

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 Armour Boulevard Post-World War II Apartment Building Historic District

other name/site number N/A

2. Location

street & town 640 and 701 East Armour Boulevard; 3457 Holmes Street N/A not for publication

city or town Kansas City N/A vicinity

state Missouri code MO county Jackson code 095 zip code 64111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 September 29, 2007
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 Historic Preservation Commission

I hereby certify that the property is: Signature of the Keeper _____
Date of Action _____
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register.
 See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

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

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

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

Contributing	Noncontributing	
3	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
3	0	Total

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

Number of contributing resources previously listed in the National Register

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

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC / multiple dwelling

DOMESTIC / multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Modern Movement

foundation CONCRETE

walls BRICK

CONCRETE

roof SYNTHETICS

other Limestone

Narrative Description

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

See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1946-1951

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

McIntyre, George E., architect

Willis, Luther Orville, architect

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property approximately 2.5 acres

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundary of the Armour Boulevard Post-World War II Apartment Building Historic District is shown on the accompanying USGS and aerial view boundary maps. In general, the District occupies the three parcels at the northwest, northeast, and southeast corners of the intersection of Armour Boulevard and Holmes Street, which are City Parcel Numbers 131666, 128501, and 128327; Jackson County Parcel Numbers JA3021004020000000, JA2984029190000000, and JA2984028100000000, respectively.

Property Tax No. N/A

Boundary Justification

(Explain why the boundaries were selected.)

The boundary of the Armour Boulevard Post-World War II Apartment Building Historic District includes the parcels that have been historically associated with the three contributing resources. Beyond the boundary, there is a significant change in character and the properties do not have associations with Post-World War II apartment building development.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Kerry Davis, Architectural Historian and Sally Schwenk, Historian

organization Sally Schwenk Associates, Inc. date April 2007

street & number 112 West 9th Street, Suite 415 telephone 816-221-2672

city or town Kansas City state MO zip code 64105

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 Please see continuation sheet for Property Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Armour Boulevard Post-World War II Apartment Building Historic District
Jackson County, Missouri
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

SUMMARY DESCRIPTION STATEMENT

The Armour Boulevard Post-World War II Apartment Building Historic District is located at the intersection of East Armour Boulevard and Holmes Street in Kansas City, Jackson County, Missouri. This 2.5-acre district is in a historic Midtown residential area characterized by three- to ten-story apartment buildings constructed during the first half of the twentieth century. The District includes three contributing apartment buildings, one each located on the northwest, northeast, and southeast corners of the intersection of East Armour Boulevard and Holmes Street. There are no non-contributing resources. The three buildings date from 1946 to 1951. Each of the contributing buildings reflects a different Working- and Middle-Class Apartment Building property sub-type: "Low-Rise Walk-Up Apartment Building," "Mid-Rise Apartment Building," and "High-Rise Apartment Building" as established in the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri."

The buildings range in size from a three-story, twenty-four-unit low-rise to a ten-story, eighty-two-unit high-rise. Each building exhibits the influence of the mid-twentieth century Modern Movement style. The poured concrete floors and foundations and reinforced concrete block walls are structural systems reflecting their time of construction. They each feature brick veneers covering their concrete walls. Decorative treatments are restricted to masonry elements including limestone, cast stone, and brick coursework and patterning.

As a contiguous grouping of mid-twentieth century apartment buildings, the three resources within the District retain a high degree of architectural integrity. All of the buildings retain integrity of location, design, setting, workmanship, feeling, and association. The only significant loss of material is the replacement of original windows. All the buildings in the District meet the integrity criteria for their property type and sub-type and period of construction documented in Section F of the above-referenced MPDF. Each of the resources successfully conveys its period of construction and its associations with the development of residential apartment building styles, plans, and types that emerged in the decade immediately following the end of World War II.

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Armour Boulevard Post-World War II Apartment Building Historic District
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**FIGURE 1: GENERAL LOCATION MAP
KANSAS CITY, MISSOURI**

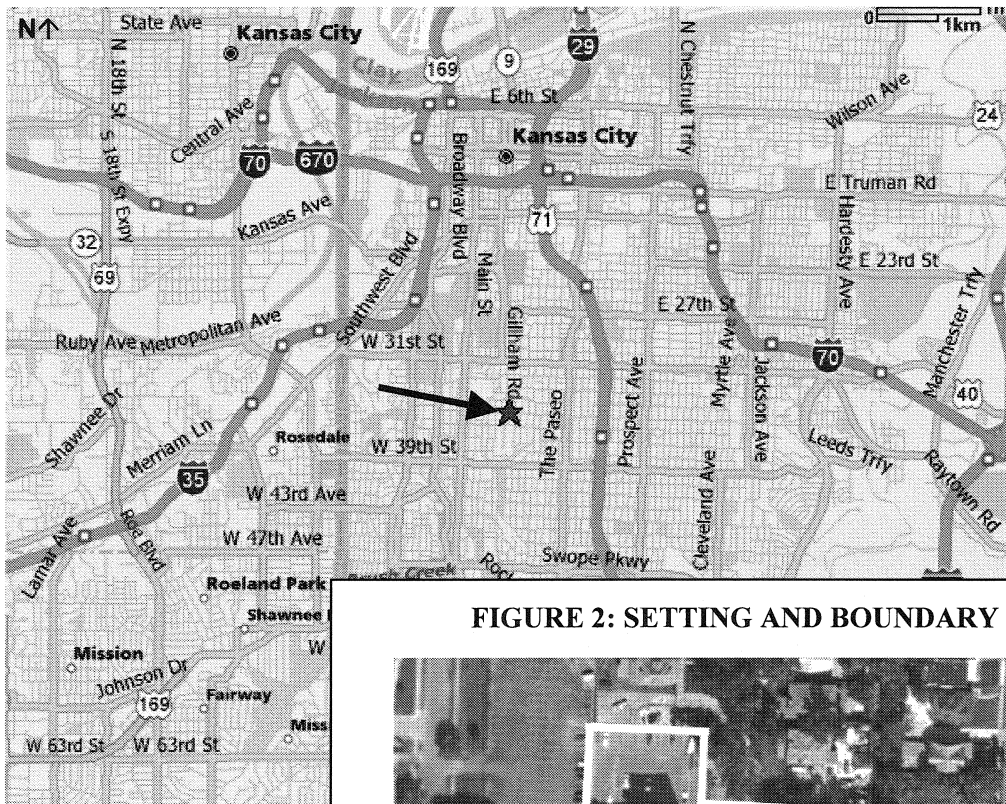
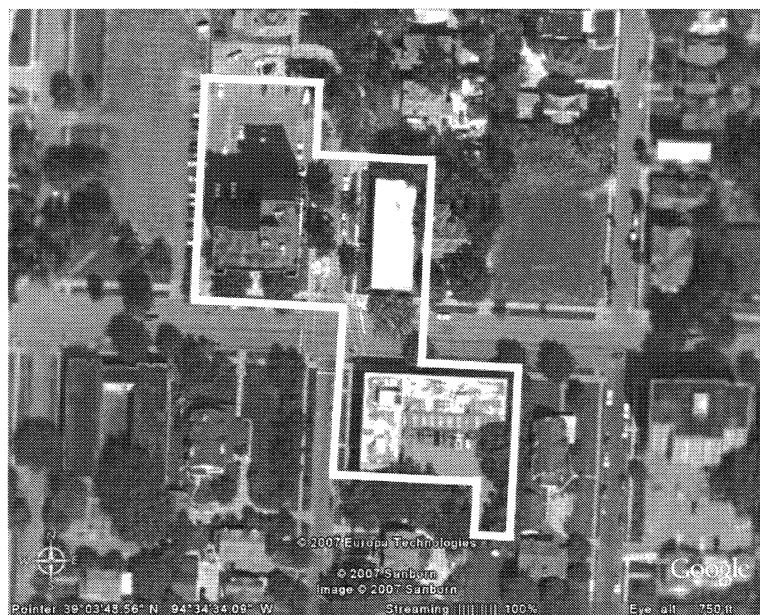


FIGURE 2: SETTING AND BOUNDARY MAP



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Armour Boulevard Post-World War II Apartment Building Historic District
Jackson County, Missouri

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

ELABORATION

SETTING

The Armour Boulevard Post-World War II Apartment Building Historic District is located along East Armour Boulevard, a wide thoroughfare characterized by large three- to ten-story brick-faced apartment buildings constructed during the first half of the twentieth century. The District comprises a unique cluster of mid-twentieth century apartment buildings among a streetscape that consists primarily of apartment buildings constructed between World War I and World War II. The three contributing properties are each located on corner lots at the intersection of East Armour Boulevard and Holmes Street, three miles south of Kansas City's central business district. The lots include the northwest, northeast, and southeast corners of the intersection. East Armour Boulevard is a broad, four-lane avenue with concrete curbs, a wide grassy verge, and broad sidewalks lined with mature deciduous trees. All of the buildings along East Armour have a very similar setback that unifies the streetscape. Holmes Street is a narrower, two-lane, one-way street characterized by two-story single-family residences and a few small three-story low-rise walk-up apartment buildings constructed before World War II. The buildings occupy generally rectangular lots of various sizes platted in the traditional urban grid pattern.

ARCHITECTURAL STYLE

The three apartment buildings that comprise the District exhibit the influences of Modern Movement architectural treatments that developed after World War II and gained widespread popularity during the 1940s and 1950s. In particular, they reflect adaptations of the modernist design aesthetic promulgated after World War II by the Federal Housing Administration (FHA). The lack of applied ornamentation, the preference for a smooth wall face, and an overall geometric aesthetic unify these buildings visually. The contributing buildings date from 1946-1951. Each building has a reinforced concrete block structure with brick facing. The buildings are three to ten stories in height, with flat roofs and either L-shaped or rectangular footprints. Two of the buildings exhibit architect-designed treatments; the third building is a modest vernacular application of the modernist genre.

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Armour Boulevard Post-World War II Apartment Building Historic District
Jackson County, Missouri
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

PROPERTY SUB-TYPES

The Low-Rise Walk-Up Apartment Building dates from the early twentieth century and contains at least six self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units; is at least three and no more than four stories in height; and has a single main public entrance door that accesses a small entrance vestibule and/or stair hall. Its plan features a single double-loaded corridor or a double-loaded corridor in a cross-axis, L-shaped, or T-shaped plan.

The Mid-Rise Apartment Building was designed to contain at least fifteen self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units; to be at least five and no more than eight stories in height; and to have a single main public entrance that accesses a small entrance vestibule and/or lobby space. The interior plan consists of either a single double-loaded corridor or a double-loaded corridor in an L-shaped, U-shaped, or T-shaped plan. This property sub-type may have an elevator.

The High-Rise Apartment Building contains at least twenty-seven self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units; is at least eight and no more than twelve stories in height; and has a single main public entrance that accesses a small vestibule and/or lobby that incorporates an elevator lobby. The interior plan consists of either a single double-loaded corridor or double-loaded corridors in an L-shaped, U-shaped, or T-shaped plan. These buildings have at least one elevator.

