

COLONNADED KANSAS CITY APARTMENT BUILDINGS

(PHASE I)

A STUDY



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May, 1990

List of Illustrations

Credit goes to the following: Landmarks Commission, Kansas City, Missouri; Wilborn and Associates, Kansas City, Missouri; Western Manuscript Collection, Kansas City, Missouri; Ellis Library, University of Missouri-Columbia; Architectural and Art Historical Research, Kansas City, Missouri. Illustrations are identified by the following abbreviations: LC (Landmarks Commission), WA (Wilborn and Associates), WMC (Western Manuscript Collection), EL (Ellis Library), AAHR (Architectural and Art Historical Research).

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Cover Illustration: Collinwood Apartments, 2501-19 Linwood Boulevard, demolished 1967. (WA)

Scope of Project:

The primary objective of this study is to develop a property-type analysis of the colonnaded Kansas City apartment building built prior to 1940. In Kansas City the characteristic colonnaded porch takes on many forms and is applied to various architectural styles. The overall articulation of the facade with emphasis on the porch design, in addition to floor plans (as viewed from the exterior and/or from actual plans), appear to be the major determining factors in grouping this property-type into sub-categories. In general, these buildings vary from a two-story, two column porch (containing two flats to a floor), to a multiple version of the same with a wide range of column embellishments and size, and a variety of number and arrangement of porches and apartment units.

The focus of this report will be only on those apartments with colonnaded fronts constructed prior to 1940. (For a definition of this type of apartment building, see page 15) This study will be the first phase in developing a preliminary understanding of the colonnaded apartment building in Kansas City from the origin of its design to the peak and decline of its popularity in the 1920s. In addition, this study will assess the contribution of these buildings to the architectural and cultural heritage of Kansas City. The second and final objective of this study is to determine the locations and extent of future survey activities needed to identify and evaluate this property type's eligibility for listing in the National Register of Historic Places.

Boundaries

The following completed surveys were reviewed for the colonnaded apartment building and its sub-types. Pertinent information, gathered from the Historic Inventory Survey Forms that feature colonnaded/sub-type apartments, was used in this report. In addition, individual buildings within local historic districts were examined. (See map).

<u>District</u>	<u>Survey Name</u>	<u>Location</u>
R	Old Town	2nd Street to Missouri; Grand to Wyandotte
WPT	Central Hyde Park	Armour to 39th Street; Gillham to Harrison
W	Westside	13th to 20th Streets; Pennsylvania to Jefferson
E	Santa Fe	27th Street to Linwood; Indiana to Prospect

CBD	Central Business District	6th to 15th Street; Jefferson to Troost
WPT	Gillham/Main	43rd to 46th Streets; Walnut to Oak
WPT	Southmoreland	43rd to 46th Streets; Walnut to Rockhill
WPT	Armour Boulevard	Armour Blvd. between Broadway and The Paseo
NE	Scarritt Point	Gladstone and Benton Blvds. between Independence and Norledge
E	18th and Vine	18th and 19th Streets; The Paseo to Woodland
MT	Midtown	15th to 31st Streets; Troost to Southwest Trafficway
WPT	Warner Plaza	Main to Warwick; 33rd Terrace to Warner Plaza
WPT	North Hyde Park	33rd to 34th Streets; Harrison to Campbell
WPT	North Valentine	33rd to 35th Streets; Pennsylvania to Southwest Trafficway
WPT	North Plaza	43rd to 47th Streets; Main to Belleview
R	Columbus Park	Independence to the River; Cherry to Belleview
WPT	North Volker	35th Terrace to 39th Street; State Line to Mercier
WPT	South Volker	39th Street to Westport Road; Bell to Mercier

Historic atlases (1907 and 1925), the Sanborn Insurance Maps and a windshield survey were used to determine potential locations of additional colonnaded-type apartment buildings. After driving these locations, the following areas are recommended for further research and survey due to either the high concentration of this type of apartment building or having outstanding examples of the colonnaded-type apartment building (see map). It has also been determined that there appears to be no colonnaded-type

apartment building south of 47th Street. In addition, with the exception of a single example found on the 3200 block of Windsor Avenue, there appears to be no examples of this apartment-type found east of Benton Boulevard between Gladstone and Interstate-70.

Recommended Survey Areas: (See Map)

From a preliminary reconnaissance survey, the following examples of the colonnaded apartment-type have been located and should be included in any subsequent colonnaded apartment survey projects(s). It is proposed that this survey should be thematic in nature and the methodology is to include a "spot survey". It should be noted that there is no specific order to the recommended survey areas.

1. 31st Street to Armour Boulevard, Broadway to The Paseo.

There are approximately eight (8) buildings within these boundaries that require intensive level survey:

712 Linwood Boulevard
3320 Gillham Road
3513-15; 3517-19; 3521-23; 3525-27 Wyandotte
122-24 Linwood Boulevard
3433-35 Central

II. Armour Boulevard to Brush Creek Boulevard; Broadway to The Paseo

There are approximately forty-four (44) buildings within these boundaries that require intensive level survey:

3803-05; 3807-09; 3716-18 Warwick Boulevard
201-225 W. 38th Street
3813-35 Central
3845-47; 3834-32 Wyandotte
11-25 W. 37th Street
3837-39; 3825-27 Baltimore
3526-18; 3520-22; 3603-05 Central
3907-09 Central
101-103; 105-107 W. 41st Street
4152-54 McGee
3532; 4330 Troost
4154-56; 4200-06; 4341-47; 4403-05 Harrison
4215 Gillham Road
1600-02; 1608-10 W. 37th Street
810 E. 44th Street
1111-19 Brush Creek Boulevard

- III. 27th Street to Linwood Boulevard, Troost to Indiana
 There are approximately fourteen (14) buildings within these boundaries that require intensive level survey:
 2508 E. 32nd Street
 2400-10 E. 29th Street
 2412-14 E. 28th Street
 2843 The Paseo
 1418-20 E. 29th Street
 1411-19 Troost Lake Drive
 1300-1320 E. 27th Street
- IV. Independence Avenue to 14th Street; Troost to Van Brunt Boulevard
 There are approximately sixteen (16) buildings within these boundaries that require intensive level survey:
 3218 E. 10th Street
 3224-34 E. 8th Street
 1009-11 Brooklyn
 1003 Park
 1100 block The Paseo
 2110-16 E. 13th Street
 1324-34 The Paseo
 1401-05 E. 10th Street
 1016 Forest
- V. Cliff Drive to Independence Avenue; The Paseo to Gladstone Boulevard
 There are approximately nine (9) buildings within these boundaries that require intensive level survey:
 1819-25 Brownwell
 502-20 Maple
 301-07 Bellefontaine

To date, a few colonnaded/sub-type apartment buildings have been located beyond the boundaries of the above outlined areas such as 2200, 2507-09 and 2545 Benton Boulevard. It appears that areas outside of these boundaries contain a very low concentration of the colonnaded/sub-type apartments----it is estimated that there are approximately twenty (20) buildings. These examples and any others that are identified should also be included in an intensive level survey.

Methodology:

Information and data were gathered from materials from the following repositories:

1. Completed inventory forms of Kansas City apartment buildings, architect and history files, atlases, maps, and building permits located at the Landmarks Commission, 414 E. 12th Street, Kansas City, Missouri.
2. Water permits, 5th floor City Hall, 414 E. 12th Street, Kansas City, Missouri.
3. City and Social Directories, newspaper clippings, Western and Mid-West Contractor (a construction trade journal), photographic collections, scrapbooks, history books and files, and Sanborn Maps located at the Missouri Valley Room, Kansas City Public Library, 311 E. 12th Street, Kansas City, Missouri.
4. Floor plans, elevations, histories, personal letters, photographs and other local history materials located at Western Historical Manuscript Collection, University of Missouri-Kansas City, 5100 Rockhill Road, Kansas City, Missouri.
5. Issues of Western Architect, located at the Landmarks Commission Office.
6. Sanborn Maps located at Ellis Library, University of Missouri-Columbia.
7. State and city apartment building surveys including those conducted in Washington D.C., Indianapolis and Salt Lake City.
8. Reconnaissance field survey identifying the locations with high concentrations of this property-type which previously have not been identified.
9. Historic photographs located at Wilborn and Associates, 3100 Mercier, Kansas City, Missouri.

