

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Agee Apartments Historic District

Other names/site number N/A

Name of related Multiple Property Listing Historic Colonnade Apartment Buildings of Kansas City, Missouri

2. Location

Street & number <u>3200-3218 Linwood Boulevard</u>	N/A	not for publication
City or town <u>Kansas City</u>	N/A	vicinity
State <u>Missouri</u> Code <u>MO</u> County <u>Jackson</u> Code <u>095</u> Zip code <u>64128</u>		

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local
Applicable National Register Criteria: A B X C D

Toni M. Prawl MAY 15 2017
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Agee Apartments Historic District
Name of Property

Jackson County, Missouri
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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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
4	0	buildings
		sites
		structures
		objects
4	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: RUBBER

other: TERRA COTTA

STONE

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Agee Apartments Historic District
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

ARCHITECTURE

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Peters, Nelle E. (Architect)

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Missouri Valley Special Collections, Kansas City Public Library

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

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10. Geographical Data

Acreege of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>39.068322</u>	<u>-94.545961</u>	3	<u>39.067936</u>	<u>-94.545236</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>39.068292</u>	<u>-94.545211</u>	4	<u>39.067950</u>	<u>-94.545969</u>
	Latitude:	Longitude:		Latitude:	Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rachel Nugent, Senior Historic Preservation Specialist

organization Rosin Preservation, LLC date May 2017

street & number 1712 Holmes Street telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail rachel@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Agee Apartments Historic District
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Agee Apartments Historic District

City or Vicinity: Kansas City

County: Jackson State: MO

Photographer: Brad Finch, f-stop Photography

Date

Photographed: January 20, 2017

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

- 1 of 28: Primary (south) elevations, Buildings A-D, view NE
- 2 of 28: Primary (south) elevation, Building A, view N
- 3 of 28: Primary (south) elevation, Building B, view N
- 4 of 28: West and south elevations, Building C, view NE
- 5 of 28: Primary (south) elevation, Building C, view N
- 6 of 28: Primary (south) elevation, Building D, view N
- 7 of 28: Primary (south) elevations, Agee Apartments, view NW
- 8 of 28: East elevation, Building D, view NW
- 9 of 28: Rear (north) elevations, Buildings A-C, view SW
- 10 of 28: Rear (north) elevation, Building B, view S
- 11 of 28: East elevation, Building A, and west elevation, Building B, view S
- 12 of 28: West elevation, Building A, and rear alley, view SE
- 13 of 28: Primary (south) elevations and Linwood Boulevard, view E
- 14 of 28: Typical roof tiles and cornice modillions, Building C, view W
- 15 of 28: Building A, third floor, typical south stairwell, view NW
- 16 of 28: Building A, typical basement, view SE
- 17 of 28: Building B, first floor, typical central corridor, view N
- 18 of 28: Building B, first floor, typical north stairwell, view N
- 19 of 28: Building C, first floor, typical entrance vestibule, view N
- 20 of 28: Building C, first floor, typical north stairwell, view N
- 21 of 28: Building D, first floor, typical apartment living room, view SW
- 22 of 28: Building D, first floor, typical apartment living room, view NE
- 23 of 28: Building D, first floor, typical apartment kitchen, view NE
- 24 of 28: Building D, first floor, typical apartment bathroom, view NW
- 25 of 28: Building D, first floor, typical apartment bedroom, view NW
- 26 of 28: Building D, first floor, typical apartment bedroom, view SE
- 27 of 28: Building D, first floor, typical south (front) balcony and balcony doors, view NE
- 28 of 28: Building D, second floor, typical north (rear) balcony, view NE

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Figure Log:

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

Figure 1. Contextual Map. *Source: Google Maps, 2016.*

Figure 2. Site Map with National Register Boundary. *Source: Google Earth, 2016.*

Figure 3. Sanborn Fire Insurance Map for Kansas City, Missouri, 1917, corrected to 1945, Volume 6, Sheet 757.
Source: Missouri Valley Special Collections, Kansas City Public Library.

Figure 4. Exterior Photo Map. *Source: Missouri Valley Special Collections, Kansas City Public Library, and Rosin Preservation, 2017.*

Figure 5. Agee Apartments Historic District, Typical First Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

Figure 6. Agee Apartments Historic District, Typical Second Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

Figure 7. Agee Apartments Historic District, Typical Third Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

Figure 8. Agee Apartments Historic District, Typical Basement Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

Figure 9. 3200-3202 Linwood Boulevard (Building A), 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage..*

Figure 10. 3216-3218 Linwood Boulevard (Building D), 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*

Figure 11. 3210-3212 Linwood Boulevard (Building C), 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*

Figure 12. N. E. Peters Arch't. "Apartments for Mr. Gus Agee, Independence Ave. & Gladstone Blvd." Plan 569, Sheet 2. Architectural Drawing. *Source: State Historical Society of Missouri.*

Figure 13. N. E. Peters Arch't. "Apartments for Mr. Gus Agee, Independence Ave. & Gladstone Blvd." Plan 569, Sheet 3. Architectural Elevation. *Source: State Historical Society of Missouri.*

Figure 14. 539-541 Gladstone Boulevard, Kansas City, Missouri. *Source: Brad Finch, 2013.*

Figure 15. **Left:** 539-541 Gladstone Boulevard, 2013. *Source: Brad Finch, 2013.* **Right:** 3210-12 Linwood Boulevard, 2016. *Source: Rosin Preservation, 2016.*

Figure 16. Title block for structural drawings by E.C. Marqua Company, "Apartment Building for Mr. Gus Agee, Linwood Blvd and Waldron," Job No. 1084, Sheet 1, April 10, 1925. *Source: State Historical Society of Missouri.*

National Register of Historic Places
Continuation Sheet

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Agee Apartments Historic District
Name of Property
Jackson County, Missouri
County and State
Historic Colonnade Apartment Buildings of Kansas City, Missouri
Name of multiple listing (if applicable)

SUMMARY

The Agee Apartments Historic District (District) contains four nearly identical three-story apartment buildings at 3200-3218 Linwood Boulevard, in Kansas City, Jackson County, Missouri. The District occupies roughly two-thirds of an acre at the southwest corner of the block bounded by Linwood Boulevard on the south, Walrond Avenue on the west, E. 32nd Street on the north, and Indiana Avenue on the east. The four contributing buildings exemplify the Square Brick Column Porch sub-type of the Colonnade Apartment property type defined in the Multiple Property Documentation Form "Historic Colonnade Apartment Buildings of Kansas City, Missouri" (MPDF).¹ Constructed in 1925 by Nelle Peters for the Agee Realty Company, the four buildings in the District reservedly express an eclectic mix of early twentieth century historical revival styles: ornamental pent roofs clad in barrel shaped clay tiles and small peaked parapets reflect the Mission/Spanish Colonial Revival style; the applied terra cotta ornament and the exaggerated voussoirs reflect the Classical Revival style; and the cornice dentils and modillions reflect the Colonial Revival style. The square brick columns that frame the front and rear porches on each building are the dominant character-defining features of these buildings. The exteriors retain historic materials, workmanship, and design, while the interior of each building retains its historic configuration of modest apartment units mirrored across the central double-loaded corridor. The majority of the buildings' historic forms, features, and materials are intact. The Agee Apartments Historic District retains sufficient integrity of design, materials, and location to communicate feelings about and associations with the area and period of significance.

