NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name East 27th Street Colonnades Historic District

other name/site number N/A

2. Location

street & town 1300-02, 1312-14, 1320-22 E. 27th Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64108

3. State/Federal Agency Certification

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

Mark A. Miles 5/15/06

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

Signature of the Keeper Date of Action

East 27th Street Colonnades Historic District
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
		sites
		structures
		objects
3		Total

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

Historic Colonnade Apartment Buildings of Kansas City, MO

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Function
(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

CLASSICAL REVIVAL

Materials
(Enter categories from instructions)

foundation	STONE
walls	BRICK
	STUCCO
roof	ASPHALT
other	

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

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

8. Description

Applicable National Register Criteria

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

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

1917-18

Significant Dates

1918

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dible, Napoleon--Architect

Home Investment Corporation--Builder

Narrative Statement of Significance

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Kansas City Public Library

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

10. Geographical Data

Acreage of Property 2 acres

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

	Zone	Easting	Northing
1	1/5	3/6/4/4/1/9	4/3/2/6/3/8/7
2	/	/ / / / /	/ / / / / /
3	/	/ / / / /	/ / / / / /
4	/	/ / / / /	/ / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification
(Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title Susan Jezak Ford/ Consultant

organization Mustardseed Cultural and Environmental Services date February 22, 2006

street & number 606 E. 66th Street telephone 816-333-2480

city or town Kansas City state MO zip code 64131

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black and white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner
name/title See continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

Overview
The East 27th Street Colonnades Historic District is comprised of three brick three-story buildings in Kansas City, Jackson County, Missouri. Each building is fronted by two three-story porches supported by columns that run from ground level to the cornices. The district is nominated to the National Register of Historic Places under the Multiple Property Documentation Form (MPDF), Historic Colonnade Apartment Buildings of Kansas City, Missouri. The district is eligible for nomination under Criterion C in the area of Architecture. The buildings fall within the MPDF subtype, Combined Column Porch, significant for its "historical eclecticism of the early twentieth century and the concurrent mixing of both revival and new, 'modern' Craftsman and Prairie School styles."[1] The three nearly identical buildings were designed and constructed by Napoleon Dible, a prominent Kansas City developer, incorporating Classical, Craftsman and Prairie School elements.

Architectural Description
The three three-story extant buildings within the district were built as almost identical structures, once part of a group of eight matching buildings that filled the south end of Block 5 of the Porter Park subdivision. The district is located between Tracy Avenue and West Paseo Boulevard in Kansas City, Missouri, on the south side of the 1300 block of East 27th Street. The district spans Lots 10, 11 and 12, and part of Lot 13 in Block 5 of the Porter Park subdivision. All of the buildings are considered as contributing to the district.

Building permits were issued to the Home Investment Company on March 12, 1917 for the construction of the brick six-apartment flats. Each building measured 36 by 44 feet and contained two apartments on each floor. The cost of construction for each building was $15,000.[2] According to Kansas City water permits, each building had six bathtubs, seven sinks, seven lavatories and seven water closets. The building at 1320-22 E. 27th Street was completed first, followed by 1312-14 and then 1300-02.[3]

The buildings are all dark red brick with stone foundations. Oriented to the south, the façade of each symmetrical building is composed of two projecting porches surrounding a central first-story entrance. The first story of each porch is supported by brick piers, ornamented with limestone blocks. Two-story fluted Ionic columns rise from wood piers placed atop the brick piers. This pier-column configuration places the buildings within the MPDF subtype, Combined Column Porch.

The balustrades for the first-story porches are brick walls capped with header bricks and limestone slabs. Wood balustrades originally surrounded the perimeters of the second and third story porches. Each apartment porch fronts a central doorway surrounded by double-hung one-over-one windows. A common flat porch roof spans the front of each building, supported by four decorative brackets. The fascia of each building is ornamented with decorative trim and dentil molding.

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[1] Sally F. Schwenk, "Historic Colonnade Apartments of Kansas City, Missouri" (MPDF, 2005), p. F15.
[2] Kansas City building permits 12101, 12104 and 12106, on file at the Kansas City Landmarks Commission.
[3] Kansas City water permits 60301, 60303 and 60306, on file at the Kansas City Water Department.

The buildings' central entrances consist of single doorways surrounded by sidelights and topped with pediments. Pairs of double-hung one-over-one windows are placed above each entrance on the second- and third-floor stair levels. Each set of windows is framed with a square of bricks and ornamental stone blocks. A stone panel is placed between the second and third stories and a decorative stone and brick arch is located above the third-story windows.

