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 Belmont Hotel

Other names/site number Hotel Lucerne; Thornton and Minor Hospital

Name of related Multiple Property Listing N/A

2. Location

Street & number 911 E. Linwood Boulevard | N/A | not for publication

City or town Kansas City | N/A | vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64109

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 at the following level(s) of significance:

___ national ___ statewide ___local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title Toni M. Prawl, Ph.D., 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

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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
		sites
		structures
		objects
1	0	**Total**

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Hotel
HEALTHCARE: Hospital

Current Functions
(Enter categories from instructions.)

VACANT: Not in use

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
roof: OTHER: TAR & GRAVEL
other:

X **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

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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

1912-1913

Significant Dates

1913

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Middaugh, L. Grant (Architect)

Belmont Building Company (Builder)

[x] **STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES**

9. Major Bibliographical References

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

Previous documentation on file (NPS):

X 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, KCPL**
The State Historical Society of Missouri Research Center – Kansas City, UMKC

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

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10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	39.06836	-94.573516	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Elizabeth Rosin, Principal; Rachel Nugent, Associate
organization Rosin Preservation, LLC date March 2016
street & number 1712 Holmes St telephone 816-472-4950
city or town Kansas City state MO 64108
e-mail rachel@rosinpreservation.com

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.

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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: **Belmont Hotel**

City or Vicinity: **Kansas City**

County: **Jackson** State: **Missouri**

Photographer: **Brad Finch, f-Stop Photography**

Date Photographed: **Fall 2015**

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

1 of 19. Front (north) elevation, view S
2 of 19. Northwest corner, view SE
3 of 19. Northeast corner, view SW
4 of 19. Porch on east elevation, view SW
5 of 19. Southeast corner, view NW
6 of 19. Brick ornamentation under cornice, front elevation, view S
7 of 19. South elevation and rear courtyard, view N
8 of 19. South elevation of west wing, view NW
9 of 19. View west down Linwood Boulevard
10 of 19. First floor, main lobby, view NW
11 of 19. First floor, northwest corridor, view W
12 of 19. Third floor, east wing, corridor, typ., view N
13 of 19. Fourth floor, east wing, corridor, typ., view N
14 of 19. Fifth floor, main stair, view NW
15 of 19. Second floor, dining room, view NE
16 of 19. Third floor, west wing, typical room, view E
17 of 19. Fourth floor, east wing, typical room, view NE
18 of 19. Fifth floor, east wing, typical room, view NW
19 of 19. Kitchen, view SE

Figure Log:

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

Figure 1: Contextual Map. *Source: Google Earth, 2015.*
Figure 2: Site Map. *Source: Google Earth, 2015.*
Figure 3: Photo Map, first floor, exterior. *Source: Treanor Architects, Kansas City, Missouri, 2015.*
Figure 4: Photo Map, second floor. *Source: Treanor Architects, Kansas City, Missouri, 2015.*
Figure 5: Photo Map, upper floors. *Source: Treanor Architects, Kansas City, Missouri, 2015.*
Figure 6: Historic Plan, First Floor. *Source: State Historical Society of Missouri, Kansas City.*
Figure 7: Historic Plan, Second and Third Floors. *Source: State Historical Society of Missouri, Kansas City.*
Figure 8: Historic Rendering, 1912. *Source: Western Contractor, July 17, 1912.*
Figure 9: Historic photo, c. 1940. *Source: Missouri Valley Special Collections, Kansas City (Missouri) Public Library, Kansas City, Missouri.*
Figure 10: Historic photo, 1958. *Source: Missouri Valley Special Collections, Kansas City (Missouri) Public Library, Kansas City, Missouri*
Figure 11: Pacific House Hotel, historic photograph, 1869. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

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Figure 12: Fountain Place Apartments, historic photograph, c.1890. *Source: Missouri Valley Special Collections, Kansas City Public Library*.
Figure 13: Bonaventure Hotel, historic photograph, c.1930. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 14: The Lorraine, 2015. *Source: Google Streetview.*
Figure 15: Sanborn Fire Insurance Map, 1907, Volume 1, Sheet 10., *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 16: Drake Apartment Hotel, historic photograph, c.1925. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 17: *Park, Boulevard, Street Railway, and Railway Map of Kansas City, Missouri and Kansas City, Kansas*, 1900. Hudson-Kimberly Publishing Company. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 18: Detail of *Park, Boulevard, Street Railway, and Railway Map of Kansas City, Missouri and Kansas City, Kansas*, 1900. Hudson-Kimberly Publishing Company. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 19: Sanborn Fire Insurance Maps, Kansas City, 1909 corrected to 1951, Volume 4, Sheet 465, Campbell to Forest avenues. Hotels that comprise the 14-building concentration are outlined in black.
Figure 20: Sanborn Fire Insurance Maps, Kansas City, 1909 corrected to 1951, Volume 4, Sheet 467. Forest to Flora avenues. Hotels that comprise the 14-building concentration are outlined in black.
Figure 21: Aerial view of Linwood Boulevard, view northwest, c. 1940. *Source: Missouri Valley Special Collections, Kansas City Public Library; annotated by Rosin Preservation.*
Figure 22: Google Map of Linwood Boulevard, 2015. *Source: Google Maps, annotated by Rosin Preservation, 2015.*
Figure 23: St. Regis Hotel, historic photograph, c.1920. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 24: Mayfair Apartment Hotel, 2015. *Source: Rosin Preservation, 2015.*
Figure 25: Woodstock Hotel, 3220 Harrison, 1940 Tax Assessor Photo. *Source: Kansas City Public Library via Missouri Digital Heritage. http://cdm16795.contentdm.oclc.org/cdm/landingpage/collection/kcpltax*
Figure 26: Bellerive Hotel, historic photograph, c.1930. *Source: Missouri Valley Special Collections, Kansas City Public Library*.
Figure 27: Bellerive Hotel, Sanborn Fire Insurance Map, 1917-1950, Volume 4, Sheet 478. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
Figure 28: Country Club Plaza Apartment Hotels, historic photograph, c. 1930. *Missouri Valley Special Collections, Kansas City Public Library.*
Figure 29: Sanborn Fire Insurance Map, 1917-1945, Volume 6, Sheet 797. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

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SUMMARY

The Belmont Hotel at 911 E. Linwood Boulevard is a six-story reinforced concrete building with painted brick cladding at the southwest corner of Harrison Street and East Linwood Boulevard near the Hyde Park residential neighborhood of Kansas City, Jackson County, Missouri. Constructed in 1912-1913, it is an early example of the apartment hotel property type. The lower two stories have a rectangular footprint, while the upper four stories have an H-shaped configuration formed by a shallow recess of the center bays on the front elevation and a deeper rear light court. A basement is under the south two-thirds of the building. The flat roof has wide eaves with a prominent galvanized metal cornice. Pairs of brick corbels with stylized geometric detailing ornament the corners of the outer blocks and the porch columns. The restrained design exhibits elements of Classical Revival and Prairie style architecture, styles popular at the time of the building's construction. The large dining room and kitchen are extant, as are the historic corridors. Roughly 120 single-occupancy residential rooms with shared or private bathrooms line the corridors on all upper floors. The majority of the character-defining features of the Belmont Hotel remain intact, and it easily communicates its original multi-family residential function.

ELABORATION

SETTING

The Belmont Hotel stands at the southwest corner of Linwood Boulevard and Harrison Street *(Figure 2)*. The building is set back from the street on the north and east sides with grassy strips between the public sidewalk and the building. Linwood Boulevard slopes down to the west, creating a large embankment at the northwest corner of the lot. Large evergreen shrubs abut the building on the north elevation and flank the concrete steps leading from the front entrance to the street. The lots immediately west of the building are vacant, a portion of which is paved for parking. A narrow alley runs between the south elevation and the adjacent two-story building. The large lot on the east side of Harrison Street across from the Belmont Hotel is vacant. A modern gas station and the Kansas City Athenaeum, a 1914 Classical Revival style social hall occupy the lots on the north side of Linwood Boulevard across from the Belmont Hotel.[1] The Hyde Park residential neighborhood surrounds the nominated property. Although a few houses predate the 1897 expansion of the city limits from 31st Street (one block north of the nominated property) south to incorporate the town of Westport (one mile southwest of the Belmont Hotel), most of the area developed between 1900 and 1920. The two- to three-story single-family residences exhibit a variety of styles popular during the early 1900s, including Classical Revival, Colonial Revival, Prairie, Craftsman, and the ubiquitous vernacular form of the Kansas City Shirtwaist with masonry cladding at the first floor and stucco or wood at the upper floors. These houses were set back on narrow lots to form a dense residential neighborhood.

Linwood Boulevard is a mix of multi-family residential, commercial, and social buildings *(Photo 9)*. Troost Avenue, one block east, contains a wide range of commercial entities in one- and two-story buildings while the surrounding side streets are predominantly residential *(Figure 1, Photo 9)*.

EXTERIOR

The Belmont Hotel is a six-story reinforced concrete building with painted brick cladding, a stone foundation, and a flat roof articulated by a prominent galvanized metal cornice with modillions. Historic

[1] The Kansas City Athenaeum was listed in the National Register of Historic Places on October 11, 1979.

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single wood windows with one-over-one double-hung sashes and brick sills are arranged in a regular, rhythmic pattern on all elevations. Exterior aluminum storm windows cover some of the windows. Plywood covers openings where windows are missing from the lower-story on the east elevation. Non-historic aluminum awnings shade most windows on the west elevation.

The symmetrical front (north) façade has eighteen bays defined by single window openings *(Photos 1, 5)*. Wide outer blocks each have five bays that flank a narrower recessed center block of three bays. Vegetation covers most of the east bays. The main entry spans the recessed three bays at the first story of this front façade. A two-story portico above the entry spans the width of the recess and onto the first bay of each flanking block. The portico has wide brick columns with pairs of geometric brick corbels at the outer edge of the portico and pairs of narrow brick columns with single geometric brick corbels flanking the center entrance. The columns support the concrete balcony at the second story and the portico roof with wide modillioned eaves *(Photo 1)*. The wood-framed entry has glazed transoms and sidelights that surround the paired doors. A non-historic aluminum-framed glazed vestibule with paired doors projects outward from the entry. The center bays of the third, fourth, and fifth stories in the flanking blocks have recessed openings. All of the porches have concrete decks with decorative concrete joists, brick corbels on the wall below the joists, and non-historic metal pipe railings with metal mesh infill.

The east and west facades each have eighteen bays, also defined by single window openings *(Photos 2-5)*. The east façade fronts Harrison Street and is considered a primary façade. A prominent three-story porch spans five bays of the lower three stories toward the north end *(Photo 4)*. The materials and detailing of this porch are similar those of the two-story porch on the front façade. Pairs of narrow brick columns support two levels of concrete balconies. Geometric brick corbels ornament the tops of the columns. The roof is missing from this porch. The ghost of its outline is visible on the brick above the third story windows. The brick west façade is unadorned.

The rear (south) elevation faces an alley *(Photos 7 and 8)*. The first two levels occupy the full footprint of the building. The U-shaped upper four stories form a deeply recessed courtyard. The brick walls of south elevation and the courtyard are painted white. Each of the east and west walls within the courtyard has twelve bays defined by singe window openings. The south courtyard elevation has four bays. The window openings on this elevation are filled with brick. A brick stair/elevator tower was added to the south wall of the east arm c.1985. It rises approximately one story above the historic parapet. It is inset about one bay from the east elevation. The south elevation of the west wing has four bays defined by single window openings. Openings on the south elevation and within the courtyard have brick sills, steel lintels, and historic one-over-one wood window frames. A historic metal fire escape is attached to the two west bays of the south elevation on the west wing. The door openings are recessed within the wall and have concrete sills. Metal and wood slab doors fill the openings. A one-story brick garage is attached to the south end of the west wing.[2]

The building design is restrained. Befitting the period of its construction, it exhibits elements of both Classical Revival and Prairie style architecture. The wide eaves and simple geometric details executed in brick at the column capitals and just below the metal cornice as well as the slender square columns

[2] It is unclear when this structure was added as it does not appear on the 1951 Sanborn Fire Insurance Map and it is not visible in any historic aerial photographs.

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communicate Prairie style influences. Restrained Classical Revival elements include the symmetry of the primary façade and the prominent center portico defining the entrance.

INTERIOR

The main entrance to the Belmont Hotel opens into a small two-story atrium. Non-historic partitions enclose the lobby *(Photo 10)*. The lobby was renovated during the mid-1960s conversion to a nursing home. The existing finishes and features date to that renovation. The central stairs that were present at the rear (south) end of the lobby were removed. Wood paneling covers a portion of the north lobby wall. Faux stone covers the south wall and a portion of the west wall. Although the walls on the east and west sides of the lobby were installed in the 1960s, the two-story volume of space and the historic wood entry system are extant. The center paired doors of the historic wood entry have wide flanking sidelights. Single doors flank the center paired doors. Wood transoms span the entry.

The first floor (noted as the "ground floor" in historic plans) has a rectangular corridor system that encircles the floor *(Figure 3)*. Most of the corridor system appears to be historic, if not entirely original *(Photo 11)*. A series of rectangular rooms of varying sizes occupies the center and east areas of the first floor, while smaller rooms are arranged around the perimeter at the west and south *(Photo 14)*. The configuration of rooms generally aligns with historic configuration and most of the historic plaster walls are extant. According to historic plans, this floor contained a series of communal rooms at the northeast corner, including smoking and billiards rooms, and utilitarian rooms at the center and in the south half of the building, including offices, storage rooms, and servant's quarters. The addition of partitions to the billiards room and the smoking room and the removal of partitions in the parlor and center service area, combined with the updated finishes give the impression that these rooms were altered more than they actually were. Apartments lined the west wall. These appear to be extant in the form of single-room residential units.

The second floor (noted as "first floor" in historic plans) has a wide east-west corridor that bisects the building just north of center, which appears to be historic *(Figures 4 and 6)*. The floor level of the west wing is roughly five feet higher than the center and east wing, necessitating a short flight of stairs at the west end of the corridor with a long concrete ramp added to increase accessibility. A series of rectangular rooms of varying sizes occupies the second floor. The historic large dining room remains along the east wall *(Photo 15)*. Although some ornamental plaster appears to have been removed from columns and capitals, the dining room retains the historic volume of space, columns, and slightly coffered ceiling. The kitchen is also extant in the center of the rear (south) end of this floor. The residential units historically located at the southwest and northeast corners of this floor were subdivided and converted to offices or were opened up to create larger communal spaces. The former banquet and private dining rooms were subdivided into smaller rooms. During the conversion to the nursing home in the mid-1960s, a chapel was created in the northwest corner of this floor, where apartments were originally located.

