

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Park Lane Apartments

other name/site number N/A

2. Location

street & town 4600-4606 J. C. Nichols Parkway N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64110

3. State/Federal Agency Certification

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

Mark A. Miles 03/17/04
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

Park Lane Apartments
Name of Property

Jackson County, MO
County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: Apartment

Current Function

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Mission/
Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation stone
walls brick
stone
roof asphalt
other

Narrative Description

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

See continuation sheet(s) for Section No. 7

Park Lane Apartments
Name of Property

Jackson County, MO
County and State

8. Description

Applicable National Register Criteria

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

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

Areas of Significance

(enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1925-1926

Significant Dates

1925-1926

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Post. George B. and Sons, architects

Collins Brothers, builders

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Kansas City Public Library

See continuation sheet(s) for Section No. 9

Park Lane Apartments
Name of Property

Jackson County, MO
County and State

10. Geographical Data

Acreage of Property 1.57 acres

UTM References

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

1 1/5 3/6/2/5/1/0 4/3/2/2/8/1/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cydney E. Millstein and Mary Ann Warfield
organization Architectural and Historical Research, LLC date August 25, 2003
street & number P.O. Box 22551 telephone 816.363.0567
city or town Kansas City state MO zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

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

Property Owner

name/title Highwoods Realty Limited PTP
street & number 3100 Smoketree Court, #600 telephone 919.510.6832
city or town Raleigh state NC zip code 27604

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

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

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National Park Service

**National Register of Historic Places
Continuation Sheet**

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**Park Lane Apartments
Jackson County, Missouri**

SUMMARY

The Park Lane Apartments, located at 4600-4606 J. C. Nichols Parkway, is a six-story reinforced concrete and steel building, featuring a brick and stone exterior. Measuring 103 feet x 82 feet, the irregular-shaped building with Mission style elements was designed by the New York firm of George B. Post and Sons, and constructed in 1925-1926 by Collins Brothers, Kansas City, Missouri.

Located on a major thoroughfare on the edge of the famed Country Club Plaza shopping district, the Park Lane Apartments is sited to the west of Mill Creek Park. To the north are other apartment buildings, while a parking garage/commercial building is located to the south. A surface parking lot is located to the west.

In excellent condition, the Park Lane Apartments has retained the majority of its historic features to convey its historic significance. Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained.

ELABORATION

The main façade faces east. The entrance which features a double-leaf, multipaned wooden door is centrally located. A Mission Style shaped parapet crowns the entrance bay. Window bays at the first story level of the central unit feature multipaned, casement units crowned by a prominent fanlight covered with decorative wrought iron. Upper-story fenestration is two-over-two, double-hung sash aluminum framed. The north and south wings of the building project beyond the central unit. A secondary entrance with a multipaned fanlight over a single-leaf aluminum-framed door is placed at the east façade of the south wing. An elevated basement level is more pronounced at the south wing. Large wooden oriel windows are placed at the corner bays of the main unit. A balcony with heavy modillions is placed at the northeast corner of the south wing, on the 6th floor level.

The rear or west façade ("L"-shaped) features two-over-two, double-hung sash fenestration with stone sills. Secondary entrances are placed at the third and thirteenth bay (moving south to north). Fenestration of the main and west façades is repeated at the north and south façades, where secondary entrances are also located.

A prominent curved stone wall is located at the east edge of the surface parking lot, west of the rear façade. A circular drive marks the front edge of the main façade.

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**Park Lane Apartments
Jackson County, Missouri**

The estimated cost of the building was \$850,000.00.¹ When the building was completed in 1926, it had a total of ninety apartments; fifty-seven occupants resided in the apartment/hotel.²

Future Plans

Currently, there are proposed plans for the rehabilitation and adaptive reuse of the Park Lane Apartments. Plans for the project will be prepared in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties. Once the proposed plans are completed, they will be submitted to the Missouri State Historic Preservation Office and the National Park Service for review and compliance.

¹ *Western Contractor*, 47 (3 June 1925), 38.

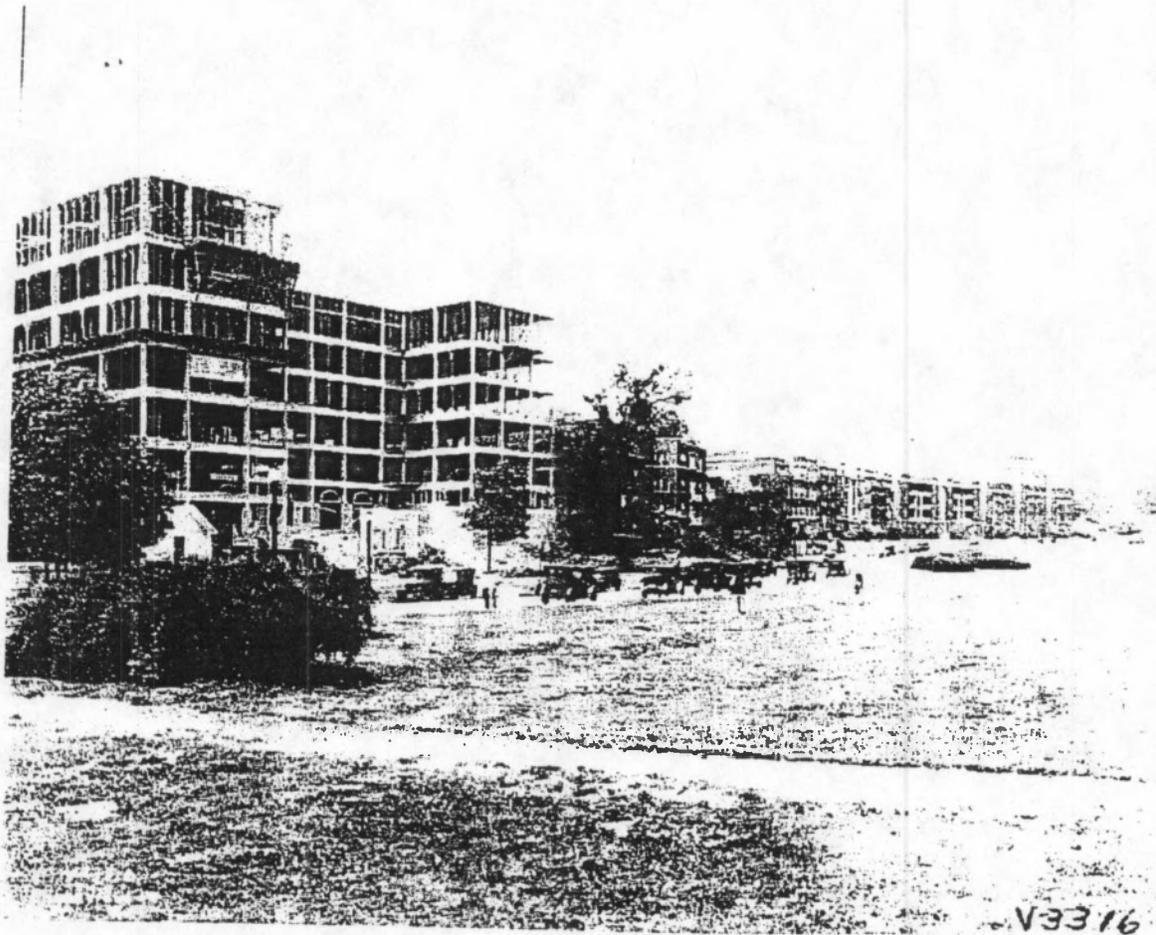
² *Polk's City Directory: Kansas City, Missouri 1926*, (Kansas City: Gates Publishing Company), 2210.