Architectural Descriptions

1. Armour Towers Apartment Building, 640 East Armour Boulevard

Date of Construction: 1950-1951

Architect: Luther Orville Willis

Builder: Collins Construction Company

The Armour Towers Apartment Building is a ten-story Modern Movement High-Rise Apartment Building property sub-type as defined in the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." It is located at the northwest corner of East Armour Boulevard and Holmes Street. The building is sited at the south end of a 135-by-250-foot rectangular lot. Parking, as originally designed, occupies the north end of the lot. The primary façade faces south onto East Armour Boulevard. Medium-sized deciduous trees shade the grassy front lawn and

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Armour Boulevard Post-World War II Apartment Building Historic District
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

line the narrow side lawn facing Holmes Street. A concrete walkway connects the primary entrance steps with the public sidewalk.

The reinforced concrete block structure of the building has a flat roof and forms a shallow L-shaped plan with nine bays facing onto East Armour Boulevard and ten bays facing onto Holmes Street; the building measures 95 feet by 82 feet; the open face of the L faces north and is not visible from the street. Each elevation of this orange brick building is symmetrically arranged with a vertical emphasis. This verticality is achieved through the full-height projection of the outermost bays of the façade, as well as by the use of contrasting blonde face brick in continuous vertical bands that unify the windows at these locations and at the center bay. Square and rectangular (horizontal) window openings punctuate the exterior walls in vertical arrangements and corner window bays wrap each building corner. The one-story entrance porch at the center bay features each of its original elements, including the limestone stair treads, trapezoidal limestone cut-out canopy supports, canopy, and flanking planters on each side. A secondary entrance is at the center of the west elevation of the west wing, sheltered by a flat entrance canopy supported on angled brick sidewalls. A small brick penthouse at the north end of the roof houses elevator equipment and the boiler flue. Aside from the single-bay limestone entrance canopy and limestone parapet coping tiles, the building lacks any additional embellishment.

A small L-shaped entrance lobby retains the original trapezoidal lighting soffit, walnut paneling, and bank of mail delivery boxes. As with the exterior of the building, the interior exhibits minimal decorative embellishment. Each L-plan hallway retains the original double-loaded corridors, two elevators entrance doors, green and black asphalt tile floors, louvered wood outer "summer doors," hollow metal unit entrance doors, and small delivery openings with doors that access the kitchen within. The elevator and stair core are located at the axis of the L-plan. An additional stairwell is located at the west end of the west wing, accessed by a secondary entrance in the west elevation. The basement level retains the spaces originally designed for tenant storage, laundry, and children's recreation room (now serving as the maintenance office).

The building retains each of the original eighty-two units, eight each on floors one through ten and two on the basement level, in their original configuration and with the original spatial arrangements intact. There are two different unit plans — studio/efficiency and one-bedroom. The one-bedroom units, located at the corners of the building, incorporate both a living room and a separate bedroom; the studio unit's design features a combined living/sleeping room. All units have an adjacent narrow dining alcove/kitchen space, a full bathroom, two closets, and a dressing alcove.

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As with the exterior of the building, within each unit decorative treatments are restrained. The metal doorjambes, which have a simple surround, and window openings that retain their marble stools are the only trim. Most unit bathrooms have the original pastel blue and green ceramic tile walls and floors.

The Armour Towers Apartment Building retains a significant amount of its original integrity of location, setting, design, workmanship, feelings of its early post-World War II date of construction, and associations with the contexts developed in the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." In particular, it continues to convey the physical attributes of apartment design promulgated by the FHA during the early post-war period. Deterioration of the original steel casement windows led to their circa 2000 replacement with the existing one-over-one light aluminum sash units. This loss of material does not however impact the overall ability of the building to convey its original Modern Movement design and its ability to contribute to the District of like resources of the same period of construction and property type. Aside from the introduction of a new management office with a full-light entrance system within an original first-floor unit, the interior of the building retains all of its significant character-defining design elements, spaces, and materials.

2. Armour-Holmes Apartment Building, 3457 Holmes Street

Date of Construction: 1946-1947

Architect: J. F. Lauck Associates

Builder: Master Craftsman, Inc.

The Armour-Holmes Apartment Building is a three-story Modern Movement design located at the northeast corner of East Armour Boulevard and Holmes Street. The building is a Low-Rise Walk-Up Apartment Building property sub-type as documented in the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." It sits atop a slight knoll at the center of a lot that measures approximately 150 feet by 70 feet.

The red brick building has a flat roof and a rectangular footprint that measures 102 feet by 44 feet. The building's alignment is perpendicular to East Armour Boulevard with the primary entrance façade facing west onto Holmes Street. The west (primary) façade is nine bays wide and the north and south (side) elevations are four bays wide. The fenestration of each elevation has a regular rhythm but is asymmetrically arranged. Various window sizes and types reflect the function of the rooms within — a band of three one-over-one light wood sash windows allow natural light to enter the living rooms; small four-over-four light wood sash windows designate the location of bathrooms; and a single one-over-one

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Armour Boulevard Post-World War II Apartment Building Historic District
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

light wood sash window provides daylight and air to each bedroom. All of the windows have non-historic storm windows.

The primary entrance is located asymmetrically in the west (primary) façade in the third bay from the south end. A set of concrete steps sheltered by a non-historic awning link the public sidewalk with the building entrance. A second pedestrian entrance is at the center of the south (side) elevation. Typical of the Modern Movement aesthetic, decorative embellishment is restricted in favor of a relatively smooth wall face. The only exterior decorative treatments are continuous belt courses of soldier and header brick at the lintels and sills of the windows that terminate with stone blocks at wall corners.

The Armour-Holmes Apartment Building contains three floors and a full basement. A total of twenty-four apartments (eight per floor) flank a T-shaped corridor plan aligned with the two exterior pedestrian entrances. The building lacks a formal entrance lobby; the entrance leads directly into the stair hall.

The Armour-Holmes Apartment Building retains a high degree of integrity dating to its period of construction and clearly conveys its original location, setting, design, materials, workmanship, feelings of its early post-World War II date of construction, and associations with the contexts developed in the Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” In particular, it continues to convey the physical attributes of contemporaneous FHA apartment design guidelines. The only apparent alteration is the plywood infill of the secondary entrance door. This alteration is reversible and does not impact the overall integrity of the building and it retains all of its significant character-defining design elements and materials.

3. Alexander Hamilton Apartments Building, 701 East Armour Boulevard

Date of Construction: 1949

Architect: George E. McIntyre

Developer: Alexander Hamilton Apartments, Inc.

The Alexander Hamilton Apartments Building is a six-story Modern Movement style apartment building. The building is a Mid-Rise Apartment Building property sub-type as documented in the Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” The building stands at the southeast corner of East Armour Boulevard and Holmes Street and is sited at the northwest corner of a 132-by-180-foot rectangular lot. Parking, as originally designed,

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Armour Boulevard Post-World War II Apartment Building Historic District
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occupies the southeast corner of the lot. Shallow grassy lawn abuts the north and west sides of the building.

The reinforced concrete block structure forms an L-shaped plan with sixteen bays facing onto East Armour Boulevard, the primary facade, and ten bays facing onto Holmes Street. The L-shaped plan measures 161 feet by 102 feet. The open face of the L-plan faces south and is not visible from the street. Each elevation of this salmon-colored brick building is symmetrically arranged with a horizontal emphasis achieved through contrasting courses of red soldier brick at the lintel level of each story's windows. Framing the horizontal pattern of each elevation are full-height engaged brick piers that flank windows that wrap each building corner. Patterned brickwork clads the spandrels above and below these windows. Square and rectangular (horizontal and vertical) window openings punctuate the exterior walls in horizontal strands linked by brick belt courses. The primary entrance is at the northwest corner, located under a streamlined curvilinear silver aluminum visor canopy and featuring two single entrance doors, one each on the north and west elevations. Each entrance opening has full-light aluminum framed doors and full-height curved glass-block sidelight walls. Three small brick penthouses located on the roof house elevator equipment and exhaust blowers. Aside from brick course work and the Moderne awning, the building lacks any additional embellishment.

The original interior arrangement of the building is intact and includes a small entrance lobby at the northwest corner of the building. The entrance foyer features wood paneling and the lobby area has terrazzo floors, plaster walls, and a curvilinear plaster light soffit with rounded edges that wraps the ceiling. A non-original aluminum-framed airlock separates the foyer from the lobby.

The building contains seventy units arranged along an L-shaped plan of double-loaded corridors with two elevators and a stairwell located at the axis. The units include primarily one-bedroom apartments, however, each floor also features two, two-bedroom units and a studio efficiency¹ unit. Each unit is self-sufficient, containing a full kitchen in the one- and two-bedroom units and a closeted kitchen in the studio units, which also contain space for a pull-down Murphy bed. As with the exterior of the building, within each unit decorative treatments are restrained. Simple base molding provides the only trim. The bathrooms retain the original mosaic floor tile and ceramic wall tile.

¹ A studio efficiency unit has a combined living/sleeping space and separate bathroom spaces. There is no separate bedroom. Some have a partitioned kitchen area.

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Armour Boulevard Post-World War II Apartment Building Historic District
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The hallways lack any decorative treatment except for a plain base molding. The original unit entrance locations are intact, as are the two service/delivery access doors for each unit — an upper one for deliveries and a lower one for garbage. The building lacks a basement so the boiler room, laundry, janitor’s quarters, and tenant storage lockers occupy spaces on the first floor.

The Alexander Hamilton Apartments Building retains a significant amount of its original integrity of location, setting, design, workmanship, feelings of its early post-World War II date of construction, and associations with the contexts developed in the Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” In particular, it continues to convey the physical attributes of mid-rise apartment building design promulgated during the late 1940s and in the post-war period by the FHA. Deterioration of the original steel casement windows led to their circa 2000 replacement with the existing one-over-one light aluminum sash units. This loss of material does not, however, impact the overall ability of the building to convey its original Modern Movement design and to contribute to the District of like resources of the same period of construction and property type. Aside from the introduction of a new aluminum-framed, glazed airlock wall in the lobby and the application of non-historic carpet throughout the building, the interior of the Alexander Hamilton Apartments Building retains all of its significant character-defining design elements spaces and materials.

DISTRICT INTEGRITY

Developed as infill multiple-family housing during the post-World War II housing shortage, and designed and located in accordance with FHA guidelines, the District’s appearance is unique among the assembly of early twentieth century apartment buildings that compose the surrounding streetscape. The District is flanked on each side by the three distinct districts of the Armour Boulevard Multiple Resource Area (MRA) that are listed in the National Register of Historic Places. Located between Districts Two and Three of the MRA, the Armour Boulevard Post-World War II Apartment Building Historic District’s visual separation is readily apparent due to the high degree of integrity of setting and design from the period of construction between 1946 and 1951, as well as the adjacent open space and variation in set back and height of neighboring buildings. All of the buildings in the District retain the character-defining elements of Modern Movement style reflecting the influence of the International Style as it evolved in the 1930s and 1940s. In particular, it reflects FHA design guidelines for multi-family buildings established during the administration of Franklin D. Roosevelt and amended immediately after the end of World War II. The cumulative effect of the buildings’ retention of location, setting, design, materials, and workmanship strikingly conveys the feelings of the District’s period of construction and associations with post-World War II apartment design of affordable housing for the working and middle classes.