A Brief Look at the Early History of the Apartment Building

Throughout the United States, in the early years of the development of our cities, there was a strong need to house the ever-increasing population. To build a home in the heart of the city was becoming expensive, so those with moderate incomes or those that just did not want to have the responsibility of owning a home were deserting the cities whether they wanted to or not. The concerns of those promoting the city were then quite the same as they are today.

The answer to this housing shortage in our cities was the apartment house. Those that promoted the apartment did so because "they believed that a compact type of residence was necessary if American Cities were to become great centers of commerce and culture." In 1872, O. B. Bunce, the editor of Appleton's Monthly wrote that the pleasure of a city "had to be spontaneous and immediate" and argued that "a city's important commercial and cultural facilities would not flourish unless a large number of people lived nearby."

In New York City, where the first apartment in America appeared, apartment design was greatly influenced by the works of such architects as Henry J. Hardenbergh, Philip G. Huberts and J. P. Putnam. As early as the 1880s, New Yorkers could live in high-rise apartment buildings that featured large interior courts and roof gardens. The development of the high rise in general came quickly because of the density in population to be housed and because of the layout of streets that had been established in 1807. From Houston Street, north, each block was divided into building lots 25 x 100 feet.

Kansas City, like New York, experienced a drastic increase in population beginning in 1870. After the Civil War, Kansas City's population rose from 25,000 in 1870 to 55,000 in 1880. Then in just five years from 1880 to 1885, the population increased to 100,000. Thus housing, especially in the city, was of immediate concern.

Many families in Kansas City that could not afford to purchase a residence in the city lived in boarding houses, or rented large homes and then sub-let rooms. Although Kansas Citians "had demonstrated a clear preference for the detached house", apartment construction slowly became a popular trend. In contrast to New York City, the apartment high-rise did not develop in Kansas City until the 1920s. Instead, two and three-story apartments with some form of porch at the primary elevation became the norm (Fig. I).

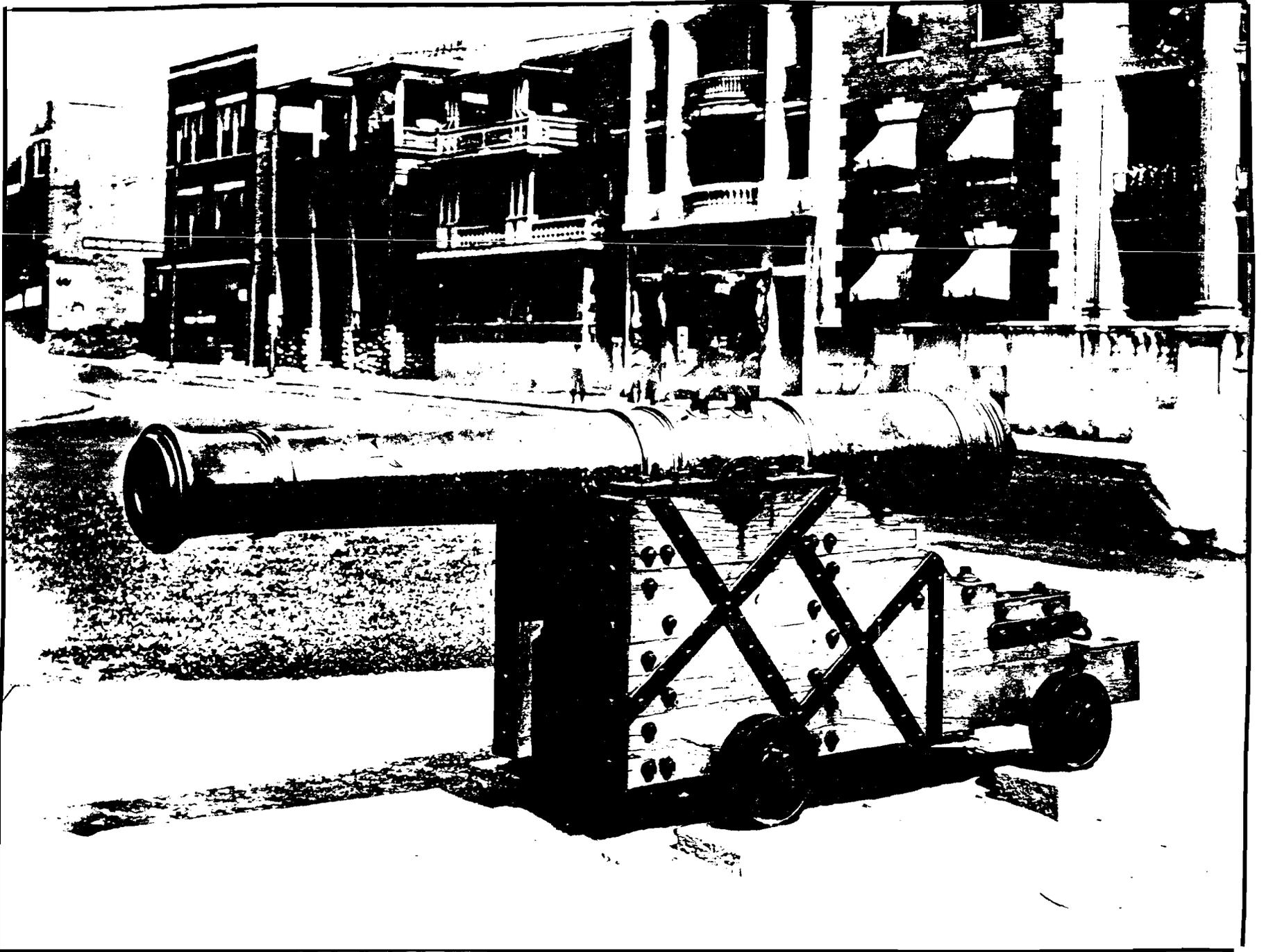


Fig. 1

The Development of the Colonnaded Apartment

A transition from the detached, single-family residence to the apartment building in Kansas City was the row house, although this type of apartment construction never really flourished here as it did in the northeastern United States. The few extant row houses in Kansas City, one located at 522-528 Elmwood Avenue and another located at 1-7 E. 34th Street, all feature ample porches to accommodate the hot summer climate. The porches of these row houses, in addition to the exterior galleries found on ante-bellum homes in the Kansas City environs, certainly influenced the future design of apartment buildings.

The typical apartment house found in Kansas City from the late 1880s through the first decade of the twentieth century was generally narrow in scale (to fit existing lots) and unadorned. Porches, such as those found on 513-519 Harrison and 517 Gillis, were often added to the structure at a later date, yet there were many apartments that featured prominent multi-decked verandas as part of their original design. Some were modest in scale, while others such as the three-story New York Apartments (built in 1902-03; demolished) featured a prominent, curved primary elevation embellished with multiple colossal columns that supported twelve porches (Fig. II).

Although the local builder William H. Collins must be credited for developing the original, "full-blown" colonnaded porch style apartment---a style that appears to be indigenous to Kansas City, John W. McKecknie, a prominent local architect, practicing at the turn-of-the century, is certainly responsible for contributing to that early porch style design. His ideas about the benefits of exterior porches were expressed in an article that appeared in The Kansas City Star, May 26, 1900. McKecknie said of his design that "the porches, which of a necessity are a dominating feature of the modern flat in this climate, are adapted from an old palace at B[r]uges." This design philosophy was clearly illustrated in McKecknie's 1902-03 Pergola Apartment, located at 1000 The Paseo, now demolished. Each apartment had its own deep porch supported by Doric-styled columns that ran the height of the individual porch unit.