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**Park Lane Apartments
Jackson County, Missouri**



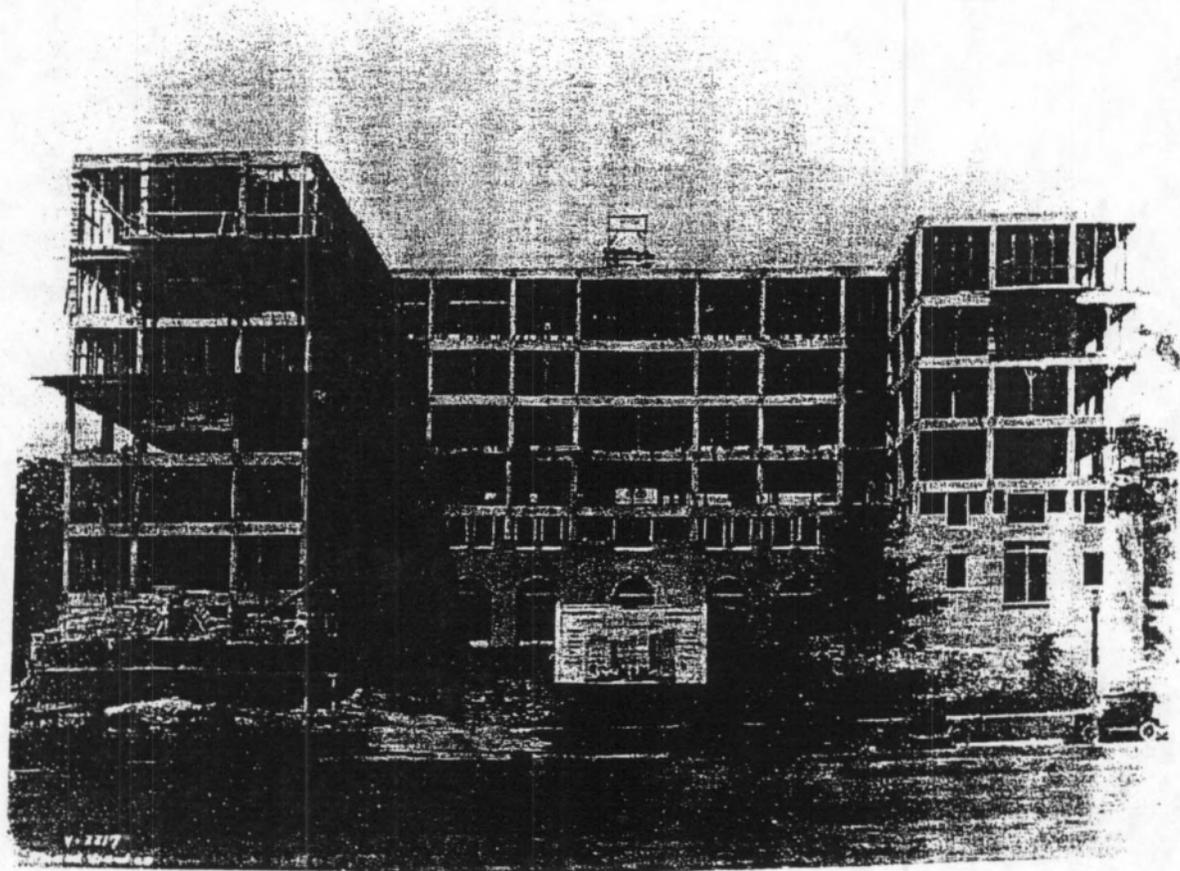
Park Lane Apartments
Distant construction view; also shows apartments to the north along
Mill Creek (now J.C. Nichols Parkway)
ca. 1925

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**Park Lane Apartments
Jackson County, Missouri**



**Park Lane Apartments
Construction view. ca. 1925**

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**Park Lane Apartments
Jackson County, Missouri**



Park Lane Apartments
Frontal view, under construction. ca. 1925

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**Park Lane Apartments
Jackson County, Missouri**



Looking northwest from south end of park; also shows
Park Lane Apartments under construction and Saint Luke's Hospital.
ca. 1925

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**Park Lane Apartments
Jackson County, Missouri**



Distant view; also shows Mill Creek Park. ca. 1925

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**Park Lane Apartments
Jackson County, Missouri**



Distant view. January 20, 1926

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**Park Lane Apartments
Jackson County, Missouri**