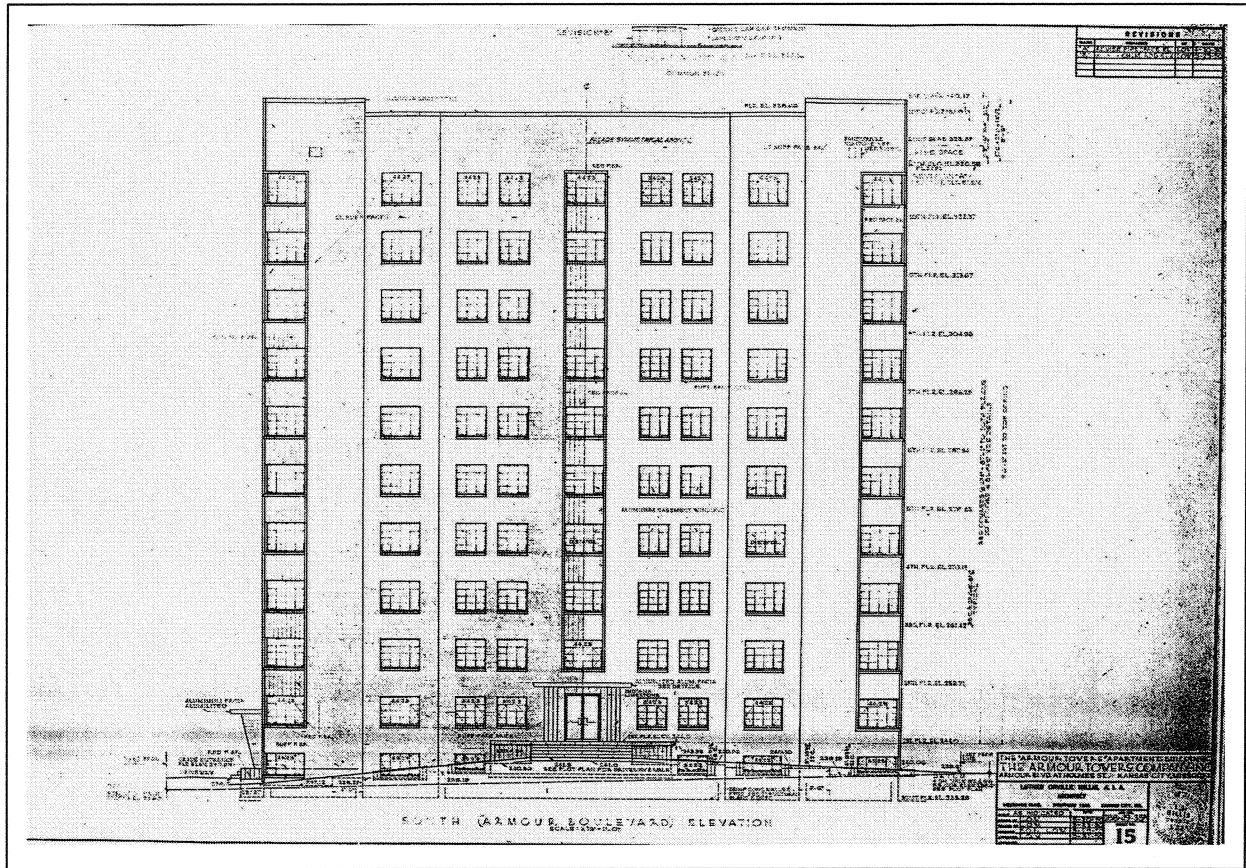
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Armour Boulevard Post-World War II Apartment Building Historic District
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
SOUTH (PRIMARY) ELEVATION**



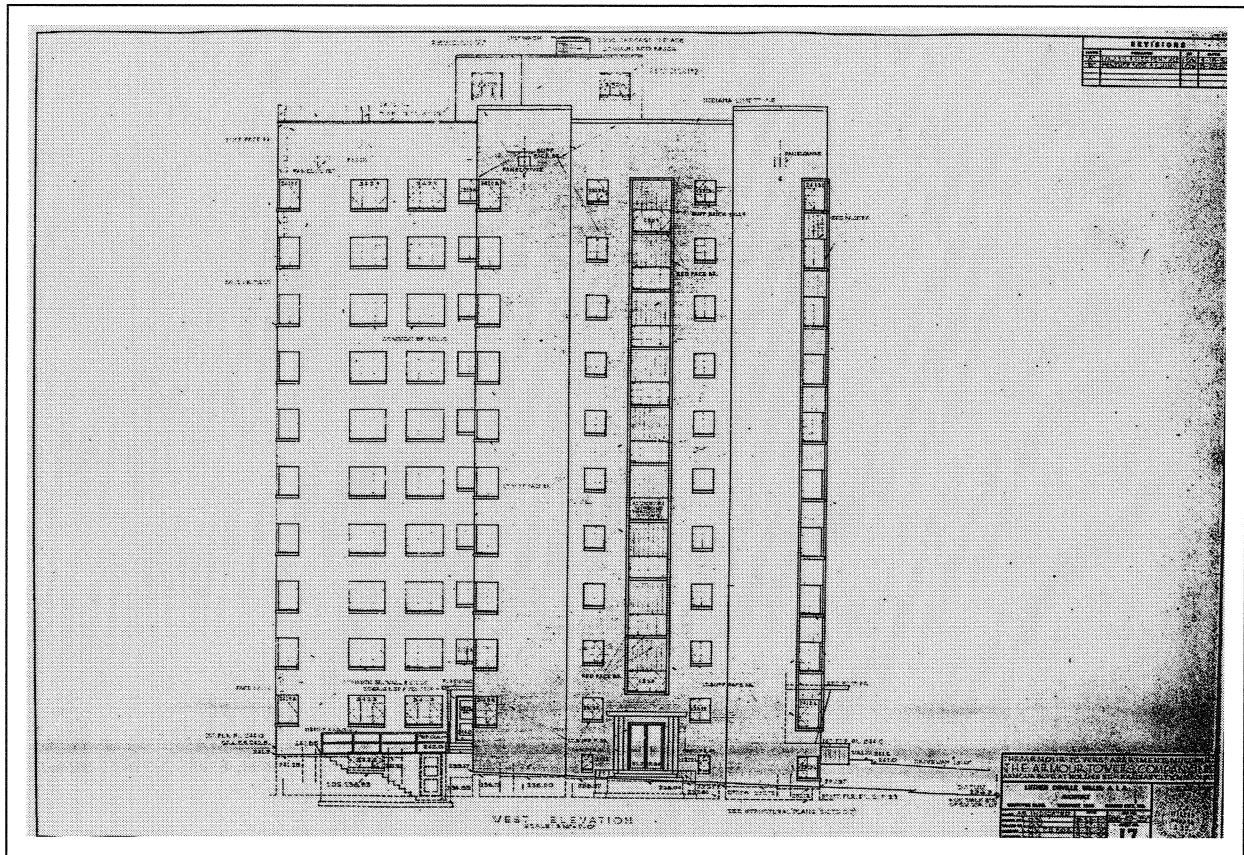
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
WEST ELEVATION**



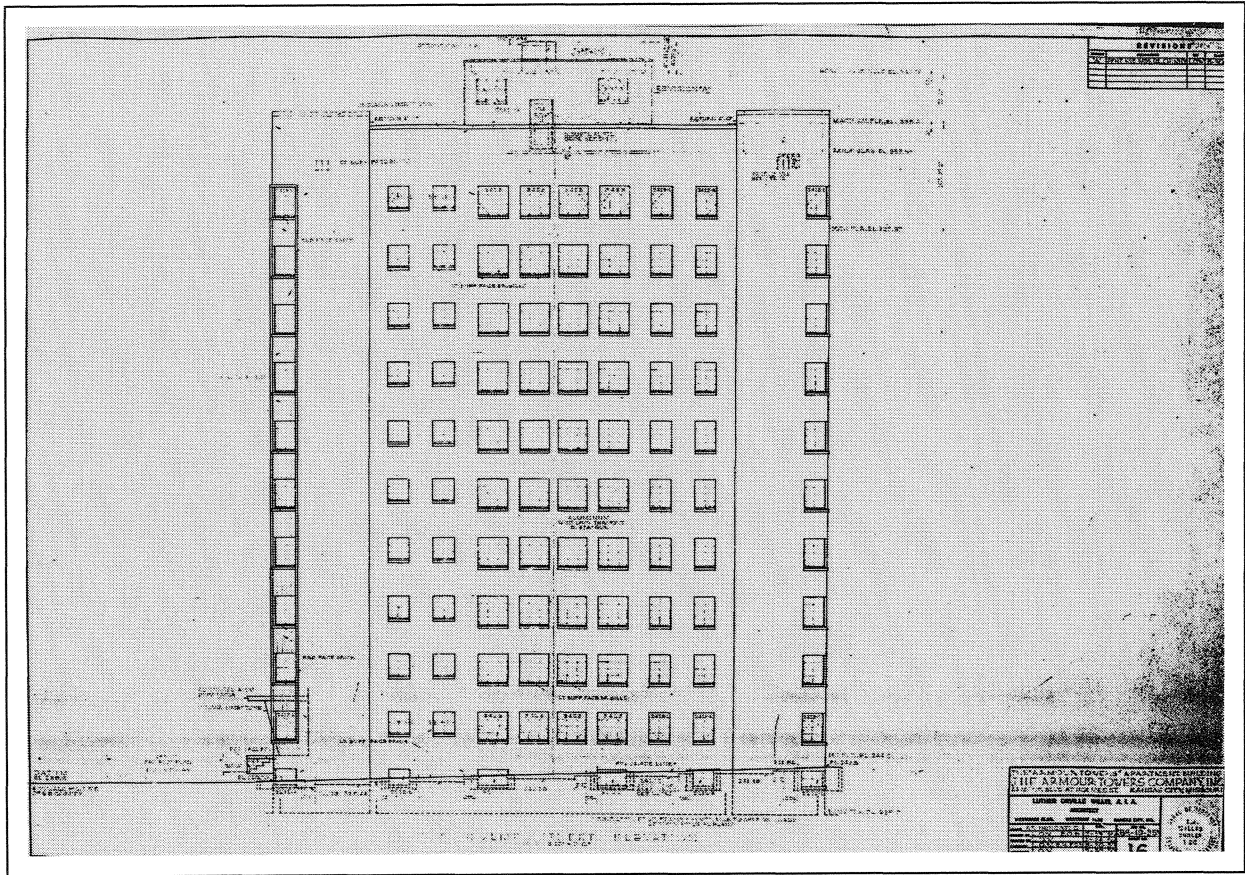
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**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
EAST ELEVATION**



