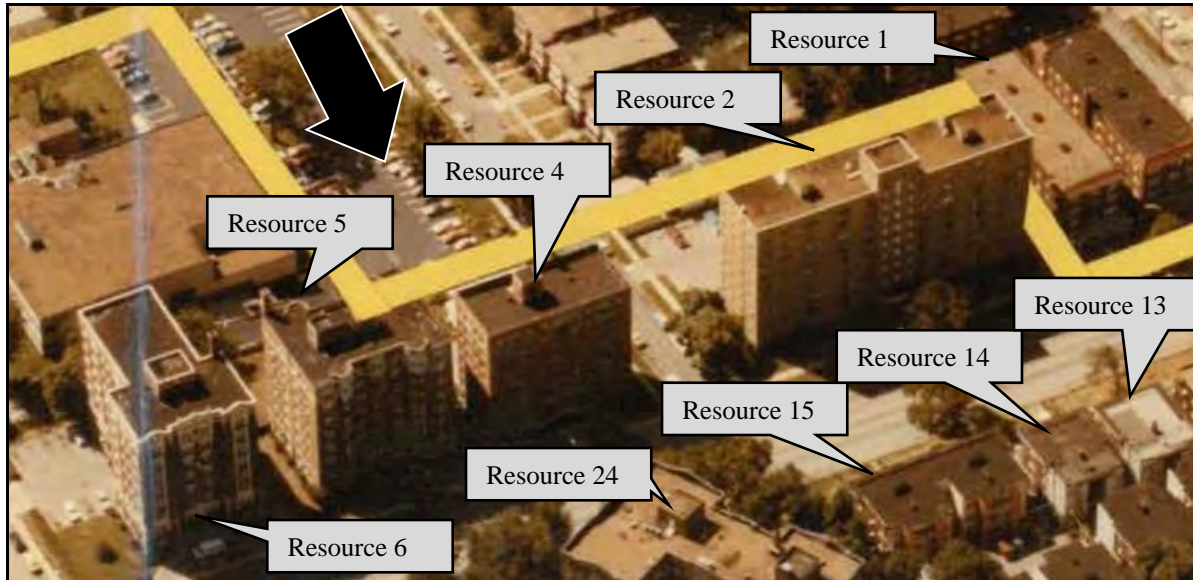
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 20: Details of the 1985 blight study area, showing just the resources within the District. Note, not all resources shown (Reg. W. Cordry and James P. Fern, M.A.I., “Blight Study on Property Located Between Brush Creek Boulevard and Brush Creek, From Oak to Mill Creek Park” (Kansas City, MO: Metropolitan Appraisal Company, 1984), n.p.).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 92

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 21: Detail of a ca. 1930 aerial image of the Country Club Plaza area looking northeast, showing the District (Curtiss-Wright Flying Service, “Country Club Plaza” (ca. 1930), Curtiss-Wright Flying Service Collection, P9, Box 1, Folder 4, Number 7, “Missouri Valley Special Collections, Kansas City Public Library, Kansas City, Missouri,” <https://kchistory.org/islandora/object/kchistory%3A59780/datastream/OBJ/view> (accessed September 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 93

East Plaza Apartments Historic District

Name of Property

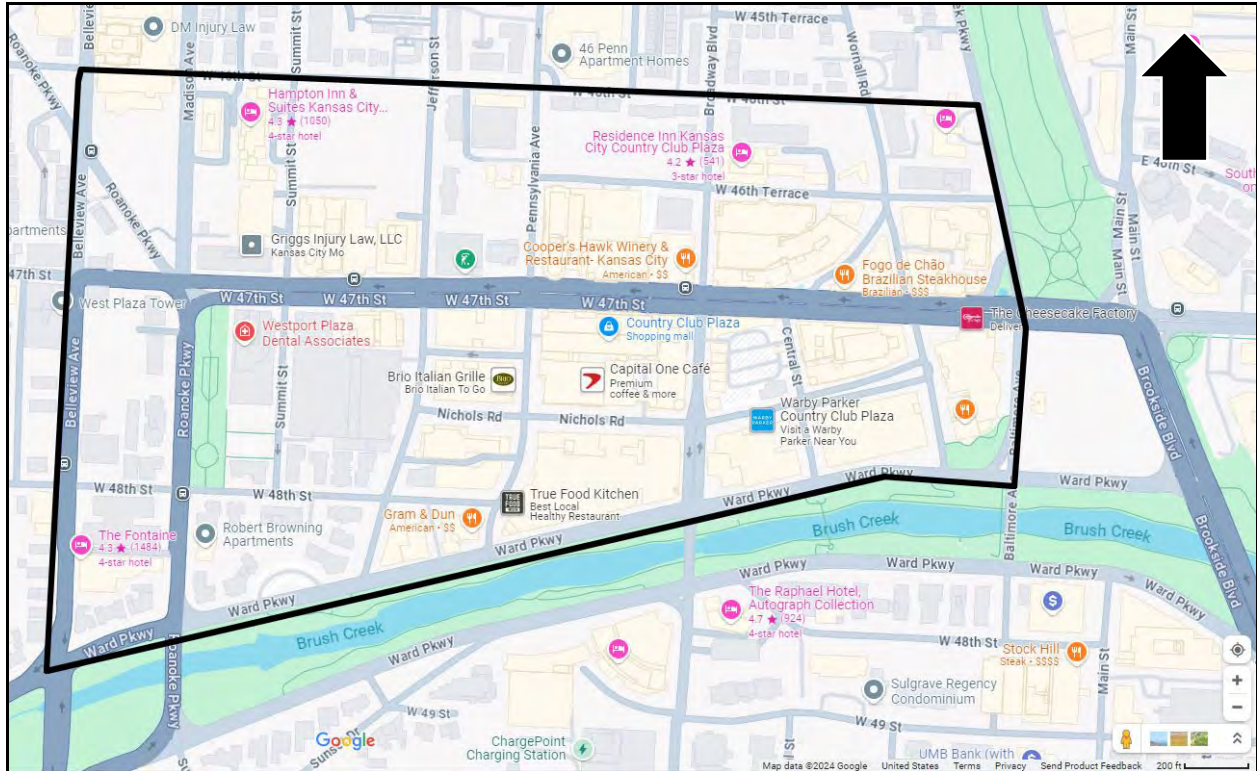
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 22: Approximate boundaries of the Country Club Plaza. See figure 1 for location of the Country Club Plaza in relation to the District (Base map Google Maps, 2024, boundaries added by Mason Martel).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 94