McKecknie, it is interesting to point out, designed an apartment building, The Collins Flats, for builder William H. Collins. Constructed in 1902, the recessed bays of the primary elevation of this apartment carry a two-tiered, colonnaded porch (Fig. III). No doubt, it was McKecknie's design for the Collins Flats, in addition to the Pergola

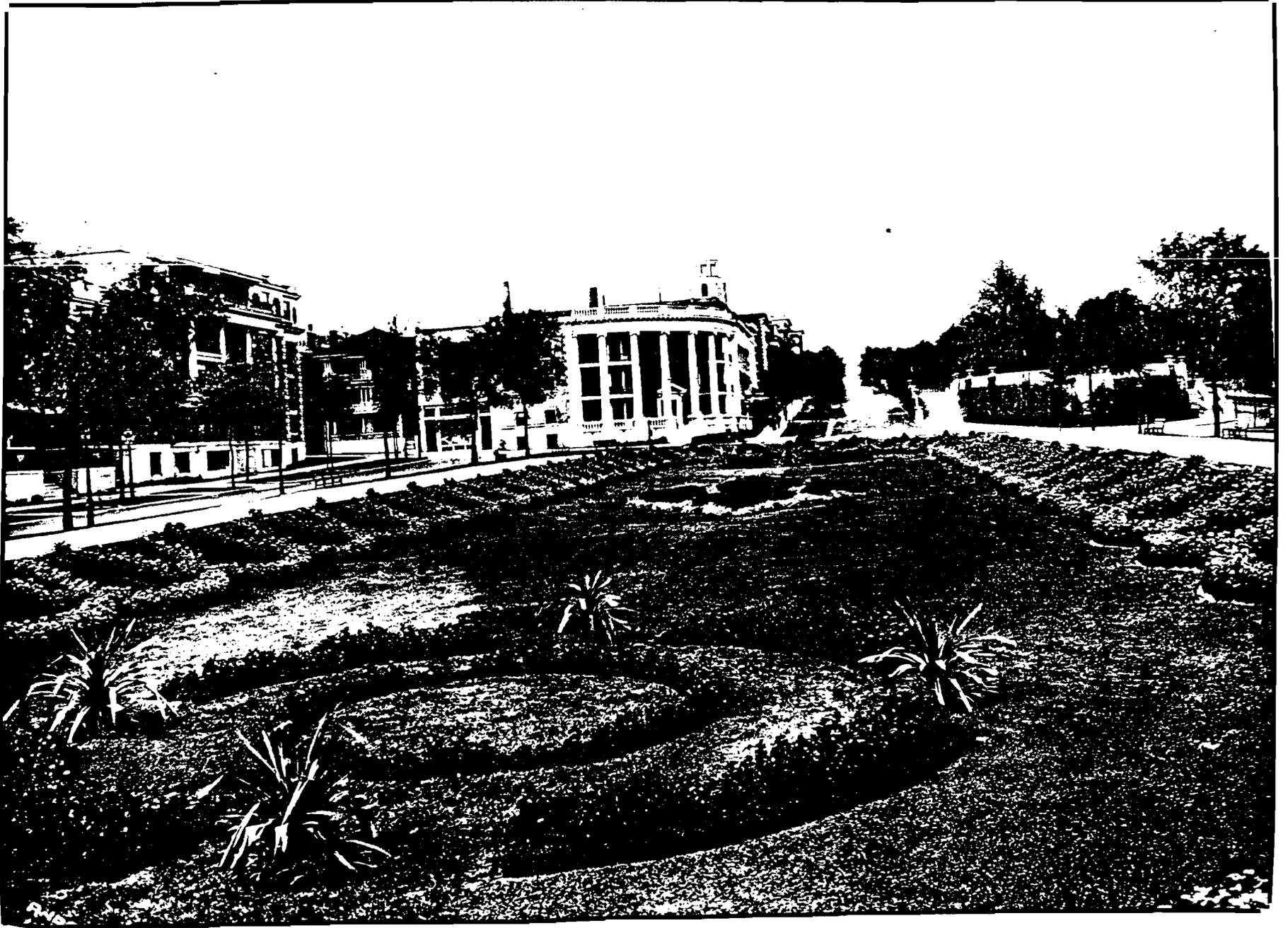


Fig. 2



Fig. 3

and several other early twentieth century colonnaded-type apartments that influenced Collins in his plan for the landmark Colonnade Apartments (210-219 Armour Boulevard; demolished).

William H. Collins

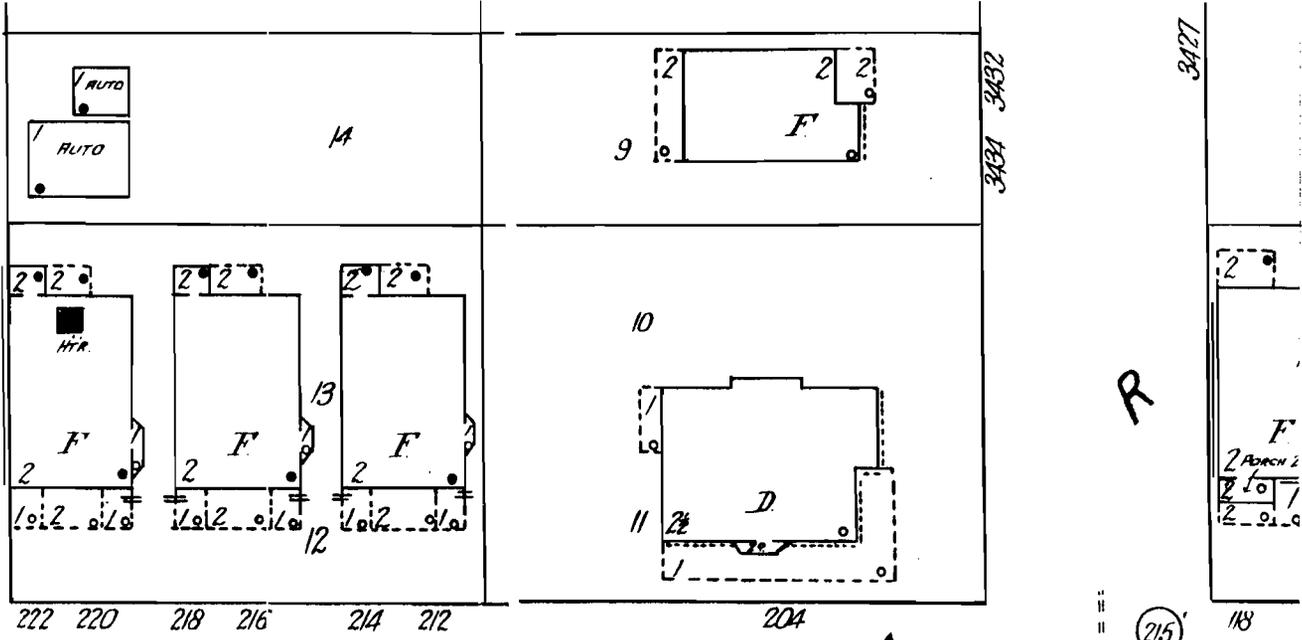
William H. Collins (1866-1941), a veteran in the building field in Kansas City, Missouri, was born in Marietta, Ohio. After attending business college in Muncie, Illinois, Collins came to Kansas City during the 1880s real estate boom. Although he was interested in the housing market, Collins found work at Bernheimer Brothers and soon thereafter took a bookkeeping job at the Kansas City Star because he felt real estate at that time offered him no security.

It was during the mid-1890s that Collins left his job at the Kansas City Star to begin a full-time career as a builder and realtor. He founded the W. H. Collins Investment Company, one of the few real estate firms not in the brokerage field. The company handled only those properties which it had built or owned.

During his career as a builder, Collins built hundreds of bungalows throughout the metropolitan area of Kansas City, but it was his designs for several substantial apartment buildings for which he became noted. In the first decade of the twentieth century, Collins pioneered a new style of apartment building that eliminated the "long hall type of suites" that were characteristic of the early flats that existed in Kansas City. With the design of the Colonnade (201-219 W. Armour Boulevard) and the Collinwood (2501-19 Linwood Boulevard), two apartments that Collins gave his name to, the "Collins Plan" became a standard. Every apartment in these two buildings featured five rooms including two bedrooms and a maids room with a rear entrance. Both apartment buildings were a full block in length and were most noted for their richly-embellished colossal columns which flanked the deep, multi-decked verandas (Figs. IV, V).

With the Colonnade, Collins planned for and built two small bungalows on both Wyandotte and Central Streets to keep other apartments from encroaching. The Colonnade and the Collinwood were two key apartment structures in Kansas City because of their innovative floor plan they introduced and for the decorative facades and colonnaded porches. Unfortunately, they were both demolished in 1963 and 1967, respectively.