The east and west sides of each building are four bays wide. Pairs of double-hung windows are located within each bay on all three stories and a single double-hung window is located between the third and fourth bay on all stories on both sides. In the south bay of each building, decorative wood trim was originally placed below the third-story windows and first- and second-story windows are ornamented with stone blocks at the corners. All other windows have brick sills. The slightly projecting third bay of each side is clad in stucco. The fourth (rear) bay of each building side was originally clad in stucco, unless noted.

The rear of each building consists of a central exterior wood stairway surrounded by enclosed porches on each level. Pairs of windows, now boarded over, are located on the north side of each level.

One building (1300-02 E. 27th Street) within the district is occupied by tenants; the other two are mothballed and surrounded by chain link fences. It is believed that original floor plans and much of the original woodwork are still present within each unit.

The buildings are identified on a map of the district in Section 11. Variations of the individual buildings are described below.

1. 1300-02 E. 27th Street, 1917, Contributing.
The building's entrance has a flat pediment decorated with ornamental woodwork. The third-story balconies retain their original balustrades but second-story balustrades have been replaced. A portion of the building's façade cornice is missing. Due to the slope of the site, the building's stone foundation is fully exposed on the west side, providing an entrance to a basement apartment. The fourth bay of the west side is clad in brick, in contrast to the stucco-clad fourth bay found on the east side of the building. The rear of the building is clad in stucco and has three one-over-one windows on each story surrounding the central exterior stairway. A concrete and stone patio extends from the northwest corner of the building; a small doorway fronting this patio is located in the basement level of the north side.

2. 1312-14 E. 27th Street, 1917, Contributing.
Most of the windows and doors on this vacant building are boarded over and the building is surrounded by a tall chain link fence. The main entrance has a triangular pediment. The porch balustrades on the second and third stories are missing, but the building's façade cornice is intact. The fourth bays on the east and west sides are clad in stucco, as is the rear of the building. The second floor of the third bay on the east side has an opening caused by fire damage in August 2001, but this damage does not affect the integrity of the building.

3. 1320-22 E. 27th Street, 1917, Contributing.
Most of the windows and doors on this vacant building are boarded over and the building is surrounded by a tall chain link fence. The main entrance has a triangular pediment. The second and third story porches have replacement balustrades the façade cornice is intact. The fourth bay on the east side is clad in brick. The fourth bay on the west side and the rear of the building are clad in vinyl siding.

Access to the interiors of the buildings is extremely limited, but an approximate schematic floor plan is shown below.