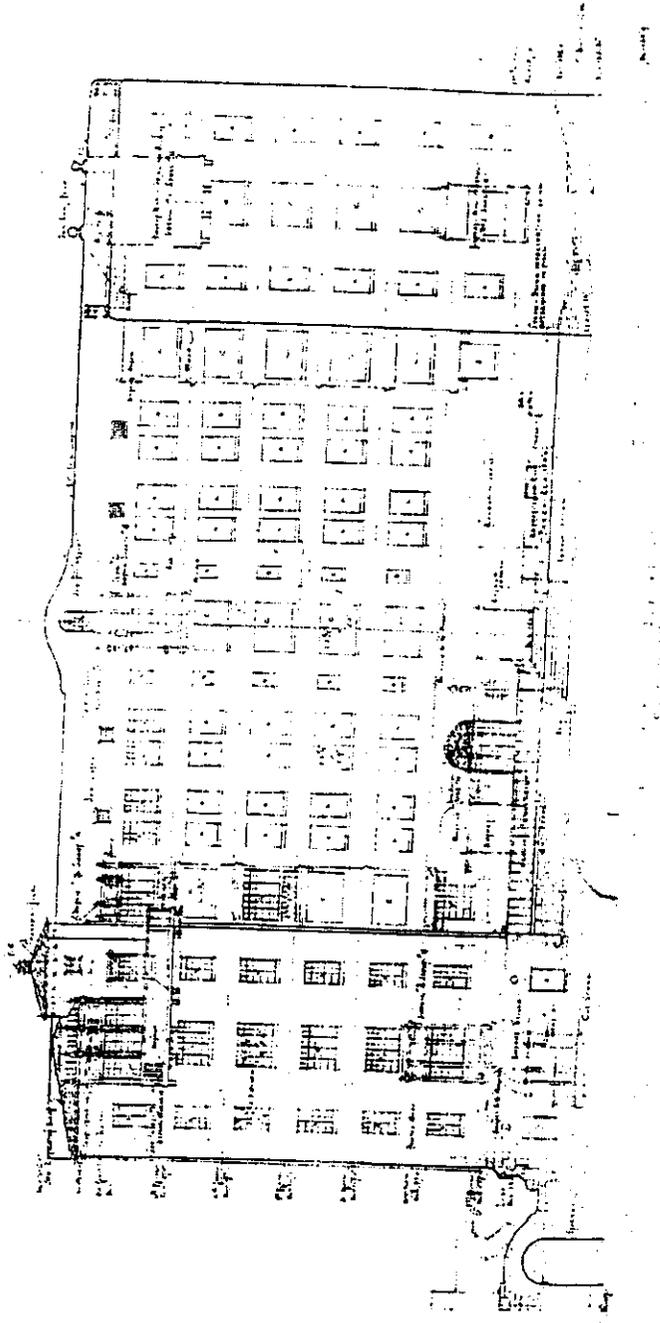
Park Lane Apartments
Full frontal and partial side view. 1926

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Park Lane Apartments
Jackson County, Missouri



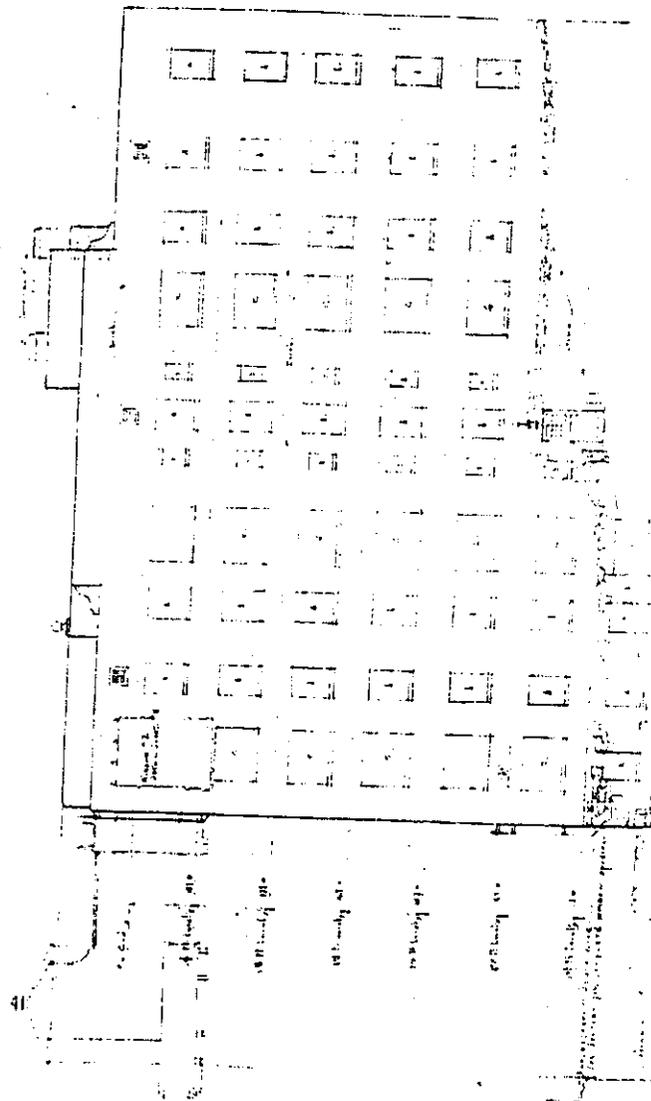
Park Lane Apartments
Main or East Elevation

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Park Lane Apartments
Jackson County, Missouri