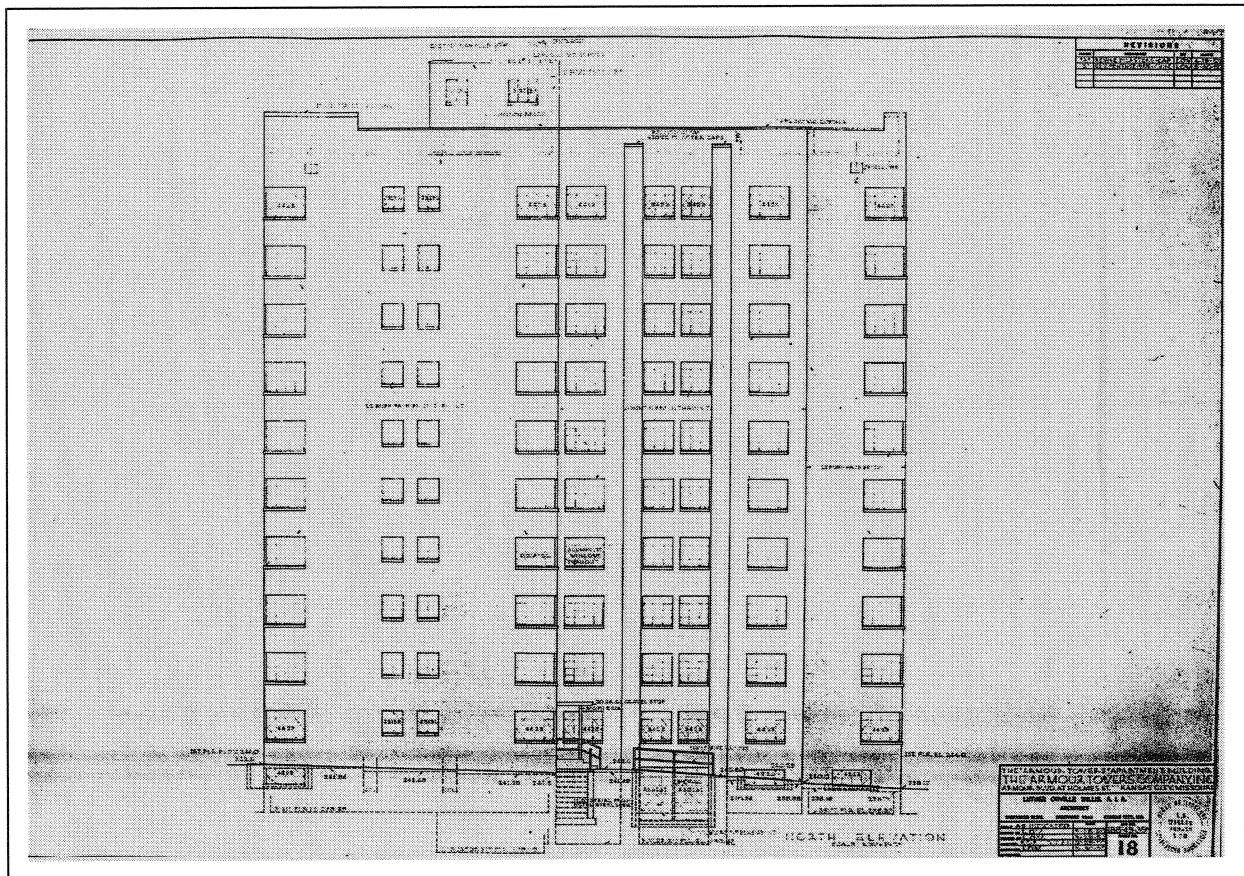
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Armour Boulevard Post-World War II Apartment Building Historic District
Jackson County, Missouri
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
NORTH ELEVATION**



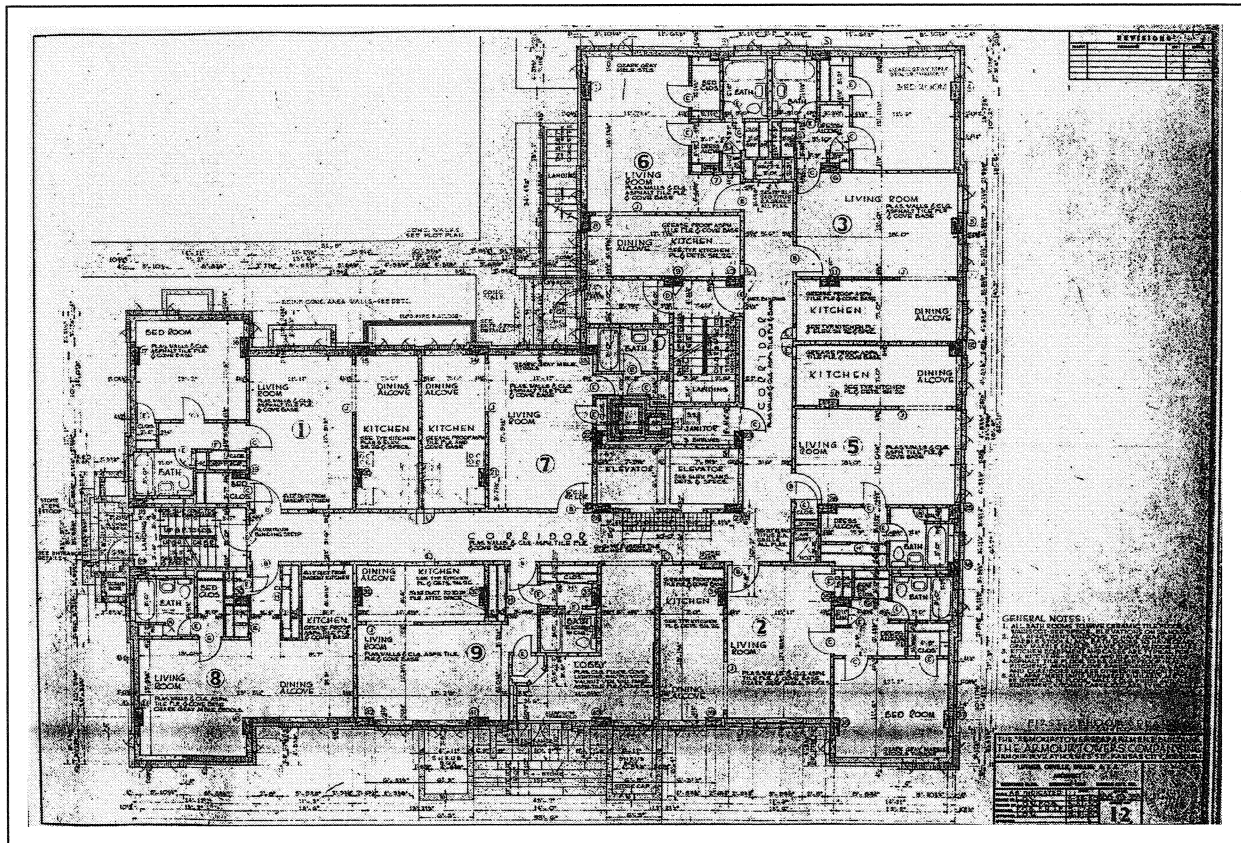
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Armour Boulevard Post-World War II Apartment Building Historic District
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**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
FIRST FLOOR PLAN**



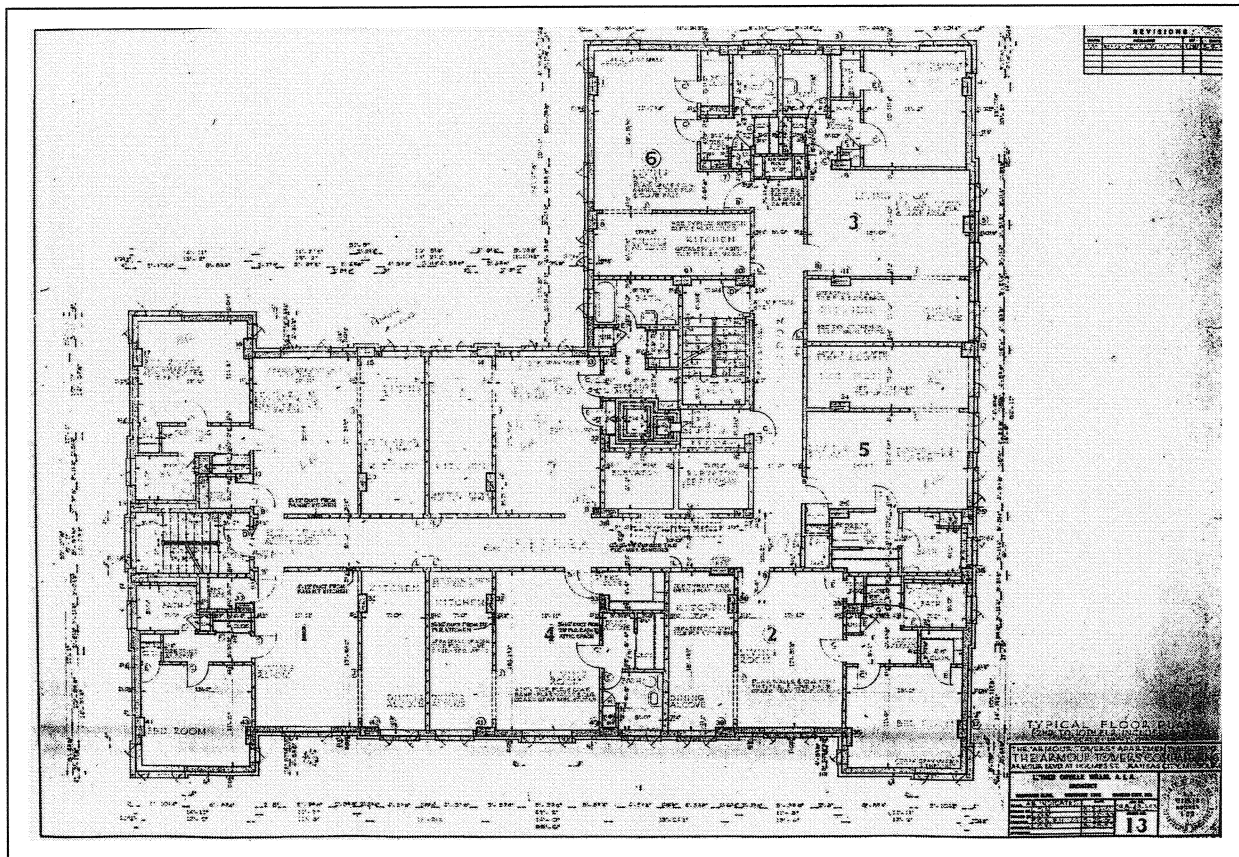
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Armour Boulevard Post-World War II Apartment Building Historic District
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**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
TYPICAL FLOOR PLAN**