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 23: North elevation of the Sophian Plaza (Resource 24), and the Sophian Plaza Parking Lot (Resource 26), looking south from the sidewalk (Brad Finch, f-Stop Photography, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 95

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 24: Google Maps 3D rendering of the Country Club Plaza showing the current bowl configuration, looking northeast. Note the taller buildings to the north (left), west (foreground), and across Brush Creek to the south (right) that surround the shorter commercial buildings (typically those with red roofs). The buildings that comprise the East Plaza Apartments Historic District can be seen in the background, center (Google Maps, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 96

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 25: Context map of the southwest corner of the plaza, showing the group of “Poet’s Corner” apartments (right, yellow shading) and the Park Manor Historic District (left, purple shading). Sunset Tower, at the southwest corner of the “Poet’s Corner,” is individually listed in the National Register of Historic Places (Google Maps, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 97

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 26: “Poet’s Corner” Apartments, looking southeast from the intersection of West 48th Street and Roanoke Parkway. The Mark Twain Apartments (1929) are in the foreground, the Eugene Fields Apartments (1929) are in the middle, and the Winston Churchill (1961) is the background (Mason Martel, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 98

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 27: “Poet’s Corner” Apartments, looking north from Ward Parkway showing the Winston Churchill (left, 1961) and the Thomas Carlyle Apartments (right, 1928) (Mason Martel, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 99

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 28: Park Manor Historic District, looking northwest from the intersection of Roanoke Parkway and Ward Parkway (Google Maps, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 100

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

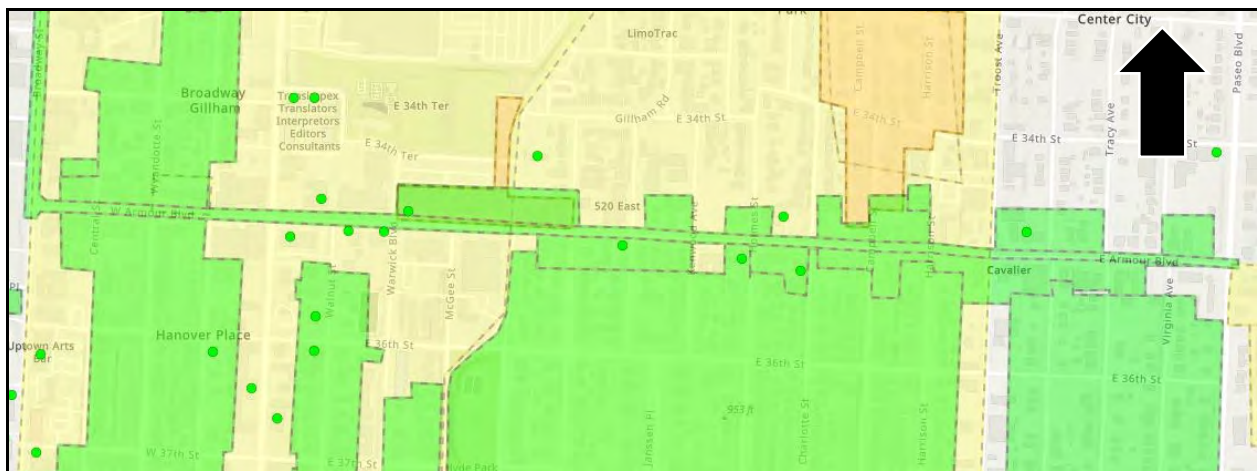
County and State

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

Name of multiple listing (if applicable)

Figure 29: Context map of Armour Boulevard (narrow green strip in middle of image), showing the various National Register-listed historic district overlays (green shading), individually listed National Register properties (green dots), architectural surveys (yellow shading), and certified local historic district overlays (orange shading) (Missouri State Historic Preservation Office, “Historic Districts and Sites Map Viewer,” 2024,

<https://modnr.maps.arcgis.com/apps/webappviewer/index.html?id=e3a6d822d215486ba20aadb6badd7174> (accessed November 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 101

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 30: Typical apartment buildings along East Armour Boulevard, looking northeast from the intersection of East Armour Boulevard and Campbell Street (Mason Martel, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 102

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 31: Typical *Low-Rise Apartment Buildings* and street context along West Armour Boulevard, looking northeast from the intersection of West Armour Boulevard and Central Street (Mason Martel, 2024).



National Register of Historic Places
Continuation Sheet

Section number Figures Page 103

East Plaza Apartments Historic District

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 32: Alexander Hamilton Apartments (ca. 1950) at the southeast corner of East Armour Boulevard and Holmes Street (Google Maps, 2024).

















