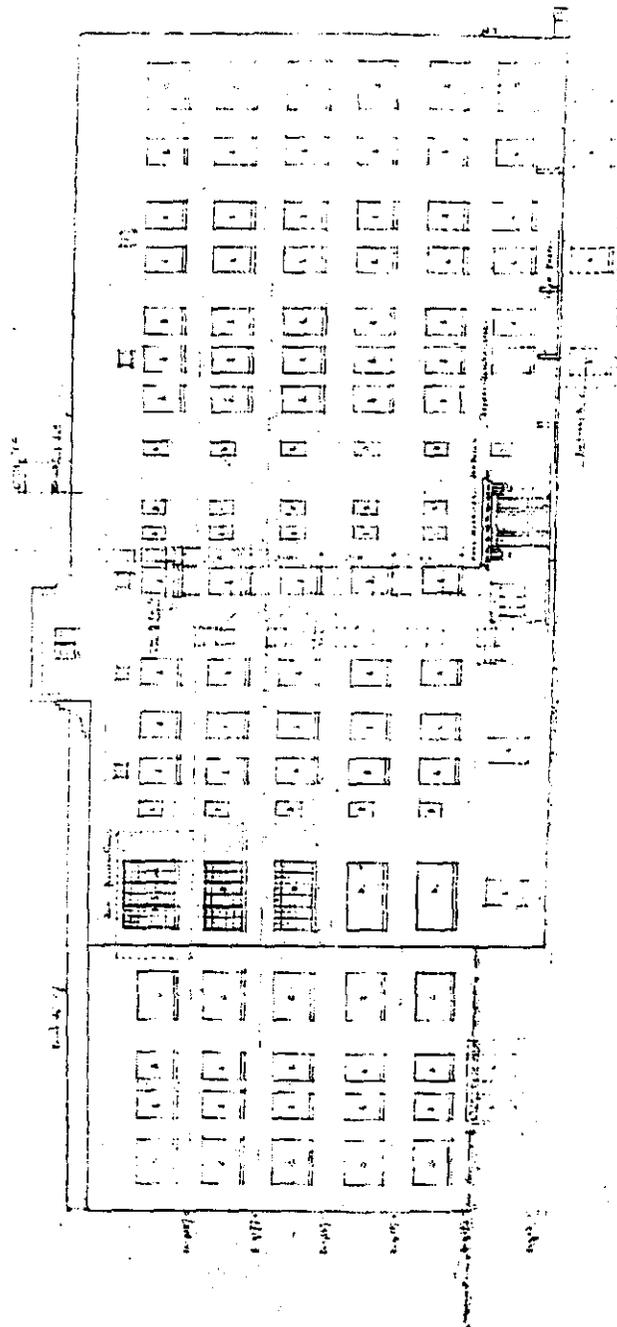
North Elevation

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Park Lane Apartments
Jackson County, Missouri



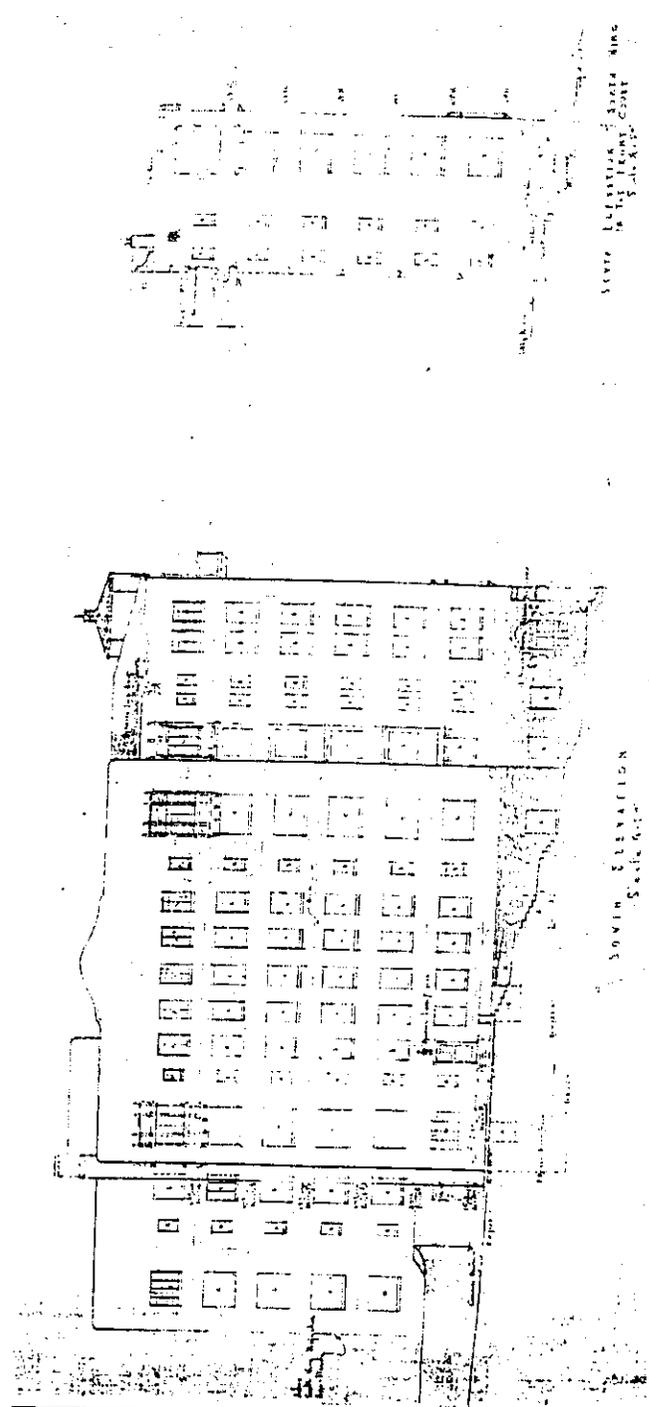
Rear (West) Elevation

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**Park Lane Apartments
Jackson County, Missouri**