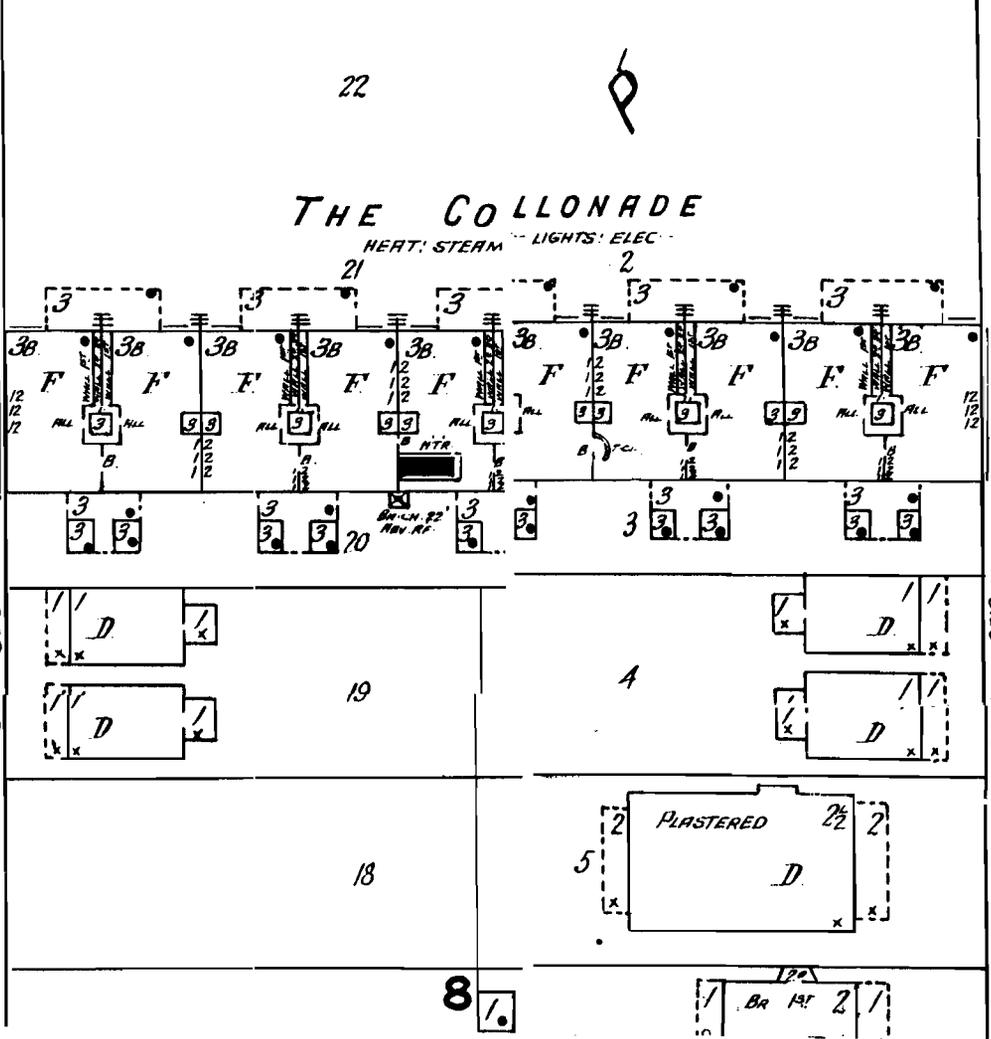
The visibility, prominence and unequalled quality of Collins' Colonnade Apartments, more than likely heralded a trend in apartment design that had just begun to surface in the early 1900s. The popularity of the colonnaded-type apartment in Kansas City steadily



222 220 218 216 214 212 204 118 100

W. ARMOUR B'LV'D

219 217 215 213 21 209 207 205 203 201



WYANDOTTE

3517 3515

3512 3514 3511 3509

3518 3516

3515 3513 3511 3509

3521

Fig. 4

3130
3132

6" W. PIPE - AV.

(253)

LINWOOD BLVD 100ft wide

20" W. PIPE

(257)

8" W. PIPE

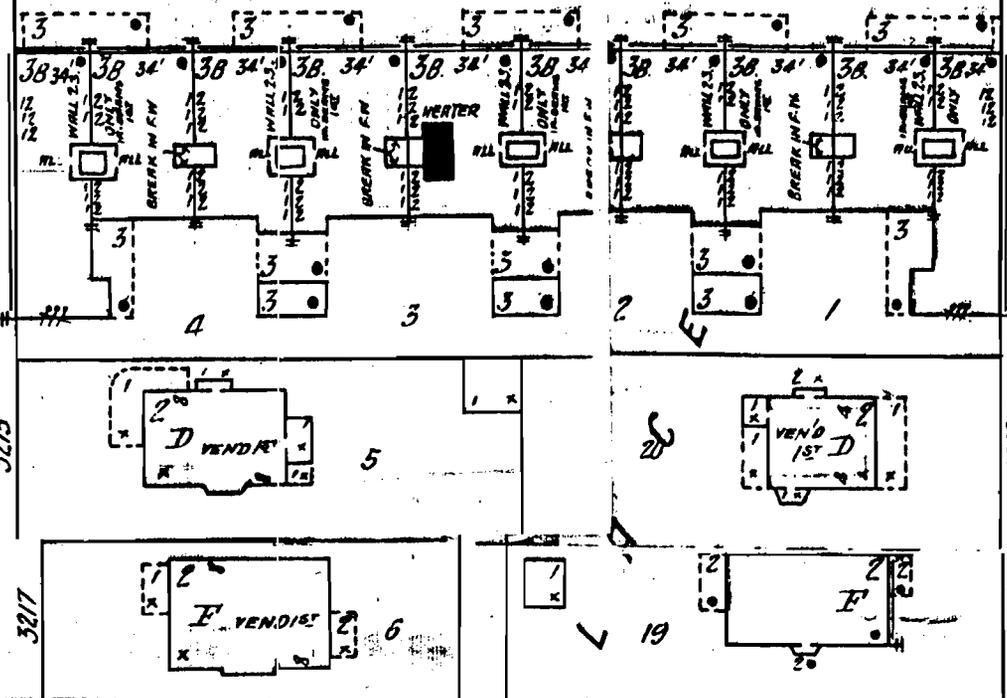
2501 2503 2505 2507 2509 2511 2513 2515 2517 2519

8" W. PIPE

T.H.

WABASH

THE COLLINWOOD APARTMENTS
HEAT - STEAM - LIGHTS - ELEC. W.C.



PROSPECT

3216

3217

3215

3216A
3212

3216

Fig. 5

climbed through the 1920s. "Correctly detailed and proportioned columns were definitely used for apartment houses in Kansas City in the very early years of the twentieth century and they were still popular in the 1920s."

Conclusion

Apartment living in Kansas City when it was first developed (like every other city across the U.S.), was considered to be a "necessity of life for the poorer classes." These tenement flats as they were called were box-like in design, poorly-lighted and ventilated, while their tenants suffered from the effects of ill-equipped plumbing and electricity. Yet as early as 1886, the term "flat" took on a new meaning in Kansas City. Bernard Donnelly, an active real-estate man, constructed the European-inspired Donnelly Flats for \$30,000 at 8th and Oak Streets. It appears it was these ornately decorated three-story Donnelly Flats, the forerunner of the modern apartment in Kansas City, that changed the course of apartment design and the subsequent acceptance by the wealthier class for apartment living.

At the turn-of-the-century when Kansas City gained a foothold on mass transportation and the parks and boulevard system, inspired by the City Beautiful Movement, became a reality, more and more people were drawn to the city as an appealing place to live. Then, "as the increase in the city's population accelerated, apartment houses must have seemed more attractive housing options to both the developer and the resident."

To satisfy the needs of this oncoming trend, developers and other speculators took advantage of the market climate and provided more livable apartments within the city. Reflecting early twentieth century aesthetics spurred on by the Worlds Columbian Exposition, and by a penchant in architecture for the Colonial Revival, the colonnaded apartment featuring multi-decked verandas became a popular design. For the most part, construction of the colonnaded apartment was focused in proximity to street-car lines. More the rule than the exception, the colonnaded apartment building was constructed in multiples; in some cases, depending on availability of land, clusters of the colonnaded apartment building stretched from one city block to another.

