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 N/A

other names/site number Milo Apartments (preferred)

2. Location

street & number 1014 - 1020 W. 44th Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64111

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

Mark A. Miles Sept 08, 2011

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

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ 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

Milo Apartments (preferred)
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	**Total**

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: CONCRETE
STUCCO
roof: ASPHALT
other:

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.
- [x] 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.

Areas of Significance
ARCHITECTURE

Period of Significance
1955

Significant Dates
1955

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Morley & Geraughty (Architect)
Kleb, Melvin E. (Builder)

9. Major Bibliographical References

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

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
_X_Local government
____University
_X_Other
Name of repository: **Missouri Valley Special Collections**
Kansas City Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	361626	4323347	3			
2				4			

11. Form Prepared By

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

organization Rosin Preservation, LLC date September 2011

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

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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.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name Howard Fischer, Distinctive Properties MI, LLC

street & number 3616 Holmes telephone 816-716-7474

city or town Kansas City state MO zip code 64109

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.

SUMMARY

The Milo Apartments (preferred), at 1014-1020 West 44th Street, stands at the northeast corner of Jarboe and West 44th Streets in the West Plaza neighborhood of Kansas City, Jackson County, Missouri. Built in 1955, the simple two-story Modern Movement building has a U-shaped plan and a flat roof with overhanging eaves. Two connected L-shaped blocks function as a single building with eight self-sufficient apartment units. Each block has an entrance that provides access to four apartment units (two per floor). The wood-frame building is clad with brick-sized concrete blocks, stucco, and standard concrete blocks. The building retains its historic windows. The banded openings on the front elevation feature fixed picture windows and narrow casement windows, all set in metal frames. The massing, form, materials and functional and architectural features of the Milo Apartments illustrate the Low-Rise Walk-Up Apartment Building property sub-type described in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The building exterior remains largely unchanged and its historic form, features, and materials are largely intact. The Milo Apartments, retains integrity and communicates feelings about and associations with its period of significance.

ELABORATION

Setting

The Milo Apartments (preferred) occupies two narrow city lots along Jarboe Street on the north side of W. 44th Street. The predominantly residential neighborhood contains mostly two- and three-story Low-Rise Walk-Up Apartment Buildings constructed between 1920 and 1970, as well as small one- and two-story single-family dwellings.

The lot is flat immediately surrounding the building, then slopes downward, following the grade of the street, to meet the concrete public sidewalk that runs along the south and west sides of the property. A flight of concrete stairs with a wrought iron handrail connects the public sidewalk to a concrete walkway on the south side of the building that leads to the two building entrances. There is a gravel parking area east of the building. A narrow strip of grassy lawn and mature evergreen trees north of the building is also part of the property.

Exterior

The Milo Apartments is a two-story U-shaped building composed of two connected L-shaped blocks that are mirror images of each other. Functionally, the L-shaped blocks are completely independent, separated by a concrete firewall. The building measures 87' by 39', with the long, front elevation facing south. The east and west wings extend south from the main east-west axis. The flat roof has narrow eaves that extend slightly above the building entrances.

The building sits high on a raised basement, but the flat roof and long bands of windows emphasize its low, horizontal form. The exposed walls of the basement are standard-sized concrete block. A veneer of brick-sized concrete blocks clads the main walls of the east and west façades. Vertical bands of the same

concrete brick also clad the inner corners of front (south) façade at the juncture with the east and west wings. The vertical bands run unbroken from the ground to the roof. Horizontal bands of painted stucco span the front (south) façade below the windows at each story. The east and west façades have narrow vertical bands of stucco flanked by the concrete brick veneer. The rear (north) façade is stucco.

Bands of metal windows on the front elevation feature wide, fixed picture windows flanked by narrow casement windows. All of the sashes have single panes of glass. The east and west façades have two pairs of casement windows at each story. The north elevation has eight groupings of picture windows flanked by casement windows at each story. Basement fenestration features small, rectangular two-pane windows on the north and south elevations.