The third through the sixth floors essentially have the same layout consisting of a double-loaded H-shaped corridor flanked by smaller rooms *(Photos 13-14, 16-17, Figures 5 and 7)*. The historic stairs to these floors remain in some locations *(Photo 14)*. Historically open, they are now contained within fire-rated partitions for code compliance. The original configuration had 180-degree flat turn stairs with straight runs flanking both sides of the central straight run. Although various portions of the stair have been contained within non-historic walls and are no longer visible or usable, enough of the stair remains intact to convey

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its historic appearance and materials. The corridors retain their original placement. Some partitions on the upper floors were replaced with demountable partitions when the building was converted to a hospital and nursing home. The doorway locations into former apartments appear to have been altered at this time as well. Reception desks were installed in the west end of the east-west corridors and nursing stations were created near the north end of the east wing corridors. The third floor has communal bathrooms located primarily along the interior side of the corridor. At least one wall of each bathroom is a historic plaster wall that historically carried plumbing to the shared apartment bathrooms. On the fourth, fifth, and sixth floors, the residential rooms have private baths that align with the historic shared bathroom locations. Single stall bathrooms occupy small rooms east and west of the main stair. Despite the changes described above the building still retains its original corridor configuration flanked by smaller rooms, conveying the feeling of an apartment hotel building.

A basement containing the boiler room and mechanical rooms is located in the southwest corner of the building. This unfinished space has concrete ceilings and brick or stone walls.

Secondary stairwells rise through the south end of each wing to connect all floors. The historic west stairwell has concrete steps and wood railings. The non-historic east stairwell is contained within the non-historic addition, added c.1985. It has a metal frame with metal railings and concrete treads. This stairwell was constructed within a concrete-block fire-rated enclosure added to the southwest corner of the building.

The building has four elevators divided among three locations in the building. Two elevator shafts, one of which is historic, stand at the southeast corner of the lobby. There is a second historic elevator adjacent to the west stairwell. The non-historic east tower contains the fourth elevator.

Finishes have been updated over the years. Composition tile covers the floors throughout the building. Wood flooring is extant beneath the tile in the former hotel rooms. Corridors have concrete beneath the tile.

Floors one through three have plaster walls with vinyl base trim adhered over wood baseboards. Some new gypsum board partitions have been erected. While these floors have non-historic hollow wood slab doors, the windows retain historic wood trim. Acoustical tiles are adhered directly to the plaster ceilings.

Walls on the upper three floors appear to be non-historic demountable gypsum board partitions. The composition tile floor makes it difficult to determine if the walls occupy the same locations as historic walls, although the size and configuration of spaces appears consistent with historic corridor and hotel room proportions. These walls have vinyl base trim, hollow wood slab doors, and non-historic window and door trim.

The building is in fair condition. Several roof leaks have damaged interior finishes on the upper floors.

INTEGRITY

The Belmont Hotel retains good integrity of location and setting, and moderate integrity of design, workmanship and materials. It retains the interior and exterior features that convey its historic apartment hotel function, including the formal dining room and kitchen, the configuration of double-loaded corridors

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lined with individual rooms, communal and shared bathrooms, and the exterior balconies. The Belmont Hotel retains most of its historic double-hung wood windows. The massing, materials, and ornament communicate elements of Prairie style architecture that highlight its prominence along Linwood Boulevard. Where integrity is compromised, the alterations generally reflect the conversion of the building from a residential hotel to a private hospital and nursing home. These later functions were compatible with the historic apartment hotel function and required retention of the long corridors, the kitchen, and the dining room. For example, small reception and nursing stations were installed in the corridors on the upper floors but did not alter the configuration of the corridors. The Belmont Hotel retains the interior and exterior features that convey its historic apartment hotel function and the era in which it was constructed.

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SUMMARY

Locally significant under National Register Criterion C in the area of ARCHITECTURE, the Belmont Hotel at 911 East Linwood Boulevard, Kansas City, Jackson County, Missouri is individually eligible for the National Register. It is an excellent example of an early twentieth century mid-rise apartment hotel, a building that provided a specific set of accommodations that distinguished it from hotels and flats or apartment houses. The Belmont Hotel retains the interior and exterior features that communicate its apartment hotel function. It retains the lobby, formal dining room with a central kitchen, and double-loaded corridors lined with residential units. These units were private rooms or suites designed without kitchens, an important distinguishing feature of the apartment hotel property type. It retains its prominent massing, large footprint, and a notable presence on the street. Kansas City architect L. Grant Middaugh designed the six-story building for hotel developer John H. Van Closter and the Belmont Building Company in 1912. The massing and materials communicate the prominence of the building while the interior configuration and amenities reflect its intent to provide upscale accommodations. The Belmont Hotel is the oldest of the four surviving apartment hotels on Linwood Boulevard, an important east-west component of landscape architect George Kessler's innovative 1893 parks and boulevard system. This portion of Linwood Boulevard was the first area to develop a large concentration of apartment hotels outside of the downtown commercial core, located over two miles northwest, illustrating how the apartment hotel was a popular housing option for those who wished to live in upscale residential areas without the hassle of property ownership. Restrained Prairie style elements reflect the architectural trends popular for residential resources at the time of construction. The mid-century conversion to a hospital was a compatible alteration that retained the configuration of resident rooms with private, shared, and communal bathrooms along with the communal dining room and kitchen. Although some finishes have been updated, the primary forms and configurations that identify the apartment hotel property type remain extant. The period of significance for the Belmont Hotel is 1912-1913, the date of construction.

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ELABORATION

THE APARTMENT HOTEL PROPERTY TYPE

The apartment hotel was a fixture of nearly every American city beginning in the early twentieth century. As the name suggests, the apartment hotel, synonymous with a "residential hotel," functioned and was configured as a cross between a hotel and an apartment building.[3] It provided the amenities of a standard hotel (private rooms for sleeping and public rooms for gathering and dining) for long-term tenants rather than visitors or transients. While some apartment hotels offered private bathrooms, many had shared bathroom facilities. Rooms and suites in apartment hotels did not offer private kitchens, the primary distinction between an apartment hotel and an apartment building. Apartment hotels served a different purpose than hotels that catered primarily to short-term visitors, although many hotel facilities offered short-term and long-term accommodations in the same building, making it difficult to distinguish an apartment hotel from an up-scale hotel. Residents typically rented single rooms or suites of multiple rooms in apartment hotels by the month rather than by the day, many staying for at least a year or sometimes even more than a decade.

[3] Robert W. Sexton, *American Apartment Houses, Hotels, and Apartment Hotels of Today* (New York: Architectural Book Publishing Company, Inc., 1929), 9.

While some of the physical characteristics of the apartment hotel property type, such as height and architectural style, varied by the date of construction, the type of amenities and interior configuration remained consistent. The apartment hotel often had a single or primary entrance that led to a formal lobby with a reception area. The primary distinguishing combination of features of an apartment hotel are the double-loaded corridors lined with residential units (single rooms and/or suites) and the communal dining room available to all guests. Smaller dining rooms were available for guests to hold private parties. Additionally, the apartment hotel provided small parlors for private socializing or receiving guests, and recreation rooms, such as lounges, smoking rooms, and billiards, for residents to engage with other members of their respective tier of society.[4] Amenities included room service from the central kitchen, housekeeping and laundry service, and maid service. These services and amenities were not available in an apartment building. The occupant rooms with private or semi-private bathrooms coupled with the amenities of communal dining and recreation rooms resembled the services of a hotel while the general absence of ground-level commercial storefronts was a primary difference. The configuration of more than two residential units per floor and the availability of long-term rental units comprised of two or more rooms with private bathrooms were features shared with apartment buildings. The lack of kitchens in the individual units distinguished apartment hotels from common apartment buildings or flats. Individual units with private kitchens and bathrooms promoted independent living in purpose-built apartment buildings.

Apartment hotels often had dozen of units, necessitating large footprints. Typically designed as mid-rise buildings between four and ten stories tall, even larger examples were constructed in the 1920s and 1930s or in large cities with a proliferation of tall buildings. Apartment hotels had masonry exteriors and ornate interior public spaces that reflected architectural styles popular at the time of construction. Apartment hotels constructed prior to 1900 exhibited Late Victorian stylistic features while historical revival styles such as Classical Revival, Italian Renaissance Revival, and Mission/Spanish Colonial Revival styles were popular in the first decades of the twentieth century. Elevators were amenities in early apartment hotels as well as necessities once the buildings reached more than six stories. By comparison, buildings designed as apartments or flats did not have formal lobbies or dining and recreation rooms, and had as few as one or two apartment units on each floor, depending on the size of the unit and the building footprint.

Multi-family residences, like single-family residences, varied greatly in size and opulence, depending on the intended clientele. At one end of the spectrum, the most luxurious of the palace hotels (i.e. The Plaza Hotel or Waldorf-Astoria, both in New York City) provided elegantly appointed suites with dedicated servants and access to the upper echelons of society, while rooming houses at the other end of the spectrum provided little more than a bed and a perception of privacy. Apartment hotels provided accommodations at the middle and upper end of that spectrum. In cities that experienced periods of rapid growth around the turn of the twentieth century, such as Kansas City, apartment hotels provided low-maintenance housing in a range of income levels. The majority of apartment hotels were mid-sized apartment hotels for upper- and middle-income individuals and families.[5] The apartment hotel appealed to "those who seek to enjoy certain of the home qualities of the apartment house, combined with the service of a hotel."[6] Apartment hotels were generally marketed to single professionals or wealthy widows as a

[4] Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, (Los Angeles, CA: University of California Press, 1994), 59.
[5] Groth, 56.
[6] Sexton, 1.

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socially acceptable alternative to transient hotels and boarding houses. Apartment hotels also appealed to young families as an equally acceptable alternative to the single-family residence or the self-sufficient apartment or flat (with a private kitchen and bathroom).[7] Individuals and families new to the city, those waiting on the construction of a new single-family dwelling, or those residing in the city semi-permanently for any number of business purposes patronized apartment hotels.[8] While there were many late-nineteenth and early-twentieth century multi-family residential buildings constructed in the heart of the central business district, developers designing apartment hotels to accommodate upper-class residents constructed buildings on or near streetcar lines and in or adjacent to upper-class residential areas.[9] This provided an opportunity for those with means to move out of the congestion of the city and into areas then considered the suburbs while maintaining access to employment and shopping centers in the central business district.

During the early twentieth century, residing in an apartment hotel was viewed as a socially acceptable alternative to constructing one's own single-family home and thus the construction of apartment hotels followed the development trends of up-scale residential neighborhoods.[10] Apartment hotels provided the services of a typical hotel (formal dining room, room service, housekeeping, and concierge) for long-term residents, especially families. Apartment hotels functioned as a hybrid property type, incorporating functional elements, such as the communal kitchen, dining room, and parlor, that segue between typical single-family dwellings and the purpose-built apartment buildings, where each unit promoted independent living with its own kitchen. In many cities, the zoning ordinance and building code requirements applied equally to apartment buildings and apartment hotels, although the inclusion of the kitchen was an important distinguishing factor.[11]

RESIDENTIAL DEVELOPMENT AND APARTMENT HOTELS IN KANSAS CITY 1900 – 1930

The development of Kansas City followed a pattern of expansion common to many American cities in the nineteenth and early twentieth centuries. As the original townsite grew dense with commercial, manufacturing, governmental, and institutional entities, individuals with the means to build new houses in less congested, previously undeveloped areas established residential enclaves outside the city limits. Multi-family residential buildings, such as apartment hotels would follow, offering shelter to those who wished to escape the urban center but had yet to construct their own houses or simply desired to reside among the upper tiers of society. Modest housing options and commercial businesses followed, with the area subsequently developing a concentrated commercial and sometimes even an industrial character, especially along transportation routes, such as streetcar lines. The city would expand its boundaries to include these newly developed areas. The increased density eventually spurred those with the means to explore areas outside or on the periphery of these new city limits, perpetuating this cycle of expansion.

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[7] Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," November 7, 2007, E-18. Emily Hotaling Eig and Laura Harris Hughes, National Register of Historic Places Multiple Property Documentation Form "Apartment Buildings in Washington D.C. 1880-1945," July 1, 1993, E-17.
[8] Groth, 56.
[9] Emily Hotaling Eig and Laura Harris Hughes, National Register of Historic Places Multiple Property Documentation Form "Apartment Buildings in Washington D.C. 1880-1945," July 1, 1993, E-40.
[10] Groth, 60.
[11] Sexton, 8.

An analysis of Kansas City's population statistics and city boundary increases illustrate this pattern of development.[12] Extensions of the city limits corresponded to substantial increases in the population. Major population increases signified an increased demand for housing. Development began with the expansion of Old Town, the one-square-mile site platted in 1853 on the south bank of the Missouri River.[13] In 1859, the city expanded from one square mile to nearly four square miles while the population recorded in 1860 was 4,418. The expansion of the city extended up the bluffs southward along Broadway and eastward along Independence Boulevard. Wealthy businessmen constructed large homes on expansive lots away from the density and pollution of the established commercial and industrial areas yet close enough to maintain a reasonable commute.[14] The neighborhood west of Broadway was Quality Hill while the neighborhood east of the original market area along Independence Avenue was Knob Hill, expressing the upper-class status of residents. In 1865, the first year a directory of Kansas City businesses was published, the city offered eleven hotels, all of which operated from two- to four-story buildings on narrow lots in the "Original Town" plat. Pacific House Hotel at the southeast corner of 4th Street and Delaware Avenue is an extant example of this early hotel *(Figure 11)*.[15] Aside from single-family houses, the alternative to the hotel was the rooming house or boarding house where a large private residence rented single rooms to tenants. By 1870, the population increased over six hundred percent to 32,260. A small extension of the city limits in 1873, adding about one square mile, corresponded to a much smaller increase in the population, 55,785 by 1880. Commercial and industrial expansion coupled with an influx of working-class individuals and associated modest housing pushed up-scale residential development further south. Residential construction continued further east along and to the north of Independence Avenue in the northeast residential neighborhood.

When the city limits more than doubled in area in 1885, incorporating more land both south and east of the original townsite, the population also more than doubled to 132,716 when recorded in 1890. These increases also corresponded to a construction boom of single-family and multi-family dwellings in the mid-1880s.[16] Thirty-First Street, one block north of the nominated property, served as the southern boundary of the city and residential neighborhoods developed up to and just outside that line. The population rose to 163,752 in 1900 once the city annexed the existing town of Westport, over four miles south of the original townsite, and extended the eastern boundary to include the Northeast neighborhood by ordinance in 1897.[17]

As the city grew at the end of the nineteenth century, the number of hotels increased to twenty-three in 1880 and seventy in 1890 while the number of listings for boarding houses and furnished rooms increased at the same rate. The city expanded eastward in the late 1800s, evidenced in the development of buildings

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[12] The two resources used to gather information about population and boundary increases to illustrate the development of Kansas City are: Campbell Gipson and Kay Jung, "26. Missouri - Race and Hispanic Origin for Selected Cities and Other Places: Earliest Census to 1990," as part of "Historical Census Statistics on Population Totals by Race, 1790 to 1990, and by Hispanic Origin, 1970 to 1990, For Large Cities and Other Urban Places in the United States," U.S. Census Bureau, Population Division, *Working Paper No. 76*, (Washington, D.C.: U.S. Census Bureau, 2005); and the Board of Park Commissioners, Annotated "Street map of Kansas City," 1915, Kansas City, Missouri, Missouri Valley Special Collections, Kansas City Public Library, available on-line http://www.kchistory.org/cdm4/zoom.php?MapIn=1531&Alias_In=/Maps (accessed January 28, 2016).
[13] Old Town is located less than three miles northwest of the nominated property. Quality Hill is southwest of Old Town. Northeast neighborhood is due east of Old Town.
[14] Schwenk, E-4.
[15] Pacific House Hotel is a contributing resource in the National Register Old Town Historic District, listed in the National Register of Historic Places on June 7, 1978.
[16] Schwenk, E-5.
[17] The 1897 ordinance expanded the city limits to include the property on which the Belmont Hotel was later constructed.

in the northeast section of the city, over two miles northeast of the nominated property, primarily on or north of Independence Avenue. Between 1865 and 1900, the term "apartment" was not used as a category heading, nor was it used in association with any hotel.[18] Hotels and boarding houses maintained separate categories. Apartments were first categorized under the heading "Blocks, flats, etc. – Buildings and Halls" in 1901. This category included commercial office buildings, social halls, and government buildings along with apartments. The residential buildings included under this heading at the turn of the century reflected a distinctly different property type than the Belmont Hotel, specifically the apartment block or flats. Fountain Place Apartments, constructed prior to 1890 at 1450 Independence Avenue in the northeast neighborhood over two miles northeast of the nominated property was an example of a late-nineteenth century apartment block with multiple entrances *(Figures 12)*.[19] Late nineteenth century hotels, such as the Bonaventure Hotel at 2307 Independence Avenue, ten blocks east of the Fountain Place Apartments, exhibited similar massing and late Victorian architectural details *(Figure 13)*.[20] The Bonaventure Hotel incorporated retail space on the first floor, in keeping with the mixed commercial character of the street.