ELABORATION

SETTING

The Agee Apartments Historic District occupies roughly two-thirds of an acre in the heart of a primarily residential area on the east side of Kansas City, southeast of the city's Central Business District (*Figure 1*). The four apartment buildings comprising the district are situated at the northeast corner of the intersection of Linwood Boulevard and Walrond Avenue and face south (*Figure 2, Photo 13*). Linwood Boulevard is a prominent east-west thoroughfare in Kansas City and is an integral component of the Kansas City Parks and Boulevards system, designed and implemented by landscape architect George Kessler at the turn of the twentieth century. Linwood Boulevard was listed in the National Register of Historic Places in 2016 as a contributing resource to the Kansas City Parks and Boulevards Historic District.² Today, Linwood Boulevard retains a mixture of residential, institutional, and commercial resources. The blocks surrounding the Agee Apartments contain single-family and multi-family dwellings of a similar vintage (*Figures 2-3*). East 31st Street, located two blocks north, is a mixed-use thoroughfare with commercial, residential, and institutional resources. The National Register-listed Santa Fe Place Historic District, a residential neighborhood with resources dating to the early twentieth century, is located approximately one block north. A vacant parking lot is located directly south of the Agee Apartments across Linwood Boulevard. The public Central Middle School and Central High School occupy a four-block area on the south side of Linwood Boulevard less than two blocks east of the Agee Apartments. A former

¹ Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri," December 2003, page F-21. Published online at <http://dnr.mo.gov/shpo/nps-nr/64500865.pdf> (accessed January 26, 2017).

² Cydney E. Millstein and Paul Novick, National Register of Historic Places Nomination, "Kansas City Parks and Boulevards Historic District," 2016. Published online at <http://dnr.mo.gov/shpo/nps-nr/14000931.pdf> (accessed January 25, 2017).

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public elementary school and a large park occupy a four-block area on the north side of the street across from the middle and high schools. State Highway 71 runs north-south less than one mile to the west while Interstate 70 runs northwest-southeast less than one mile to the northeast.

The District is flat across the south side of the property with concrete walkways connecting the primary building entrances to the public sidewalk. An asphalt paved alley runs along the north edge of the District behind the buildings (*Photo 12*). Narrow courtyards occupy the spaces between the buildings (*Photo 11*). Small areas at the north end of each courtyard are paved and contain wood benches and grills while the rest of the courtyard is grass and contains the condenser units for the apartments. The land slopes down at the northwest corner of the District.

EXTERIOR

The four apartment buildings, identified from west to east as Buildings A through D, have identical rectangular footprints, flat roofs, and tapestry brick walls with stone and terra cotta ornament (*Photos 1, 7*). The symmetrical façade of each three-story building has a center entrance with flanking projecting porches (*Photos 2-6*). Square brick columns, the character-defining feature of the property sub-type as defined in the MPDF on page F-21, support the open porches at each story on both the front and rear elevations. Individual stylistic elements on the buildings express multiple historical revival styles popular at the time of construction in 1925.³ The pent roof clad in barrel-shaped multicolor clay tiles convey the Mission/Spanish Colonial Revival style (*Photo 14*) while the semicircular terra cotta panel above the center windows, the exaggerated voussoirs and keystone of the arch, and the dentils and modillions of the wide cornice communicate the Classical Revival style. The brick columns rise through the cornice and behind the pent roof to form short pedestals for decorative classically inspired metal urns. The buildings at the east and west ends of the District have small shaped parapets that rise above the flat parapets. The historic windows in the buildings were replaced in 1981 with double-hung one-over-one vinyl sash with historic stone sills. Each building has a full basement.

Building A, 3200-3202 Linwood Boulevard (*Photo 2*) – Contributing

3200-3202 Linwood Boulevard, identified as Building A throughout the nomination, is the westernmost of the four identical apartment buildings in the District. The primary (south) façade is divided into three bays. The center bay contains the primary entrance and features a non-historic single-leaf wood composite door flanked by single-light sidelights. A Mission/Spanish Colonial Revival style hood comprised of red barrel-shaped clay tiles and wood dentiled brackets shelters the entrance. At the second story, the center bay contains a pair of replacement one-over-one vinyl windows with flat brick soldier course lintels and a stone sill. Three terra cotta medallions with floral motifs decorate the wall between the second and third floors. At the third story, the central bay contains a pair of one-over-one vinyl replacement windows with a stone sill, topped with an elaborate semi-circular terra cotta panel featuring a cartouche, festoons, and scrolled vegetation. The arched panel is further articulated by a soldier brick course punctuated with exaggerated voussoirs and keystone (*Figure 15, right*). The second and third floor windows in the central bay correspond to the landings of the south interior stairwell.

The identical east and west outer bays each contain a single three-tiered porch. Square brick columns support the porch at each story. The brick columns have short cut stone bases at the first story. The

³ City of Kansas City Historic Preservation Office, building permit #14246, April 22, 1925.

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columns at the second story each have a tapered stack of three stone blocks, possibly an abstract reference to column capitals. The columns at the third story are narrower than the columns below and have a single stone band at the top of each column. The porches have brick knee walls with stone sills. Steel lintels support the rectangular openings on the three elevations of each porch. Non-historic flat metal railings installed within each porch opening provide additional safety features. Historic fifteen-light wood doors with ten-light wood sidelights and non-historic aluminum storm doors access the porches at each floor, forming the only openings in the outer bays of the façade. The porches have concrete floors and ceilings. The porch columns rise to support a dentiled entablature. The cornice of the pent roof is decorated with Classical modillions. The pent roof is clad with multi-color barrel-shaped clay tiles. Metal urns decorate the corners of the parapet. Above the central bay, the parapet rises into a stepped peak with stone coping.

The west elevation of Building A is easily visible from Walrond Avenue (*Photo 12*); the east elevation is abutted by a small grass courtyard. The identical east and west elevations each contain ten bays at each story. The outer bays at the north and south ends are the front and rear porch openings. At the south end of the elevations, the porch openings in Bay 10 continue the decorative pattern seen on the primary façade; stone sills, a cut stone base at the first story, three tapered stone blocks at the second story, and a single stone band at the third story. The decorative entablature, cornice, and pent roof continue over Bays 9 and 10 of the east and west elevations. At the north end of the building, the rear porch openings in Bay 1 feature less decoration. The porches have stone sills and a plain wood cornice tops the third story. The west elevation of Building A is the most visible secondary elevation in the District. To distinguish this, the windows at the first and third stories feature a stone beltcourse at the sill level, connecting the front porch sill to the rear porch sill. A band of soldier course brick runs beneath each stone beltcourse. From north to south, bays 2 and 3 contain a pair of one-over-one vinyl replacement windows at the basement level and the first through the third stories. Bays 4 and 7 contain a square replacement fixed window at the basement level and a single double-hung one-over-one replacement window at the first through the third stories. Bays 5 and 6 contain a square replacement fixed window at the basement level and a pair of one-over-one vinyl replacement windows at the first through the third stories. The basement levels of bays 8 and 9 are concealed by wood picket fencing. At the first through the third stories, bays 8 and 9 contain a pair of one-over-one vinyl replacement windows. The east elevation is identical to the west elevation except for the first- and third-story stone beltcourses. On the east elevation, these stories are articulated by a band of soldier course bricks.

The north (rear) elevation also contains pairs of projecting porches with square brick columns at the outer bays. The porches have brick knee walls, stone sills, steel lintels, and non-historic flat metal railings. Stone foundations are visible at the base of the first-floor porches. The north elevation is organized into five bays. The center bay contains a non-historic metal slab door and a concrete stoop at the first floor, and a single replacement window with brick header course sill at the second and third stories, corresponding to the rear stairwell. The outer bays are sheltered by the rear porches. From west to east, bays 1 and 5 contain a single replacement window at each floor and bays 2 and 4 contain a historic multi-light wood door with a non-historic aluminum storm door at each floor, providing porch access.

Building B, 3206-3208 Linwood Boulevard (*Photo 3*) – Contributing

3206-3208 Linwood Boulevard, identified as Building B throughout the nomination, is the west-center building of the four identical apartment buildings in the District. Its design, materials, and fenestration is

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nearly identical on all elevations to the other three apartment buildings in the District. The primary different is the roof parapet at the south (primary) elevation, which is articulated with four metal urns and lacks a central peak.