The only building entrances are located on the inward-facing elevations of the east and west wings. The entrances have single aluminum and glass doors. Multiple fixed windows with textured glass fill the wall area above the doors. These windows illuminate the stairwells.

Interior

The two L-shaped blocks of the Milo Apartments mirror each other on the interior. The entrances of both wings open into narrow entry vestibules with stairwells.

A half-run of stairs leads from the vestibule to the first-floor landing. The dog-leg stairs continue up to the second-floor landing. Single doors in the east and west walls of the landings access the two units on each floor. The flat slab wood doors have metal jambs with simple profiles.

Each unit is rectangular in plan and contains a living room at the south end of the apartment, a narrow kitchen and bathroom at the center, and two bedrooms on the north. The units at the center of the building have a historic built-in floor-to-ceiling shelving unit. Some of the kitchens and bathrooms were altered with non-historic fixtures, such as cabinets, countertops, and bathtub surrounds.

Finishes throughout the building are simple. Plaster walls and ceilings and hardwood floors are typical. The entry vestibules have wood paneled wainscoting that continues up the stairwells. The floors of the vestibules are sheet vinyl, while the stairs and landings are carpeted. Carpet was installed in some units over the hardwood. All kitchen and bathroom floors are non-historic sheet vinyl. Trim includes simple wood baseboards, narrow wood window casings, and simple wood jambs. The doors are flat slab wood doors. The unit entry doors have metal jambs with the remnants of hinges that opened outward, possibly for screen doors.

Integrity

The Milo Apartments retains integrity of location, setting, design, workmanship and materials, and it communicates feelings about and associations with its period of significance. The historic masonry cladding and fenestration are intact, and the property continues to serve its historic function. The significant character-defining features of the building's Modern Movement architecture are unchanged,

including the low, horizontal form, the flat roof with overhanging eaves, the vertical bands of concrete brick, and the horizontal bands of windows. This building clearly reflects its property type and function as middle-class housing. The Milo Apartments has minimal ornament, compact self-sufficient units, and no elevator. While the building lacks a single main entrance, it otherwise reflects all of the registration requirements of the Low-Rise Walk-Up Apartment Building property type, as defined in the Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City.”

SUMMARY

The Milo Apartments (preferred),[1] Kansas City, Jackson County, Missouri is locally significant under National Register Criterion C for the area of ARCHITECTURE. It is an excellent and unusual example of Modern Movement architecture applied to the traditional Low-Rise Walk-Up Apartment Building property type, as described in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The three-story building contains eight self-sufficient apartment units, each with its own kitchen and bathroom. While it lacks a single main entrance, the building has two entrances that each provides access to the units in half of the building via a narrow vestibule and stair hall. The building does not have an elevator. Cosmetic changes are minimal and have not altered the character-defining features for which it is nominated. Constructed in 1955, it is an early example of Modern Movement architecture in the West Plaza neighborhood that stands in contrast to the massing, materials, and fenestration of the Tudor Revival and Colonial Revival apartment buildings previously built in the area. Local architects Morley & Geraughty designed the building for builder Melvin E. Kleb.[2] The period of significance for the Milo Apartments is 1955, the date of construction.

ELABORATION

The Milo Apartments (preferred) is an excellent example of the Low-Rise Walk-Up Apartment Building, a property sub-type described in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." Per the MPDF, the building was specifically designed as a multi-family residence. It is between two and four stories tall, has more than six self-sufficient apartment units, and has no elevator.

As described in the historic context "The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Buildings in Kansas City: 1885-1960," Kansas City experienced a significant building boom in the post-World War II era. While many of the housing units constructed at this time were single-family dwellings erected in the suburbs growing south and west of the city, a large number of multi-family apartment buildings were constructed within the city limits.

