

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 Mayfair Apartment Hotel

Other names/site number Mayfair Hotel

Name of related Multiple Property Listing Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri

2. Location

Street & number 1224 East Linwood Boulevard

N/A

not for publication

City or town Kansas City

N/A

vicinity

State Missouri Code MO County Jackson

Code 095

Zip code

64109

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this 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

Signature of certifying official/Title

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

Mayfair Apartment Hotel
Name of Property

Jackson County, Missouri
County and State

5. Classification

Ownership of Property (Check as many boxes as apply.)

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

Category of Property (Check only **one** box.)

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

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

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

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 EARLY 20TH CENTURY

REVIVALS: Mixed

Materials (Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt

other: Terra cotta

☒ NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Mayfair Apartment Hotel

Name of Property

Jackson County, Missouri

County and State

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**

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: _____

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

Areas of Significance

ARCHITECTURE

Period of Significance

1926

Significant Dates

1926

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Drotts, Phillip T. (architect)

Snyder, Joseph (builder)

Mayfair Apartment Hotel
Name of Property

Jackson County, Missouri
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10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 39.069162 -94.569244
Latitude: Longitude:

4 39.068745 -94.569096
Latitude: Longitude:

2 39.069143 -94.568877
Latitude: Longitude:

5 39.069062 -94.569087
Latitude: Longitude:

3 39.068745 -94.568895
Latitude: Longitude:

6 39.069063 -94.569250
Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Mason Martel/Historic Preservation Specialist

organization Rosin Preservation, LLC

date July 1, 2024

street & number 1712 Holmes

telephone 816-472-4950

city or town Kansas City

State MO

zip code 64108

e-mail mason@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.).

Mayfair Apartment Hotel

Name of Property

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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.

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: **Mayfair Apartment Hotel**

City or Vicinity: **Kansas City**

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

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

Date

Photographed: **June 2024**

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

01 of 17: Southeast corner, showing primary south elevation (left) and east elevation (right), view NW.

02 of 17: Southwest corner, showing primary south elevation (right) and south third of west elevation (left), view NE.

03 of 17: North (left) and east (right) elevations, view SE.

04 of 17: South elevation, detail of main entrance, view NE.

05 of 17: East elevation, detail of first story window openings, view W.

06 of 17: South elevation, detail of second story window opening, view N.

07 of 17: South elevation, detail of upper story and roof, view NW.

08 of 17: East elevation, detail of gargoyle on northeast corner (typ.), view NW.

09 of 17: 1st floor, main lobby, looking from southeast corner, view NW.

10 of 17: Typical upper floor, main stair, view SW.

11 of 17: Typical upper floor, secondary north stair, looking from midfloor landing, view S.

12 of 17: Typical upper floor, corridor, looking from south corner, view NW.

13 of 17: Typical upper floor, corridor, looking from north end, view S. Note: abandoned elevator opening is to the right.

14 of 17: Typical upper floor, unit living room, view SW.

15 of 17: Typical upper floor, unit kitchen, view NW.

16 of 17: Typical upper floor, unit bedroom, view SW.

17 of 17: Typical upper floor, unit bathroom, view W.

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Figure Log:

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

Figure 1. Context Map, showing the approximate location of the Mayfair Apartment Hotel (Google Maps, 2024).

Figure 2. Site map, showing current (yellow) and nominated (red) boundaries. Note, the surrounding parking lots do not have the same ownership as the Mayfair Apartment Hotel (City of Kansas City, Missouri online parcel viewer application, <https://maps.kcmo.org/apps/parcelviewer/>, (accessed June 2024).

Figure 3: Excerpt of a map of Kansas City's Park and Boulevard System (in green). Dashed lines indicate different park districts within Kansas City. The approximate location of the Mayfair Apartment Hotel is noted with a blue dot (Kansas City Board of Park Commissioners, "Map Showing the Park and Boulevard System of Kansas City, Missouri," (Kansas City, Missouri: Board of Park Commissioners, 1906), <https://kchistory.org/image/map-showing-park-and-boulevard-system-kansas-city-missouri> (accessed January 2024).

Figure 4: Map of other hotels and apartment hotels along Linwood Boulevard. Map not to scale. See Figure 9 for a list of buildings (Sanborn Map Company, "Insurance Maps of Kansas City, Missouri," (New York: Sanborn Map Company, 1951), volume 4, various sheets).

Figure 5: Table of other hotels and apartment hotels along Linwood Boulevard (Table created using information from the 1951 Sanborn Fire Insurance Map).

Figure 6: St. Regis Hotel (Google Maps, 2024).

Figure 7: Belmont Hotel (Brad Finch, f-Stop Photography, 2019).

Figure 8: Photograph of the Mayfair Apartment Hotel under construction. Note the unfinished concrete structural system on the upper stories ("The Mayfair Hotel on Linwood, as the Architect Depicted It and as the Buyer Saw It," *The Kansas City Star*, September 12, 1926, 73).

Figure 9: Photograph of the completed Mayfair Apartment Hotel. The final design does not appear to have significantly varied from the earlier drawing ("Mayfair Hotel to New Owner Today," *The Kansas City Journal*, December 5, 1926, 23).