The construction of apartment hotels in Kansas City began at the beginning of the twentieth century and peaked in the 1920s, although the buildings continued to operate as they did historically into the 1940s. A review of Sanborn Fire Insurance Maps, Jackson County tax assessor photographs, previous architectural surveys, and successful individual site nominations used to evaluate buildings constructed between 1865 and 1930 indicated that the majority of such apartment hotels were constructed first in the historic commercial business district, south along Broadway, and east along Independence Avenue, the equivalent of 5th Street.[21] Independence Avenue was a primary east-west corridor and an early streetcar route that connected Kansas City and Independence, Missouri about nine miles east. The presence of commercial and residential resources along Independence Avenue and the Northeast residential neighborhood to north illustrated the early eastward expansion of Kansas City. A small hotel and apartment district developed east of the central business district south of Independence Avenue. Most of these resources were second-tier hotels that catered to business travelers or small apartment buildings or flats that provided residence to working-class and middle-income individuals.[22] Of the twenty-nine hotels and apartment hotels present in 1929, only one resource, the Blackstone Hotel (NR listed 2003), is extant.[23] At the end of the nineteenth century, the city expanded primarily southward.

Two examples of apartment hotels in downtown Kansas City are the Lorraine (1014 Broadway), designed by John McKecknie in 1902, and the Drake Apartment Hotel (1018 Locust Street), constructed in 1925, although only the Lorraine is extant.[24] The Lorraine, a seven-story brick building with iron framing, was the tallest building on the 1000 block of Broadway when it was first completed. The 1907 Sanborn Fire Insurance Map identifies the building as the "Lorraine" Apartment Hotel *(Figures 14 and 15)*. As was the case with other apartment hotels, the Lorraine was listed under both apartments and the hotels categories

[18] Analysis of the number of apartment hotels in Kansas City is complicated by the fact that the city directories did not have a separate category for Apartment Hotels. They were categorized often as "Hotels," sometimes as "Apartment Houses," or occasionally listed under both headings.
[19] The Fountain Place Apartments is no longer extant.
[20] The Bonaventure Hotel is no longer extant.
[21] This area is located approximately two to three miles north of the nominated property.
[22] Elizabeth Rosin, National Register Nomination Blackstone Hotel, Kansas City, Missouri, 2003, 8-18.
[23] Ibid.
[24] The Lorraine is a contributing resource in the National Register Wholesale District, listed in the National Register of Historic Places on October 25, 1979. The Drake Apartment Hotel is no longer extant.

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through the 1920s. The Drake Apartment Hotel was an eight-story brick building with simple Classical details *(Figure 16)*. A large concentration of late nineteenth and early twentieth century hotels, apartment hotels, and apartment buildings or flats occurred around the intersection of 9th and Locust streets, due to the parallel streetcar lines that ran on 8th and 10th streets.[25] These buildings varied in height from two to eight stories. Most of these apartment hotels are no longer extant; the Charles Evans Whittaker Federal Courthouse and the Ilus W. Davis Park occupy the full block between 8th and 9th streets from Locust to Oak streets, while public and private development and paved parking lots fill the most of the blocks along 9th Street.

The expansion of the city limits illustrated the southward trend in the development of residential areas. Construction of single-family residences dominated development trends in the first decade of the twentieth century. Many of the former wealthy residents of Quality Hill constructed large homes, establishing up-scale residential enclaves in the then-suburban neighborhoods of Roanoke and Hyde Park.[26] Transportation corridors and associated commercial entities ran north-south to connect residential neighborhoods to the central business district or to the annexed town of Westport. The city populate rose fifty percent to 248,381 in 1910, reflecting the city's most significant boundary increase. The ordinance passed in 1909 more than doubled the size of the city from twenty-five square miles to nearly sixty square miles, with most of the acquired land concentrated south of the previous boundary and west along the border with Kansas. The population continued to rise in the 1910s to reach 324,410 by 1920. Builders remained focused on constructing single-family residences with 12,894 buildings permits issued between 1910 and 1919.[27]

The next concentration of residential hotels outside the central business district appeared along Linwood Boulevard in the 1910s, followed in the 1920s by Armour Boulevard, three blocks south, and the area surrounding the Country Club Plaza, over two miles southwest of the nominated property.[28] Because the apartment hotel was designed for and marketed to those looking for a more home-like residential experience and potential long-term residents rather than visitors and transients, large concentrations of this property type grew in areas immediately adjacent to developing upscale single-family residential neighborhoods, along or near the streetcar lines that connected these neighborhoods to the downtown commercial core. The Belmont Hotel and its contemporaries on Linwood Boulevard were the earliest concentration of such resources outside the central business district and thus illustrated the popularity of this property type in proximity to upper-class residential areas. The appeal of the apartment hotel, particularly in the setting of a residential neighborhood, was the provision of "home-like" services, such as laundry, housekeeping, and cooked meals, without the hassle of property maintenance.

Linwood Boulevard

At the turn of the twentieth century, Linwood Boulevard was a prominent east-west corridor in the city's parks and boulevard system. Established in landscape architect George Kessler's extensive plan initiated in 1893 to unite the city through a series of interconnected parks and boulevards, Linwood Boulevard was

[25] Sanborn Fire Insurance Map of Kansas City, Volume 2, 1909-1937, Sheet 212. Missouri Valley Special Collections, Kansas City Public Library. All of these residential buildings, except for the four-story Blackstone Hotel (NR listed October 18, 2003) have been demolished.
[26] Schwenk, E-5.
[27] William S. Worley, *J.C. Nichols and the Shaping of Kansas City*, (Columbia, MO: University of Missouri Press, 1990) 222.
[28] Kansas City city directories, 1865 – 1930, Microfilm, Missouri Valley Special Collections, Kansas City Public Library and Ancestry.com. Accessed December 18, 2015.

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originally less than one mile long and began roughly five blocks east of the nominated property.[29] Linwood Boulevard was extended eastward and westward in small sections over three decades to reach its current three-and-one-half-mile length in 1926. The section that included the blocks on which the Belmont Hotel was eventually constructed was acquired as Linwood Boulevard in 1900. At the time of the boulevard's westward expansion, the southern terminus of the Troost Avenue streetcar line was Linwood Boulevard *(Figures 17 and 18)*. The Troost Avenue streetcar line serviced the single-family residential areas that developed east and west of this transportation corridor, most of which developed between 1900 and 1920. Large two- and three-story houses lined the adjacent streets, interspersed with enclaves of even larger mansions, such as Janssen Place.[30] Located just three blocks north of Armour Boulevard, Linwood shared that corridor's proximity to the upscale Hyde Park neighborhood.

The Belmont Hotel was part of a concentration of upscale hotels and apartment hotels built during the early twentieth century along a six-block stretch of Linwood Boulevard between Campbell Street on the east and Flora Avenue on the west *(Figures 19 and 20)*. The evolution of this grouping, the first outside of the central business district, was followed by the multi-family residential development that occurred three blocks south along Armour Boulevard about a decade later. In 1906 large single-family dwellings or undeveloped lots lined the predominantly residential street. These were gradually replaced by tall multi-family dwellings developed for middle- and upper-class residents *(Figures 21)*. These later apartment hotels were generally narrower and taller than the Belmont Hotel and expressed historical revival architectural styles, as was common in the 1920s. Compared to the other buildings of similar height in this group, the Belmont Hotel had a footprint nearly twice as large.

The Belmont Hotel is the earliest of the four buildings extant from the original group of fourteen apartment hotels on Linwood Boulevard *(Figure 22)*. The other two extant apartment hotels are the ornate nine-story Classical Revival St. Regis Hotel (1400 E. Linwood, 1914, *Figure 23*) and the eight-story Mayfair Apartment Hotel (1224 E. Linwood, 1926, *Figure 24*), which has Moorish Revival façade ornament. Both of these apartment hotels are located three to five blocks east of the nominated resource. The fourth, the Woodstock Hotel at 3220 Harrison *(Figure 25)*, is a distinctly different property type than the other three resources. The two-story building has a raised stone foundation and a hipped roof with bellcast eaves and conveys stronger associations with surrounding single-family residences than contemporary apartment hotels. It did not have a formal lobby, formal dining room, or central kitchen. The apartment hotels from the 1920s were converted to apartment buildings with private self-sufficient units with private kitchens and bathrooms. The oldest of these four resources, the Belmont has retains the interior configuration of corridors and units, as well as the formal dining room and central kitchen that convey its historic apartment hotel function.

Armour Boulevard

The residential character of Armour Boulevard, documented extensively in multiple National Register Historic District and individual site nominations, is comprised primarily of large single-family residences, six- to ten-story apartment hotels and two- to four-story apartment buildings or flats constructed in the 1920s, and mid-century apartment buildings. The twelve apartment hotels identified on Armour Boulevard in the 1951 Sanborn Fire Insurance Map were constructed between 1917 and 1928. Land use restrictions

[29] Tourbier & Walmsley, Inc., "B43 Linwood Boulevard," JAA-069-020, *1990-1991 Kansas City, Missouri, Historic Survey of Parks and Boulevards*, prepared for the Board of Parks and Recreation Commissioners, Kansas City, MO.

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imposed on Armour Boulevard properties prevented the construction of multi-family residences into the early twentieth-century while other boulevards, such as Linwood Boulevard, embraced multi-family housing.[31] The apartment buildings and apartment hotels on Armour Boulevard reflect architectural trends in applying exterior ornament to express historical revival styles, particularly the Jacobethan and Italian Renaissance Revival styles which were popular for commercial and single-family residential resources constructed in Kansas City during the 1920s. The frenzied construction of multi-family dwellings along Armour Boulevard in the 1920s also reflected the substantial housing shortage created by the rapidly increasing population and resulting building boom. Between 1920 and 1929, as the population rose twenty-three percent from 324,410 to 399,746, the city issued 19,231 building permits for single-family residences and added 15,152 apartment units.[32] Not only did the total number of units increase, the size of apartment buildings increased to include more units, tripling from an average of six units per building to eighteen.[33]

The Neo-Baroque eight-story Bellereive Apartments was constructed in the early years of this building boom, in 1921-22, as an apartment hotel *(Figures 26 and 27)*. The building had a dining room, a central kitchen, and a nightclub/lounge in addition to the double-loaded corridors lined with residential units. The late-mid-century conversion of the building to apartments removed the dining room and lounge spaces and added full kitchens to each unit, obscuring the features that communicated its historic function as an apartment hotel.

The Country Club Plaza

The development of apartment hotels along Brush Creek, roughly four miles south of the central business district, was directly tied to prominent local developer J.C. Nichols and his plans to construct an upscale shopping center, the Country Club Plaza, to serve his exclusive single-family residential neighborhoods even further south. Nichols sold from his holdings, land adjacent to his commercial development for the purpose of multi-family residential development in the 1920s.[34] The high-rise (eight- to ten-story) apartment hotels constructed on these large lots were similar in size and scale to the apartment hotels and apartment buildings constructed on Armour Boulevard. These apartment hotels often exhibited the Mission/Spanish Colonial Revival style, in keeping with the primary architectural style of the Country Club Plaza. The nine-story Italian Renaissance Revival style Villa Serena Apartment Hotel was constructed in 1927 on the south side of Brush Creek across from the Country Club Plaza.[35] Two additional apartment hotels were constructed on adjacent lots in the two subsequent years, the Villa Locarno and the Riviera Apartment Hotel *(Figures 28 and 29)*. While the Villa Locarno and the Riviera were converted to apartment buildings, the Villa Serena was converted to strictly hotel use in 1975. These changes in function illustrate the choices that many similar apartment hotels faced in order to continue in operation.

The Decline of the Apartment Hotel

The appeal of the apartment hotel continued through the 1920s, especially in Kansas City when a large number of apartment hotels were constructed along Armour Boulevard and the Country Club Plaza.

[30] Janssen Place Historic District was listed in the National Register of Historic Places on November 7, 1976.
[31] Ellen J. Uguccioni and Sherry Piland, Armour Boulevard Multiple Resource Area, Kansas City, Missouri, 1983, 8-2.
[32] Gipson and Board of Park Commissioners.
[33] Elizabeth Rosin, National Register Nomination Park Manor Historic District, Kansas City, Missouri, 2006, 8-16.
[34] Cydney E. Millstein and Mary Ann Warfield, National Register Nomination Park Lane Apartments, Kansas City, Missouri, 2004, 8-18.
[35] The Villa Serena Apartment Hotel was listed in the National Register of Historic Places on April 15, 2009.

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Occupancy in multi-family residences of all price ranges sank during the Great Depression but rose considerably at the end of the 1930s and into the 1940s when defense workers and single young adults flooded the cities and needed immediate housing.[36] Within ten years of the end of the war, however, this trend waned significantly, forcing the apartment hotel industry to a crossroads. Wartime restrictions designed to control rents in the face of high demand dissuaded building owners from accepting permanent residents while commonly accepted redlining policies prevented lenders from issuing loans in concentrated areas of rooming or lodging houses.[37] These factors made it difficult for apartment hotel owners to operate upscale facilities for permanent residents, forcing them to choose between converting their buildings to tourist hotels with only transient residents or to apartment buildings. The former option required that the building be located in an area that would appeal to tourists and transient guests. If apartment hotel buildings originally selected sites specifically for their proximity to residential neighborhoods rather than tourist attractions, many apartment hotels could not fulfill this initial requirement. The latter option required a significant investment to install private kitchens and bathrooms in each unit.[38]

Another significant factor in the decline of the popularity of apartment hotels stemmed from post-World War II suburban expansion and the deliberate, direct promotion of home ownership and the suburban lifestyle. Part of this shift was the increased importance of privacy. The rapid construction of numerous developments full of single-family houses in every price range and the availability of mortgage programs, such as the FHA, brought home ownership with reach for many families. At the same time, the ubiquity of the automobile reduced the need to live near employment or public transportation. All of these factors combined reducing demand for apartment hotels. These buildings were often converted to standard apartment buildings with the installation of full kitchens and the combining of rooms to create larger apartment units. With the installation of private kitchens, residents no longer required the services of the central kitchen, whether for meals in the formal dining room or for room service. These spaces occupied a lot of square footage which owners often reconfigured as additional residential units. These alterations obscured the physical features that communicated the distinct function and amenities of the apartment hotel. In its conversion to a hospital, which required small residential rooms and a formal dining room for patients, the Belmont Hotel has retained the features associated with the apartment hotel property type.