Multi-family dwellings dominate the ten irregular blocks bounded roughly by Belleview Avenue and Terrace Street, from Westport Road to 45th Street. Most of these apartments were constructed during three distinct construction episodes in the late 1920s, the late 1940s, and the early 1960s. Roanoke Parkway, running diagonally through this ten-block area, is on several city-wide bus routes. The ready access to public transportation encouraged and supported the dense residential construction in the surrounding neighborhood. In the late 1920s, more than two dozen modest Tudor Revival, Classical Revival, and colonnaded apartment buildings lined this wide boulevard and the adjacent side streets. In

[1] The property historically did not have a name and was listed in city directories only by address. Milo Apartments is the name chosen by the current owner to give the building a stronger identity.
[2] City of Kansas City, Missouri Landmarks Commission. Building permit #66727 (4/30/54).

1948 alone, the city issued permits to erect twenty-two apartment buildings along a two-block stretch of Roanoke Parkway between Westport Road and W. 45th Street, just two blocks west of the nominated property.[3] Low-rise apartment buildings lining the 4400 block of Jarboe Street, immediately south of the Milo Apartments, were built between 1962 and 1966, with the exception of one colonnaded apartment building constructed in 1926. While some of these buildings exhibit Modern Movement massing and unadorned facades, most have an applied mansard roof typical of the Neoeclectic style popular at this time. The Milo Apartments is one of only three apartment buildings constructed in this area during the 1950s, all designed by Morley & Geraughty. The Milo Apartments best reflects the basic concepts of Modern Movement design. The building at 1100-08 W. 45th Street was erected by the same builder and may have been a twin of the Milo, although 1100-08 W. 45th Street has been significantly altered with the installation of non-historic windows and through-wall air conditioners. It no longer retains integrity.[4] The other building from 1955, at 4401-07 Holly Street, has a similar design aesthetic that also reflects Modern Movement influences.[5] The Holly Street building varies slightly with enclosed wood balconies on each story that form horizontal bands across the front façade.

The historic context "Architecture of Working- and Middle-Class Apartment Buildings: 1885-1960" describes the Low-Rise Walk-Up as an enduring property sub-type, constructed over a very long period of time. Each building was adorned according to the architectural styles popular during its period of construction, although ornament was generally restrained, befitting the modest design of the buildings. The two- and three-story brick apartment buildings erected near the Milo Apartments in 1948 exhibit the traditional Colonial Revival and Classical Revival architecture that was popular at the time of construction.

By contrast, the Modern Movement style of the Milo Apartments stands out as one of the more-progressive apartment building designs in this neighborhood. The Modern Movement architectural style worked well with the Low-Rise Walk-Up Apartment Building property subtype, where form, rather than ornament, was the defining feature. The Modern Movement details of Milo Apartments identify its period of construction. These elements include its low, rectangular form, a flat roof with overhanging eaves, and vertical blocks of concrete brick veneer contrasted with horizontal bands of stucco and glass.

Modern Movement architecture, popular between 1940 and 1980, has two primary subtypes defined by differing roof shapes. The shed or gable roof subtype evolved from the Tudor Revival and Craftsman styles of the early twentieth century. Used mostly in single-family residential designs from the 1950s to the 1970s, these houses combined established traditions of wide overhanging eaves and rustic stone and wood exteriors with contemporary experiments in ceiling heights and window size and placement. The flat roof subtype, as illustrated by the Milo Apartments, evolved as a derivation of the International style. Significant features of this sub-type include boxed overhanging eaves and banded windows installed flush with the wall. Occasionally referred to as American International, these flat-roofed structures often

[3] City of Kansas City, Missouri Landmarks Commission. Building permit numbers 16453 (4/21/47), 16665 (2/10/48), 16666 (2/10/48), 16667 (2/10/48), 16670 (6/3/48), 16779 (6/10/48), 17045 (7/22/49).
[4] City of Kansas City, Missouri Landmarks Commission. Building permit #66612 (3/26/54).
[5] City of Kansas City, Missouri Landmarks Commission. Building permit #18406 (1/15/55). City of Kansas City, Missouri Landmarks Commission. Building permit #67643 (4/5/55).