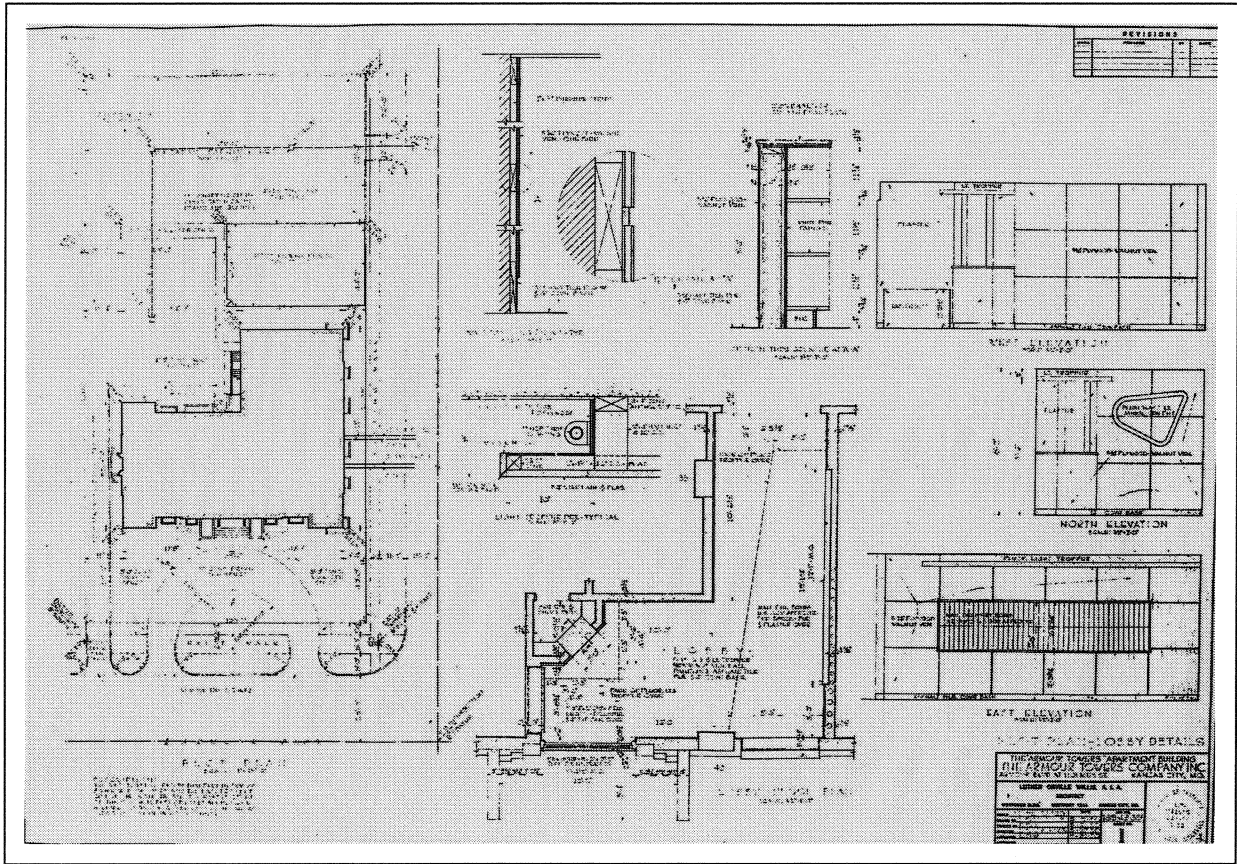
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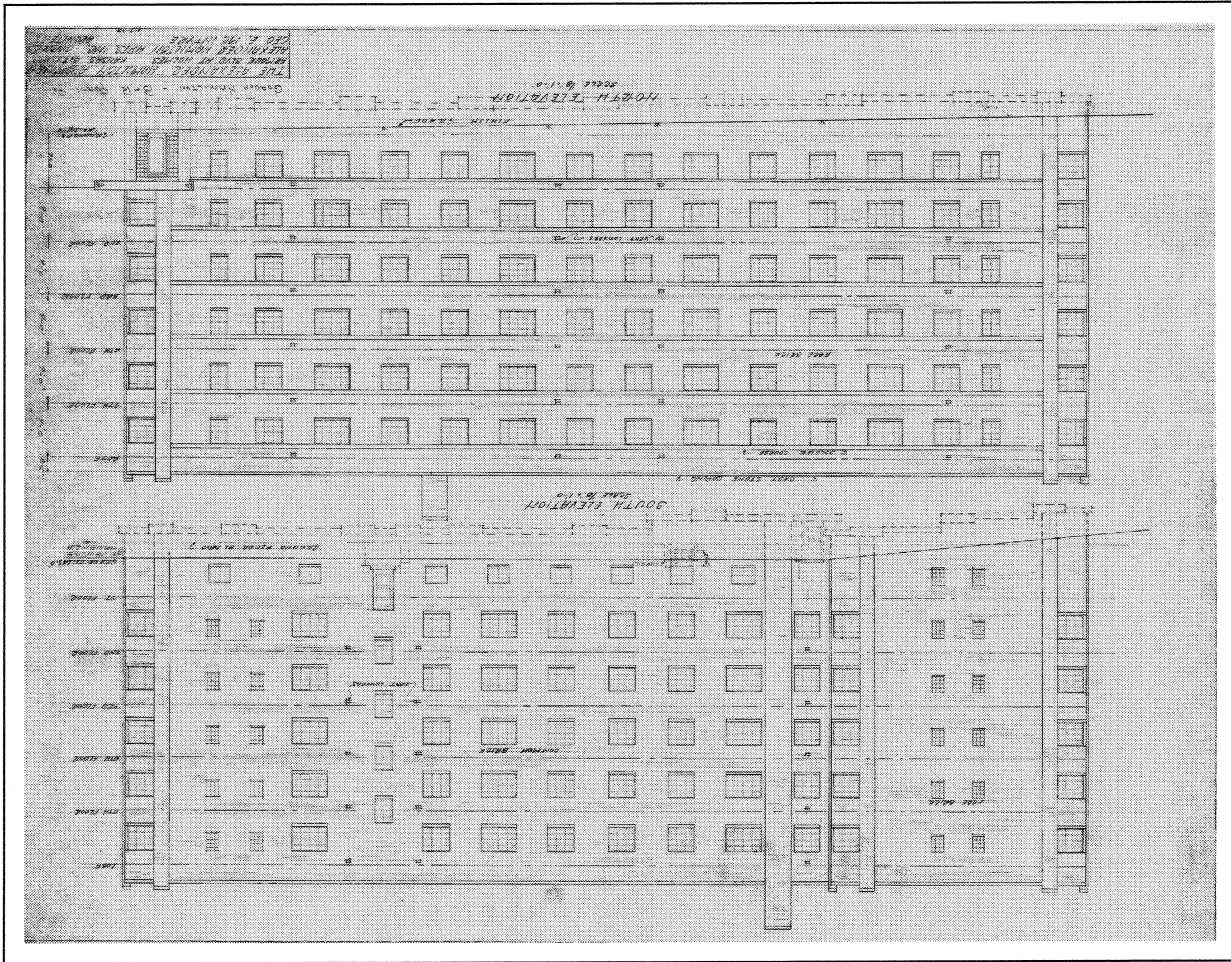
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Armour Boulevard Post-World War II Apartment Building Historic District
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

**ARMOUR TOWERS APARTMENT BUILDING ORIGINAL PLANS, 1950
SITE AND LOBBY DETAILS**





**ALEXANDER HAMILTON APARTMENTS BUILDING ORIGINAL PLANS, 1948
 NORTH (PRIMARY) AND SOUTH (REAR) ELEVATIONS**

Armour Boulevard Post-World War II Apartment Building Historic District
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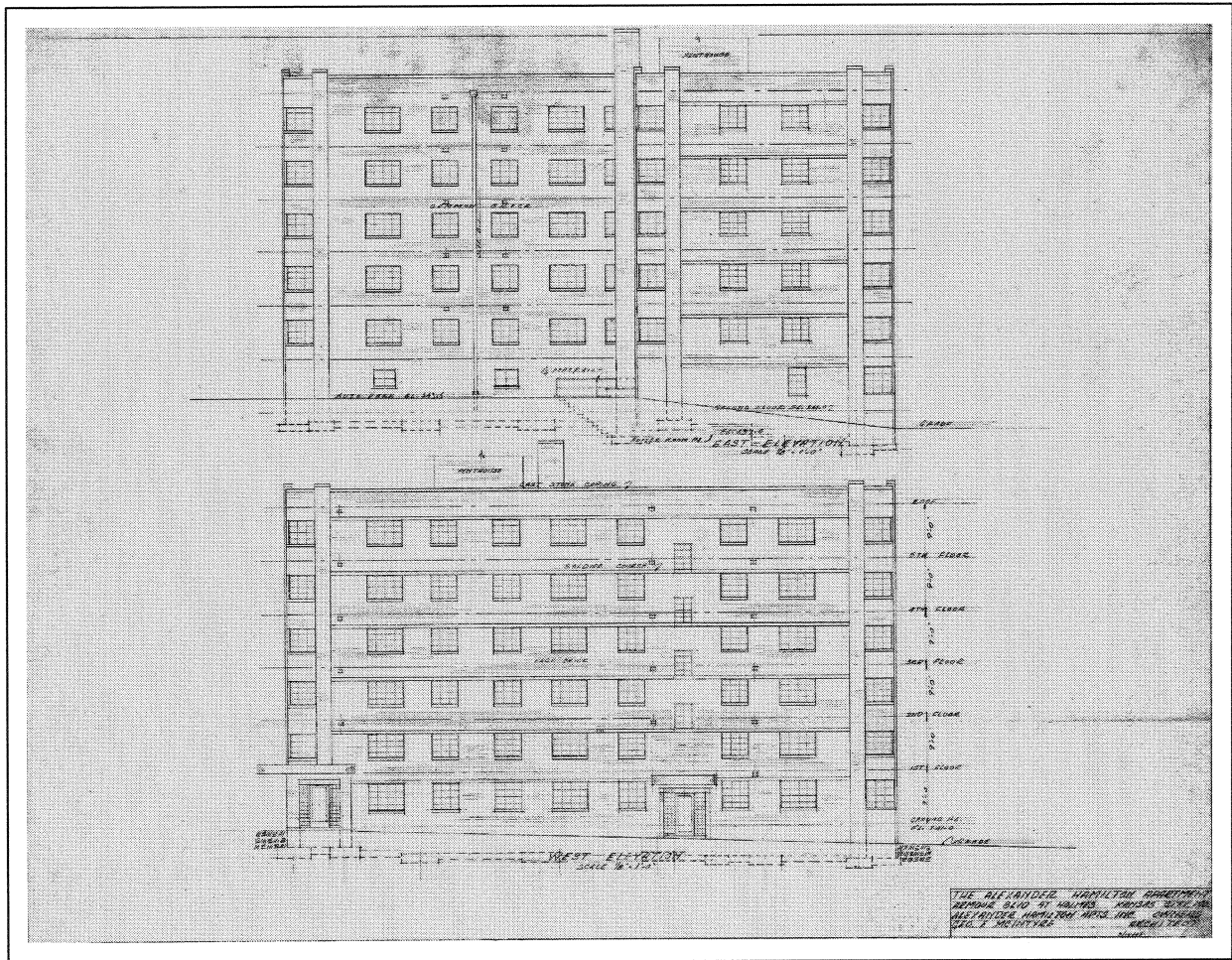
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Armour Boulevard Post-World War II Apartment Building Historic District
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**ALEXANDER HAMILTON APARTMENTS BUILDING ORIGINAL PLANS, 1948
WEST (PRIMARY) AND EAST (SIDE) ELEVATIONS**