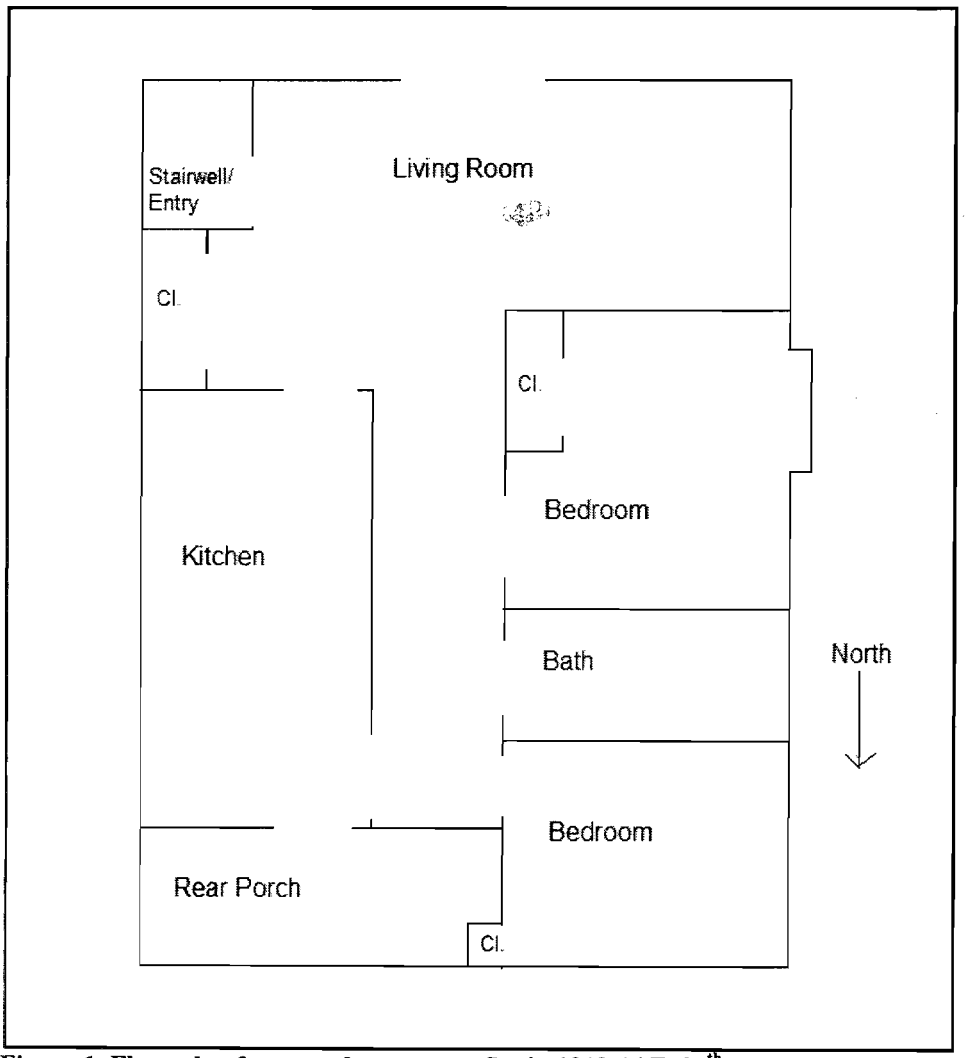

Figure 1. Floor plan for second-story west flat in 1312-14 E. 27th Street—not to scale. (Susan Jezak Ford)

The buildings are in good structural condition and retain a high degree of integrity. Structural assessments were conducted on the two vacant buildings by Mustardseed Cultural & Environmental Services. The buildings were determined to be structurally sound and recommended for rehabilitation.[4] The buildings retain much of their original exterior appearance, including ornamental woodwork, fenestration patterns and still-present porches. It is likely that the buildings all retain original floor plans and much of the original interior woodwork.

The district is less dense now than during its period of significance (1917-1918) due to the demolition of five buildings, three on East 27th Street and two on north lots. Three buildings were demolished in 1978, one in 2003 and one in 2004. All were razed because they had suffered either fires or extreme neglect and were considered dangerous structures by Kansas City. Nevertheless, the district retains a high degree of integrity in location, design, materials and workmanship. The three extant buildings face East 27th Street, the location of most of the apartment buildings in 1918. The placement of these buildings calls to mind the sense of the area at the time of its construction. Each building also retains its front porch, the most significant character-defining element of the Combined Column Porch sub-type as defined in the MPDF. The prominent presence of these porches supports the eligibility of this district for placement on the National Register of Historic Places.

[4] More information on this report can be found at the Kansas City Landmarks Commission.

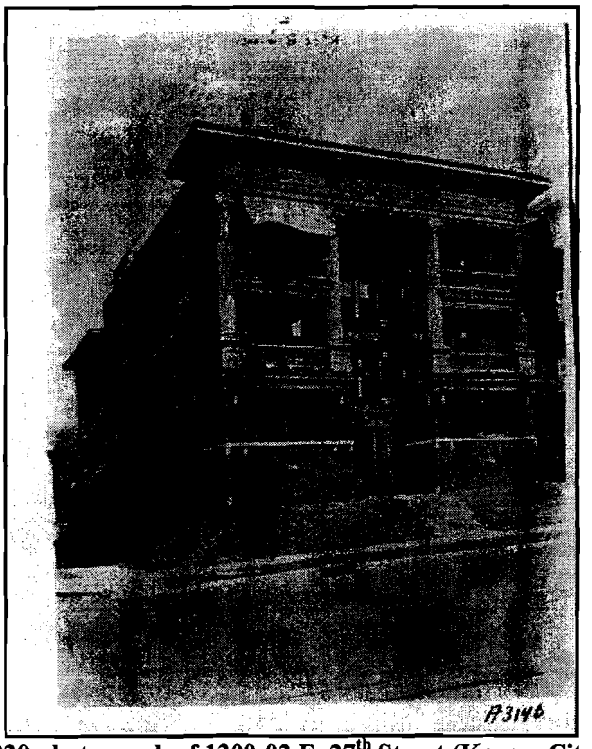

Figure 2. Circa 1920 photograph of 1300-02 E. 27th Street (Kansas City Public Library).