employed natural materials such as wood and stone to provide visual interest in contrast to unadorned concrete and stucco surfaces. Simple forms, austere facades, geometric planes, and the rejection of applied ornament exemplify "tentative utilitarian vernacular" interpretations of American modernism that developed in the decade following World War II.[6] Designers and builders of working-class housing in Kansas City embraced these tenets of the Modern Movement, specifically the International Style, although this was more often reflected in high-rise rather than low-rise apartment buildings. For the Milo Apartments, the low-rise form is more compatible with the scale of the surrounding residential neighborhood. The Milo Apartments is an excellent example of this architectural idiom and its application to a modest multi-family building form.

During this period, the city's population was growing and returning to the workforce in a renewed consumer economy after years of war. Housing commensurate with their middle-class incomes was required. Simple architectural details, inexpensive finish materials, and straightforward building layouts lowered construction costs, which in turn reduced rents. Residents in buildings of this type were commonly managers, stenographers, clerks, maintenance workers, and tradesmen. Tenants of the Milo Apartments included mostly white-collar workers, the majority of whom were salesmen or managers in various industries scattered throughout the city.

Morley & Geraughty - Architects

John C. Morley and Thomas J. Geraughty formed the architecture firm Morley & Geraughty in 1947 but their paths presumably crossed nearly a decade earlier when both were students in the architecture program at the University of Kansas, graduating together in 1939. After the war, both men returned to teach architecture at the University of Kansas and entered into private practice together in 1947. Morley & Geraughty was originally based in Kansas City, Missouri. The firm briefly moved to Prairie Village, Kansas during the early 1960s, but returned to Kansas City, Missouri by 1965. They practiced together until Geraughty's death in 1979. Their body of work included numerous apartment buildings, private residences, academic buildings for Rockhurst University, a high school for Bonner Springs, Kansas, and city master plans for Bonner Springs, Kansas and Albany, Missouri. Like the Milo Apartments, their known works exhibit a strong leaning toward European-inspired Modern Movement design.

Morley & Geraughty designed six apartment buildings between 1955 and 1962 in Kansas City's West Plaza and Plaza Westport residential neighborhoods, sandwiched between the Westport and Country Club Plaza commercial areas. These buildings illustrate subtle experiments with Modern Movement design that incorporated traditional building materials (stucco and stone) with contemporary materials and building technologies (concrete bricks and metal windows). All six buildings are two stories tall with either stone or concrete brick veneer, stucco walls, and flat roofs. The Milo Apartments was the first of these, and is set apart from Morley & Geraughty's subsequent West Plaza apartment buildings by its U-shaped plan, the absence of balconies and minimal alterations.

[6] Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," 7 November 2007, Kansas City, Missouri. E-40.

In addition to the Milo Apartments and the two other Morley & Geraughty apartment buildings in the West Plaza neighborhood described above, the building at 4540 Summit Street in the Plaza Westport neighborhood was built in 1956 and employs facade materials similar to Milo Apartments. This building no longer retains integrity due to alterations to the façade and the windows. Morley & Geraughty's Plaza Westport buildings from the early 1960s continue to express strong International Style influences. The buildings from 1960 and 1962, at 4205 Roanoke Road and 4515 Jefferson Street respectively, have vertical concrete pilasters and horizontal metal and glass balconies that divide the front façades into bays.

John C. Morley

John C. Morley was born in Ely, Nevada on 21 July 1914. By 1928, his family had moved to Kansas City, Missouri. Morley was a student from 1931 to 1941, earning an architecture degree from the University of Kansas as well as a PhD in Economics and Sociology from Rockhurst University.[7] Morley joined the US Navy during World War II, serving with distinction for four years. After the war, he returned to Kansas City and to architecture, working as a draftsman for Archer Copper & Robison.