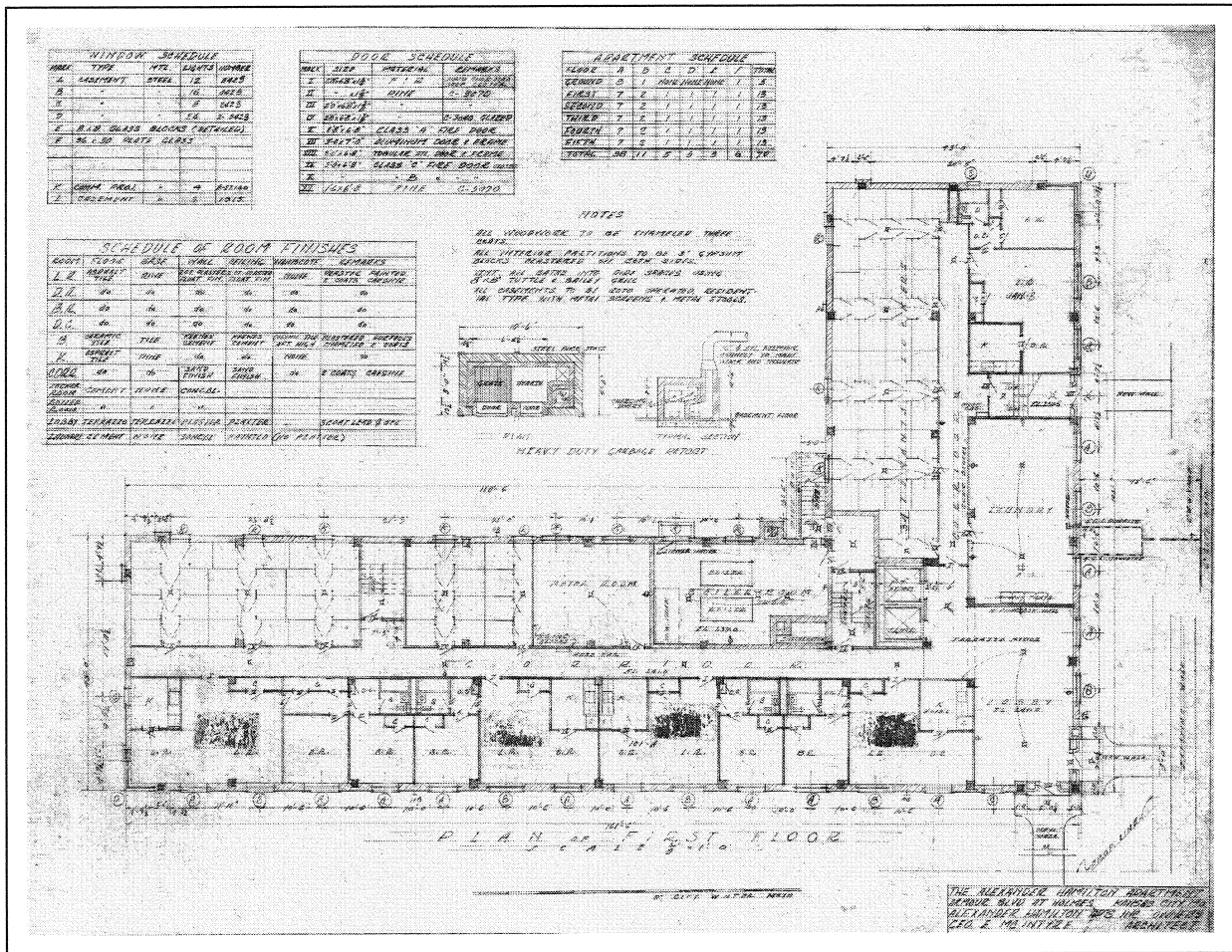
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**ALEXANDER HAMILTON APARTMENTS BUILDING ORIGINAL PLANS, 1948
FIRST FLOOR PLAN**



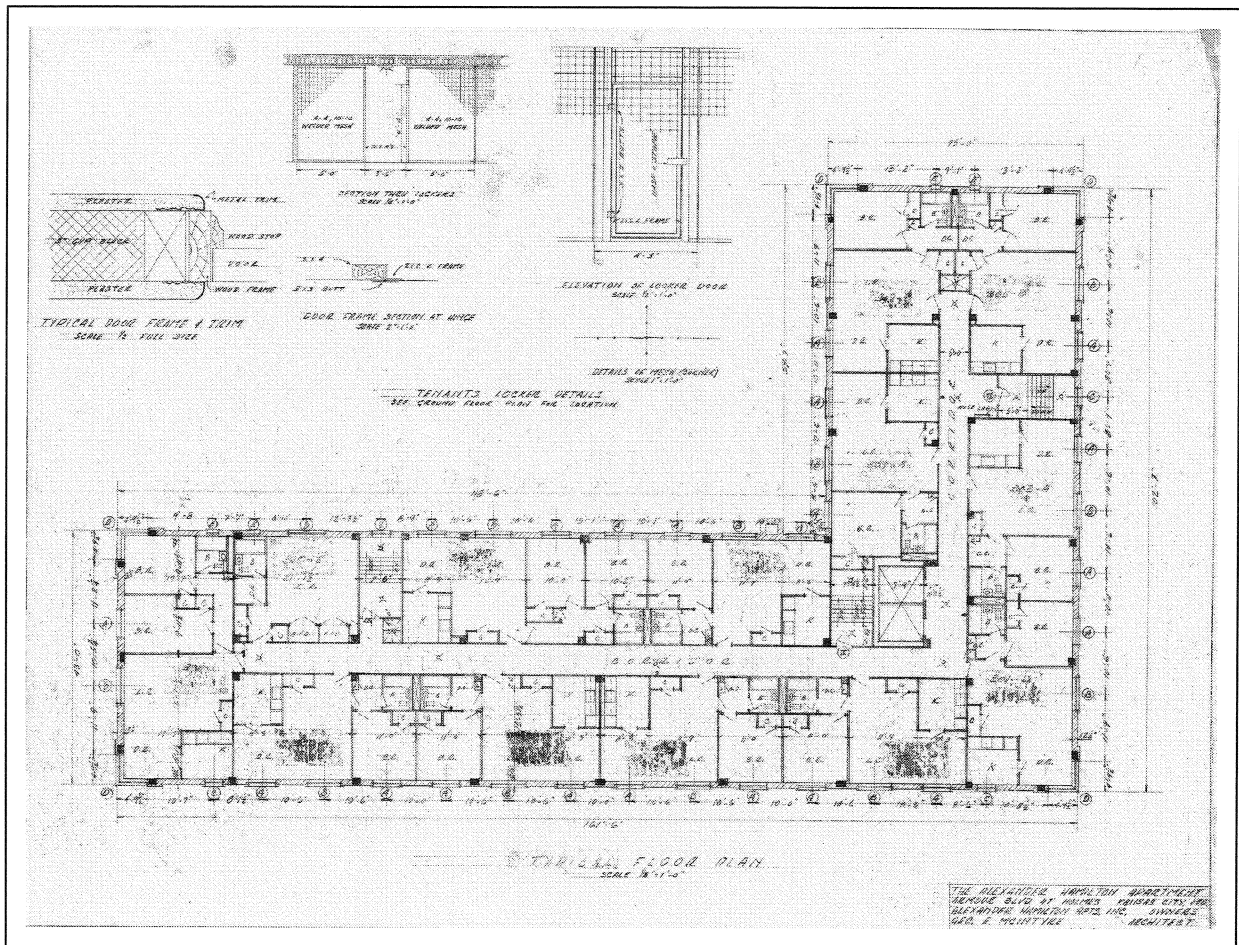
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**ALEXANDER HAMILTON APARTMENTS BUILDING ORIGINAL PLANS, 1948
TYPICAL FLOOR PLAN**



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Armour Boulevard Post-World War II Apartment Building Historic District
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

STATEMENT OF SIGNIFICANCE

The Armour Boulevard Post-World War II Apartment Building Historic District, located at the intersection of East Armour Boulevard and Holmes Street in Kansas City, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A for the area of COMMUNITY PLANNING AND DEVELOPMENT and under Criterion C for the area of ARCHITECTURE as documented in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The District is locally significant for its direct associations with the historic contexts developed as part of the MPDF including: "Residential Development Patterns: 1830-1964;" "The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Building in Kansas City: 1885-1964;" and "Architecture of Working- and Middle-Class Apartment Buildings: 1885-1964."² The District is significant in the area of Community Planning and Development as a distinguishable entity that derives its importance from the historical interrelationship of its resources, which is visually conveyed through its architectural integrity. In particular, the District has significant associations with the period immediately after the end of World War II when FHA backed mortgages dictated the location and design of multi-family housing and the standards recognized by private mortgage bankers and lenders as well. The District is locally significant in the area of Architecture for its clearly conveyed associations with a type, period, and method of construction. Furthermore, it reflects a pattern of features common to the post-World War II apartment buildings erected as speculative, affordable housing developments in urban neighborhoods for the working and middle classes. The District is a rare grouping of three functional and architectural property sub-types constructed between the end of World War II and the onset of the Korean War.³ The property sub-types represented in the District, as identified in the MPDF, include the Low-Rise Walk-Up Apartment Building, the Mid-Rise Apartment Building, and the High-Rise Apartment Building. Due to the different property sub-types in the District, it is also significant for the variations of features and evolution that occurred in the Working- and Middle-Class Apartment Building Property Type. The District also reflects a significant transition in apartment building design that occurred as a result of the interruption of construction during the Great Depression and World War II. Each building meets the registration requirements and integrity thresholds

² The end date of the historic contexts coincides with the Kansas City, Missouri City Council's passage of a public accommodations act in 1964 as part of the passage of local, state and federal civil rights legislation after the assassination of President John F. Kennedy. The change in local law was the beginning of wide-ranging changes in patterns of housing development, and the design and types of "affordable" multi-family housing erected.

³ Construction on the Armour Towers Apartment Building, 640 East Armour Boulevard, began in early 1950. Construction of the other buildings occurred between 1946 and 1949.

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

established in Section F of the MPDF. The District's period of significance is 1946 to 1951, the period during which each of the District's three buildings were constructed.

ELABORATION

DISTRICT HISTORY

Building Histories

Master Craftsman, Inc. constructed the **Armour-Holmes Apartments Building** at 3457 Holmes Street in 1946-1947 for approximately \$70,000. Jessie F. Lauck Associates of Kansas City designed the three-story apartment building, which contains twenty-four apartments. After it opened, the building sustained few vacancies through the late 1940s and 1950s. In 1949, married couples and single men were the primary occupants of the building's small units. Common occupations were salesmen and clerks. Three years later, one-half of the occupants were single women or widows working as clerks, cashiers, nurses, teachers, waitresses, and stenographers. By 1960, two-thirds of the occupants were single women or widows. Throughout this period, only about half of the residents subscribed to telephone service, an indicator of the economic status of the residents.