Building C, 3210-3212 Linwood Boulevard (Photo 5) – Contributing

3210-3212 Linwood Boulevard, identified as Building C throughout the nomination, is the east-center building of the four identical apartment buildings in the District. Its design, materials, and fenestration is nearly identical on all elevations to the other three apartment buildings in the District. Like Building B and distinct from Buildings A and D, its parapet on the north elevation is articulated with four metal urns and lacks a central peak.

Building D, 3216-3218 Linwood Boulevard (Photo 6) – Contributing

3216-3218 Linwood Boulevard, identified as Building D throughout the nomination, is the easternmost building of the four identical apartment buildings in the District. Its design, materials, and fenestration is nearly identical on all elevations to the other three apartment buildings in the District. Like Building A, its parapet on the north elevation is articulated at the corners with metal urns and features a stepped peak with stone coping over the central bay.

INTERIOR

The interior layout and finishes in each building are identical to one another (*Figures 5-8*). They all retain historic material in the entry vestibules, corridors, units, and porches. The primary entrance opens to a small vestibule. The entrance vestibule in each building retains historic hex-tile flooring, marble wainscot and steps, and plaster walls (*Photo 19*). Open stairwells with carpeted wood steps, turned wood balusters and handrails, and plaster walls occupy the north and south ends of the center corridor (*Photos 15, 18, 20*). The double-loaded corridors provide access to the four self-sufficient one-bedroom apartment units on each floor (*Photo 17, Figures 5-7*). The corridor alignment and unit entrances are historic. The corridor floors are non-historic vinyl composite tile with a vinyl trim. Historically, each unit had a small ice delivery door to the kitchen and a pedestrian door from the bedroom as a second means of egress. These secondary doors were removed and the painted plaster walls were patched with a textured skim coat. The historic wood chair rail was patched as well. The painted plaster ceiling is the historic finish.

Each floor has four rectangular self-sufficient apartment units that are mirrored on east-west and north-south axes (*Figures 5-7*). The units retain their historic configuration and some historic finishes. Unit entrances open to a small living-room (*Photos 21-22*). Historic multi-light wood doors with multi-light wood sidelights provide access from the living rooms to the private porches (*Photos 21, 27-28*). A small dining area and galley kitchen are adjacent to the living room (*Photo 23*). A bathroom and a single bedroom with a closet complete the apartment unit (*Photos 24-26*). The units have historic plaster walls and ceilings, wood baseboards, and wood door and window casings. The sheet vinyl and carpet on the floors and the bathroom and kitchen fixtures are not historic. The basement in each building is a large open space with free-standing laundry facilities and wood storage units (*Photo 16, Figure 8*).

INTEGRITY

The Agee Apartments Historic District retains all aspects of integrity sufficient to communicate its significance as an intact and representative collection of Square Brick Column Porch colonnaded apartment buildings. They meet the registration requirements as defined in the MPDF on page F-22. The

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District retains its original location and historic setting among the single-family and multi-family residences that line Linwood Boulevard, a historic component of Kansas City's Parks and Boulevard system, which was listed in the National Register of Historic Places in 2016. The historic location of the Agee Apartments is a particularly important aspect of integrity because the boulevards were an influential factor in the development of the colonnade apartment property type. The buildings also meet the registration requirements as contributing elements to a district, as described on page F-6. The four buildings retain integrity of design, specifically the square brick columns that support the pairs of projecting porches that identify the property sub-type. The buildings retain their historic interior configuration and most of the finishes, including the slightly higher level of finishes of the entrance vestibule. The interiors retain the stairwells and double-loaded corridors with four self-sufficient apartment units on each floor. The buildings also retain integrity of materials and workmanship. The decorative brickwork at the entrances, the terra cotta relief panels, and the dentils, modillions, barrel-shaped clay tile pent roof, and metal urns communicate ornament indicative of the Mission/Spanish Colonial Revival, Classical Revival, and Colonial Revival styles, reflecting the historical eclecticism that dominated the early twentieth century. Historic photographs reveal that the historic single and pairs of windows were six-over-six or six-over-one wood double-hung sashes (*Figures 9-11*). One-over-one vinyl windows replaced the historic windows, maintaining the historic single or paired arrangement within the historic masonry openings. Replacement of the windows within the historic masonry openings is a common alteration, as stated in the MPDF on page F-5, due to prolonged use as rental housing, and does not compromise the integrity of the District and its ability to communicate its property sub-type. Such alterations to the original openings and spaces are permitted for contributing resources to a district because they do not cause irreversible damage to the original fenestration openings or the original spaces, as described on page F-6. The buildings in the Agee Apartments Historic District clearly convey feelings about and associations with the historic contexts that support the significance of the Square Brick Column Porch property sub-type of the Colonnade Apartment Building in Kansas City.

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SUMMARY

The Agee Apartments Historic District (District) is eligible for listing in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE. The District is locally significant as an intact and representative collection of buildings identified as the Square Brick Column Porch property sub-type of the Colonnade Apartment Building, as defined in the Multiple Property Documentation Form (MPDF), "Historic Colonnade Apartment Buildings of Kansas City, Missouri."⁴ The buildings meet the registration requirements for listing as contributing elements to a district, as defined in the MPDF. The four buildings that comprise the District are nearly identical to one another and clearly exemplify the property sub-type defined as a purpose-built apartment building with at least two self-sufficient dwelling units (with private kitchen and bath facilities) and, most importantly, square brick columns designed to support multi-tiered porches.⁵ The history and significance of the Agee Apartments Historic District is directly associated with the following contexts described in the MPDF: "The Evolution of the Apartment Building in Kansas City: 1880-1930;" "The Rise of the Middle-Class Multi-Family Residential Unit in Kansas City: 1885-1930;" and "The Colonnade Apartment in Kansas City: 1900-1930." Colonnade apartment buildings are identified as significant for their role in the transition of domestic life in Kansas City from single-family dwellings to multi-family residences in the 1920s, particularly for young middle-class individuals and families. These resources are also significant for their impact on the appearance of residential neighborhoods and the boulevard system, including Linwood Boulevard. The District, as an expression of the specialized sub-type, is additionally significant as a vernacular expression of the Colonnade Apartment Building property type, compared to other colonnade apartment building property types that often exhibit high-style designs.⁶ The Square Brick Column Porch sub-type Agee Apartments reflect the conscious design choices by prominent architect Nelle E. Peters and prolific apartment developer Agee Realty to combine elements of popular high style architecture with a vernacular housing form often used for middle-class housing.⁷ The four apartment buildings in the District meet the MPDF's registration requirements for listing, and the period of significance is 1925, the year of construction.

ELABORATION

Several factors contributed to the development of the colonnade apartment building in Kansas City. The late-nineteenth century City Beautiful movement and the implementation of landscape architect George Kessler's Parks and Boulevards system greatly affected development and land use patterns.⁸ The wide landscaped boulevards were intended to provide neighborhood connections between parks, the access to which was believed to alleviate the social ills associated with living in congested urban centers.⁹ The designation of lots for specific functions, such as single-family or multi-family residential or commercial, achieved the intention that the boulevards were to "serve as the hub for more desirable and expensive

⁴ Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form, "Historic Colonnade Apartment Buildings of Kansas City, Missouri," December 2003. Published online at <http://dnr.mo.gov/shpo/nps-nr/64500865.pdf> (accessed January 26, 2017).

⁵ Ibid., F-21.

⁶ Ibid.

⁷ Ibid., F-22.

⁸ Ibid., E-9. The Kansas City Parks and Boulevards Historic District was listed in the National Register of Historic Places on August 9, 2016. Linwood Boulevard is a contributing resource to this historic district.