Morley was recognized locally and internationally as an important figure in the architecture community. He won a Fulbright Lectureship to the Royal Danish Academy of Fine Arts, Copenhagen, Denmark in 1955, at a time when Danish architects, such as Arne Jacobsen, were leading the international community in Modern design. Morley also received a Diploma in Civic Design from the University of Edinburgh, Scotland in 1965. Morley was a key figure in establishing international architectural exchanges for University of Kansas students and faculty, earning him the Distinguished Alumni Award in 1978. Morley retired from teaching in 1985 and passed away in 2001.[8]

Thomas J. Geraughty

Thomas J. Geraughty was born in Leavenworth, Kansas, 20 October 1913. His family also relocated to Kansas City around 1928. Geraughty was a student from 1933 until 1938. After earning his architecture degree from the University of Kansas, he worked as a draftsman for Clarence Kivett and Arthur W. Archer in 1939 and 1940, respectively. Kivett was an early proponent of Modern Movement design in Kansas City, and went on to form Kansas City's most renowned and prolific Modern architecture firm. Like Morley, Geraughty served in the US Navy during World War II. Following his discharge, Geraughty settled in Prairie Village, Kansas. He was a professor at his alma mater and practiced in partnership with Morley until his death in 1979.[9]

Melvin E. Kleb (Builder)

Melvin E. Kleb first appeared in Kansas City directories in 1931 listed as a student. Kleb held various jobs in the 1930s and 1940s, including elevator operator at the Walnuts Apartments, messenger for Armour &

[7] "John C. (Jack) Morley," *Kansas City Star,* 13 October 2001, Kansas City (Missouri) Public Library, Microfilm.
[8] Ibid.
[9] American Institute of Architects, "Geraughty, Thomas Joseph," *The AIA Historical Directory of American Architects,* http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx (accessed 1 April 2011).

Company (livestock buying department), owner of Kleb & Co. Envelope Manufacturers, department worker at Tension Envelope, and employee of Mission Laundry and Dry Cleaning. In 1955, Kleb listed his occupation for the first time as Real Estate and Investment, with an office in the Columbia Bank Building (921 Walnut), Kansas City, Missouri. This was the start of a long career as a real estate investor. Although Kleb has retired, Kleb Real Estate remains in operation.

PROPERTY HISTORY

The Milo Apartments was constructed on two of three vacant lots at the southeast corner of the block bounded by W. 44th Street, Jarboe Street, Westport Road, and Belleview Avenue. In 1954, Kansas City real estate investor, Melvin E. Kleb, commissioned local architects Morley & Geraughty to design an apartment building for these previously undeveloped parcels. The city issued a permit on 30 April 1954 for the construction of a two-story apartment building. It had an 87'-4" by 39' footprint, wood framing, brick veneer, and a tar and gravel roof. The eight-unit building was completed 4 March 1955. The permit lists Kleb as the builder.[10]

City directories list only two occupants the first year after completion in 1956: a physician and an employee of AAA Furniture Store. In 1957, three of the four tenants were salesmen and one was a project engineer. The building was fully occupied in 1958 with three salesmen, two nurses, a dentist, an accountant, and a project engineer. The nurses worked at University of Kansas Medical Center and Menorah Hospital, both located within a mile of the apartment building. For residents who worked downtown, the location also offered access to multiple bus routes with stops on Westport Road (one block to the north) and Roanoke Parkway (two blocks to the west). The small parking lot on the east side of the building could accommodate a few tenant vehicles, although it is unclear how many tenants actually owned cars. While some apartments turned over each year, others retained tenants for five years or more. Over the years tenants at the Milo Apartments included salesmen, teachers and professors, and retired individuals. By 2006, only half of the units were occupied. The building is currently vacant and slated for rehabilitation.