South Elevation of
North Wing in the Front Court

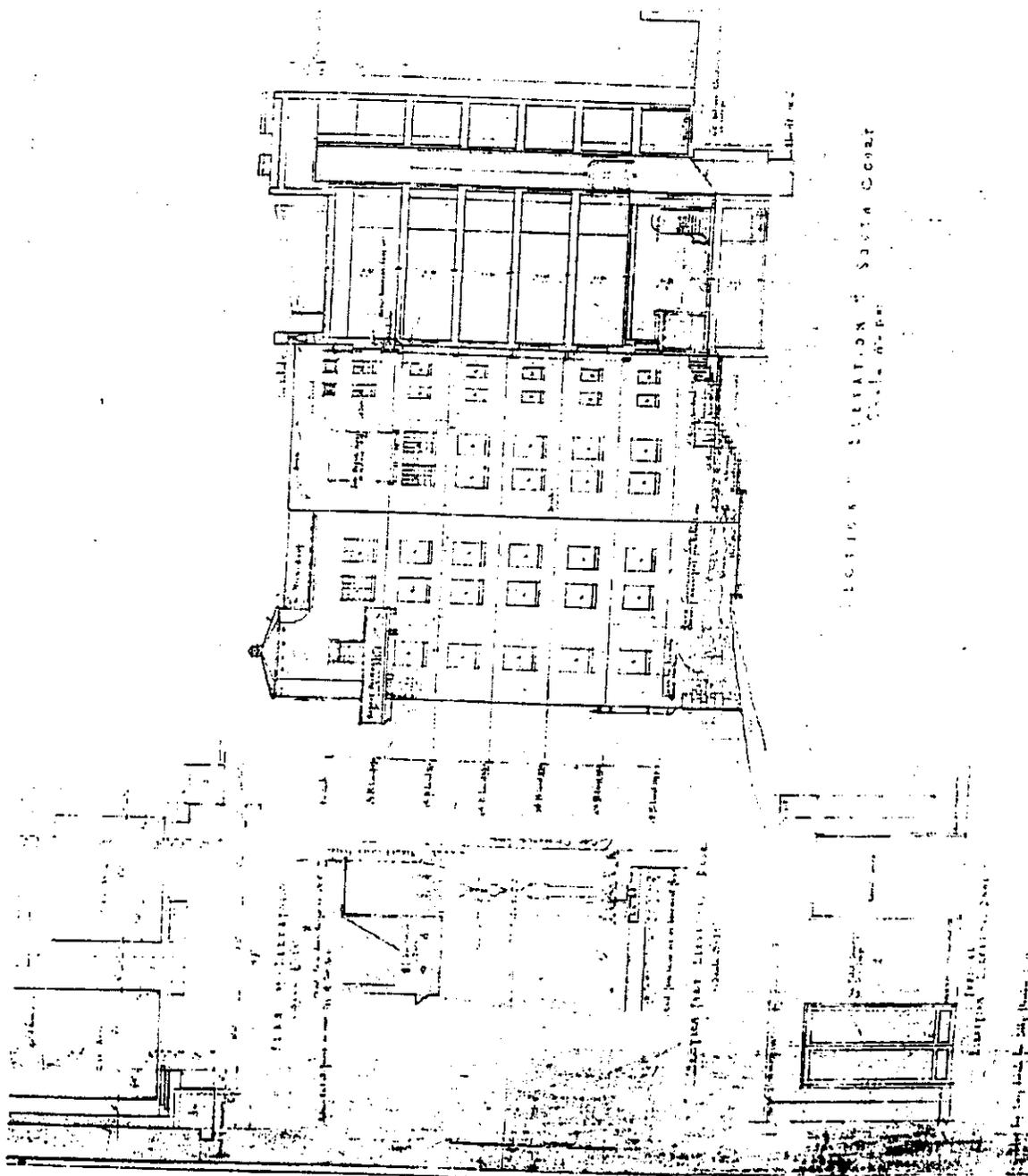
South Elevation

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Park Lane Apartments
Jackson County, Missouri



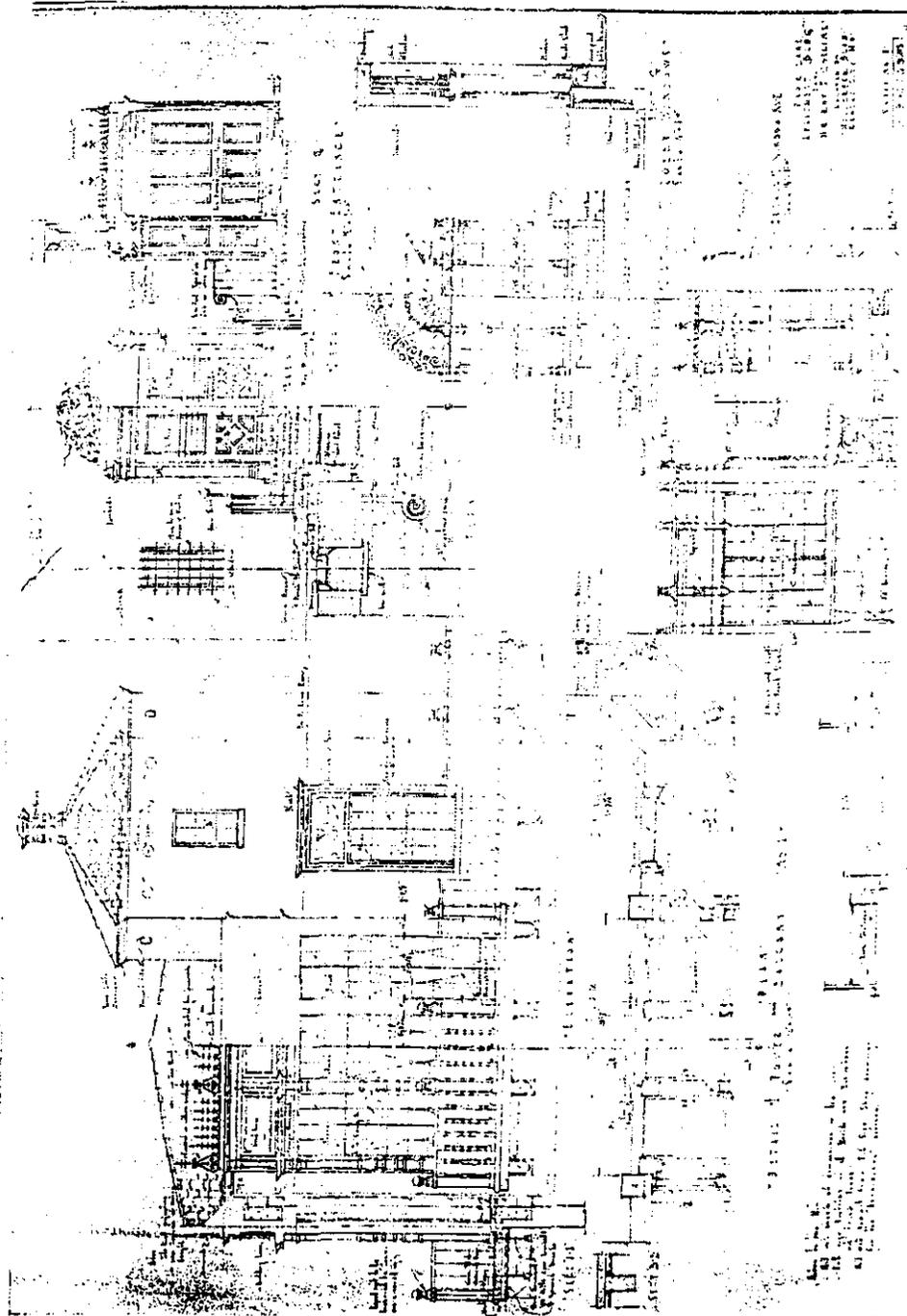
Section - Elevation - South Court

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Park Lane Apartments
Jackson County, Missouri