The overall surge in apartment construction peaked in the mid-1920s when a record number of units were built in Kansas City. It was also during this period that the popularity of the colonnaded apartment reached its limit. With the development of the high-rise, the increase in popularity of the automobile and mass marketing of the air-conditioner, porches were no longer a major consideration in either apartment or single-family home design. By the 1940s, porches had all but disappeared.

The Prototype Colonnaded Kansas City Apartment Building and Its Sub-Types

The Prototype Colonnaded Apartment Building

The prototype Kansas City colonnaded apartment (see section on W. H. Collins) was a three-story, walk-up apartment featuring six units with two apartment units per floor, exterior projecting porches with full-Corinthian columns supporting a flat roof and embellished with a wide, classically-inspired entablature. The basic floor plan for these prototype colonnaded apartments is the walk-up with a central entrance/stairway featuring two apartments on each landing. A rear recessed stairwell is centrally placed. Each apartment contains a living room, dining room, kitchen, bath, and bedroom, in addition to an open front porch.

Features of the Prototype Colonnaded Apartment: Full-Columns, Three-Story Materials: The structure is brick with either fluted or unfluted columns executed in stucco, stone or wood (Fig. VI).

Dates: 1911-1924. A large number were constructed in 1922-24. Unfortunately, The Colonnade and The Collinwood, the premier prototype colonnaded apartments in Kansas City, have been demolished.

Style: Columns featuring Doric, Ionic and Corinthian capitals are placed on a raised stone or brick foundation which acts as a plinth.

Porch Roof: Flat, pedimented, Mission-style parapet.

Porch Placement: Porch placement is either full or partial-width on the main facade.

Floor Plan: Walk-up, six-plex, two units per floor; each unit features its own porch. Occasionally, a projecting bay is incorporated on the secondary facade(s). The rear facade has a wooden stairwell, centrally-placed. A variation of the basic walk-up, three-story full-columns apartment building is the attachment of additional like units to the main facade.

Architect/Builder: Architects/builders responsible for this building type include Zurn Building Company; T. C. Mitchell, C. O. Jones, builders; Weaver Realty.

Fig. 6



Sub-types of the Colonnaded Apartment

Apart from the prototype colonnaded apartment, many sub-types were constructed in Kansas City between 1905 and 1924. These variations or sub-types can be seen in the use of orders of columns, placement of the porches on the facades, the number of stories, the placement of columns on piers (rather than the use of colossal columns) and the various types of porch roofs. Variations of the basic floor plan include additional apartments on each floor with no porch and the placement of rear porches as well as front porches.

Full-Column, Two-Story

Materials: The building is usually constructed of brick and the columns, fluted or unfluted, are constructed of stone or wood (Figs. VII, VIII).

Date: 1910-1914.

Style: Columns feature Tuscan, Ionic or Corinthian capitals.

Porch Roof: Flat, hipped.

Porch Placement: Placement is either full or partial-width on the main facade. Some variations occur including the placement of the porch on the corner of the building.

Floor Plan: A walk-up containing four-units, one apartment deep, two units per floor, each with an exterior projecting front porch. A recessed, wooden stairwell is centrally-placed on the rear facade (Fig. IX).

Architect/Builder: Architect/builders responsible for this building type include Otis Goddard, James Hogg, architects; J. C. Williams, builder.

Column-Over-Pier, Two-Story

Materials: Structure is brick with brick piers and wooden columns. Columns, unfluted, rest on a stone base (Fig. X).

Date: 1900-15.

Style: Columns feature Doric and Ionic capitals with brick piers.

Roof Porch: Flat.