CONCLUSION

The Milo Apartments is an intact example of the Low-Rise Walk-Up Apartment Building property subtype described in the Multiple Property Documentation Form "Middle-Income and Working-Class Apartment Buildings in Kansas City, Missouri." It is also an uncommon example of this property type executed in the Modern Movement style. The surrounding neighborhood is dominated by one- and two-story single-family Craftsman Bungalows, two-story Tudor Revival flats, and three-story Colonial Revival apartment buildings. The concrete cladding and banded windows of the Milo Apartments stand in contrast with these more-traditional architectural genres. The simple, two-story building meets the registration requirements of a purpose-built apartment building, constructed in Kansas City, Missouri between the early 1900s and early 1960s. The Milo Apartments has eight self-sufficient units and no elevator. While it lacks a single main entrance, the two building entrances each serve four apartment units. The building, constructed between apartment building booms of the late 1940s and mid-1960s, is one of the earliest examples of

[10] City of Kansas City, Missouri Landmarks Commission, building permit #66727 (4/30/54).

Modern Movement design in the West Plaza neighborhood. The Milo Apartments continues to express its historic function and associations with its period of significance.

BIBLIOGRAPHY

American Institute of Architects. "Geraughty, Thomas Joseph." *The AIA Historical Directory of American Architects.* http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Find%20Names.aspx (accessed 1 April 2011).

City of Kansas City, Missouri. Building Permit. 1014 and 1020 W. 44th Street building permit number 66727. 1954. City of Kansas City, Missouri Landmarks Commission.

City of Kansas City, Missouri. Building Permit. 1100-1108 W. 45th Street building permit number 66612. 1954. City of Kansas City, Missouri Landmarks Commission.

City of Kansas City, Missouri. Building Permit. 4540 Summit Street building permit number 18406. 1955. City of Kansas City, Missouri Landmarks Commission.

City of Kansas City, Missouri. Building Permit. 4401-07 Holly Street building permit number 67643. 1955. City of Kansas City, Missouri Landmarks Commission.

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Polk's Kansas City (Jackson County, Missouri) Directory 1970, Vol. XCIV. Kansas City: R.L. Polk & Company. 1970. Kansas City (Missouri) Public Library. Microfilm.

Polk's Kansas City (Jackson County, Missouri) Directory 1975, Vol. XCIX. Kansas City: R.L. Polk & Company. 1970. Kansas City (Missouri) Public Library. Microfilm.

Schwenk, Sally F. National Register of Historic Places Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," 7 November 2007. Kansas City, Missouri.

Verbal Boundary Description (Describe the boundaries of the property.)
The property consists of two parcels: Lot 20 and the north 14.5 feet of Lot 21, Block 3 and the south 10.5 feet of Lot 21 and all of Lots 22 and 23, Block 3 of the Bunker Hill subdivision of Kansas City, Jackson County, Missouri.

Boundary Justification (Explain why the boundaries were selected.)
The boundary of the nominated resource includes the parcels of land historically associated with the property.

Name of Property: Milo Apartments
City or Vicinity: Kansas City
County: Jackson **State:** MO
Photographer: Tony Gardner
Date Photographed: November 4, 2010
Description of Photograph(s) and number:
All digital images labeled as follows: MO_JacksonCounty_MiloApartments_#.tif

1 of 11. Front (south) and east elevations, view northwest.

2 of 11. East elevation, view northwest.

3 of 11. North elevation, view southwest.

4 of 11. West elevation, view east.

5 of 11. West entry into west side of the building, view northwest.

6 of 11. East entry into east side of the building, view northeast.

7 of 11. Typical apartment unit finishes in living room and dining room.