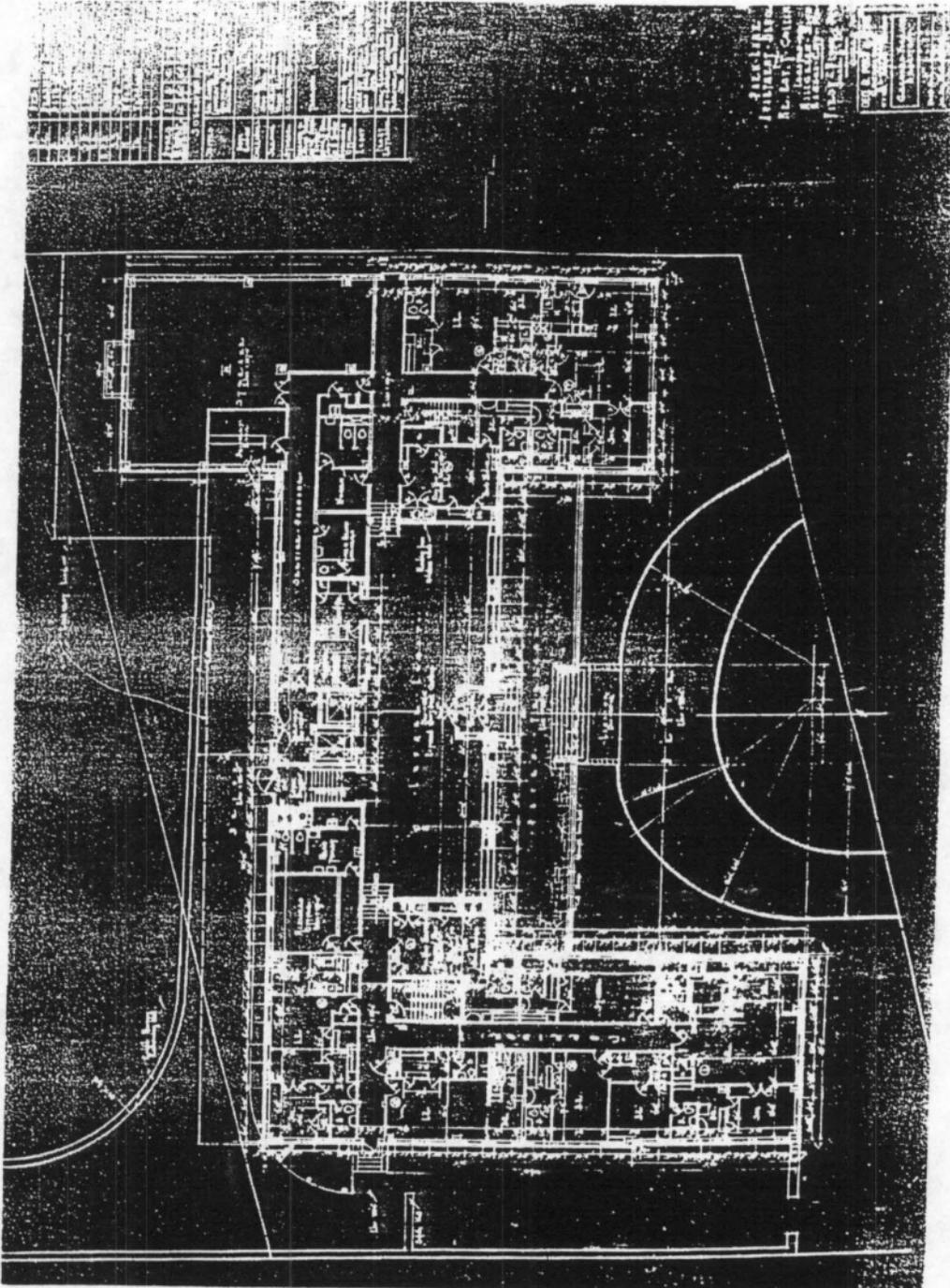
Detail of Tower and Balcony

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**Park Lane Apartments
Jackson County, Missouri**



**Park Lane Apartments
First Floor**

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Park Lane Apartments
Jackson County, Missouri

SUMMARY

The Park Lane Apartments are eligible for listing in the National Register of Historic Places under Criteria A and C in the following areas: **COMMUNITY PLANNING AND DEVELOPMENT:** The development of the Park Lane Apartments was directly connected to the establishment and success of the Country Club Plaza, where J. C. Nichols planned for the construction of apartment structures, designed for moderate and high income groups, on three sides of his retail district, during the 1920s and early 1930s. **ARCHITECTURE:** The Park Lane Apartments is a representative example of the work of the New York architectural firm George B. Post and Sons. Post and Sons is credited with developing the modern hotel and the Park Lane stands as one of the firm's notable designs. Its Mission Style design reflects the overall architectural vocabulary of the surrounding Country Club Plaza, as envisioned by J. C. Nichols and architect Edward B. Delk. Its integrity of location, design, setting, materials, workmanship, feeling and association has been retained. The period of significance is 1925-1926 the date of construction.

ELABORATION

The Park Lane Apartments located at 4600 J. C. Nichols Parkway (originally Mill Creek Parkway), was constructed in 1925-1926. Initially billed as a hotel/apartment complex, the units were priced for the moderate to upper income resident. Roy T. Collins of Collins Brothers Construction, Kansas City, also the general contractor, headed the Park Lane Syndicate, developers of the Park Lane.³ The consulting architectural firm was George B. Post and Sons, New York and Cincinnati, Ohio. Although the design of the building has been attributed to Alonzo H. Gentry, the actual plans list Gregory Vigeant as architect. At the time, both Vigeant and Gentry were employed by George B. Post and Sons. Gentry arrived in Kansas City in 1921 as a representative for the local office of Post and Sons and was present during the construction of the Park Lane.

The Country Club District and the Development of the Apartment Hotel

Jesse C. Nichols Company began acquiring land outside of Kansas City, Missouri beginning with a 10-acre parcel in 1909. As described in a history of the Country Club Plaza: the property was a mile from the nearest street car line, had neither streets nor utilities, and was

³ *Western Contractor*, Vol. 47 (10 June 1925), 38. Roy T. Collins arrived in Kansas City from Omaha to open an office for the Collins Brothers Construction Company c. 1920. He continued to reside in Omaha until 1922 when he moved permanently to Kansas City.

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**Park Lane Apartments
Jackson County, Missouri**

surrounded by a hog-feeding lot, brick kiln, squatters, and a tawdry amusement park...the site was cheap, available and promising.⁴

Nichols purchased more parcels of nearby land adding to his holding annually until four years after World War I when he announced his plans to build a residential shopping development, the Country Club District. In the years preceding this announcement, he had successfully designed and constructed houses throughout what was then the southern limits of Kansas City, offered financial services to home buyers, provided utilities and imposed strict deed restrictions through the formation of neighborhood association that would help to maintain property values.⁵

Public criticism of the venture's viability did not deter Nichols from his plans. Nichols was certain that the future of his designed community was directly related to the growth of the city's boulevard system, whereby the automobile would supply transportation for the masses without infringing on the residential areas of his development. The retail district was the center of his plan and included a single broad street for access. Apartments as well as single dwellings were planned for the areas beyond the city limits. Here the streets would be shorter and narrower so that vehicular overcrowding would not become a problem.