⁹ Ibid., E-10.

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residential neighborhoods.”¹⁰ Fixing these use classifications along boulevards eliminated the possibility of undesirable functions, such as manufacturing facilities, gas stations, or other commercial entities not specifically designed to serve area residents, and thus ensured higher residential property values. The designation of some lots for large, high-style apartment buildings bolstered the impression of boulevards as the boundaries for expensive residential neighborhoods. Linwood Boulevard reflected these trends in landscape design and land use classification.

Urbanization and industrialization that defined the end of the nineteenth century had dramatic impacts on the built environment in the early twentieth century. The significant increase in the population and the southward expansion of the city limits in the first decades of the twentieth century sparked a housing shortage for all socio-economic classes. Speculative developers attempted to address these shortages through the construction of a wide range of housing types. At the height of this construction boom, commonly identified as the period between the end of World War I and 1925, clusters of apartment buildings appeared in residential neighborhoods. The fixed land use classifications on the boulevards facilitated the construction of such clusters. While some developers focused their efforts on residential subdivisions filled with single-family dwellings, others commissioned small- to medium-sized apartment buildings to meet the needs of middle-class individuals and families.¹¹ Middle-class residents in the early nineteenth century were looking for self-sufficient apartment units, or dwellings with private kitchens and bathrooms.¹² Developers began constructing small- to medium-sized apartment buildings modeled after the “double-triple-decker,” developed in Boston in the late-nineteenth century. These three-story walk-up apartments initially had six or eight units with two per floor and three stories on either side of a central stair hall.¹³ Each unit often had its own balcony. The Agee Apartments Historic District is an intact example of one of these clusters comprised of four “double-triple-deckers” constructed on a major boulevard.

The private balconies and their associated supports became ubiquitous in Kansas City and formed a distinct property type with multiple variations.¹⁴ The general colonnade apartment property type arose from the popularity of the Beaux Arts and Neoclassical styles and the use of their characteristics, such as symmetry and the use of the classical orders, as applied to the “double-triple-decker” apartment building.¹⁵ Four variants developed from this general form, all with multi-tiered colonnaded porches or bays, brick walls, and restrained terra cotta or stone ornament reflecting the influence of popular contemporary styles.¹⁶ One variant is the “Square Brick Column Porch” property sub-type, identified as a much simpler vernacular interpretation of the colonnade apartment building. The use of brick for the walls and the columns reduces the contrast between the two features and creates the impression of a restrained design.¹⁷ This sub-type is thus more directly related to the “double-triple-decker” apartment building.¹⁸ The deliberate design choices that combined high-style ornament with the vernacular housing type of brick flats with square brick columns was a unique treatment of the subtype in Kansas City.¹⁹

¹⁰ Ibid., E-10.

¹¹ Ibid., E-11.

¹² Ibid., E-16.

¹³ Ibid., E-17.

¹⁴ Linda Becker and Cydney Millstein, “Colonnaded Kansas City Apartment Buildings (Phase 1): A Study,” May 1990. Missouri State Historic Preservation Office. Published online at: <http://dnr.mo.gov/shpo/survey/JAAS028-R.pdf> (accessed August 5, 2016).

¹⁵ Schwenk, E-24.

¹⁶ Ibid.

¹⁷ Ibid., E-30.

¹⁸ Ibid., F-21.

¹⁹ Ibid., F-22.

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ARCHITECTURAL SIGNIFICANCE

The Agee Apartments Historic District is eligible for listing in the National Register under Criterion C in the area of ARCHITECTURE under the MPDF "Historic Colonnade Apartment Buildings in Kansas City, Missouri." The four contributing buildings together provide a significant local example of the Square Brick Column Porch sub-type of the colonnade apartment property type. As described in the historic contexts of the MPDF, colonnade apartments are significant components of changing residential patterns and the appearance of the built environment in Kansas City during the early twentieth century.²⁰

The Agee Apartments Historic District meets the general Colonnade Apartments registration requirements for eligibility as a historic district under Criterion C, described on page F-6, as well as those that specifically apply to the Square Brick Column Porch sub-type, described on page F-22 and F-23. All the buildings' openings on the primary façades are unaltered. The windows were replaced in a sensitive manner using one-over-one vinyl windows that are the same size and grouping (single, paired) as the original six-over-six windows. The significant character-defining features of the colonnade apartment building property type that must be retained, outlined in the MPDF, include masonry construction, the symmetrical façade, and prominent multi-story porches. The exterior brick masonry on the symmetrical front facades is intact and exposed; significant character-defining features, specifically the square brick columns, the clay roof tiles, and the classically-inspired terra cotta ornament are intact. The six porches feature prominently on the front of each building. The overall feeling or character of the building for the time period in which it was erected is intact, communicated through building form as well as the stylistic features applied to each building. Changes to the buildings over time have been minimal and have been sympathetic to the original design. The interior retains the historic central double-loaded corridor on each floor, the restrained historic ornament of the small entry vestibule, and the historic layout and many finishes of the modest self-sufficient apartment units.

The Agee Apartments Historic District retains all aspects of integrity, enabling it, as a collection of four buildings, to illustrate connections to the historic contexts documented in Section E of the MPDF. As described in the historic context "The Evolution of the Apartment Building in Kansas City: 1880-1930," a marked shift in residential development patterns occurred between 1910 and 1930 when the construction of clusters of medium-sized (four to twelve units per building) and large (eighteen to twenty-four units per building) apartment buildings appeared in and around residential neighborhoods.²¹ Completed in 1925 on a predominantly residential stretch of Linwood Boulevard and surrounded by turn of the twentieth century single-family dwellings, the Agee Apartments clearly express this trend. The four medium-sized buildings were constructed in a row to face Linwood Boulevard and each building in the cluster contained twelve units.

Residents of the Agee Apartments Historic District included many young families or single individuals, reflecting trends described in the context "The Rise of the Middle-Class Multi-Family Residential Unit in Kansas City: 1885-1930." The city's exponential population growth in the early twentieth century sparked a residential building boom that manifested in the construction of detached single-family dwellings as well as apartment buildings of various sizes and forms. The apartment building provided middle-class citizens

²⁰ Ibid., F-3.

²¹ Ibid., E-11-12.

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with a respectable, affordable alternative to expensive owner-occupied new construction. Residents of the Agee Apartments identified their occupations in the 1930 U.S. Census as manager, stenographer, and proprietor of small local businesses such as clothing, groceries, and drugs.²² Residents also included working single women, consistent with city trends.²³ A notable portion of residents identified themselves as the children of Russian and European immigrants.

The four buildings in the District were constructed at the height of Kansas City's well-documented apartment building boom in the mid-1920s.²⁴ The Agee Apartments clearly represent the architectural trends described in the context "The Colonnade Apartment in Kansas City: 1900-1930." The use of brick for the walls and columns in the Square Brick Column Porch property sub-type provided less contrast between these two elements, resulting in a more restrained appearance while still employing the same plan form and symmetrical façade arrangement typical of more high-style colonnade apartment buildings. Applied Classical ornament and Spanish Revival barrel clay tiles at the roof introduced popular stylistic elements to the simplified vernacular design.²⁵

Under National Register Criterion C, the four contributing buildings of the Agee Apartments Historic District are significant as an intact and representative cluster of the Square Brick Column Porch sub-type, as described on page F-21. The Square Brick Column Porch property sub-type, purpose-built as a multi-family residence, contains self-sufficient apartment flats arranged in duplex or three- to four-story "walk-up" form. The distinguishing feature of this sub-type is the stacked porches with sets of square brick columns supporting each porch. Brick color, stylistic features of the railings, parapet, or roof, and applied ornament reflect stylistic influences from a wide variety of historical revival styles popular in the 1920s.²⁶ The MPDF notes that these buildings appear individually and as clustered groupings. While it does not occupy an entire city block, the Agee Apartments Historic District encompasses a cluster of four nearly identical buildings. Each building in the Agee Apartments Historic District retains the square brick columns that define the colonnade apartment building property sub-type while the ornament extant on each building communicates the influence of three of the most popular historic revival styles in Kansas City in the 1920s: Spanish Revival, Classical Revival, and Colonial Revival. The three-story walk-up form with its internal configuration of flats lining the double-loaded corridor illustrates the design connection to the "triple decker" building type developed in nineteenth-century Boston. Photographic examples of this property sub-type included in the MPDF on pages F-24 through F-27 illustrate the differentiation of architectural style through the wide variety of applied ornament and porch configuration while the typical building height is limited to either two or three stories.