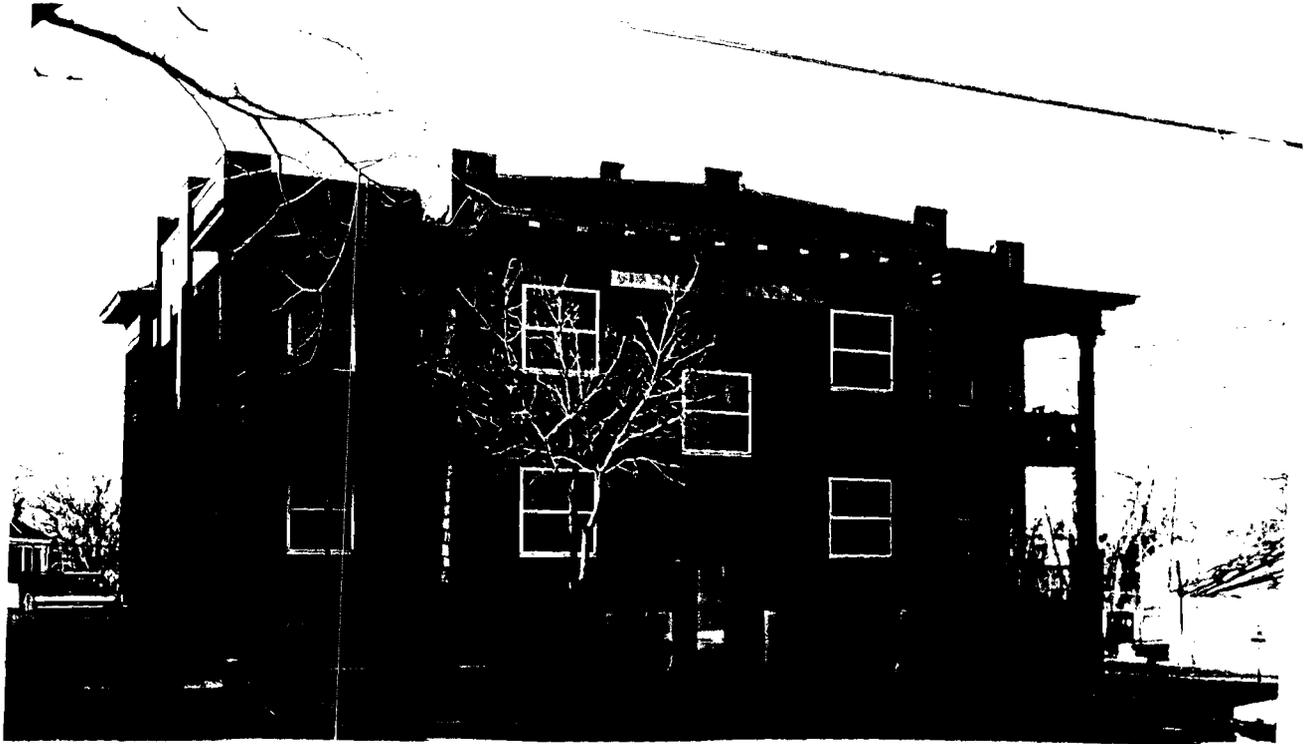


Fig. 7



Fig. 8

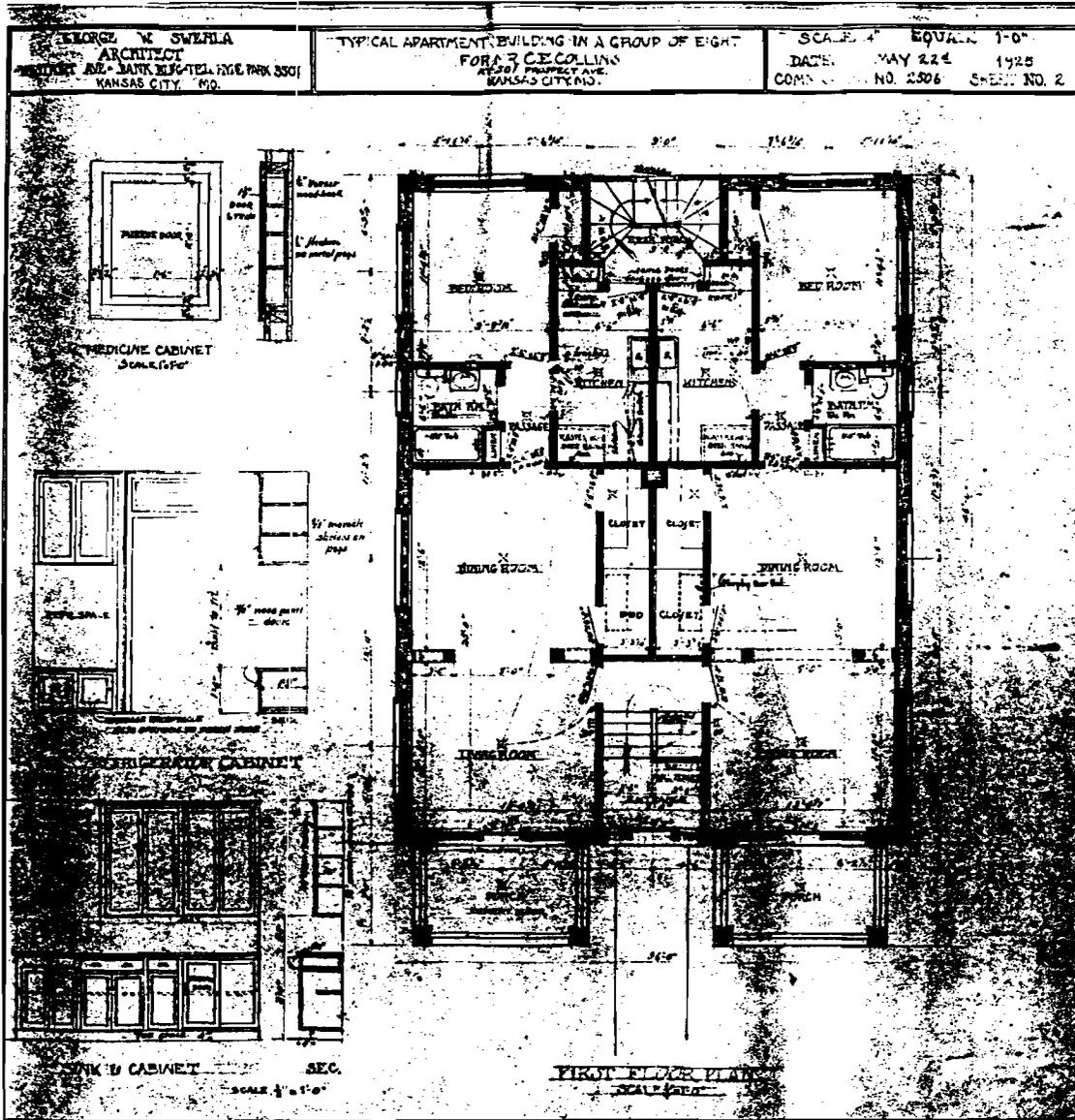


Fig. 9



Fig. 10

Porch Placement: The porch is placed on either the full or partial-width of the main facade.

Floor Plan: A four-plex with four individual entrances on the main facade or a central entrance. Each unit has a front porch, while some feature rear porches.

Architect/Builder: Architects responsible for this building type include J. H. Martling, Edgar P. Madorie, architects.

Column-Over-Pier, Three-Story

Materials: The structure is constructed of brick with either brick or stone piers. Columns, both fluted and unfluted, are executed in wood (Figs. XI, XII).

Dates: 1900-1923.

Style: Columns feature Doric, Ionic, Tuscan and Corinthian capitals. An unusual variation is the use of a battered column.

Porch roof: Flat, pedimented, gable, pyramidal, hip, and mansard.

Porch Placement: The porch runs the full or partial-width of the main facade. The majority of the porches are partial-width, each porch section flanking the central entrance. A variation of the corner placement is also used.

Floor Plan: Basic walk-up, two units per floor. An open or enclosed rear porch is found on many of these sub-types. The attachment of an additional set of units is also found. Some larger examples featured centralized, open wooden stairwells on the secondary facade and additional apartments per floor (Fig. XIII).

Architect/Builder: Architects/builders responsible for this building type include Jackson and McElvain, Charles Horstman, E. O. Brostrom, Nelle E. Peters, Samuel B. Tarbet, G. M. Williams---architects; C. O. Jones, McCanles Realty, John Smither, Butler Weaver Realty, Carl Vrooman, Charles E. Phillips---builders/realtors.

Column-Over-Pier, Four-Story

Materials: The structure is buff or red brick with rusticated stone or brick piers. Columns are wooden and fluted (Figs. XIV, XV).



Fig. 11



Fig. 14

Date(s): 1910-23.

Style: Columns feature Doric and Corinthian capitals.

Porch Roof: Flat.

Porch placement: The porch placement is partial-width or corner. A variation is a recessed placement of the porch on a "U"-shaped facade where the porch is flush with the facade rather than projecting from it.

Floor Plan: Basic walk-up with two units per floor. In addition, a variation of this sub-type includes a total of six apartments per floor. An apartment in the front and back each having a porch and an apartment in the middle with no porch (Figs. XVI).

Architect/Builder: Architects/builders responsible for this building type include John McKecknie, E. P. Madorie---architects; B. G. Mitchell, builder.

Open, Top-Story Porch, Three and Four-Story

Materials: Brick structures with brick piers, fluted and unfluted wooden columns: (Fig. III).

Dates: 1902-12.

Style: Columns feature Doric and Tuscan capitals.

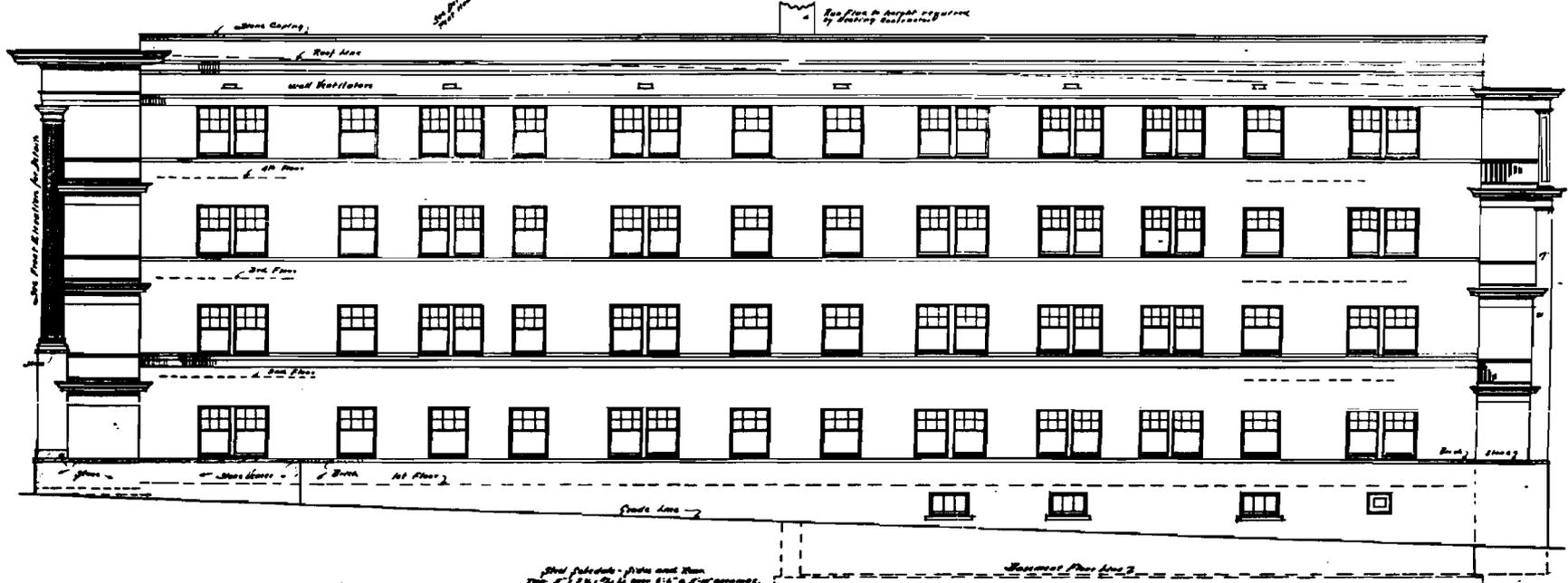
Porch Roof: Bracketed, polygonal and bracketed hip with tiles.

Porch placement: The porch is a partial-width placement.