One of the foremost reasons that the Country Club Plaza was a huge success and has thrived over the years was a result of the ever-increasing number of "apartment houses designed for moderate and high income groups... erected around three sides of the Plaza", built during the 1920s and early 1930s.⁶ Although Nichols planned some of the apartment projects, other developers were busy constructing homes and apartments during this time as well.

The nature of the Kansas City apartment house changed dramatically after the World War I. Prior to the 1920s the three-story brownstone, with six to twelve units, was typically constructed throughout the city. After the war high-rise buildings that featured as many as twenty-four or more units under a single roof quickly replaced these modest units. Although the number of apartment buildings constructed during this period was down from previous decades, the actual number of living quarters had risen due to the size and height of the modern apartment building. Many of the high-rise apartment hotels built in Kansas City during the 1920s were built in close proximity to the Country Club Plaza.

⁴ Richard Longstreth, "J. C. Nichols, the Country Club Plaza, and Notions of Modernity," *The Harvard Architecture Review* 5 (1986), 123.

⁵ *Ibid.*, 124.

⁶ *Ibid.*, 121-126.

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**Park Lane Apartments
Jackson County, Missouri**

Several well known Kansas City architects and builders were instrumental in the design of these modern apartments. The Sophian Apartments, 4618 Warwick, designed by Shepard and Wisner, was possibly the earliest example of the high-rise apartment in Kansas City. Planning for this National Register listed property (July 1983) began in 1919 but, due to the war, it was not constructed until 1922. During the 1920s Nelle E. Peters, working extensively for the Phillips Building Company, designed the James Russell Lowell Apartment Hotel (722 Ward Parkway) in 1927. Peters also designed the Riviera and Locarno Apartment Hotels on the south side of Brush Creek (constructed by the Miller McCanless Company).⁷ Alonzo Gentry, working on his own, designed the Villa Serena Apartment Hotel.⁸ Miller and McCanless also built this building in 1927. The Villa Serena was remodeled in 1975 and reopened as the Hotel Raphael.⁹

George B. Post (1837-1913) and George B. Post and Sons

George Browne Post was born in 1837 in New York City. In 1858, he received a degree in Civil Engineering from New York University. He then studied architecture under Richard M. Hunt and by 1860 he formed a partnership with Charles D. Gambrell. In 1860, he was named an associate of the American Institute of Architects and elected a Fellow in 1864. In 1907 he was appointed as an honorary corresponding member of the Royal Institute of British Architects. Buildings designed by George B. Post include: the New York Produce Exchange; New York Stock Exchange (1903); the Pulitzer Building; and the residence of Cornelius Vanderbilt. In 1904 Post's sons, William Stone Post and James Otis Post joined the firm and in 1905 the firm changed its name to George B. Post and Sons.¹⁰ George B. Post died on November 28, 1913, but the company continued to operate under his name with his son, William, as the principal designer.¹¹

At the beginning of the twentieth century, George B. Post and Sons began designing hotels and hospitals in addition to their corporate commercial buildings. By the time the Park

⁷ During the years that Nelle Peters collaborated with Phillips Building Company, she designed what is known as the "literary group" apartments named after famous writers. The apartments in this cluster, all on the west side of the Plaza, predate the Lowell and are only two to three stories in height. The James Russell Lowell was the last building to be constructed of this grouping.

⁸ Alonzo Gentry, as an agent for George B. Post and Sons, may have been heavily influenced by the firm in his early designs in Kansas City. In comparing the Park Lane to Hotel Raphael (Villa Serena, 1927) many of the features are similar.

⁹ "Apartment/ Hotels," Clippings, Special Collections, Vertical Files, Kansas City Public Library, Kansas City, Missouri.

¹⁰ *American Architects' Biographies*. Online. Accessed on June 19, 2003, www.sah.org/aame/biop.html.

¹¹ *The Encyclopedia of Cleveland History*. Online. Accessed 29 January 2002, <http://cch.cwru.edu/scripts/article.asp?ID=GBPAS>

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Park Lane Apartments
Jackson County, Missouri

Lane was first advertised in 1925 as an apartment hotel, Post and Sons had completed five buildings for the Statler Hotel chain alone.¹² When a promotional guide for the Country Club Plaza advertised the Park Lane as a "distinctive south-side residential hotel with 104 suites," the firm was completing the design plan for what was to be their final Statler Hotel.¹³

It was in Cleveland, Ohio, in 1912 that Post and Sons designed the second Statler Hotel for Ellsworth M. Statler. It was the firm's first design for Statler, marking the beginning of a fourteen-year relationship in which they would design a total of five hotels for the Statler chain. Today the hotel has been converted into 295 apartment suites, 59 of which have been reserved for middle-income residents. The first floor includes retail space, as well.

The third Statler Hotel was designed just prior to George Posts' death in 1913. Construction of the Detroit, Michigan, hotel began in 1914 and was opened on February 6, 1915. The building, hailed as a new standard in hotel excellence, stood 15 stories and each room contained a bathroom. It was closed in 1975.¹⁴

After Posts' death, his sons maintained the standards of design that their father had established. In 1917, Post and Sons, along with Mauran, Russell and Crowell, St. Louis, designed the fourth Statler Hotel in St. Louis, Missouri. At twenty stories tall, the hotel contained 650 rooms with a two story ballroom at the top. Just recently tower was added and the new Renaissance Grand Hotel reopened February 2003.¹⁵

The fifth Statler Hotel designed by George B. Post and Sons was Ellsworth Statler's second New York hotel. Built in 1921 the hotel opened in May 1923 just a year before the Park Lane was designed. In 1927, the year after Park Lane Apartments opened in Kansas City, the sixth and last hotel to be designed by George B. Post and Sons opened on March 10. Although only fourteen stories tall, this hotel featured 1,300 rooms. This hotel resembled some of Post's early commercial buildings such as the Mills Building on Broad Street and Exchange Place in New York City.¹⁶

¹² "Greater Kansas City," *Western Contractor* 47 (3 June 1925), 38. Ellsworth Milton Statler, the founder of the Statler Hotel chain, built his first hotel in Buffalo, New York, in 1908.