PROPERTY HISTORY AND ARCHITECT

On April 22, 1925, the City of Kansas City issued a building permit to Y. E. Agee at Agee Realty to construct three-story apartment buildings on previously undeveloped land at 3200-2-6-8-10-12-16-18 Linwood Boulevard. The total cost identified on the permit was \$140,000 for twenty-eight apartments. When the four buildings were completed, they each had thirteen apartments, with four units on each floor and one unit in the basement for a total of fifty-two units. Although there was no architect listed on the

²² 1930 U.S. Census. Ancestry.com, (accessed July 29, 2016).

²³ Schwenk, E-14.

²⁴ Ibid., E-19-20.

²⁵ Ibid., E-32.

²⁶ Ibid., F-21.

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building permit, the structural drawings by the E.C. Marqua Company indicate that Nelle E. Peters was the architect (*Figure 16*).²⁷ The floor plan and exterior design is nearly identical to a group of three apartment buildings Nelle E. Peters designed for Agee Realty at 531-541 Gladstone Boulevard in the historic Northeast neighborhood of Kansas City (*Figures 12-15*). The buildings on Gladstone Boulevard are nearly identical in plan and have some similar decorative details, however, the Gladstone buildings have turned wood balusters rather than brick walls at the porches and do not include any references to the Spanish Revival style.²⁸ Nelle E. Peters designed hundreds of apartment units in neighborhoods across the city.²⁹ Her apartment designs varied in size and architectural style, often employing historical revival styles popular in the early twentieth century.

The Agee Apartments continue to function as multi-family rental housing. In 1981, ownership of the Agee Apartments was merged with holdings at 2718 Linwood Boulevard (Gotham Apartments) and 3012-14 Linwood Boulevard (Aurora Apartments).³⁰ The new ownership replaced the windows during a renovation of the buildings that year. The buildings were listed in the Kansas City Register of Historic Places in 2001 as the "Linwood Boulevard Colonnaded Apartments Historic District."³¹

CONCLUSION

The Agee Apartments Historic District meets the registration requirements for the Square Brick Column Porch property sub-type of the Colonnade Apartment Building defined in the MPDF. The resources meet the registration requirements for historic districts, as described in the MPDF. It retains the physical features, specifically the continuous square brick columns supporting projecting porches that convey associations with the historic contexts developed in the MPDF to describe the middle-class residential development patterns and architectural trends for the ubiquitous colonnade apartment property type. The four buildings that comprise the District are significant as intact examples of the vernacular colonnade apartment building with applied high-style ornament and features designed to express contemporary popular historical revival styles. The interior retains its historic double-loaded corridor configuration and modest apartment buildings designed to provide adequate housing for Kansas City's middle class in the early twentieth century.

²⁷ E.C. Marqua Company, "Apartment Building for Mr. Gus Agee. Linwood Blvd and Waldron(sic)," Architectural Framing Drawings, Job No. 1084, Sheet 1, April 10, 1925. State Historical Society of Missouri.

²⁸ City of Kansas City Historic Preservation Office, building permits #13946 (531-533 Gladstone), #13947 (535-537 Gladstone), and #13948 (539-541 Gladstone), April 2, 1924. The apartment buildings at 531-541 Gladstone Boulevard are contributing resources in the Certified Local District Scarritt Point Historic District.

²⁹ Schwenk, E-32-33.

³⁰ Bradley Wolf. "Case No. 0150-D, 2718-20 East Linwood Boulevard, The Gotham Apartments." August 2001. City of Kansas City, Missouri, Landmarks Commission, 2.

³¹ *Ibid.*, 1.

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VERBAL BOUNDARY DESCRIPTION

The nominated district occupies Lots 10,11,12, and 13 of Block 4 in the East Linwood Subdivision in Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

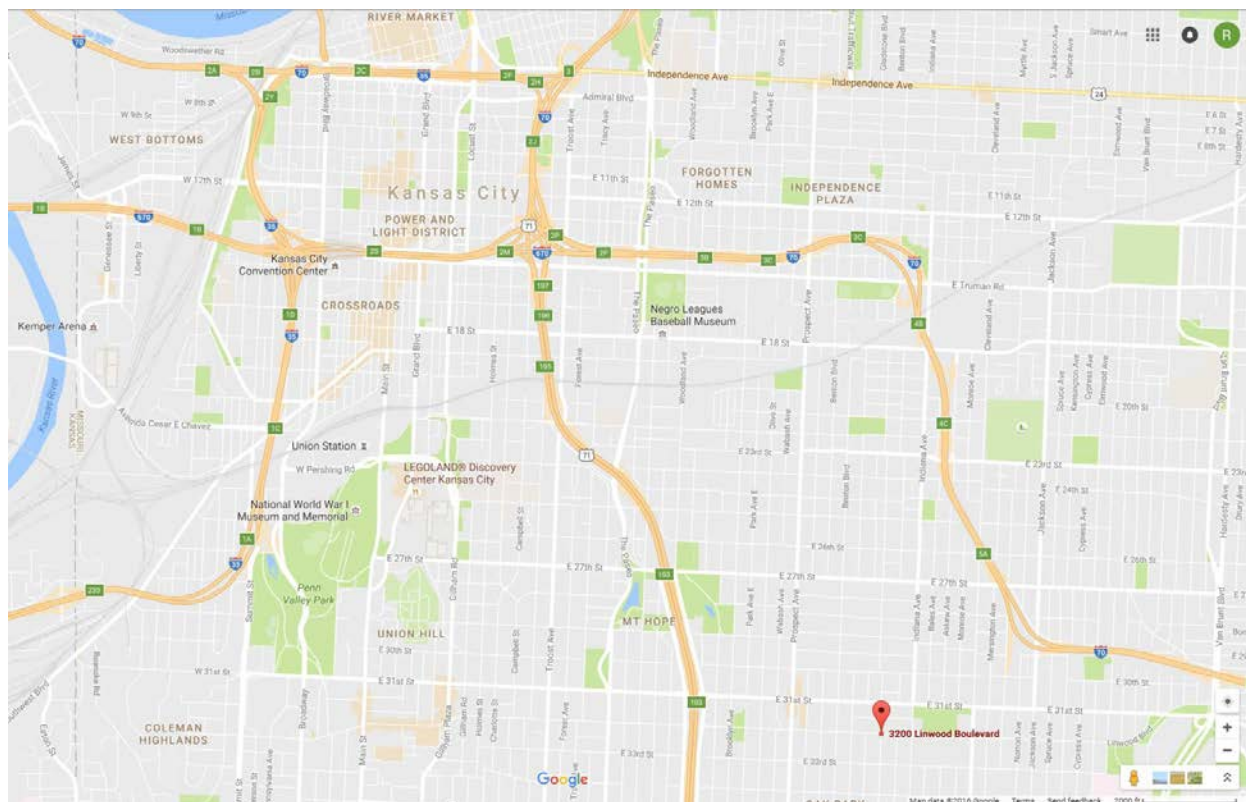
The boundary encompasses all the resources that embody the Square Brick Column Porch property type in the immediate area of the intersection of Linwood Boulevard and Walrond Avenue. Nelle E. Peters designed all the resources in the District in 1925.