Floor plan: Basic walk-up type with two units per floor. A variation is the connection of two six-plexes. Each apartment has six rooms plus a bath and are arranged in such a way as to open into one suite. Both a front and back porch are provided for each apartment.

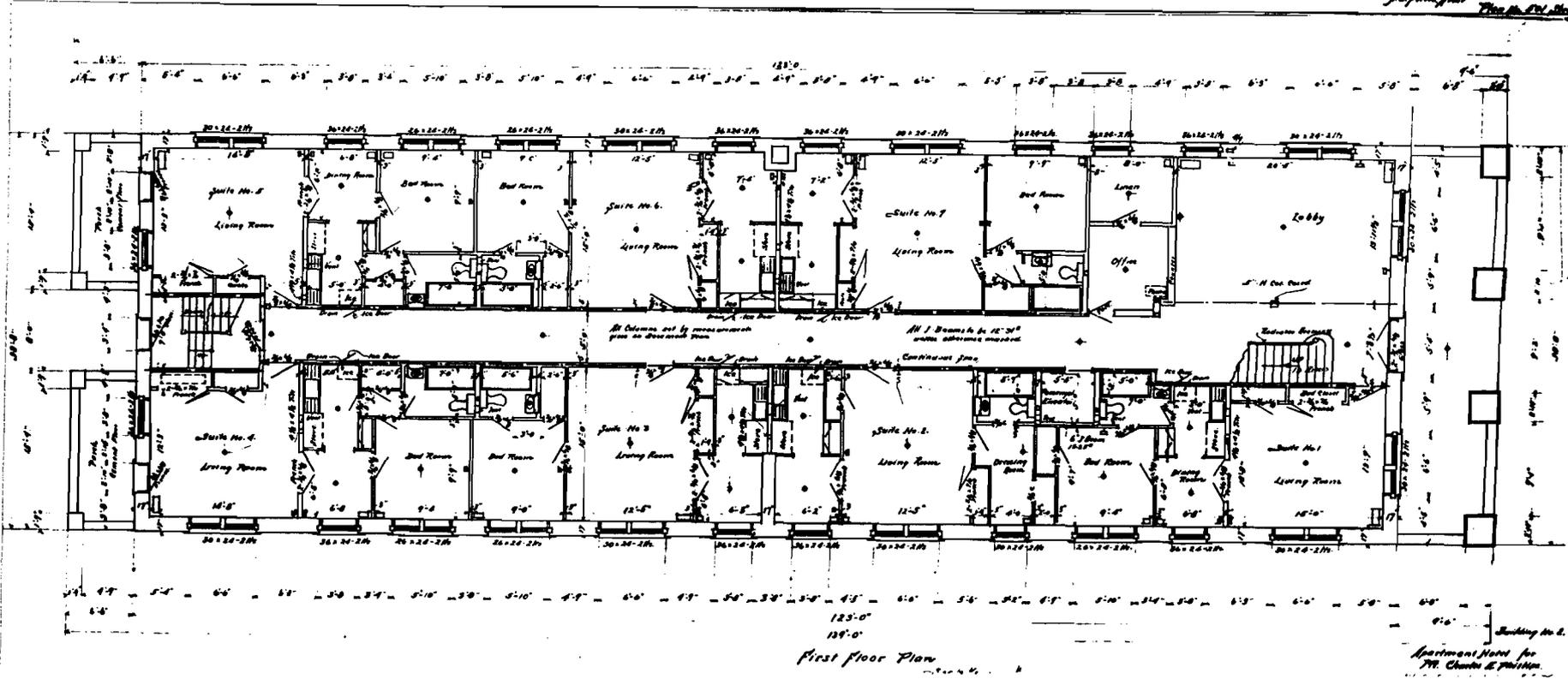
Architect/Builder: Architects/builders responsible for this building type include Rudolf Markgraf, Shepard, Farrar & Wiser, John McKecknie---architects; Buford G. Mitchell, builder.

Other variations for which single examples have been found are pier-over-columns-over-pier (four-story); pier over a combination column and pier; and pier-over-column (three-story).



West Side Elevation
Scale 1/4" = 1'-0"

Building No. 2
Apartment Hotel for
Mr. Charles E. Perkins
100 S. East 4th St. N. C. T. C.
J. E. Jones, Architect



First floor Plan

Building No. 2
Apartment Hotel for
Mr. Charles E. Perkins

Fig. 16

Issues of Integrity

It appears that a majority of the extant colonnaded/sub-type apartment buildings have maintained their integrity. Alterations that have occurred include the enclosure of the rear porches and stairwells, the removal of the capitals on the main facades and modification of original balustrades. These changes and/or conditions may cause a number of buildings to lose potential for eligibility for listing in the National Register of Historic Places.

The colonnaded/sub-type apartment buildings were usually built in multiples or clusters, (Fig XVII). During this preliminary survey, single examples of these types of apartment buildings were found next to vacant lots which presumably housed other colonnaded/sub-type apartment buildings. Several buildings identified during the reconnaissance survey were in deteriorated condition as well as in the process of demolition.

Socio/Economic Profile of the Colonnaded Apartment

Who lived in these structures? An overview of social registers from the first decades of the twentieth century reveal that these apartments appealed to the white-collar class including professionals, businessmen and entrepreneurs. In the case of the Colonnade Apartments, which displayed the most flamboyant of exterior designs, a 1907-08 Kansas City Blue Book lists, among others, Mayor Henry M. Beardsley and the prominent businessman, James M. Kemper as tenants. In addition, the William H. Collins' family resided in this apartment building. With the exception of the Colonnade Apartments, there does not appear to be any correlation between the exuberance/profusion of exterior decor and the "quality" of tenants.

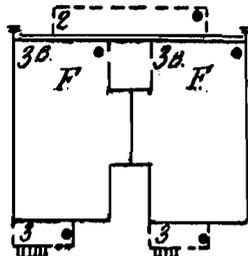
211

502 MAIN

T.H.

3800 3802

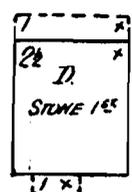
3816 3818 3820



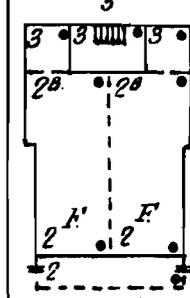
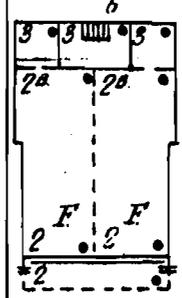
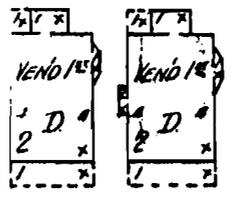
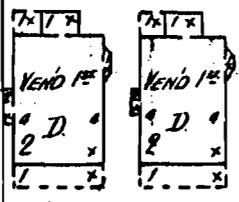
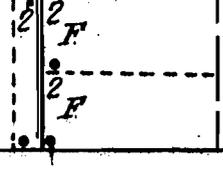
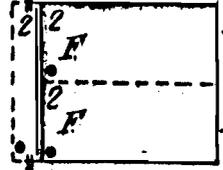
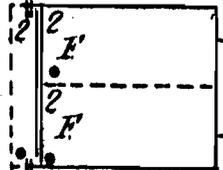
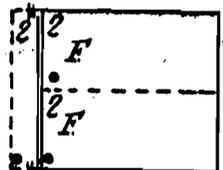
17' 250 GAL. GASOL. TANK UNDERGROUND

GARAGE

CEMENT FLOOR.



11
15
17
19
21
23
25
27



BALTIMORE

AV. 50 ft wide

R

3807 3809 3811 3813 3817 3819 3821 3823

221

D.H.

T.H.

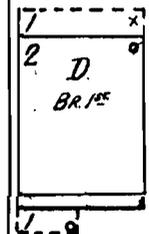


Fig. 17

Criteria for Evaluation

The criteria for evaluating the colonnaded/sub-type apartment buildings as potential nominations to the National Register of Historic Places was developed by using the National Register Criteria for evaluation. These criteria were then applied to specific local examples. Those buildings which appear to be eligible for National Register nomination fall into two basic categories: 1.) Multiples or clusters of colonnaded/sub-types apartments and 2.) Individual property types. Both groups are potentially eligible under criteria A, B and C listed below:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history:

Colonnaded/sub-type apartment buildings that meet this criterion might include:

- * Buildings associated with specific events that have made a significant contribution to the broad patterns of our history.
- * Buildings that exemplify the development of the colonnaded apartment as it relates to the overall history of apartment construction in Kansas City.
- * Buildings that form clusters and or districts that illustrate the patterns of development of the colonnaded apartment and its subtypes.