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SIGNIFICANCE OF THE BELMONT HOTEL

The Belmont Hotel is an intact example of a mid-rise apartment hotel that provided tenants with a high standard of residential living in a multi-family setting. It retains the interior and exterior features that define the property type, specifically its masonry cladding, large footprint, and prominent center entrance, along with the double-loaded corridors lined with residential units and its large formal dining room and attached central kitchen. A series of small rooms historically designed as recreational spaces for residents are also extant. Architect Grant Middaugh ornamented the Belmont Hotel with elements of the newly fashionable Prairie style *(Figure 8)*, used primarily for single-family dwellings in the Midwest. While the symmetrical façade and modillioned eaves are very traditional design elements, the low horizontal massing, wide overhanging eaves, slender square porch columns, and simple geometric brick ornament are distinct Prairie style features. The main stair interior railing also has a geometric motif that evokes the Prairie style.

[36] Groth, 265.
[37] Ibid, 267, 269.
[38] Groth, 268.

The Belmont Hotel offered 165 guest rooms and 70 bathrooms when it opened in 1913. Tenant suites lined the west perimeter of the building on the first and second floors and flanked the H-shaped corridors on the upper floors.[39] Each suite featured two or three rectangular rooms with closets and private bathrooms or pocket doors between them. Each room of the suite had a corridor exit and at least two windows. The corridors with flanking rectangular rooms are extant on each floor. When the popularity of apartment hotel living began declining in the post-war era, owners of the Belmont Hotel faced the options available to other apartment hotel owners: conversion to either a hotel or an apartment building. Without the clientele for the former or the funds for the latter, the owners sold the building to a former tenant, the founder of the Thornton and Minor Hospital. As a hospital, the building functioned in a manner similar to an apartment hotel. Patients stayed at the facility for extended periods. They required private rooms with private or shared bathrooms. As these were not permanent residential facilities, patients took meals prepared in the central kitchen and served in the formal dining room. Former recreational spaces required minimal alterations in the conversion to treatment rooms. Conversion of the building to a hospital and then a nursing home preserved the interior features that communicate its historic apartment hotel function.

In comparison with apartment hotels in other areas within Kansas City, the Belmont Hotel retains both the interior and exterior features that communicate the apartment hotel property type. Downtown apartment hotels (the Lorraine, 1902), as well as those on Linwood Boulevard (St. Regis Hotel, 1914), Armour Boulevard (the Bellerieve Hotel, 1921-22), and on the Country Club Plaza (Villa Locarno and the Riviera Apartment Hotels, 1928-1929) were converted to apartment buildings with private kitchens and bathrooms in each unit. These conversions obscured the historic function of the apartment hotel by instituting the privacy associated with purpose-built apartment buildings. The Villa Serena Apartment Hotel (1927) is one of the few examples of an apartment hotel conversion to a tourist hotel.[40] The Country Club Plaza provided a sufficient tourist attraction to support its function as a hotel for transient visitors. Many of the areas historically associated with apartment hotels were too closely associated with single-family residential areas to support the hotel function.

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PROPERTY HISTORY

The Belmont Hotel was the vision of hotel proprietor John H. Van Closter, who formed the Belmont Building Company in 1912 to develop the $160,000 project. The company acquired vacant land at the southwest corner of Harrison Street and East Linwood Boulevard and began excavating in the summer of 1912. Van Closter's Belmont Building Company engaged Kansas City architect L. Grant Middaugh to design the project and builder George L. Brown & Son to construct a "Family Hotel," as it was identified on the building permit.[41]

Architect Middaugh employed the latest fireproof construction technology for the project, using concrete for footings, foundation, and structure and brick for the walls. Reinforced concrete was not common in the United States until after 1900, but the durable construction technology was quickly adopted for large industrial and commercial buildings where structural capacity was a concern. Kansas City's first reinforced concrete building, the Gumbel Building, was designed by John McKecknie in 1904 (NR listed January 25,

[39] Ibid.
[40] Elizabeth Rosin and Rachel Nugent, National Register Nomination Villa Serena Apartment Hotel, Kansas City, Missouri, 2009, 8-11.
[41] City of Kansas City, Historic Preservation Office, Building Permit #10823 (12/19/1912).

1979). Adaptation for residential applications came later as developers sought a fireproof material and the 1924 building code required it. An article in the *Kansas City Times* touted not only the "fireproof" design of the Belmont Hotel but also the ability of the structure to accommodate future vertical expansion.[42] He also designed the building with extra thick walls to accommodate future vertical expansion.[43] The Western Contractor reported that the interior gypsum block partitions were finished with plaster and painted wood trim. Floors in the hotel rooms were wood, while those in corridors and bathrooms were painted concrete.[44] Construction was completed in 1913 *(Figures 6 and 7)*. Inside, the Belmont Hotel provided many amenities for residents *(Figures 4 and 5)*.[45] The ground floor (first floor) had a formal lobby graced by fireplaces and a grand staircase leading to a mezzanine balcony. This level also had four private parlors, a smoking room, a billiards room, and a beauty parlor. At the south end of the first floor there were laundry rooms, storage rooms, and servants' quarters, which included individual bedrooms, a shared bath, and a sitting room. The mezzanine level (second floor) had a large dining room (60' x 42') with coffered ceilings and simple Prairie style geometric ornament at the column capitals. Adjacent to the main dining room were two private dining rooms and a larger banquet room. Small light wells flanked the private dining rooms. These rooms were attended from the kitchen and serving rooms at the south end of the building. The light wells, the main dining room, and the kitchen are extant.

Initially, most residents of the Belmont Hotel were families who rented by the year and "moved in South Side society circles," according to a 1915 article in the *Kansas City Star*.[46] Census data from 1920 and 1930 indicates the individuals and families who resided at the Belmont were upper-middle-class professionals, such as doctors, lawyers, and presidents of local companies. While several families had small children, the majority of residents were in their fifties. Several residents present in 1920 also appeared on the 1930 census. Augustin Belport, his wife Susan, and their nine-year-old daughter resided at the Belmont Hotel in 1920. By 1926, they owned a home at 5415 Mission Road in the newly developed Mission Hills subdivision in Kansas, three miles southwest of the nominated property. Belport was president of the Pioneer Mutual Oil Company.[47] The Belmont Hotel stood just blocks from Hyde Park and Janssen Place, two of Kansas City's wealthiest neighborhoods at the time. One early tenant, Dr. W. E. Minor, occupied a suite at the front of the building on the top floor. At his own expense, Dr. Minor installed a concrete balcony at the recessed center bay for his personal use.[48] Dr. Minor was a founder of the Thornton & Minor Hospital that would eventually occupy the building.

Within two years after its opening, the owners discovered that another Belmont Hotel was already operating in Kansas City. The three-story hotel at 301 West 9th Street had been open for 25 years, primarily serving transients and traveling salesmen. Although each establishment had a vastly different clientele, the like names created confusion in mail delivery and alerted the owners to the situation. The 9th

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[42] "The Belmont Hotel," *Western Contractor*, 17 July 1912, p. 6-7, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.
[43] City of Kansas City, Historic Preservation Office, Building Permits #52913 (7/26/1912), #10823 (12/19/1912).
[44] "The Belmont Hotel."
[45] Middaugh, L. G. "Belmont Family Hotel, S.W. Corner Harrison & Linwood Blvd, KC Mo., for Belmont Building Co.," architectural drawings, June 1912. Microfiche. The State Historical Society of Missouri, Research Center – Kansas City.
[46] "Hotel Belmont Changed to Lucerne." *Kansas City Star* September 23, 1915. Mounted Clippings, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.
[47] US Census, 1920 and Kansas City city directory, 1926. Ancestry.com
[48] "A Big Clinic Deal," *Kansas City Star*, January 5, 1949, Mounted Clippings, Microfilm, Missouri Valley Special Collections, Kansas City Public Library. This balcony is extant.

Street Belmont Hotel sued the new upstart for $12,000, but dismissed the suit when the Linwood hotel agreed to change its name to the Hotel Lucerne.[49]

The Hotel Lucerne operated as a residential hotel until 1949 *(Figure 9)*. In 1925, a brief list of Kansas City hotels, most of which were members of the city's Convention Bureau, included the Hotel Lucerne. Rates for a single occupancy-room were $2.50 to $3.00 while rates for a double-occupancy room were $3.00 to $5.50. These were nightly rates for rooms with private baths. Hotels of similar size, around one hundred rooms, in the central business district had similar rates. The largest hotels, such as the Hotel Baltimore and the Hotel Muehlehbach, each with five hundred rooms, charged the highest rates of up to $12.00 per night for a double-occupancy.[50] While city directories do not detail the evolution or the mix of tenants, it is fairly safe to speculate that by the end of World War II the "society" families who once made up the majority of residents had left Midtown for the more fashionable suburbs developing further south in Kansas City and in the surrounding communities.

While the building never received additional floors, in 1941 ten bathrooms were added allowing the hotel to accommodate more tenants. In most cases this was done by converting existing closets into private bathrooms.[51]

In September 1949, the Thornton & Minor Sanitarium Company purchased the building in order to consolidate its multiple facilities into a single 300-bed hospital. A $10,000 renovation installed new partitions to create treatment rooms, added elevators, and upgraded the electrical system to meet the needs of the hospital, but the majority of original guest rooms remained intact to house patients.[52] The hospital also replaced the wood balcony railings with metal railings.[53] In 1950 Thornton & Minor Hospital made additional modifications to the basement.[54] Thornton & Minor Hospital operated in the building until 1957, when it merged with McCleary Memorial Hospital and moved to Excelsior Springs, Missouri.

Recon Corporation purchased the building in 1958 to provide a regional headquarters for the Veterans Administration *(Figure 10)*. Improvements valued at $150,000 were concentrated in the lobby and on the fourth, fifth and sixth floors.[55] The exterior of the building was painted by this time as well. In 1966 Recon Corporation converted the building into a 200-bed nursing home and undertook a $350,000 improvement project.[56] This work included installing demountable partitions in place of the original walls and upgrading window and door casings.[57] It is unclear whether the existing nursing stations were added in 1949, 1958, or 1966.

<u>John H. Van Closter - Developer</u>

[49] "Hotel Belmont Changed to Lucerne," *Kansas City Star* September 23, 1915, Mounted Clippings, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.
[50] "A List of Kansas City Hotels," September 30, 1925, Vertical File "Hotels," Missouri Valley Special Collections, Kansas City Public Library. The Hotel Baltimore is no longer extant. The Hotel Muehlebach is listed in the National Register of Historic Places on August 8, 1983 as part of the Downtown Hotel District.
[51] City of Kansas City, Historic Preservation Office, Building Permit #10519A (4/21/1941).
[52] City of Kansas City, Historic Preservation Office, Building Permit #25271A (2/28/1949).
[53] City of Kansas City, Historic Preservation Office, Building Permit #26277A (7/28/1949).
[54] City of Kansas City, Historic Preservation Office, Building Permits #29276A (11/6/1950), #29471A (12/14/1950).
[55] City of Kansas City, Historic Preservation Office, Building Permit #54629 (3/28/1958).
[56] City of Kansas City, Historic Preservation Office, Building Permit #24396 (3/21/1966).
[57] "VA Building as a Nursing Home," *Kansas City Star*, July 24, 1966. Microfilm, Mounted Clippings, Missouri Valley Special Collections, Kansas City Public Library.

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John H. Van Closter, born in Belgium in 1856, immigrated with his family to New York as a small child. After spending 19 years in the hotel business in Omaha, Nebraska, Van Closter came to Kansas City in 1901 where he operated the Ashland Hotel, the Centropolis Hotel, and the Avilon (sic) Hotel.[58] By 1905 he had built the Dresden (Van Closter) Flats at 8th Street and Locust and 30 apartment units for African Americans at Independence Avenue and Harrison Street.[59] His development of the Belmont Hotel in 1915 indicates that he prospered as a developer for at least one more decade.

L. Grant Middaugh - Architect

Leon Grant Middaugh was born in a rural area of southwest New York State in 1841. He worked as a contractor in New York but became an architect when he moved to Cleveland, Ohio while still a young man. Middaugh began practicing architecture in Kansas City in 1888, producing a variety of commercial, residential, and civic buildings over the next 42 years.[60] Middaugh designed Romanesque Revival public school buildings for the City of Westport in 1895 and the Tudor Revival Knickerbocker Apartments in 1909.[61] His single-family residential designs reflected contemporary architectural styles, including the Shingle style (Burton D. Hurd Residence, 1900) and the Prairie style (Orion V. Dodge Residence, 1910).[62] Middaugh died at the age of 89 in 1930.[63]

Thornton & Minor Hospital

Beginning in 1877 Dr. T. W. Thornton operated a specialty practice out of his home on West 10th Street to treat rectal and colonic diseases. Dr. W. E. Minor joined the practice in 1885. The Thornton & Minor Hospital treated patients around the country. The highly successful clinic moved several times, eventually occupying space in three separate Kansas City buildings before merging facilities in the former Belmont Hotel (Lucerne) in 1949.[64] After Thornton & Minor Hospital merged with the McCleary Clinic in 1957, the hospital moved to Excelsior Springs, Missouri.[65]

CONCLUSION

The Belmont Hotel is an excellent example of the mid-rise apartment hotel in Kansas City. The building retains the exterior and interior features that communicate this property type as an upscale hybrid between a tourist hotel and a purpose-built apartment building. It incorporated the configuration of a hotel with double-loaded corridors lined with residential units. Single rooms and suites of two rooms each contained private bathrooms. As an apartment hotel, the Belmont Hotel provided amenities, such as housekeeping,

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[58] None of these three hotels are extant.
[59] Carrie Westlake Whitney, *Kansas City, Missouri: Its History and its People, 1800-1908* (Chicago: The S. J. Clarke Publishing Co., 1908) 163. Neither of these developments are extant.
[60] "L. G. Middaugh is Dead," *Kansas City Star*, June 10, 1930, Mounted Clippings, Microfilm, Missouri Valley Special Collections, Kansas City Public Library.
[61] "Our Schools," *The Sentinel-Examiner*, August 24, 1895, Microfilm, Missouri Valley Special Collections, Kansas City Public Library. The Fourth Ward school building and the Main School Building (Old Allen School) have been demolished. The Knickerbocker Apartments was listed in the National Register of Historic Places on June 13, 2003.
[62] The Burton D. Hurd Residence is a contributing resource in the *Janssen Place Historic District* listed in the National Register of Historic Places on November 7, 1976. The Orion V. Dodge Residence is a contributing resource in the *Simpson-Yeomans/Country Side Historic District* listed in the National Register of Historic Places on September 6, 1984.
[63] "L. G. Middaugh is Dead."
[64] "73 Years of Progress – 1877-1950" *Kansas City Centennial Souvenir Program* (Kansas City, MO: Kansas City Centennial Association, 1950), 106.
[65] The Parkview at 1000 The Paseo was listed in the National Register of Historic Places under the Apartment Buildings at the North End of The Paseo Boulevard in Kansas City, Missouri MPDF on October 22, 2002. The McCleary Clinic building is a contributing resource in the *Excelsior Springs Hall of Waters Commercial West Historic District* listed in the National Register of Historic Places on May 27, 1999.

laundry service, and room service for long-term residents. Residents took meals in the formal dining room on the second floor, eliminating the need for private kitchens within the rooms and suites. The central kitchen provided room service in addition to providing meals for residents in the dining room. Recreational spaces for billiards, lounges for socializing, and parlors for receiving guests distinguish the apartment hotel property type. These spaces are extant in the Belmont Hotel, although the finishes have been updated. The Belmont illustrates the growth of the city southward and the popularity of this property type as a respectable alternative to the single-family dwelling. The massing of the Belmont served as a transition in scale from single-family dwellings that dominated the neighborhood to small apartment houses to high-rise apartment buildings. The simple Prairie style features express a popular architectural style of the period and blend with the surrounding residential neighborhood.