Kansas City architect and engineer George E. McIntyre designed the **Alexander Hamilton Apartments Building** at 701 East Armour for Alexander Hamilton Apartments, Inc. When completed in 1949, the six-story building contained seventy self-sufficient units; thirteen on each upper floor (floors two through six). The units were primarily one-bedroom apartments; however, each floor also featured two, two-bedroom units and a studio efficiency unit with a built-in Murphy bed and a small kitchen located in a large closet enclosure. The vast majority of residents were single men and married couples. Tenant occupations included salesmen and clerks, as well as mechanical engineers and the president of a local transfer and storage company (who occupied one of the few two-bedroom units).

Information on file at the Western Historical Manuscript Collection documents that the **Armour Towers Apartment Building** at 640 East Armour Boulevard was a FHA project (FHA Project No. 084-42021) built in 1950-1951 by Armour Towers, Inc. Collins Construction Company constructed the building from a design by Kansas City architect Luther Orville Willis. The ten-story high-rise apartment building cost approximately \$630,000, the financing of which was provided by Traders National Bank; the FHA insured the mortgage. Upon its completion, Armour Towers contained eighty-two studio efficiency units,

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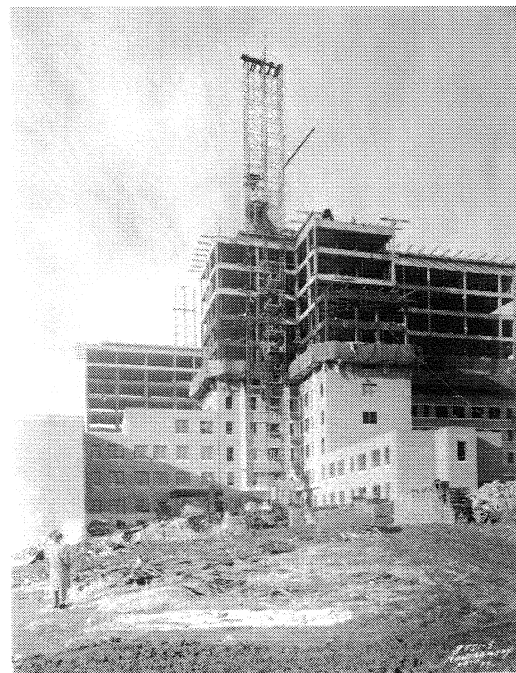
Armour Boulevard Post-World War II Apartment Building Historic District
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Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

and one- and two -bedroom apartment units; eight on each upper floor and two on the basement level. Within the first year of operation, all the units were occupied. Tenants at this time included a significant number of single and widowed women who made their living as copy chiefs and clerks. Only eight tenants had phone service at that time.

A review of city directories from 1946 through 1960 indicates that the occupants of the apartment buildings in the District reflected those of working- and middle-class wage earners. The city directory information relating to phone service during this period reflects that less than half of the occupants subscribed to phone service. Beginning in the 1960s, the number of units with phone service dropped significantly. This demographic is consistent with federal policy supporting affordable housing for the working and middle classes.



Armour Towers under construction, c.1951
View north of the primary façade
Kansas City Public Library, Special Collections



Armour Towers under construction, c.1951
View south of the rear elevation
Kansas City Public Library, Special Collections

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

Architects/Builders

Jessie F. Lauck (born circa 1891), architect of the low-rise **Armour-Holmes Apartments Building** was a noted and prolific Kansas City architect during the first half of the twentieth century. Between 1910 through the 1920s, he was a partner in the firm Boillet and Lauck. The firm designed over fifty known buildings in Kansas City, including such landmarks as the Hotel Phillips (1931)⁴ and the prestigious Walnuts apartment complex near the County Club Plaza. Lauck left the firm during the 1920s and, under the firm name J. F. Lauck and Associates he designed more than forty-four buildings in Kansas City until the mid-1950s. Among his designs are twenty-three apartment buildings including the 1925-1926 Park Manor apartment buildings in the West Plaza area and the 1950 Modern Movement style Quality Hill Towers. There is little documentation in local collections and records about the builder, Master Craftsman, Inc. Building records on file at the Kansas City Landmarks Commission indicate that the entity also constructed an apartment building in the North Plaza area at 709 West 46th Street in 1944.

George E. McIntyre, the architect of the **Alexander Hamilton Apartments Building** at 701 East Armour, was an architect and engineer who designed at least eighteen known buildings in Kansas City dating from 1922 to 1960. His associated works are primarily commercial and include the National Garage,⁵ the Capitol Garage, and the Professional Building (1929)⁶, the latter two in collaboration with fellow Kansas City architect Charles A. Smith. Among his mid-twentieth century works are his only known apartment buildings — the Alexander Hamilton Apartments at 701 East Armour and the Madison Apartments at 718 East Armour.⁷

The architect for the **Armour Towers Apartment Building** at 640 Armour Boulevard was **Luther Orville Willis** (born circa 1896). Willis designed at least twelve buildings in Kansas City between 1924 and 1953. Among them are a group of four apartment buildings and a commercial building in the 4500 block of Main Street constructed between 1924 and 1931 for D. L. Kelley Real Estate Company; two A&P grocery stores in the Midtown area constructed during the 1940s; and the Modern Movement style Englewood Theater (1949) in Independence, Missouri. The builder, Collins Construction Company, has a long history in Kansas City, beginning around 1900 with W. H. Collins serving as the contractor on a number of buildings. W. H. Collins later formed the Collins Investment Company and constructed

⁴ Listed in the National Register on June 4, 1979.

⁵ Demolished.

⁶ Listed in the National Register on July 17, 1979.

⁷ Demolished.

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twenty-nine single-family houses — a set of thirteen in Pendleton Heights (1800-1816 Pendleton Avenue) and a set of sixteen in the 2400 block of Harrison Street, all erected between 1913 and 1916. Collins' sons took over the firm and continued the business, developing it into a construction company that was eventually responsible for the construction of at least nineteen known buildings erected between 1921 and 1976. Among their buildings are the Park Lane Apartments (1925)⁸ and the Kansas City Star Annex (1950).

ARCHITECTURAL ANALYSIS

The apartment buildings in the Armour Boulevard Post-World War II Apartment Building Historic District reflect the architectural stylistic influences popular in the immediate post-World War II period in Kansas City. The influence of the Modern Movement style resulted in a new austere, clean cut, severely geometric aesthetic without applied ornamentation⁹ and reflecting no “sweeping surge of innovation [but] rather...a cautious movement toward an increased modernism.”¹⁰ This was particularly evident in the apartment buildings erected immediately after the War. The use of different colored brick to create rectilinear forms with either a vertical or horizontal emphasis was typical of the conservative approach to Modern architecture, particularly for apartment buildings.¹¹

This conservative restrained design approach combined with the form-driven plans of post-World War II apartments in Kansas City also reflected the guidelines promulgated by the FHA at the time the District developed. Between 1946 and 1952, Section 608 insurance covered 80 percent of FHA sponsored multi-family development projects. As noted in the MPDF, the concern about forfeiture on loans led to the establishment of standards in design and location that applied to private multi-family rental development constructed under federal Section 608 mortgage guarantees. Private mortgage banking firms took note and adapted the guidelines as well. Private lending institutions saw the merits of these standards as preemptive policies to avoid foreclosure on poorly conceived projects, particularly in the years immediately following the end of World War II when construction material was limited and, due to housing shortages, a stable market for a private speculative market for large multi-family apartment development did not exist. The designs of the apartment buildings in the Armour Boulevard Post-World War II Apartment Building Historic District are an almost textbook application of contemporaneous FHA

⁸ Listed in the National Register on May 5, 2004

⁹ Ehrlich, 117, 119.

¹⁰ Ehrlich, 121.

¹¹ Ehrlich, 117.

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guidelines and the community development and planning principles on which FHA guidelines were based.

Location

The 1947 FHA pamphlet, "Planned Rental Housing Projects," printed after the 1946 update of the earlier 1930s guidelines, provided illustrations of suggested apartment plan types for FHA projects. It recommended that the locale of rental housing be close to a business district in a stable and "distinctly" residential area that would retain its "good character."¹² The apartment buildings built at the intersection of East Armour Boulevard and Holmes Street were in a stable neighborhood fronting onto a major boulevard of pre-World War II apartment buildings erected for all segments of the City's population, including both smaller buildings erected for wage earners and large luxury apartment hotels. With the exception of institutional buildings, mainly churches, the street was entirely residential. Side streets accessing East Armour Boulevard from the south contained large single-family houses occupied by the middle and upper-middle classes; the side streets to the north of East Armour Boulevard contained a variety of both single- and multi-family residential property types. A few blocks to the west, Main Street was a stable commercial corridor and a major public transit corridor. East Armour Boulevard, with its wide grassy verges between curb and sidewalk, its large apartment buildings, churches, and mansions set back from the sidewalk, and mature vegetation, was physically and visually removed from industrial and commercial areas. Its central geographic location within the City assured convenient public transit links to commercial and industrial areas throughout the community.

Design

The FHA regulations for rental housing projects with five or more apartment units called for simple, direct designs that relied upon "mass, scale and proportion" for their effect and avoided "over ornamentation" or a "startling use of materials."¹³ The design of the apartment buildings in the District is strongly representative of the FHA guidelines employing conservative Modern Movement design. Each building has a rectilinear form constructed of reinforced concrete with plain exterior walls and no applied ornamentation.

¹² "Lincoln Place Apartments in Venice, California Nominated for The California Register of Historical Resources Hearing: Aug 5, 2005 in Sacramento," [document online] available at <http://home.earthlink.net/~perroudburns/LincolnPlaceSignificance.html>; Internet; accessed 23 January 2007.

¹³ Ibid.

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An important influence of the Modern Movement on the design of multi-family rental housing was the emphasis on improved minimum standards, functionalism, standardized building techniques, and an overall new way of living. FHA guidelines codified these concerns. Although FHA guidelines did not set up standards of architectural styles, many of these modern aesthetic concepts were reflected in FHA publications on housing developments.

One tenet was the establishment of continuity between new buildings and existing apartment building, if constructed as infill housing, or among each new apartment building if multiple buildings were erected at the same time. Although the new apartment building design, as reflected in the District, included simple wall treatments, these apartment buildings retained distinct primary elevations with secondary service entrances and elements restricted to side and/or rear elevations, matching the arrangement of the earlier apartment buildings on the street. Within individual units, the FHA concern for service activities to be directly accessed in the kitchen spaces, even in the most modest of apartment buildings, is apparent in the interior of the buildings in the District, where secondary delivery/trash removal doors provide access to each unit's kitchen.

As in previous decades, there was a continued concern for natural light and ventilation. The FHA recommended that the siting of buildings maximize available open space in such a way that each room benefited from natural daylight, fresh air, and an "agreeable" view. The apartment buildings in the District follow this formula. The siting and design of the buildings to reference the existing street grid allowed alignment of service and public spaces to mimic those of adjacent apartment buildings. The choice of corner lots and the location of the building at the corner of their respective lots took advantage of open space provided by the thoroughfares and maximized open space within the lot.