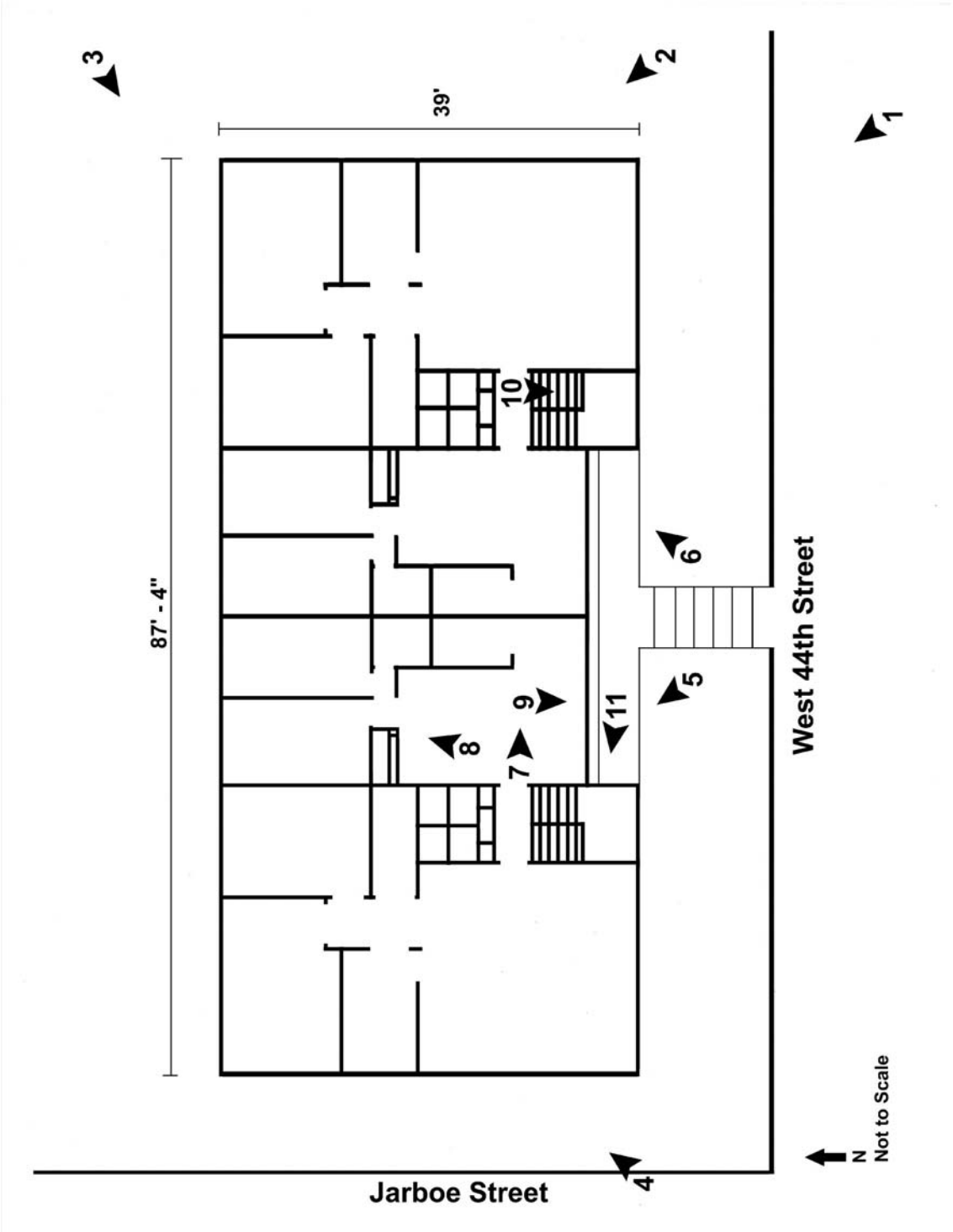
8 of 11. Typical built-ins and trim in living rooms.

9 of 11. Typical window detail for living room window.