B. that are associated with the lives of persons significant to our past:

Colonnaded/sub-type apartment buildings that meet this criterion might include:

- * Buildings that were the residence of persons significant to our past.

- * Buildings that were the residence of individuals who made significant contributions (locally, statewide or nationally) during their association with the property.

- * Buildings that are associated with the work of developers, builders, or others significant to our history.

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction:

Colonnaded/sub-type apartment buildings which meet this criteria might include:

- * Buildings that are notable for important technological accomplishments (i.e. floor plans, structural systems, introduction of elevators).

- * Buildings that exemplify significant architectural styles.

- * Buildings that exemplify outstanding examples of landscaping and siting.

- * Buildings that exemplify outstanding use of materials.

- * Buildings that are the work of skilled architects, landscape architects, urban planners, builders, developers, craftsmen, artists, or sculptors.

Recommendations:

The following colonnaded/sub-type apartment buildings, gathered from the completed surveys, are potentially eligible for listing in the National Register of Historic Places as part of a thematic nomination. It should be noted that two buildings, The Dorson Apartments (912-918 Benton Boulevard) and the Collins Flats (100-106 W. Armour Boulevard) are already

listed in the National Register of Historic Places. It is recommended that the following examples be considered in the final evaluation prior to the preparation of the thematic nomination. Once a survey of the colonnaded sub-type apartment building has been completed, additional structures should be added to this list.

502-520 Maple
4302-04, 4310-12, 4314-16 Oak
301-321 E. 43rd Street
4309-17 McGee
2611-17 E. 29th Street
2610-20 E. 30th Street
400-03, 404-06 E. 43rd Street
2409-11, 2418-20, 2515-17 E. Linwood Boulevard
304-06 Gladstone Boulevard
1003 Benton Boulevard
1116 E. 9th Street
2718-20 Linwood Boulevard
609-11 W. 33rd Street
3507-13 Gillham Road

Further, it is recommended that additional research be conducted on architects, builders and or developers associated with this building type.

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1. Purpose: The purpose of this project will be to establish an integrated approach to the identification, registration and management of an important cultural resource, the Kansas City Apartment Building. The project will seek to gain an understanding of the development of apartment buildings in Kansas City from the introduction of this type, ca. 1885 through 1940, in an effort to assess the contribution of these buildings, as well as specific individual examples, to the architectural and cultural heritage of this city.

The project will be phased over three years and the first phase will have the following objectives:

- 1) To conduct a sample inventory and survey of apartment buildings in Kansas City, Missouri.
- 2) To develop an historic context for the building type.
- 3) To develop criteria for evaluating the significance of these buildings.
- 4) To prepare recommendations for further survey work.

The preliminary survey results will contribute to a greater understanding of multiple unit residences in Kansas City and be used for the following additional projects:

- a. The eventual identification of apartment building eligible for both the National Register and the Kansas City Register.
- b. To garner awareness of this important local resource from community residents, other city departments and federally funded agencies.
- c. The documentation of a rapidly disappearing building type.
- d. The expansion of the city's overall preservation program that shall encourage public education and participation throughout the survey.

2. Justification: The Kansas City apartment building is a ubiquitous type of multiple residence that has received little historical analysis. While many people acknowledge a 'colonnade front' or sleeping porch formation as being unique to Kansas City, no thorough analysis of this specific form or the historical development of apartment buildings has yet to be undertaken. The first multiple unit buildings appear on the Atlas of Kansas City, Missouri in 1886. These buildings are generally brick, two stories in height and if still extant have a one story porch with roof balustrade. These four unit buildings will be the starting point for research into the historical development of the more elaborate three story and greater apartment houses that are scattered throughout the city. An initial sample survey will be conducted in the Northeast Neighborhood and a section of Linwood Boulevard. The Northeast has been selected because it is a neighborhood that is relatively intact and that possesses examples that range from the initial 4 unit brick building (ca. 1885) to larger apartment buildings constructed in the 1930's. Linwood Boulevard, from Campbell Street to Benton Boulevard will also be included in the sample survey to ensure that more ornate apartment buildings are evaluated during the preliminary phase.

The need for developing the eventual products of an historic context, survey forms, evaluation criteria for the building type and a bibliography is to create a frame work for conducting further intensive level survey leading to the production of a National Register Thematic Group Nomination. It is also anticipated that such a study will inspire additional research into this form of housing. The introduction of apartment buildings mark pivotal points in the social and urban history of Kansas City and across the nation. Because little information exists on the inception, architectural trends and the contribution of apartment houses to the physical development of Kansas City, the project will add to the overall knowledge of broad urban development patterns and enhance the body of national documentation on this important building type.

3. Survey Methods: The proposed study unit shall be entitled "Apartment Buildings in Kansas City, Missouri; their introduction (ca. 1885) through 1940." These dates signify the introduction of this type through periods of the city's urban expansion. Due to the great number of apartment buildings in Kansas City, a sample survey has been proposed that shall document only those buildings which possess the requisite integrity needed for National Register listing. The first phase of the project will rely upon data collected from the 1886, 1891 and 1907 Kansas City Atlases and the early 20th century Sanborne Maps. A preliminary sample will be created from these sources. Once all information has been recorded onto survey forms (e.g. brick 4 unit 'flat'), the addresses will be compiled and run through the City's listing of existing structures to verify which are still extant. This list will then be analyzed against the building permit files to determine which have had the fewest alterations, therefore retaining sufficient original integrity. Once this initial list is made, a field survey will begin to photograph 150 buildings that shall constitute the sample. The survey shall present a research design that will include examination of primary and secondary source material such as period journals (Western Contractor, etc.), public records (water permits, census records, maps, etc.), contemporary histories and oral interviews and recorded on inventory forms. The current literature that has explored this building type on a local and national level (e.g. the work of Elizabeth Cromley, Department of Design Studies, State University of New York at Buffalo and other scholars) will be investigated to place Kansas City apartment buildings within a broader historic context.

The Landmarks Commission's existing inventory shall provide the initial basis of evaluation and be relied upon as the 'control'. Buildings that are presently listed in the National Register of Historic Places, either individually or within an historic district will be assessed against the 150 property 'sample'. It is anticipated that additional variants of this building type will have been previously documented within the survey files and that more definitive analysis will be developed for forms like apartment-hotels.

The products that shall result from the project are the following:

- 1) 150 historic inventory forms that make up the 'sample' survey, 3" x 5" black and white photographs of the sample buildings, a location map and a map of the survey area with inventoried properties keyed as to date of construction, etc.
- 2) An outline of historic context.
- 3) Criteria for evaluating the significance of apartment buildings
- 4) Recommendations for further survey work.
- 5) A bibliography.

4. Brief Physical Description: The "Northeast" neighborhood experienced fairly steady growth during the 1880's through the 1930's. It possesses a fine display of apartment buildings that are not as endangered as those of comparable age in neighborhoods east of Troost Avenue. The area also presents a diversity of what are locally known as 'colonade front' apartment buildings. The Linwood Boulevard survey area, (from the intersection of Campbell Avenue to Benton Boulevard) reflects the exclusive residential districts which provided apartment living to the more affluent Kansas City residents. Linwood Boulevard, like Armour Boulevard, has some of Kansas City's most architecturally distinguished, large scale apartment buildings constructed during the first decades of the twentieth century.

5. Overall Local Preservation Program: The survey data and final products will create an overall framework in which to evaluate Kansas City Apartment buildings. This long overdue study will also provide the necessary context to assess the early multiple unit buildings throughout the city. The continued demolition of this common residential type makes this study needed to ensure that important resources have been identified, registered and protected. The recognition of apartment buildings should also lead to additional preservation and rehabilitation projects, greater public understanding of the importance of these buildings and more sensitive neighborhood planning undertaken by the City.