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VERBAL BOUNDARY DESCRIPTION

911 E Linwood Boulevard, Worcester Park Lots 1 & 2 Except Part in Linwood Blvd all lot 3 & N 40ft Lot 4, Block 2.

BOUNDARY JUSTIFICATION

The boundary of the nominated resource includes the parcels of land historically associated with the property.

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Figure 1: Contextual Map. *Source: Google Earth, 2015.*
Belmont Hotel
911 Linwood Boulevard, Kansas City, Missouri
39.06836, -94.573516

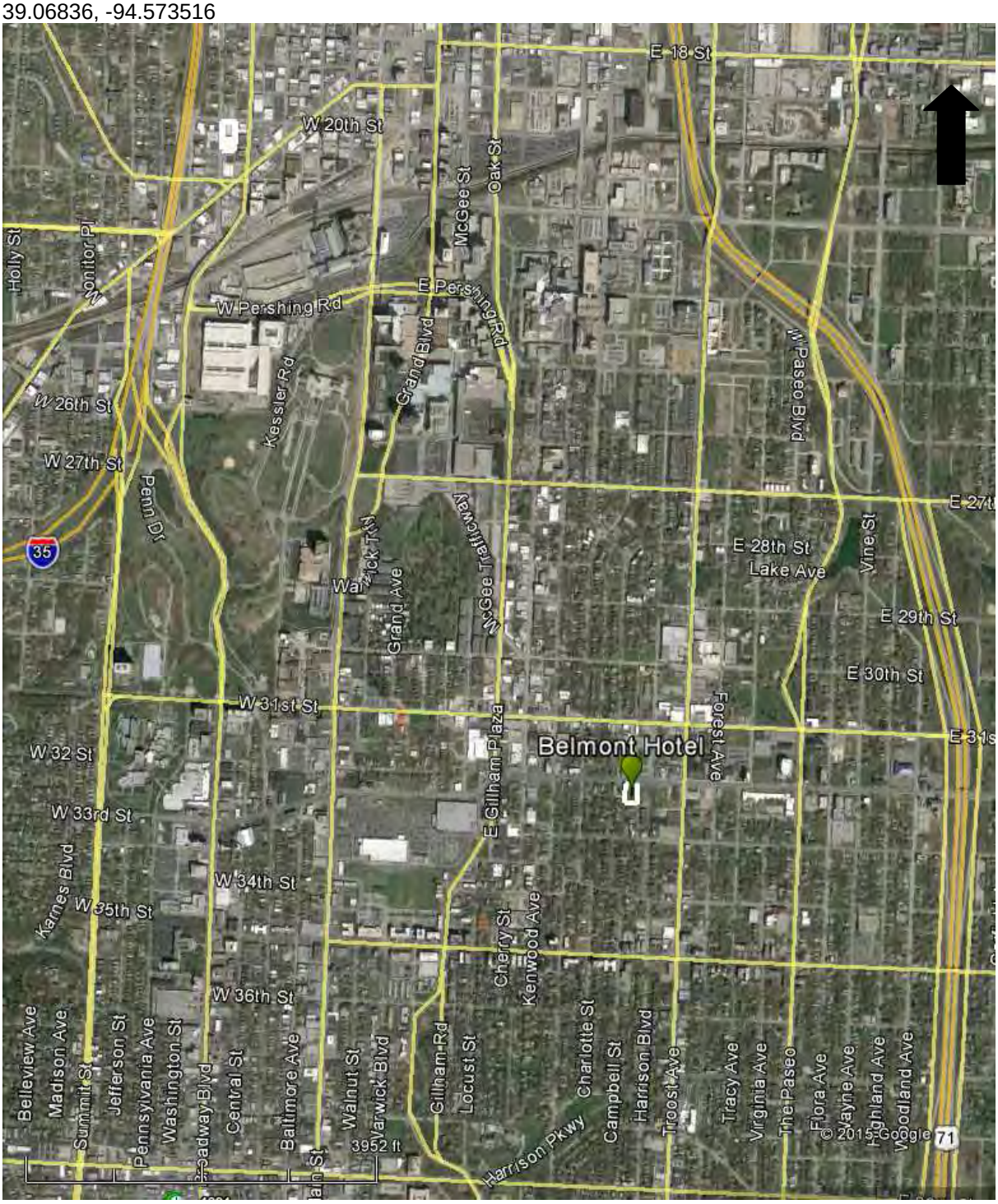

Figure 2: Site Map. *Source: Google Earth, 2015.*
Belmont Hotel
911 Linwood Boulevard, Kansas City, Missouri
39.06836, -94.573516

Figure 3: Photo Map, first floor, exterior. *Source: Treanor Architects, Kansas City, Missouri, 2015.*

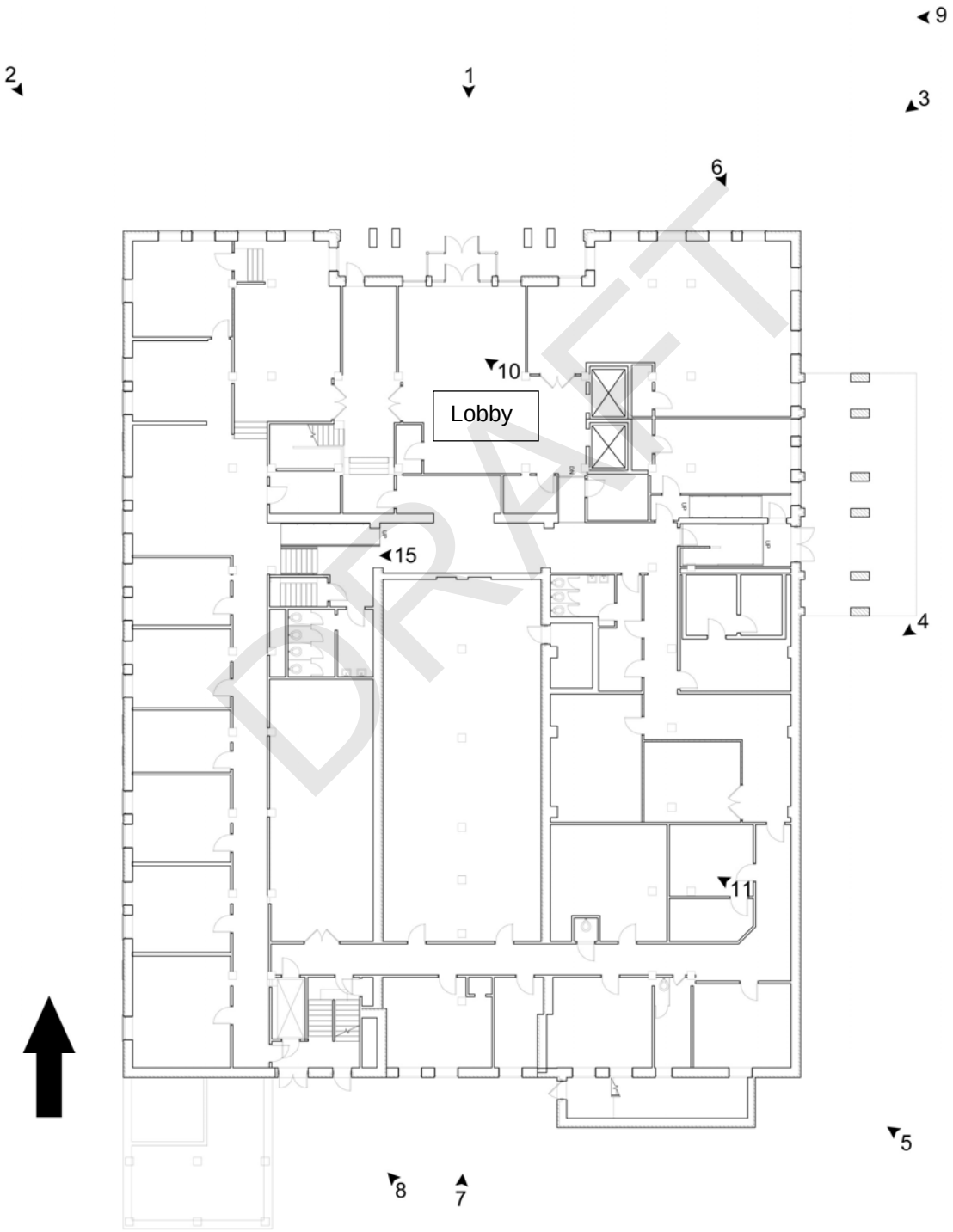

Figure 4: Photo Map, second floor. *Source: Treanor Architects, Kansas City, Missouri, 2015.*

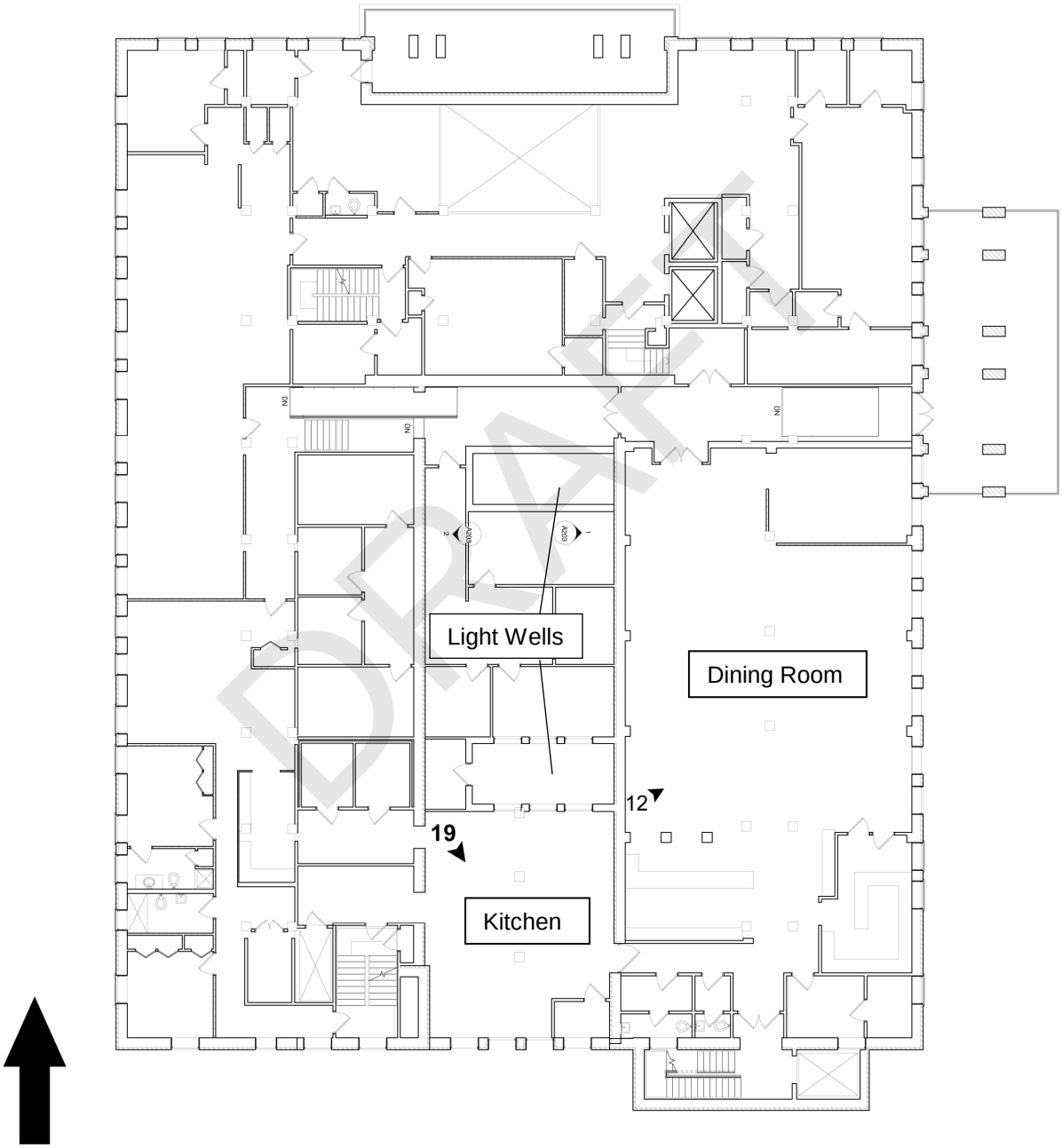

Figure 5: Photo Map, upper floors. *Source: Treanor Architects, Kansas City, Missouri, 2015.*