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Figure 1. Contextual Map. Source: Google Maps, 2016.



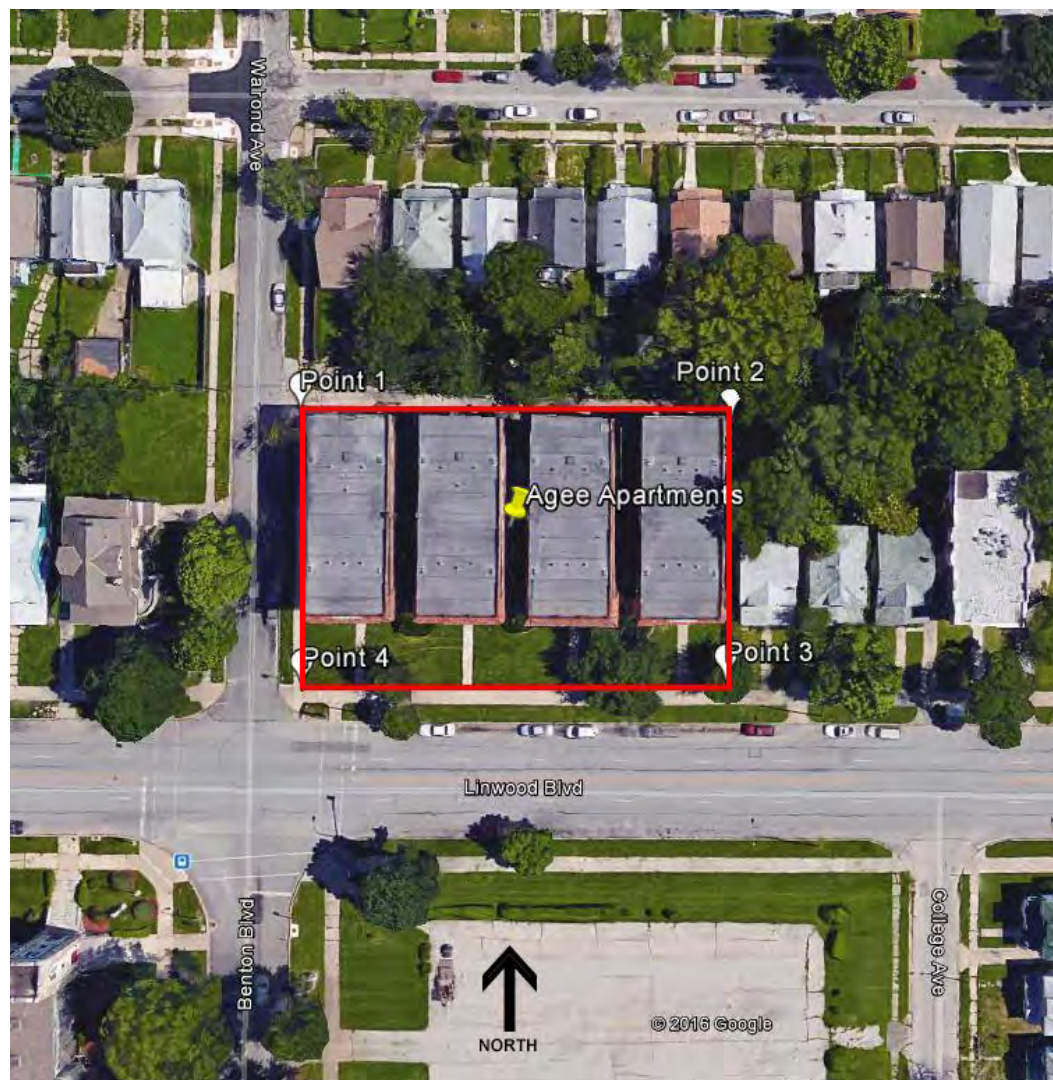
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Figure 2. Site Map with National Register Boundary. *Source: Google Earth, 2016.*

Agee Apartments Historic District
3200-3218 Linwood Boulevard, Kansas City, Missouri
Point 1: 39.068322, -94.545961
Point 2: 39.068292, -94.545211
Point 3: 39.067936, -94.545236
Point 4: 39.067950, -94.545969

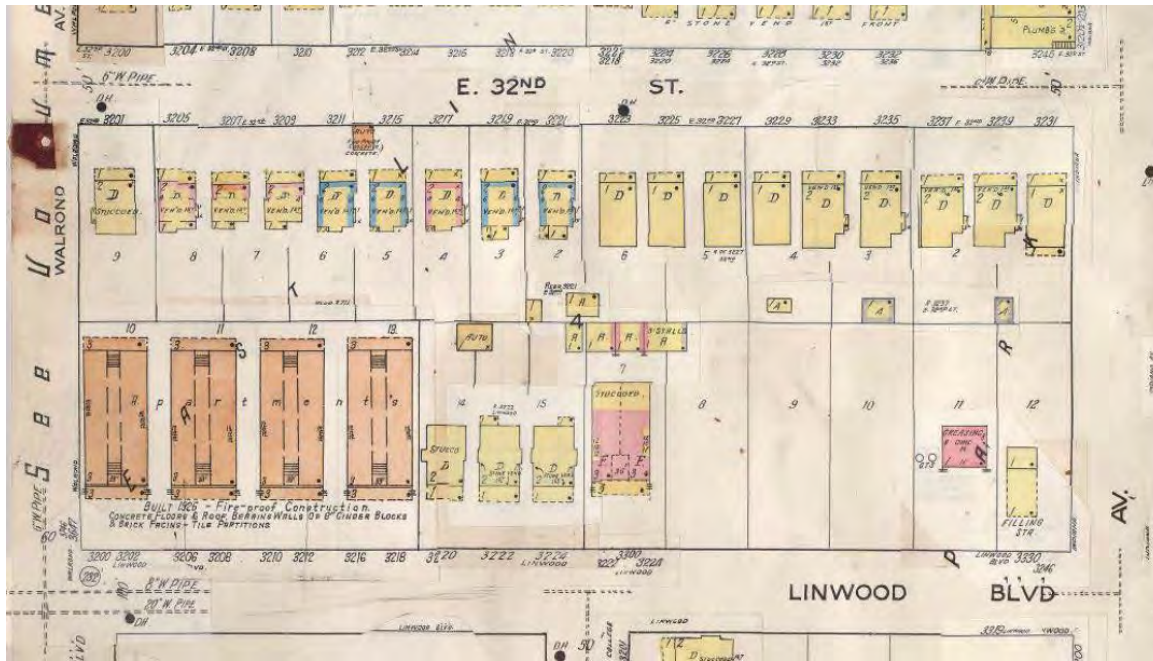


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Figure 3. Sanborn Fire Insurance Map for Kansas City, Missouri, 1917, corrected to 1945, Volume 6, Sheet 757. Source: Missouri Valley Special Collections, Kansas City Public Library. Full map available at: <http://www.kchistory.org/u?/Sanborn,459>.