Overview

The East 27th Street Colonnades Historic District is nominated to the National Register of Historic Places under the Multiple Property Documentation Form (MPDF), Historic Colonnade Apartments of Kansas City, Missouri. The district is significant at the local level under Criterion C in the area of Architecture. The district meets the nomination requirements set forth for the MPDF subtype, Combined Column Porch. The three extant buildings, located in Kansas City, Jackson County, Missour, retain their original architectural composition, materials and stacked columns supporting the common porches, all characteristics described in the MPDF. The district shows a combination of Classical, Craftsman and Prairie School elements. The symmetrical massive porches supported by fluted Ionic columns certainly call to mind a revival of classical designs. These elements are combined with dark red brick cladding and stone accents found in Craftsman structures, as well as the wide porch eaves promoted by the Prairie School. The result is a combination succinctly described in the MPDF as the Combined Column Porch subtype, an eligible property type.

The three buildings were built in 1917 as nearly identical designs by Napoleon Dible, a prominent Kansas City developer. Dible began building homes in Kansas City in 1903 and by the time of his death in 1960, had designed and constructed more than 5000 houses, more than any Kansas City builder at the time.[5] He specialized in constructing affordable houses with assembly-line construction techniques in a handful of floor plans. He founded the Home Investment Company in 1911, which allowed him to involve investors in his development plans.[6] Under the auspices of the Home Investment Company, Dible diverged from his focus on single-family homes to construct a development of eight buildings at East 27th Street and Tracy Avenue. The district's period of significance, 1917-1918, reflects the construction dates for the three extant buildings within the district.

History

The district was built in 1917 as part of a group of eight buildings occupying the south end of this block, providing housing for Kansas City's middle-class population. The development provided a dense neighborhood of middle-class families that lasted for decades. Building permits were issued to the Home Investment Company in March 1917 and the new buildings were occupied by January 1918.

[5] "N.W. Dible Dies At 89," *The Kansas City Times*, 6 January 1960, p. 1.
[6] Loring Leifer, "The Napoleon of Southtown," *SouthTown News Magazine*, July 1985, p. 12.

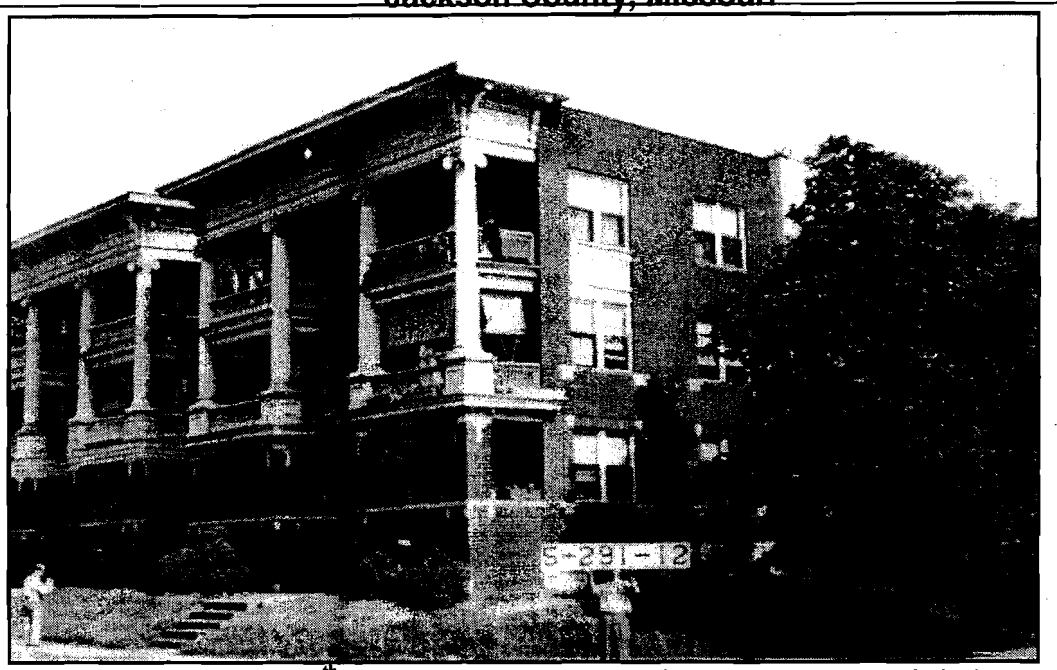

Figure 3. 1320-22 E. 27th Street, circa 1940 (Kansas City Landmarks Commission).