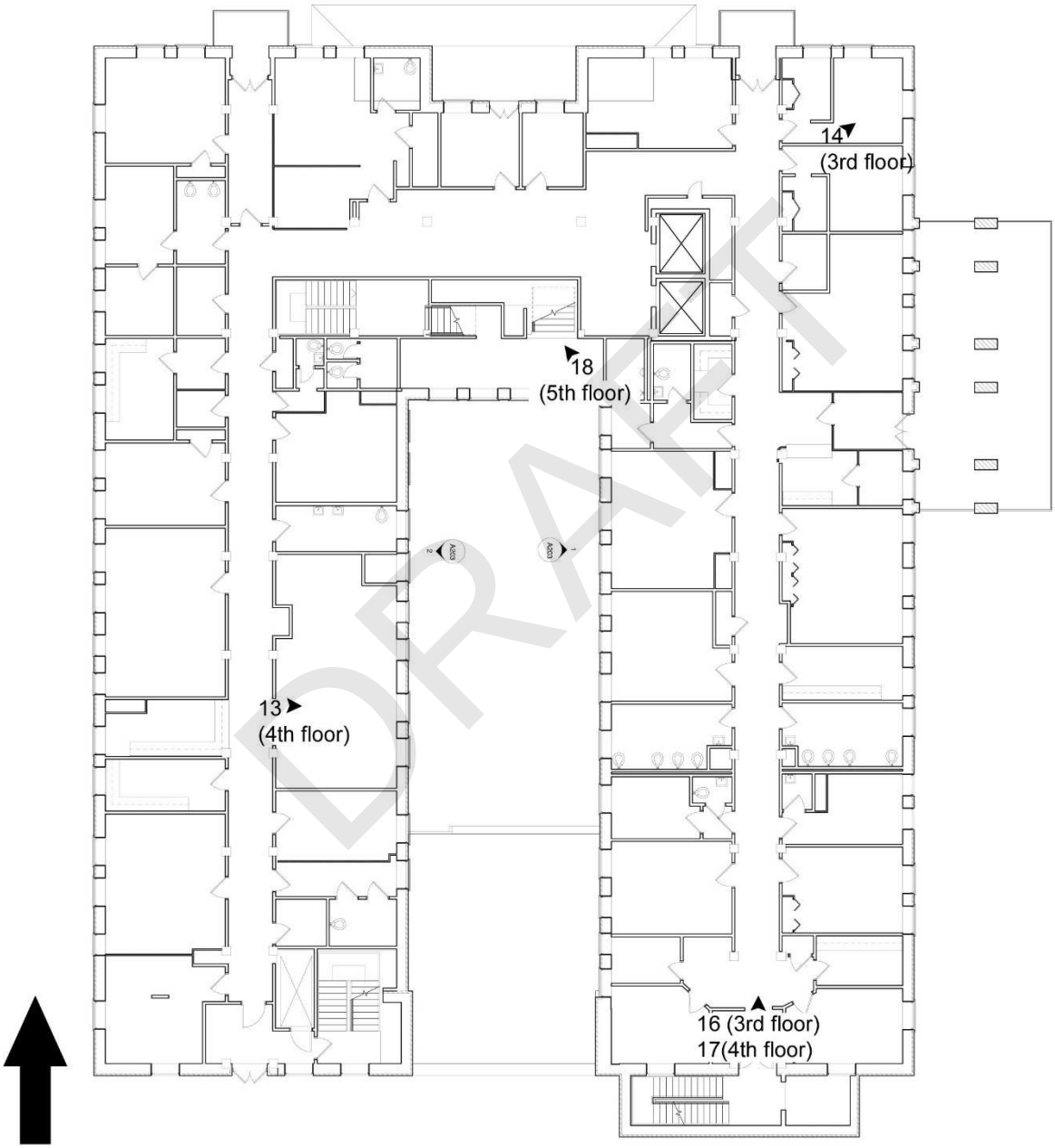

Figure 6: Historic Plan, First Floor. *Source: State Historical Society of Missouri, Kansas City.*

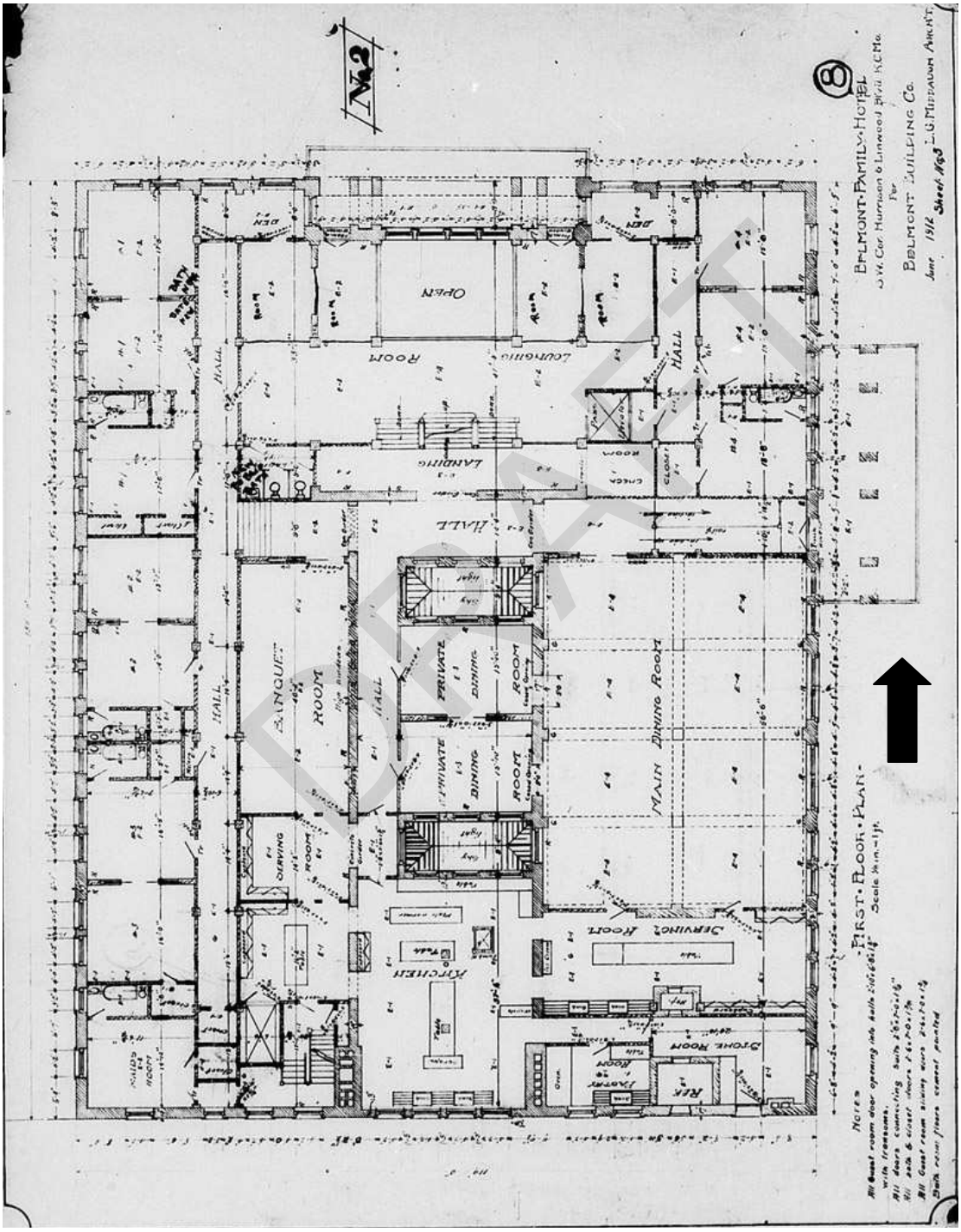

Figure 7: Historic Plan, Second and Third Floors. *Source: State Historical Society of Missouri, Kansas City.*

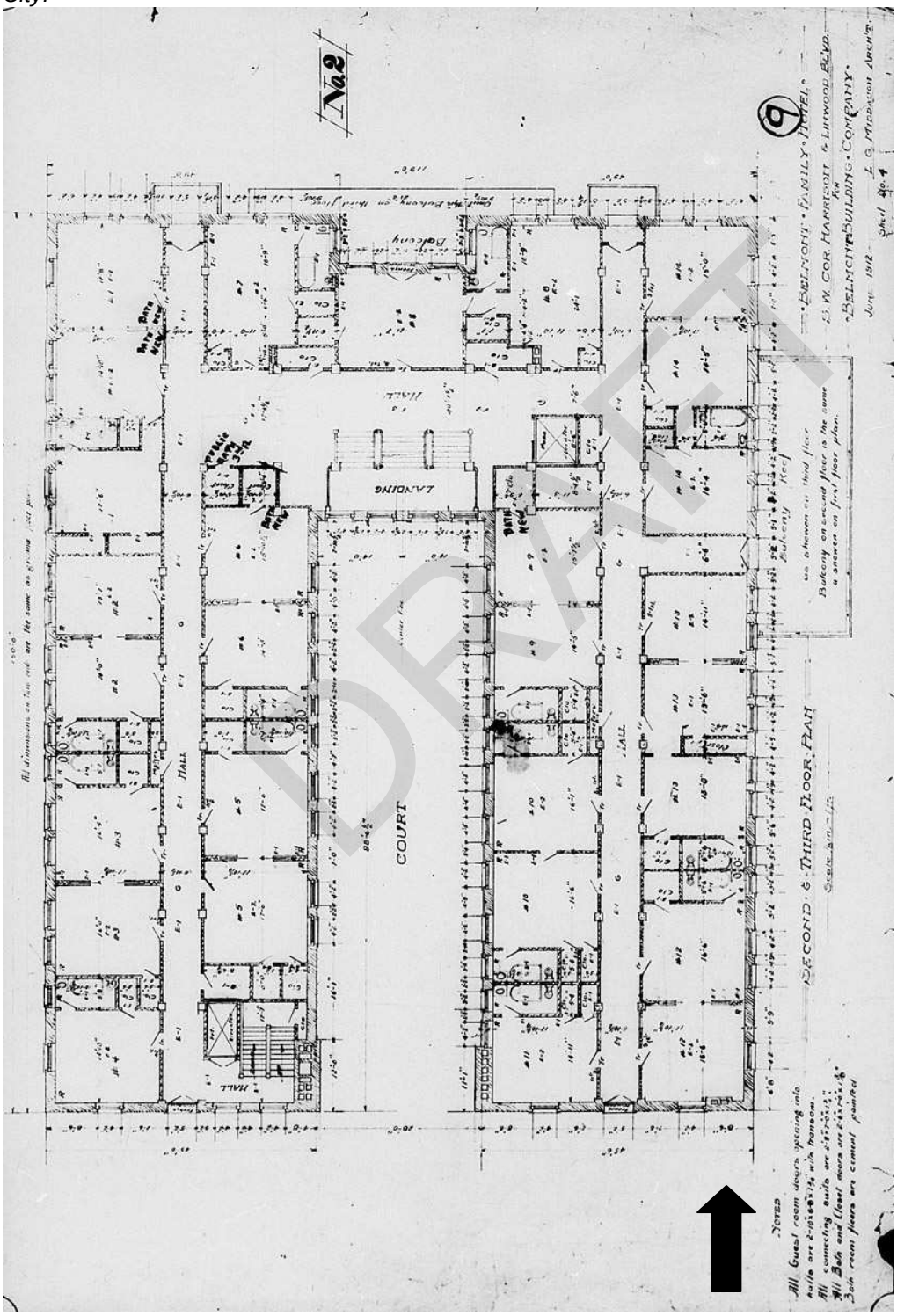

Figure 8: Historic Rendering, 1912. *Source: Western Contractor, July 17, 1912.*
Note that the building was constructed with six stories, not eight.

Figure 9: Historic photo, c. 1940. *Source: Missouri Valley Special Collections, Kansas City (Missouri) Public Library, Kansas City, Missouri.*

Figure 10: Historic photo, 1958. *Source: Missouri Valley Special Collections, Kansas City (Missouri) Public Library, Kansas City, Missouri*

Figure 11: Pacific House Hotel, historic photograph, 1869. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

Figure 12: Fountain Place Apartments, historic photograph, c.1890. *Source: Missouri Valley Special Collections, Kansas City Public Library*.

Figure 13: Bonaventure Hotel, historic photograph, c.1930. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

MVSC, Kansas City Public Library, Kansas City, Missouri

Figure 14: The Lorraine, 2015. *Source: Google Streetview.*

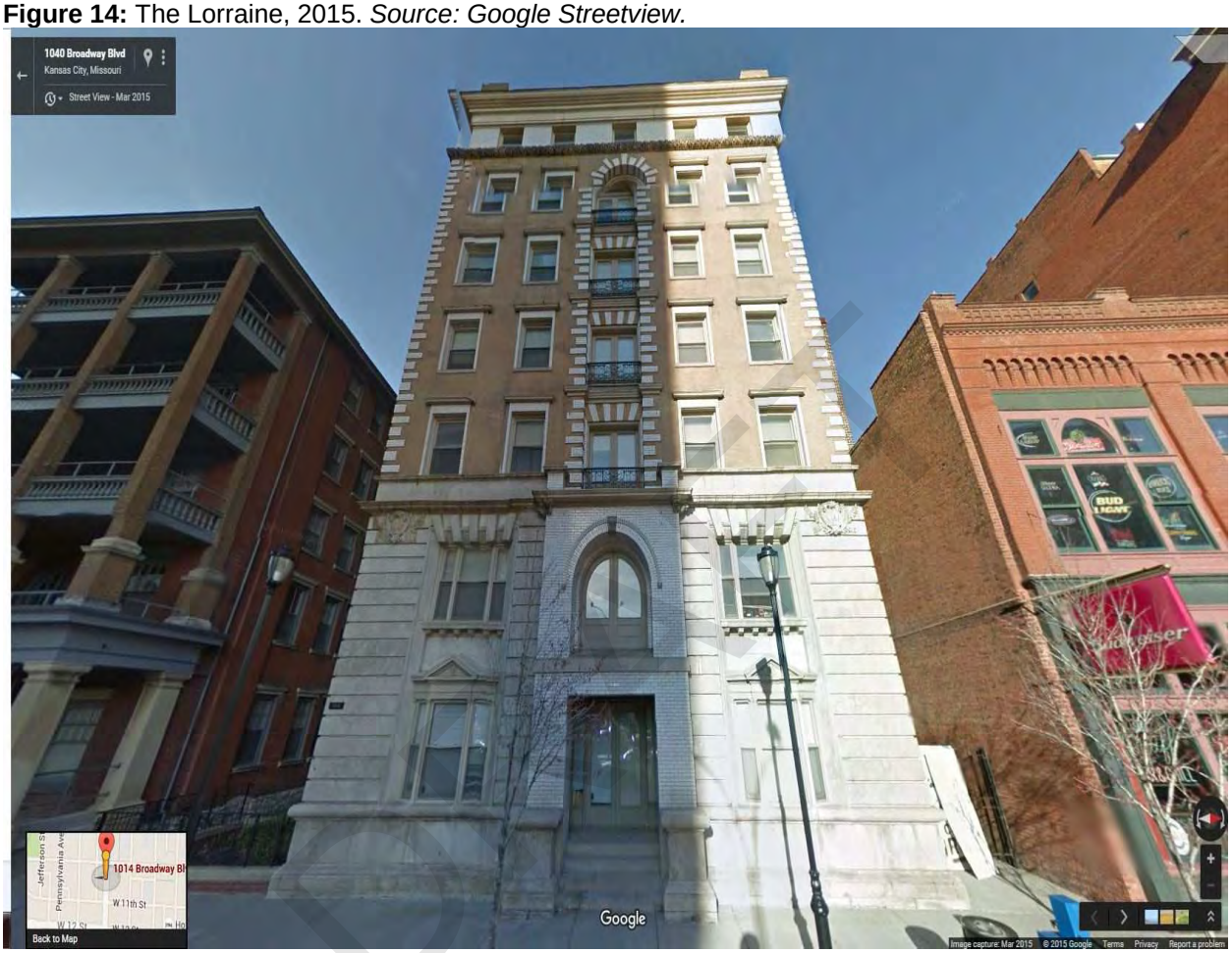

Figure 15: Sanborn Fire Insurance Map, 1907, Volume 1, Sheet 10., *Source: Missouri Valley Special Collections, Kansas City Public Library.*