The placement of windows in each room (including the kitchen and bathroom) also reflected the concern for natural lighting and good ventilation. The kitchen itself was an important issue in the FHA guidelines, as kitchens in residential units for the working and middle classes would be used during a great part of each day. This reflects a departure from the early apartment hotel where a common kitchen or restaurant provided meals to the private dining rooms in apartments, and the kitchens in luxury units had kitchen areas that were often of limited or auxiliary use. It is of note that among the apartment buildings in the District, typically the living room had the largest window or window system, with the bedroom receiving the next largest exposure. All bathrooms and most kitchens had a window. Kitchens without windows were open to dining alcoves with windows.

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During the Post-World War II period and per FHA guidelines, room arrangement of individual apartment units changed. Replacing the early “shotgun” double-loaded corridor plan of rooms stacked behind one another, L-shaped and T-shaped plans allowed units with an efficient kitchen, a relatively large central living room, and a small hall leading to bedrooms and bath areas. Typically, the living room and kitchen were grouped together near the entrance and the bedrooms and bath were grouped together at a more remote location within the unit. Living rooms were relatively large in comparison to the other rooms and had large windows. The well-proportioned rooms of the District’s apartment buildings reflect this shift in plan.

SUMMARY STATEMENT

The Armour Boulevard Post-World War II Apartment Building Historic District is a significant concentration of buildings that continues to convey historic linkages and associations with the past. It features a continuity of architectural features that are particular to period of time and to distinct Apartment Building property sub-types associated with the evolution of apartment buildings in Kansas City. The buildings reflect the introduction into the City of new methods of construction, technology, and design that emerged immediately after the end of World War II. The high level of architectural integrity allows the District to convey not only feelings of the early post-World War II period of construction, but to convey associations with the historical contexts identified in the Multiple Property Documentation Form (MPDF) “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.” As such, the District merits listing in the National Register of Historic Places.

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Documentation Jackson County, Missouri
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

PHOTOGRAPHIC DOCUMENTATION

Photographer: Brad Finch
F-Stop Photography
Kansas City, Missouri

Date of Photographs: December 2006 and February 2007

Location of Digital Photographs on CD-ROM: Missouri State Historic Preservation Office
Jefferson City, Missouri

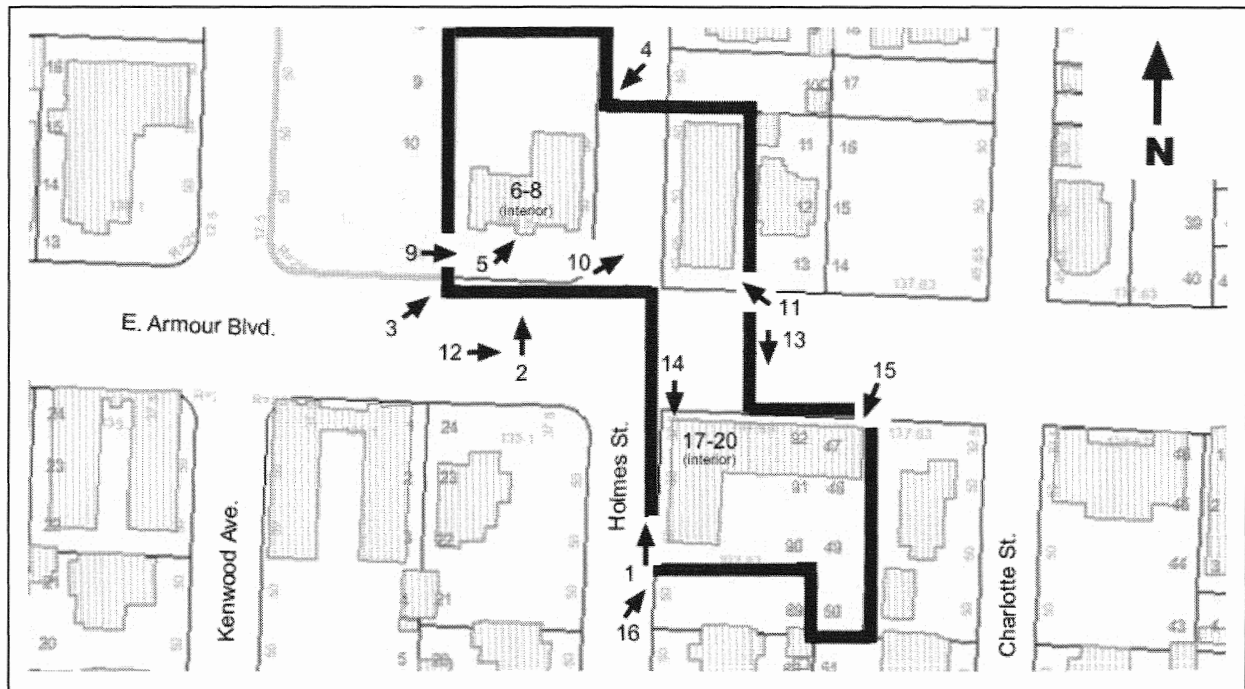
Photograph Number	Description	Camera View
1.	View north from Alexander Hamilton Apartments Building	North
2.	Armour Towers, south (primary) façade	North
3.	Armour Towers, west and south elevations	Northeast
4.	Armour Towers, east and north elevations	Southwest
5.	Armour Towers, primary entrance	Northeast
6.	Armour Towers, entrance lobby	South
7.	Armour Towers, typical corridor	East
8.	Armour Towers, typical unit living area	South
9.	View from Armour Towers	East
10.	Armour-Holmes Apartments Building, west (primary) façade	East
11.	Armour-Holmes Apartments Building, south (side) and east (rear) elevations	Northwest
12.	View down East Armour Boulevard at intersection with Holmes Street	East
13.	Alexander Hamilton Apartments Building, north elevation	South
14.	Alexander Hamilton Apartments Building, primary entrance	South
15.	Alexander Hamilton Apartments Building, northeast corner of building	Southwest
16.	Alexander Hamilton Apartments Building, west and south elevations	Northeast
17.	Alexander Hamilton Apartments Building, entrance foyer	Southwest
18.	Alexander Hamilton Apartments Building, elevator lobby	Southeast
19.	Alexander Hamilton Apartments Building, typical unit and delivery doors	Northwest
20.	Alexander Hamilton Apartments Building, typical unit living area	North

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**ARMOUR BOULEVARD POST-WORLD WAR II APARTMENT BUILDING
HISTORIC DISTRICT
BOUNDARY AND PHOTOGRAPH LOCATION MAP**



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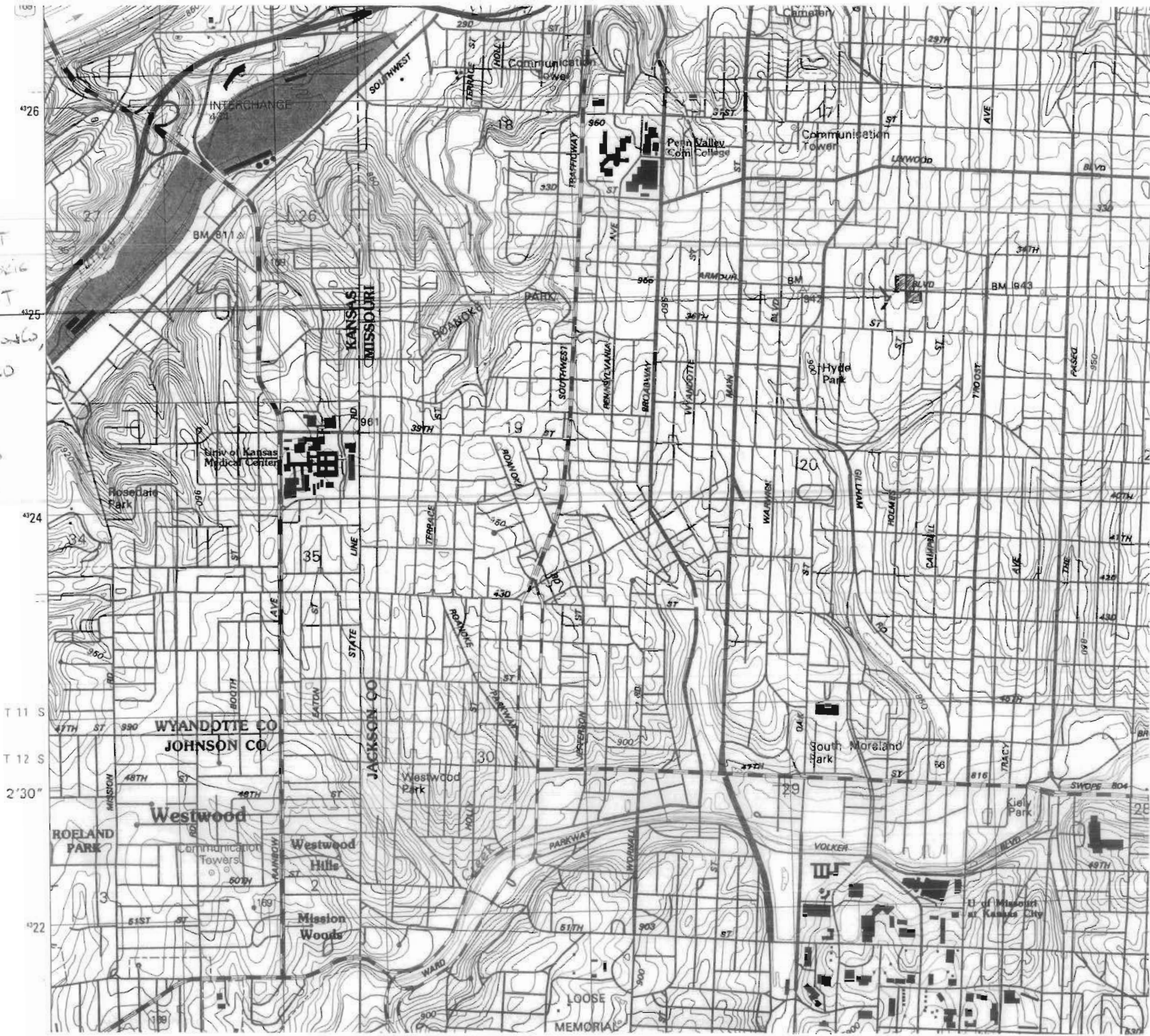
Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri (MPS)

PROPERTY OWNER INFORMATION

1. Armour Towers Apartments Building, 640 East Armour Boulevard, Kansas City, Missouri 64111
Owner: 640 East Armour, LLC, 32 North Dean Street, 2nd Floor, Englewood, New Jersey 07631
2. Armour-Holmes Apartments Building, 4357 Holmes Street, Kansas City, Missouri 64111
Owner: Armour Flats, LLC, 6203 Brassie Lane, Kansas City, Missouri 64152
3. Alexander Hamilton Apartments Building, 701 East Armour Boulevard, Kansas City, Missouri 64111
Owner: 701 East Armour, LLC, 32 North Dean Street, 2nd Floor, Englewood, New Jersey 07631

IRMAUX BLVD. AND
HOLMES STREET
TRAPMETS HISTORIC
DISTRICT
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