The apartments were vigorously marketed in the classified ads of the Kansas City Star, with a weekly promotion that read:

> 48 New Apartments
> Tracy to Paseo Blvd., at 27th.
> South and east fronts; open porches, ideal location and construction; 5 large rooms, tile bath, 3 large closets, built-in bookcases, high oven stove, convenient kitchen, fumed oak and white enamel wood work; harmonious decorations and lighting fixtures; vacuum cleaners; best heating system; rents $40 and $42.50; garage $5; open every day; lighted at night.
> L.J. Baer Rental Co./H.M. 8000. 201 Grand Ave. Temple. B.M. 240.[7]

The spaciousness of the apartments and their moderate monthly rents would have appealed to middle-class tenants. Occupants of the various apartment buildings in the development reflect housing trends cited in the MPDF. Occupations listed in City Directories for 1918 tenants included several managers of Kansas City businesses, such as the Chevrolet Motor Company showroom, the *Kansas City Post*, the Cork & Seal Company

[7] *The Kansas City Star*, 29 July 1917, p. 11B.

and the Corn Products Refining Company. Occupations of tenants in the 1930s and 1940s reflect solid blue collar occupations that included laborers, clerks, salesmen and office workers. This trend continued in City Directory listings for the 1950s City with the additional inclusion of the wives of male renters. In the late 1950s and early 1960s, very few occupations are listed for the tenants of the extant buildings, coinciding with the slide of the surrounding neighborhood into poverty. The individual buildings changed hands several times in each decade since construction, likely reflecting the gradual decline of the area and the buildings themselves although city building permits show that porches and exterior woodwork were occasionally repaired.

The East 27th Street Colonnades Historic District clearly meets the eligibility requirements set forth in the MPDF. The buildings all retain a high degree of integrity, especially in their character defining elements—their common porches, fenestration patterns, original materials and interior layouts. Despite the removal of other apartment buildings within the district, the three extant buildings retain similar appearances, providing a unified streetscape that calls to mind the district's period of significance. The three buildings are clearly related units within a common district.

Sources

Atlas of Kansas City Missouri and Environs. Tuttle-Ayers-Woodward Co.: 1925, p. 35.

Kansas City building permits 12101, 12104 and 12106, on file at the Kansas City Landmarks Commission.

Kansas City water permits 60301, 60303 and 60306, on file at the Kansas City Water Department.

The Kansas City Star, 29 July 1917, p. 11B.

Leifer, Loring. "The Napoleon of Southtown." *SouthTown News Magazine*, July 1985, p. 12.

"N.W. Dible Dies At 89." *The Kansas City Times*, 6 January 1960, p. 1.

Schwenk, Sally F. "Historic Colonnade Apartments of Kansas City, Missouri." (MPDF, 2005).

Verbal Boundary Description
The legal description of the district is as follows: South 11 Feet of Lot 9, all of Lots 10, 11 & 12, except part in West Paseo, and South 16 feet of Lot 13 and the North 34 feet of West 35 Feet of Lot 13, and East 12 Feet of West 35 Feet of South 11 Feet Lot 14, and the vacated alley adjacent to between, Block 5, Porter Park, a subdivision of Kansas City, Jackson County, Missouri.

Boundary Justification
The description encompasses the property historically associated with the apartment buildings located on the north side of the 1300 block of East 27th Street in Kansas City, Missouri. The boundaries encompass now-vacant lots where apartment buildings once stood in order include all of the extant historic structures associated with the original development. Lots located north of the distict have been excluded because they no longer retain any buildings associated with the district.