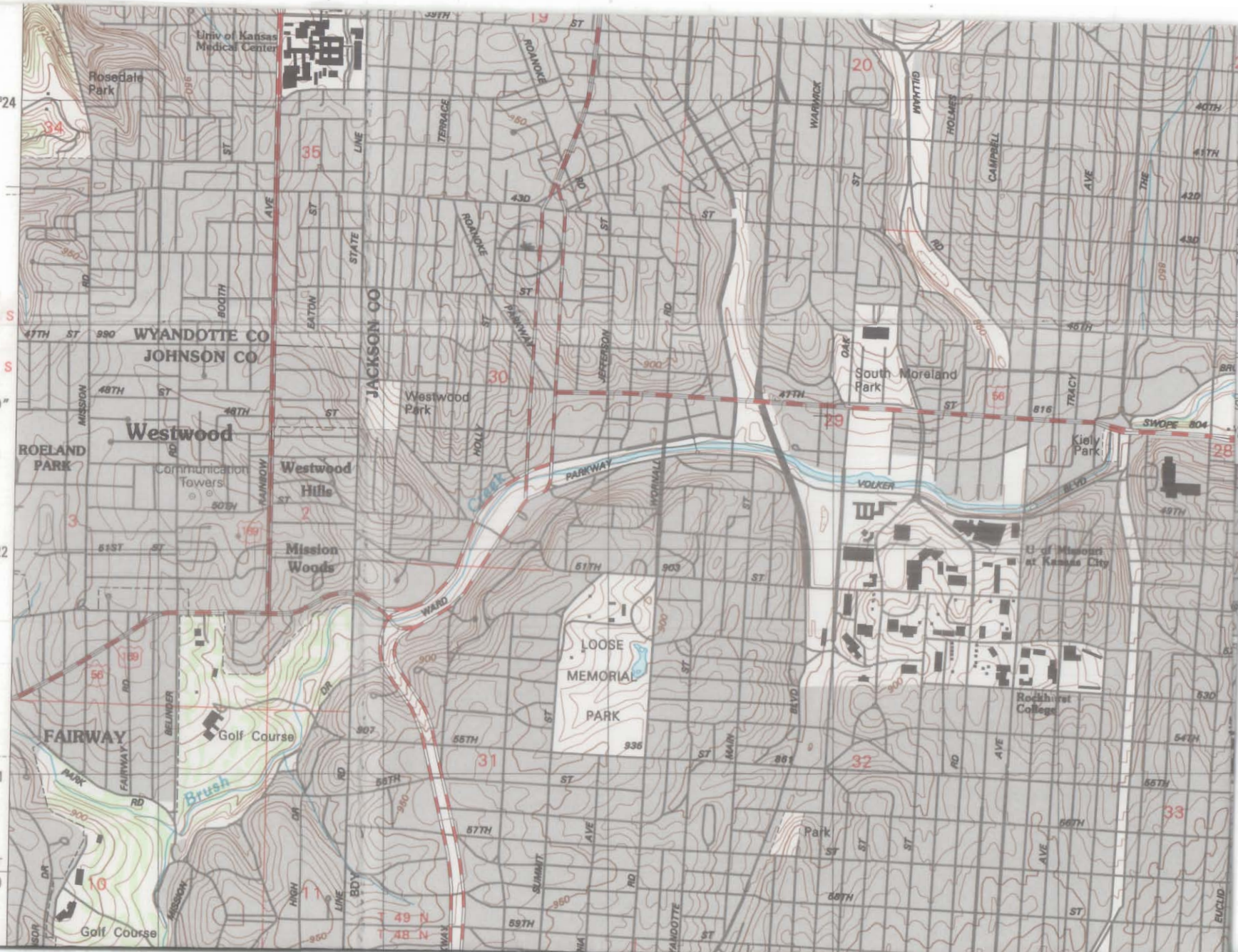
10 of 11. East entry vestibule, view south.

11 of 11. West entry door, typical.

PHOTO MAP


3
2
39'
1
10
87' - 4"
6
5
9
11
8
7
West 44th Street
N
Not to Scale
4
Jarboe Street

MILO APARTMENTS
KANSAS CITY,
JACKSON COUNTY 2'30"
MISSOURI
15/361626/4323347



1014

SAH0117

1020

1014

3
4

ACRYLIC