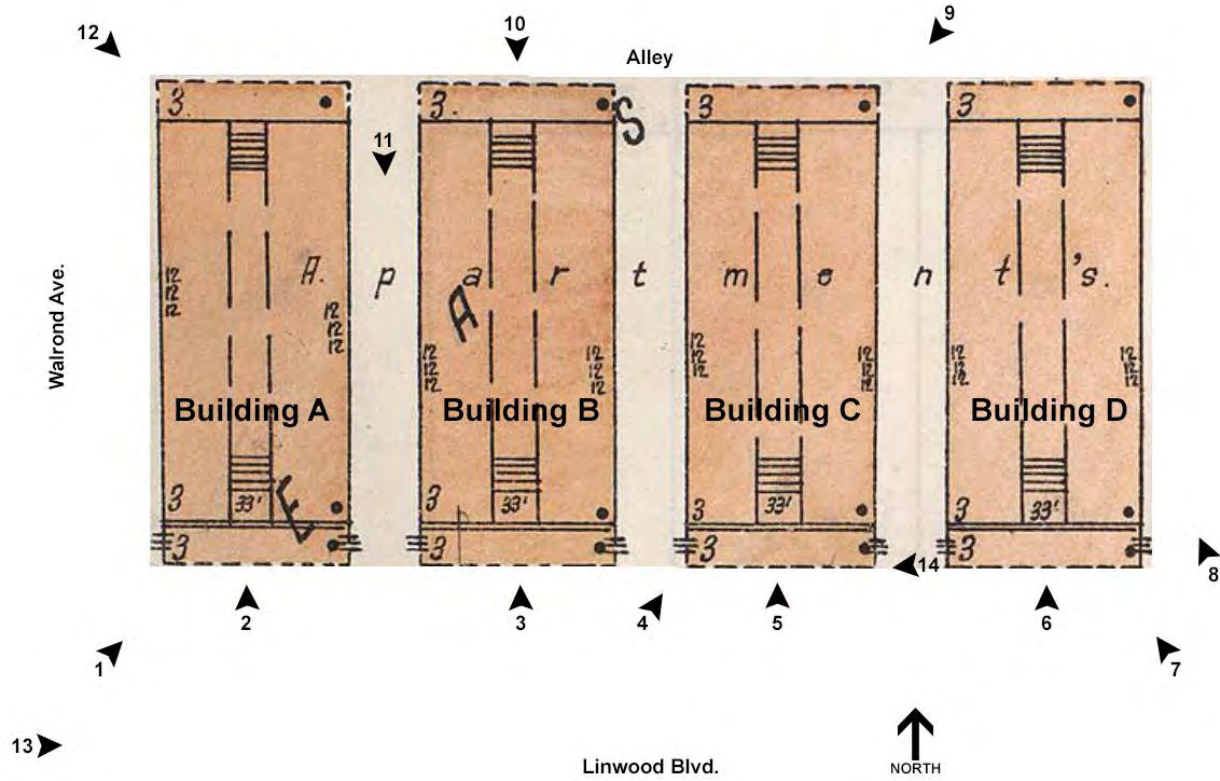


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Figure 4. Exterior Photo Map. Source: *Missouri Valley Special Collections, Kansas City Public Library, and Rosin Preservation, 2017.*



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Figure 5. Agee Apartments Historic District, Typical First Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*



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Figure 6. Agee Apartments Historic District, Typical Second Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*



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Figure 7. Agee Apartments Historic District, Typical Third Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*

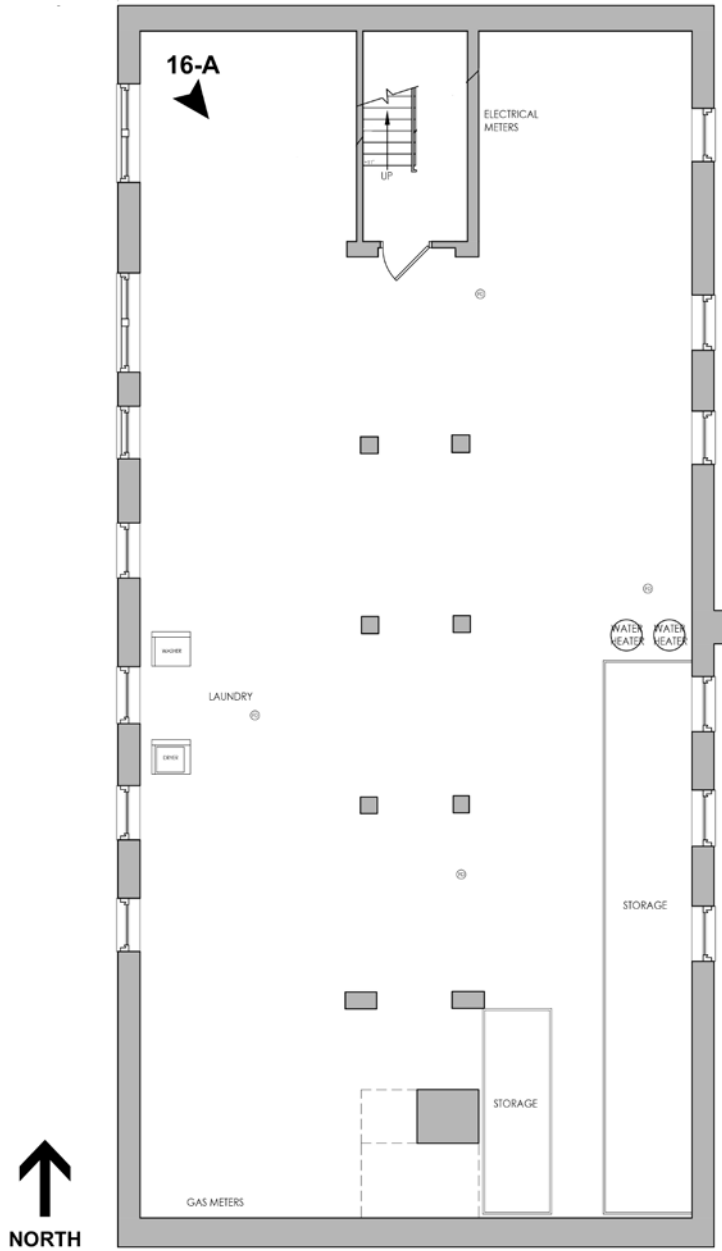


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Figure 8. Agee Apartments Historic District, Typical Basement Floor Plan and Photo Map. *Source: Strata Architecture, 2016 and Rosin Preservation, 2017.*



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Figure 9. 3200-3202 Linwood Boulevard (Building A), 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*



Figure 10. 3216-3218 Linwood Boulevard (Building D), 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*



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Figure 11. 3210-3212 Linwood Boulevard (Building C), 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*