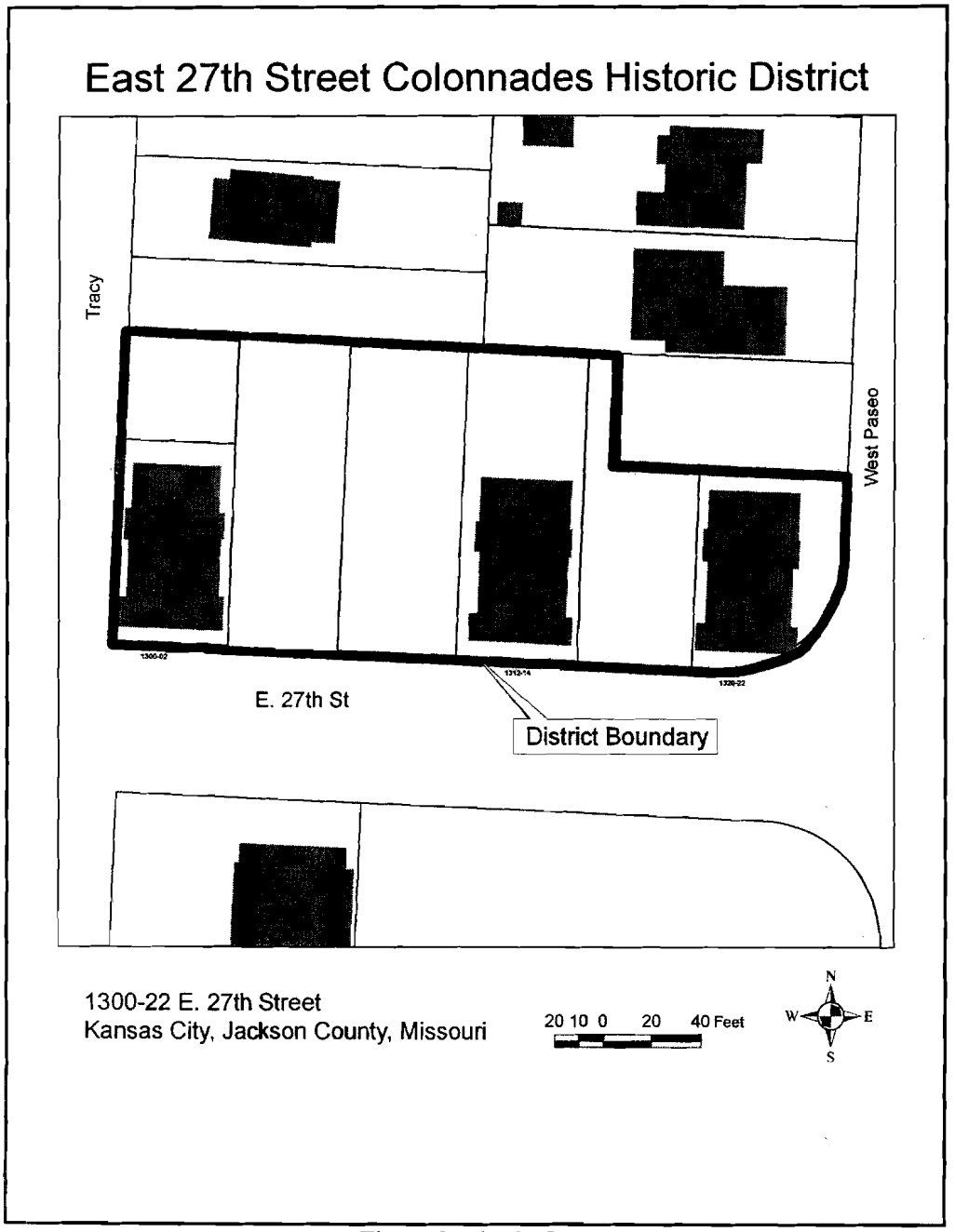

Figure 3. District Map

Photographic Information
The following information is consistent for all photographs:

1. East 27th Street Colonnades Historic District
2. Jackson County, Missouri
3. Photographer: Susan Jezak Ford
4. December 2005
5. Photographic CD retained by the Missouri Department of Natural Resources

The following information is applicable to specific photographs:
6. 1300-02 E. 27th Street, northwest view.
7. #1

The following information is applicable to specific photographs:
6. 1312-14 E. 27th Street, northeast view.
7. #2

The following information is applicable to specific photographs:
6. 1320-22 E. 27th Street, northwest view.
7. #3

The following information is applicable to specific photographs:
6. East 27th Street Colonnades Historic District, southwest view.
7. #4

The following information is applicable to specific photographs:
6. East 27th Street Colonnades Historic District, northeast view.
7. #5

The following information is applicable to specific photographs:
6. East 27th Street Colonnades Historic District, northwest view.
7. #6

Property Owners
Property owners are listed for each building in the East 27th Street Colonnades Historic District by the address of the building listed on the map in Section 10.

1300-02 E. 27th Street
Jim Zimmerman and Kenneth J. Loos
10019 N. Revere Court
Kansas City, MO 64154

1312-14 E. 27th Street
1320-22 E. 27th Street
City of Kansas City, MO
414 E. 12th Street
Property and Relocation
16th Floor, City Hall
Kansas City, MO 64106

East 27th Street
Colonnades
Historic District
Zone 15
364419
4326387

520

ONE WAY