¹³ *Country Club Plaza* (Kansas City: J. C. Nichols Company, 1926), 29.

¹⁴ "Ellsworth M. Statler and the Statler Hotels," Online, Accessed June 19, 2003, <http://freepages.genealogy.rootsweb.com/~statler/statler/docs>

¹⁵ *Ibid.*

¹⁶ Russell Sturgis, "A Review of the Work of George B. Post," *Architectural Record: Great American Architect Series* June 1898, 39.

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Park Lane Apartments
Jackson County, Missouri

Although George Post built his career designing early skyscrapers, office buildings and hotels, his sons expanded the firm's interest to include homes for the working class through town planning. The first project to generate the interest of the architectural industry was their plan for the development of Eclipse Park, Beloit, Wisconsin, in 1918.¹⁷

The project called for the design of a community center, churches, schools and garden homes for the employees of Fairbanks Morse Company, manufacturers of internal combustion engines. The homes were to be single dwellings and affordable for employees making a median income of \$20.00 per week. George Post and Sons were given a free hand in the design plan. Overall, the design maintained a distinctive American treatment, where the Colonial style or American Garden Village became the uniting theme. A village square arcade with retail shops was included. Streets followed the natural contours thereby avoiding excessively steep grades as well as eliminating the typical checkerboard street pattern. Streets were planned to be eighteen feet wide with the exception of the main boulevard, all in a park-like setting.¹⁸

The original plan was to supply housing for a town of 40,000. However, Morses' company was built to respond to the needs of World War I. When the war quickly ended, the plan failed miserably. Less than one third of the community was completed and the need for Morse Company internal combustion engines quickly died out. The town's error was to rely on the successful operation of one manufacturing company for city expansion.¹⁹

There were some similarities between the architectural planning for the Country Club Plaza and Eclipse Park in Beloit, Wisconsin. Enterprising corporations spearheaded both projects on speculation. Both projects mixed residential and retail and relied on the creativity of prominent architects to implement their plans according to those standards. Eclipse Park followed a Colonial garden theme while Country Club Plaza is based on a Spanish square or courtyard theme. Unlike Eclipse Park, Country Club Plaza remains a strong entity as a residential retail district in Kansas City, Missouri.

By the 1920s the firm of George B. Post and Sons had the knowledge and experience in designing high-rise hotels and single-family dwellings, as well as experience in city planning. Subsequently, the business expanded and maintained a number of satellite offices throughout the larger cities in the east and Midwest. These offices were represented by young architects

¹⁷ Lawrence Veiller, "Industrial Housing Developments in America," *Architectural Record* 43 (March 1918), 231.

¹⁸ *Ibid.*, 232.

¹⁹ Shannon Stordock Hecht, "May be a Brief Respite," *Beloit Daily News* 15 August 2000, Online www.beloitdailynews.com/800/1let15.htm Accessed August 17, 2003.

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Park Lane Apartments
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working as agents for the New York office as in the case of Alonzo Gentry in Kansas City. Larger offices were located in the cities of Cleveland and Pittsburgh.

The firm maintained an office in Kansas City from 1921 through 1926. In 1921 Alonzo H. Gentry was sent to Kansas City to manage the office located at 318 Bryant Building. In 1924, the office moved to 1003-07 Pioneer Trust where it remained until 1926.²⁰ By 1926 Post and Sons left Kansas City, at which time, Alonzo Gentry began operating his own firm under the name Gentry, Voskamp and Neville.²¹

A copy of the original drawings for the design of the Park Lane contradicts previous reports that Alonzo H. Gentry may have designed the building. The name of the architect assigned to the project was Gregory Vigeant.²² It can be assumed that Vigeant worked for Post and Sons during this period. Confusion may have occurred with Gentry's position as agent/manager of the Kansas City satellite office. One of Vigeant's earlier designs is a designated landmark in Glencoe, Illinois. The Queen Anne style building, dated 1890, was constructed as the Congregational Church of Christ Manse at 243 Hazel Avenue.

Conclusion

As designed in the Mission Style by George B. Post and Sons, the Park Lane Hotel is befitting of the surrounding architectural vocabulary. Its siting, scale, and use of materials is compatible with the commercial neighborhood and J. C. Nichols' vision for the Country Club

²⁰ *Polk's and Gate City Directory for Kansas City Missouri, 1920-1926.* (Kansas City: Gates Publishing Company, 1920-26). This information is a compilation of dates over a six year period. *Polk's and Gate Directory* were published by the Gate Publishing Company.

²¹ "Alonzo H. Gentry is Dead," *The Kansas City Times* 7 February 1967, n. p. Microfilm, Special Collections, Kansas City Public Library, Kansas City, Missouri.

²² Gregory Vigeant, Drawings, "Park Lane Apartment Building for Roy T. Collins," 15 March 1925 (New York: George B. Post and Sons, Consultant Architects, 1925), Sheets 1 - 16. Microform, Western Historic Manuscript Collection, University of Missouri-Kansas City.

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Plaza. It also filled the need for multi-family living during the height of the building boom in Kansas City, as the population in the area increased by 150,000 from 1910 to 1930.

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Verbal Boundary Description

Tract I:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 REES TURPIN'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, and all of vacated 46th Street Way lying North of and adjacent to Lots 1 thru 8, REES TURPIN'S ADDITION.

Tract II:

All that part of the Northwest 1/4 of Section 29, township 49, Range 33, Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the West line of J.C. Nichols Parkway (formerly Millcreek Parkway) 535.00 feet due South of the South line of South Moreland which point is also the intersection of the West line of J.C. Nichols Parkway (formerly Millcreek Parkway) with the North line of 46th Street; thence Northerly along the West line of J.C. Nichols Parkway (formerly Millcreek Parkway) 111.02 feet; thence West 73.11 feet; thence due South 107.00 feet to the North line of 46th Street; thence East along the North line of 46th Street 103.35 feet to the point of beginning, in Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Park Lane Apartments, Kansas City, Jackson County, Missouri.

Key to Photographs

Len Fohn, photographer, September 2003.

1. Main on east façade; view facing northwest.
2. Main or east façade; view facing southwest.
3. Detail of the main façade; view facing northwest.
4. Detail of the main façade; view facing northwest.
5. Detail of the south bay of the east façade; view facing west.
6. Rear or west façade; view facing east.
7. Rear or west façade; view facing northeast.
8. Rear or west façade; view facing southeast.
9. Detail of the rear façade; view facing north.