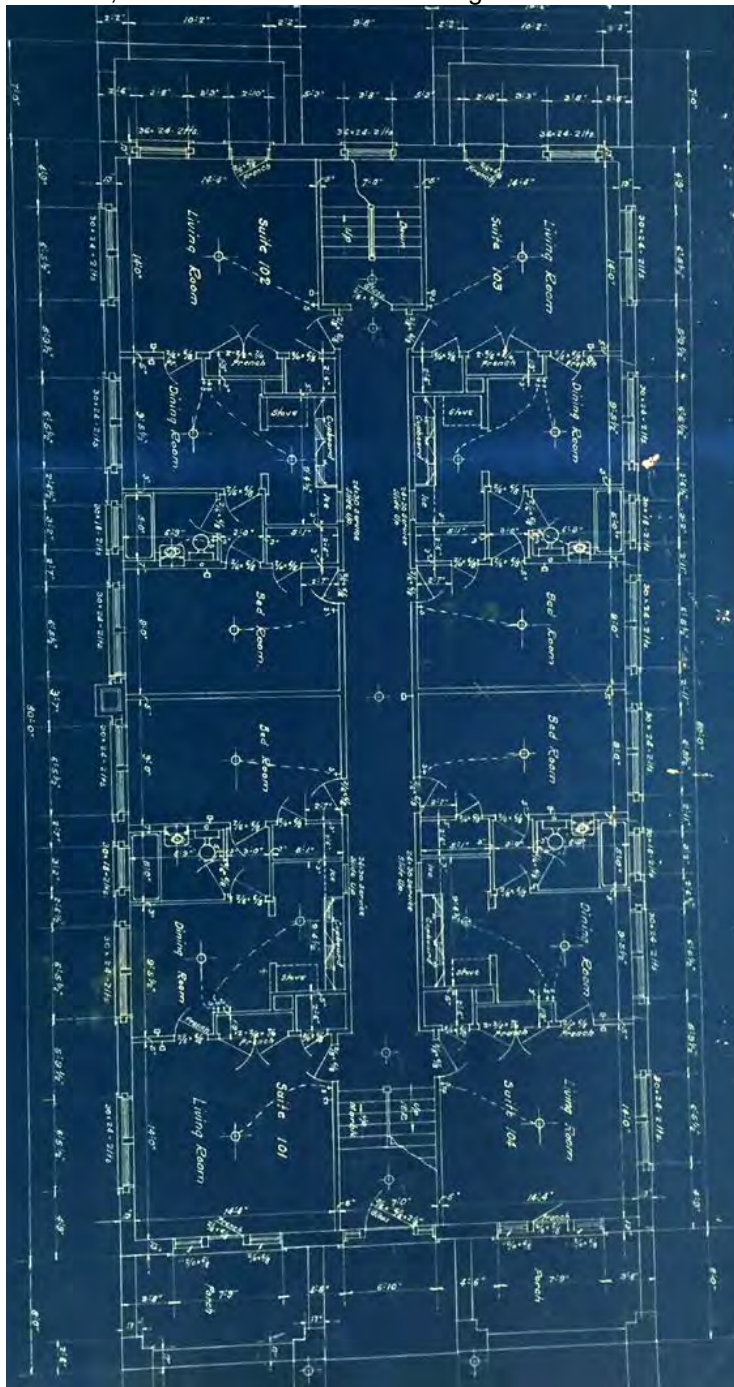


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Figure 12. N. E. Peters Arch't. "Apartments for Mr. Gus Agee, Independence Ave. & Gladstone Blvd." Plan 569, Sheet 2. Architectural Drawing. *Source: State Historical Society of Missouri.*



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Figure 13. N. E. Peters Arch't. "Apartments for Mr. Gus Agee, Independence Ave. & Gladstone Blvd." Plan 569, Sheet 3. Architectural Elevation. *Source: State Historical Society of Missouri.*

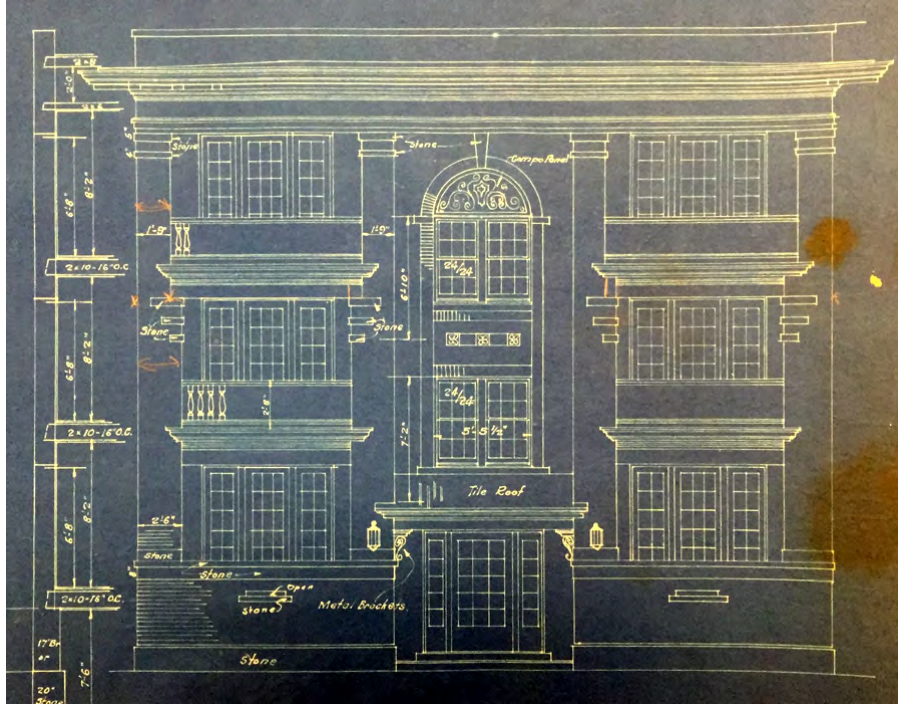


Figure 14. 539-541 Gladstone Boulevard, Kansas City, Missouri. *Source: Brad Finch, 2013.*



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Figure 15. Left: 539-541 Gladstone Boulevard, 2013. *Source: Brad Finch, 2013.* **Right:** 3210-12 Linwood Boulevard, 2016. *Source: Rosin Preservation, 2016.*

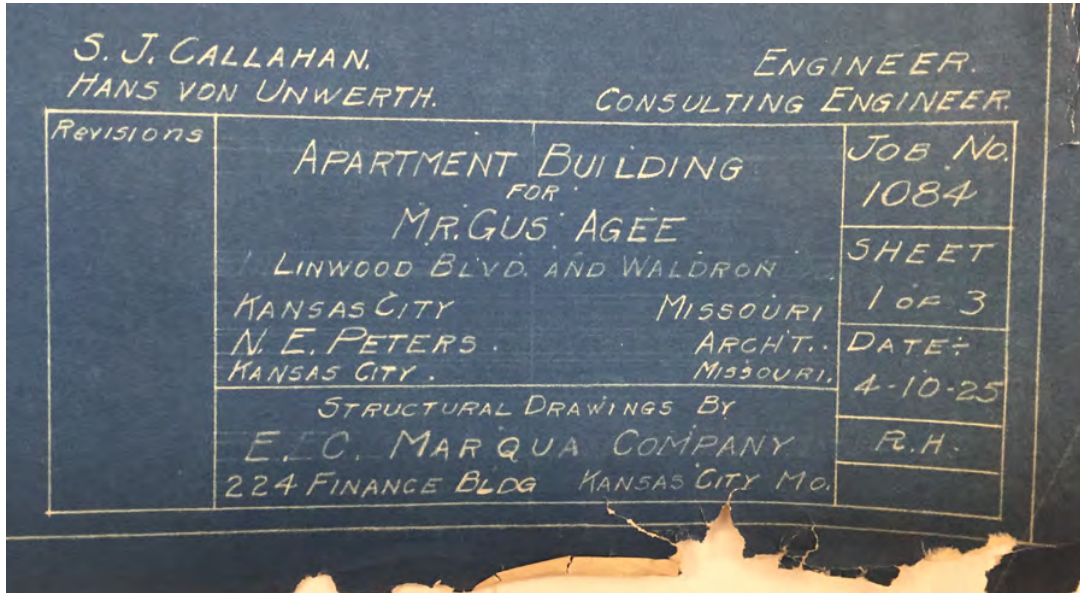


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Figure 16. Title block for structural drawings by E.C. Marqua Company, "Apartment Building for Mr. Gus Agee, Linwood Blvd and Waldron," Job No. 1084, Sheet 1, April 10, 1925. Source: State Historical Society of Missouri.







Proposed
MHDC DEVELOPMENT





Proposed
MHDC DEVELOPMENT

GOTHAM APARTMENTS
2000 - 2010
1415 LINDEN BLVD



630-C



Proposed
MHDC DEVELOPMENT

3312

3312



Proposed
MHDC DEVELOPMENT

103

103

103



321

WIND DEVELOPMENT





NO PARKING
ANYTIME

NO PARKING
ANYTIME

NO SOLICITING
NO LOITERING
NO TRESPASSING
VIOLATORS WILL
BE PROSECUTED

FIRE LANE
NO
PARKING
TOW-AWAY
ZONE

PRIVATE
PROPERTY
NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED





