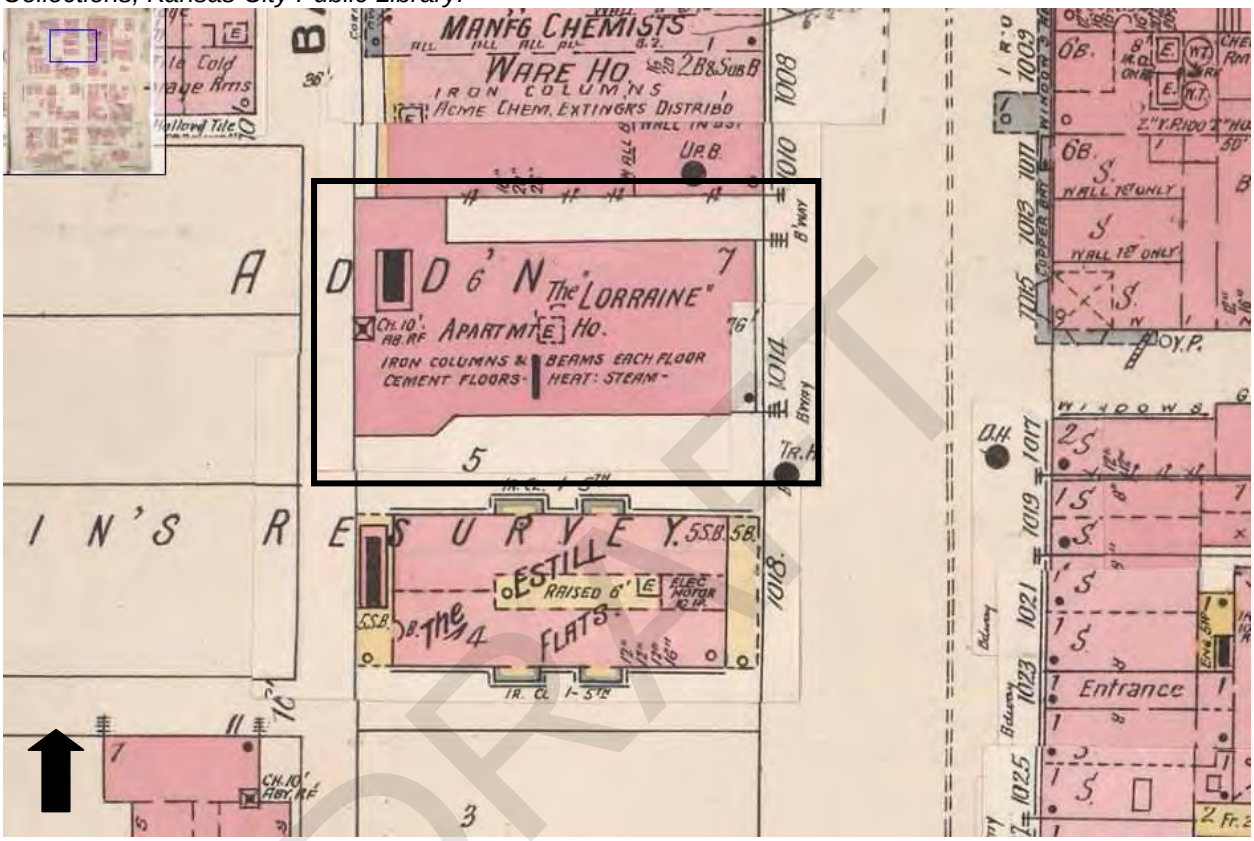

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Figure 16: Drake Apartment Hotel, historic photograph, c.1925. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

MVSC, Kansas City Public Library, Kansas City, Missouri

Figure 17: *Park, Boulevard, Street Railway, and Railway Map of Kansas City, Missouri and Kansas City, Kansas*, 1900. Hudson-Kimberly Publishing Company. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
The black dot near the bottom of the map is nominated property (detail in Figure 32).

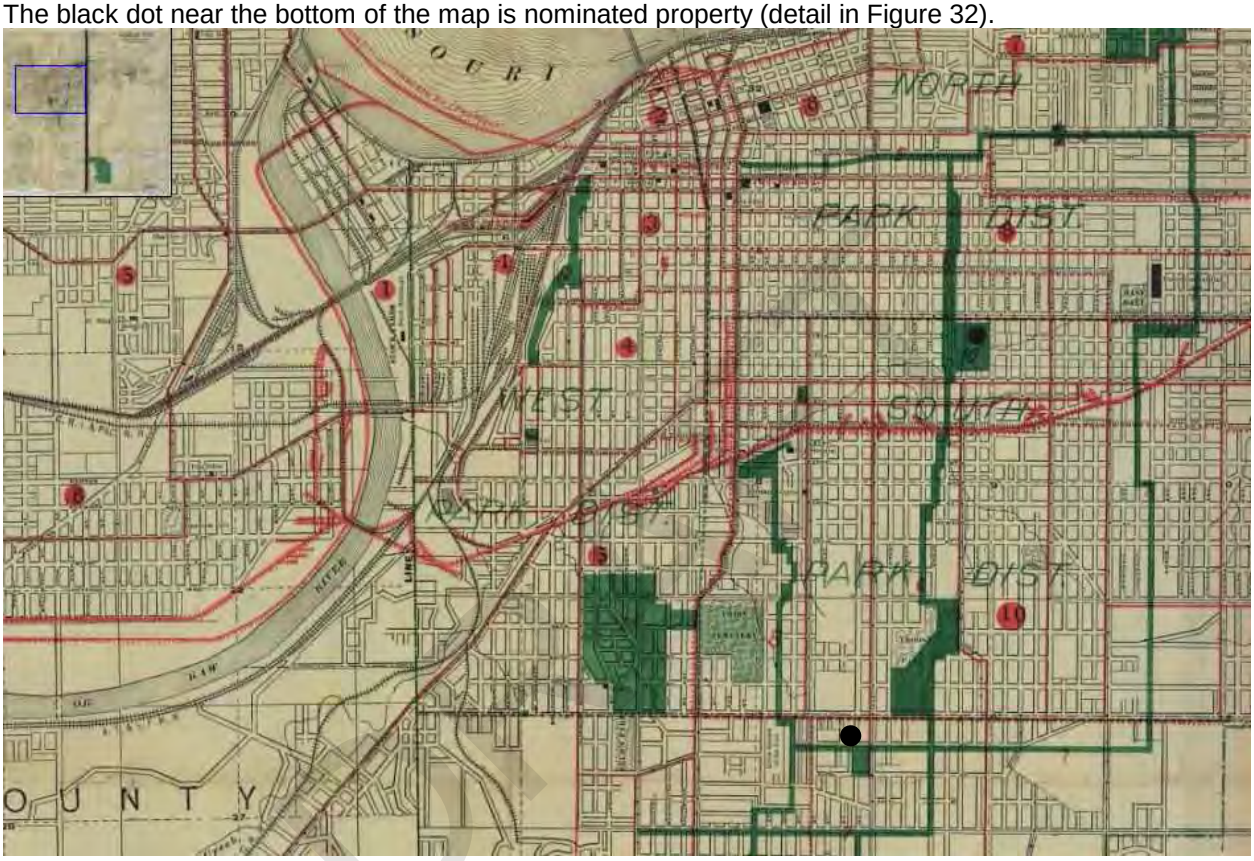

Figure 18: Detail of *Park, Boulevard, Street Railway, and Railway Map of Kansas City, Missouri and Kansas City, Kansas*, 1900. Hudson-Kimberly Publishing Company. *Source: Missouri Valley Special Collections, Kansas City Public Library.*
The black dot near the upper right corner of the map detail is nominated property. The red line is the Troost Avenue streetcar line.

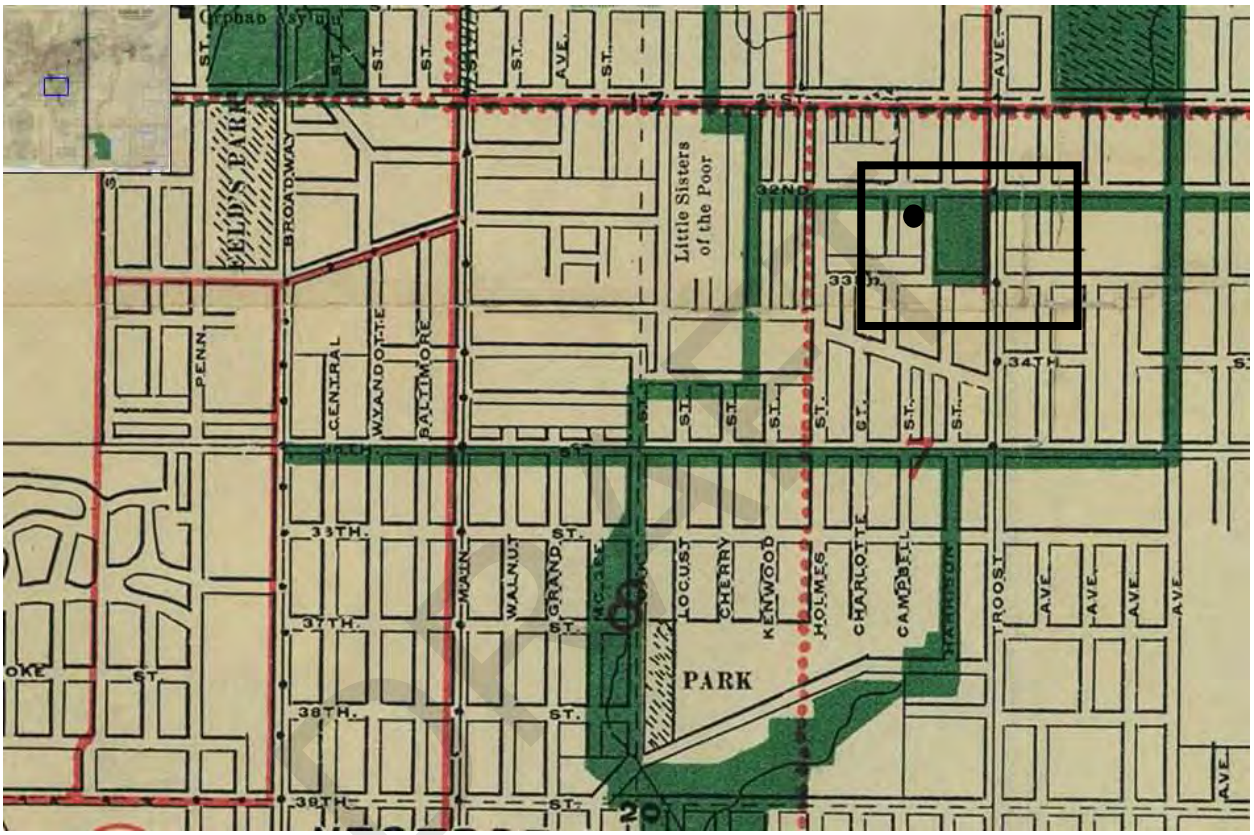

Figure 19: Sanborn Fire Insurance Maps, Kansas City, 1909 corrected to 1951, Volume 4, Sheet 465, Campbell to Forest avenues. Hotels that comprise the 14-building concentration are outlined in black.

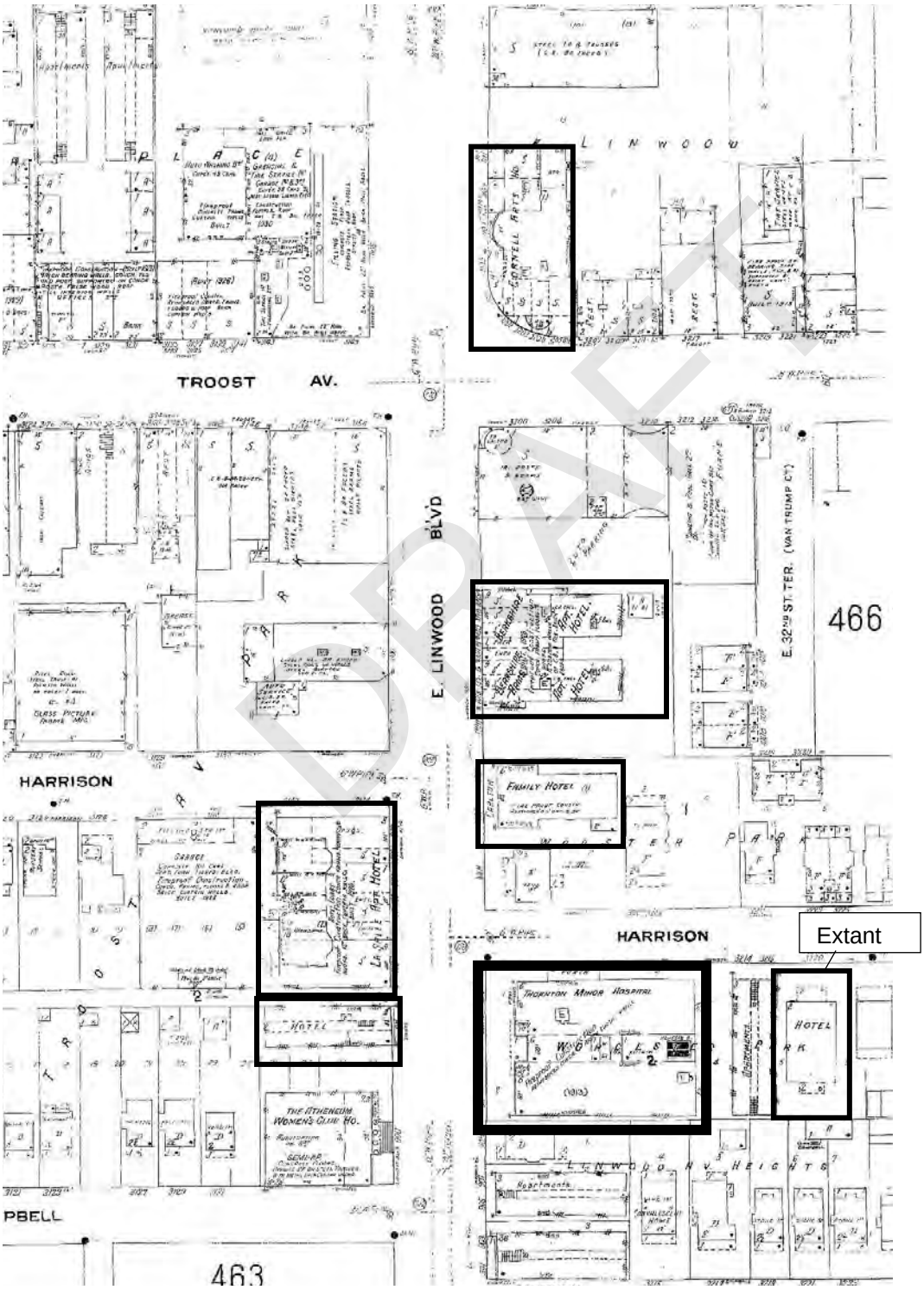

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Figure 20: Sanborn Fire Insurance Maps, Kansas City, 1909 corrected to 1951, Volume 4, Sheet 467. Forest to Flora avenues. Hotels that comprise the 14-building concentration are outlined in black.

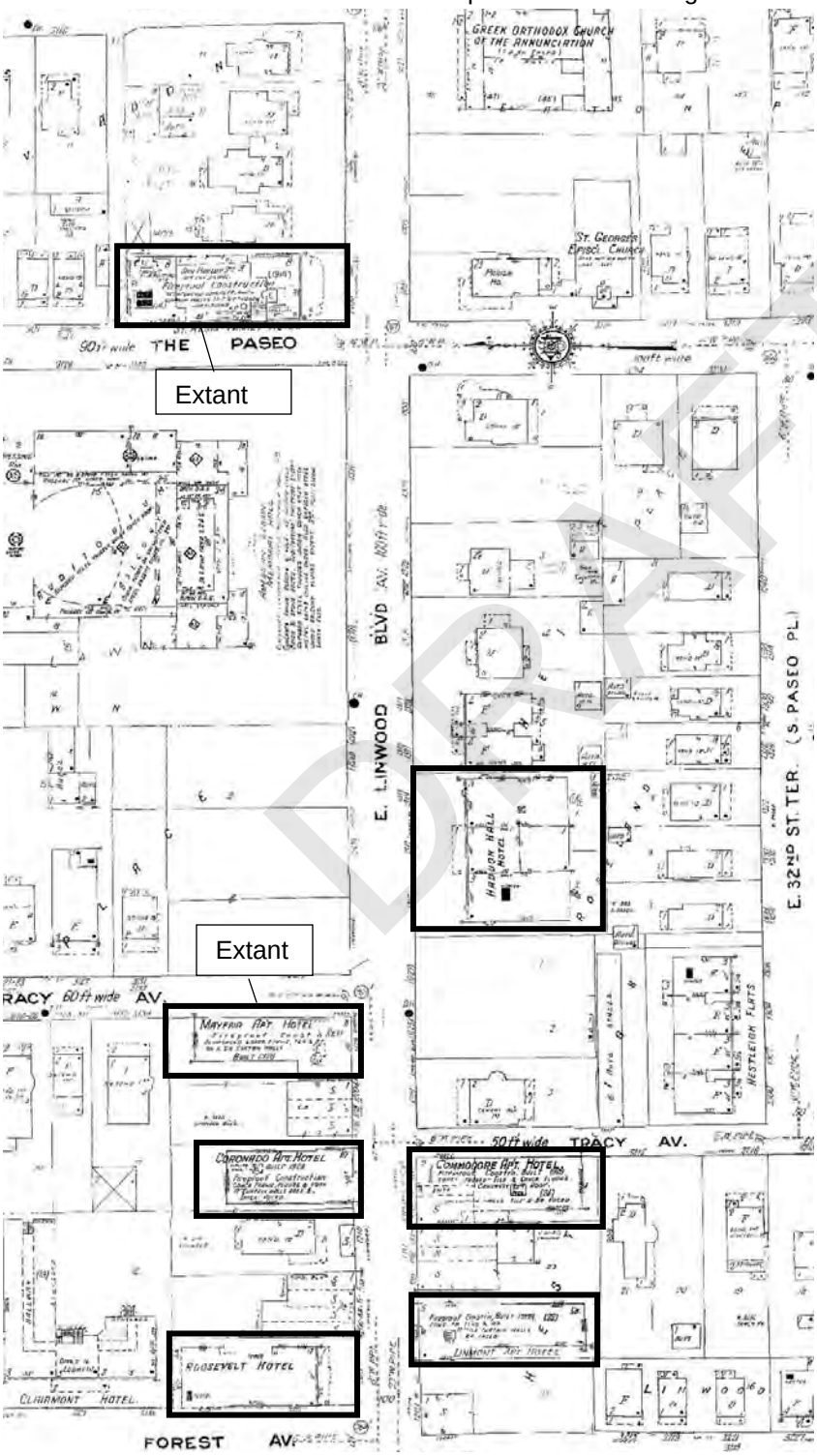

Figure 21: Aerial view of Linwood Boulevard, view northwest, c. 1940. *Source: Missouri Valley Special Collections, Kansas City Public Library; annotated by Rosin Preservation.*

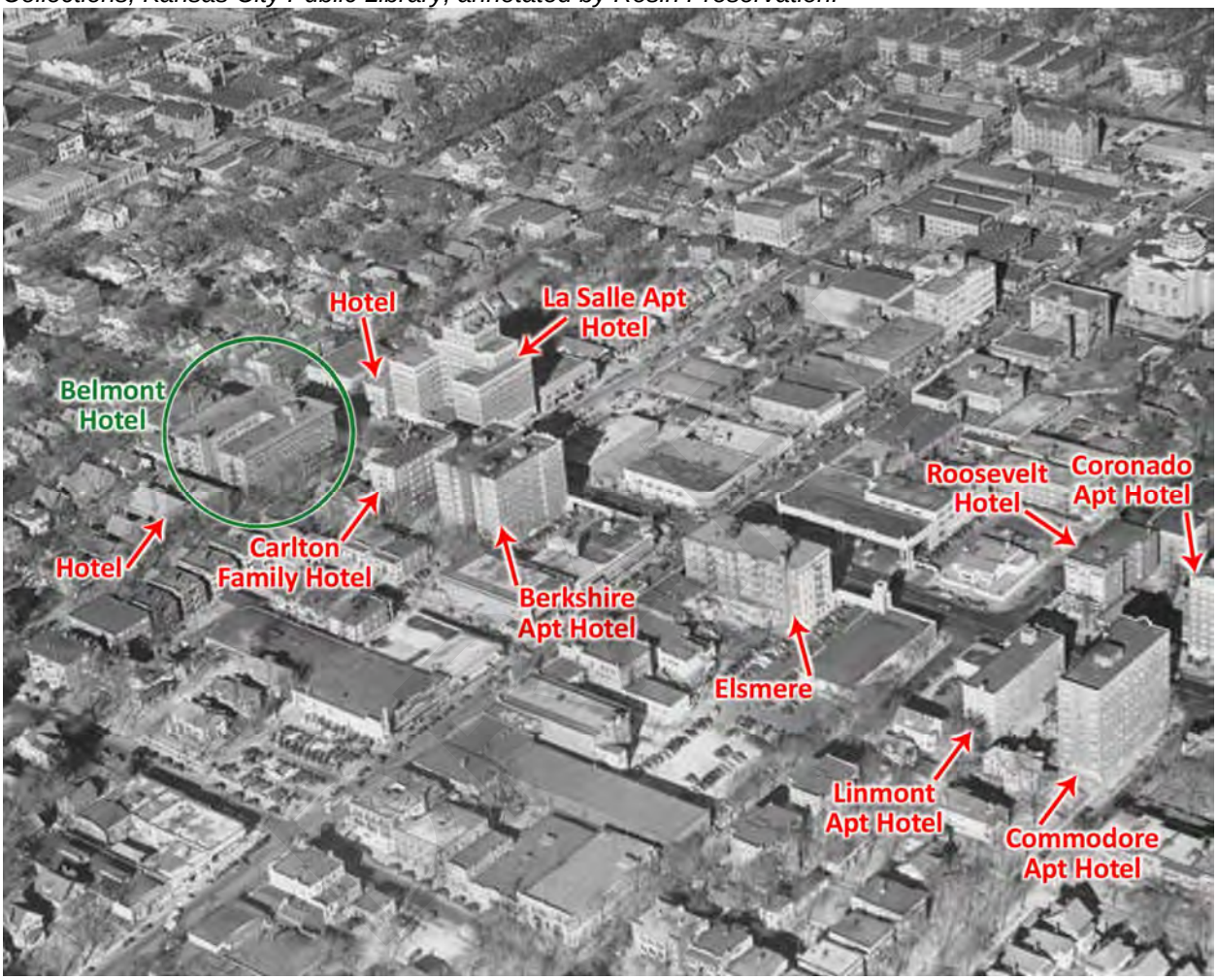

Figure 22: Google Map of Linwood Boulevard, 2015. *Source: Google Maps, annotated by Rosin Preservation, 2015.*

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Figure 23: St. Regis Hotel, historic photograph, c.1920. *Source: Missouri Valley Special Collections, Kansas City Public Library.* This building is extant.

Figure 24: Mayfair Apartment Hotel, 2015. *Source: Rosin Preservation, 2015.* This building is extant.

Figure 25: Woodstock Hotel, 3220 Harrison, 1940 Tax Assessor Photo. *Source: Kansas City Public Library via Missouri Digital Heritage.* This building is extant.
http://cdm16795.contentdm.oclc.org/cdm/landingpage/collection/kcpltax

Figure 26: Bellerive Hotel, historic photograph, c.1930. *Source: Missouri Valley Special Collections, Kansas City Public Library*.

Figure 27: Bellerive Hotel, Sanborn Fire Insurance Map, 1917-1950, Volume 4, Sheet 478. *Source: Missouri Valley Special Collections, Kansas City Public Library.*

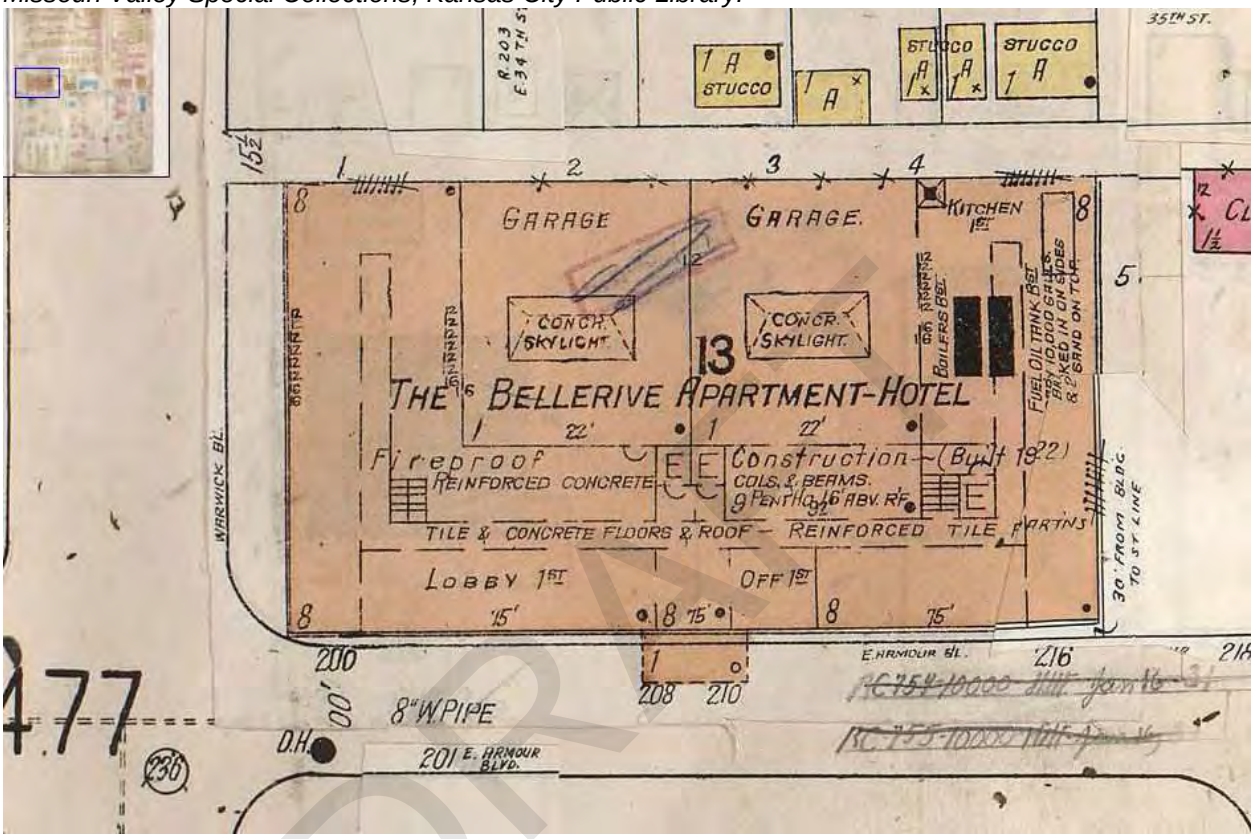

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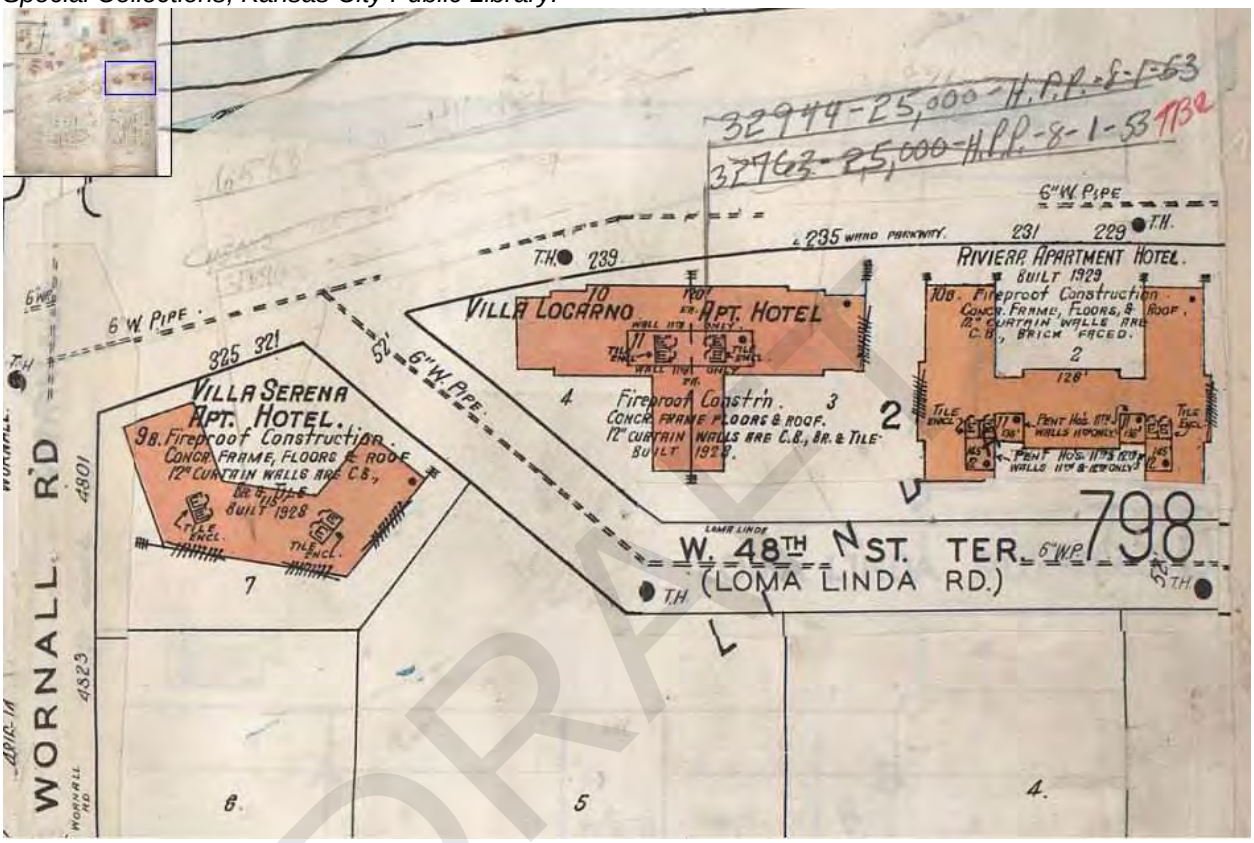
Figure 28: Country Club Plaza Apartment Hotels, historic photograph, c. 1930. *Missouri Valley Special Collections, Kansas City Public Library.*

Figure 29: Sanborn Fire Insurance Map, 1917-1945, Volume 6, Sheet 797. *Source: Missouri Valley Special Collections, Kansas City Public Library.*



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