Figure 10: Map of comparable multi-unit residential buildings (Google Maps, 2024).

Figure 11: Bainbridge Apartments. Top: west half; Bottom: east half and connection (Mason Martel, Rosin Preservation, LLC, 2024).

Figure 12: Cleveland Arms Apartments (Brad Finch, f-Stop Photography, 2022).

Figure 13: The Chimes Apartments (Google Maps, 2024).

Figure 14: Normandy Apartments (Google Maps, 2024).

Figure 15: Casa Loma Apartments. Left: east half; Right: west half (Mason Martel, Rosin Preservation, LLC, 2024).

Figure 16: 1951 Sanborn Fire Insurance Map showing the Mayfair Apartment Hotel. Note: although this map was created after the period of significance, the property boundaries are not expected to have changed (Sanborn Map Company, "Insurance Maps of Kansas City, Missouri," (New York: Sanborn Map Company, 1951), volume 4, sheet 467).

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Mayfair Apartment Hotel

Name of Property

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Working-Class and Middle-Income Apartment Buildings in
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Name of multiple listing (if applicable)

Summary

The 1926 Mayfair Apartment Hotel is located at 1224 East Linwood Boulevard in Kansas City, Jackson County, Missouri. The eight-story apartment building has a reinforced concrete structural system, and an “L-shaped” footprint. The Mayfair Apartment Hotel exhibits characteristics of several different revival styles popular at the turn of the twentieth century. Most notably, these styles include Gothic Revival, Spanish Colonial Revival, and Moorish Revival. Character-defining features of the building include the masonry brick walls, colorful terra cotta ornamentation, spires, and gargoyles at most corners. The interior contains a modest historic lobby with a non-historic office, elevator, and tenant mailboxes. A historic double-loaded corridor extends north from the lobby and accesses tenant spaces, three apartment units, and mechanical areas. The upper floors each contain an identical arrangement of eight apartment units around a historic double-loaded L-shaped corridor. The building is nominated under the *Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri* Multiple Property Documentation Form (the MPDF) as an example of the High-Rise Apartment Building property subtype of the Working- and Middle-Income Apartment Buildings in Kansas City, Missouri property type. It meets the registration requirements of the subtype as discussed below.

The Mayfair Apartment Hotel retains historic integrity. The main entrance has been slightly altered with a new door and fabric canopy. Painted panels fill some historic window arches, and brick infills three first story windows along the west elevation. Non-historic aluminum (or vinyl) windows fill historic window openings. On the interior, apartment units reached their current configurations in the 1970s, as some previous units were combined. The historic circulation systems and lobby remain intact. The Mayfair Apartment Hotel retains all of its distinctive exterior ornamentation, and it remains easily recognizable as an early twentieth century multi-unit residential apartment building in Kansas City, Jackson County, Missouri.

Elaboration

SETTING & SITE

The Mayfair Apartment Hotel is located along East Linwood Boulevard, a historic four-lane street that serves as a major east-west thoroughfare through Kansas City (*Figures 1 & 2*). Linwood Boulevard is listed in the National Register of Historic Places as a contributing resource to the Kansas City Parks and Boulevards Historic District (NRIS #14000931, listed

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08/09/2016). Historically, the block around the Mayfair Apartments contained numerous private residences, apartments, and apartment hotels. Today, most of those resources have been demolished and the Mayfair Apartment Hotel remains as a remnant of the block. A postmodern police substation sits just west of the building. The Neoclassical Kansas City Scottish Rite Temple (1930) occupies the east end of the block to the east of Tracy Avenue; a large parking lot and retaining wall separates the two buildings. The non-historic Faxon Elementary School, a one-story brick building is across South Linwood Boulevard to the south.

The Mayfair Apartment Hotel occupies an L-shaped parcel at the northwest corner of the intersection of East Linwood Boulevard and Tracy Avenue. The immediate site slopes gently to the northeast. The building sits about twenty feet north of East Linwood Boulevard and about fifteen feet west of Tracy Avenue. The nominated boundary includes the building and a portion of a parking lot (*Figure 2*). The surrounding parcels to the north and south have separate ownership. According to Sanborn Fire Insurance Maps, the current parcel does not align with the historic rectangular parcel, which abutted the east and south elevations and included a small strip of land to the north and west (*Figure 16*). Outside of the boundary, concrete-paved sidewalks line all elevations.

EXTERIOR

The Mayfair Apartment Hotel is an eight story L-shaped building with a reinforced concrete structural system, brick cladding, and historic colorful terra cotta panels along the street-facing elevations (*Photo 1*). The south four bays of the west elevation extend out two bays to the west. Much of the building has a flat roof behind a brick parapet. The parapet along the south elevation contains a tall triangular gable in the center bay that steps down with each flanking bay to meet the parapet wall along the rest of the building (*Photo 7*). A historic gabled roof with red clay tiles extends back about thirty-four feet behind this parapet (*Photo 7*). A shorter secondary elevator penthouse with a flat roof rises near the north part of the roof. Dark red brick clads the first two stories of the primary south and east elevations along with the south four bays of the west elevation; Tan tapestry brick clads the upper stories of those walls. Common brick clads the rest of the west elevation and the north elevation. Colorful terra cotta accents the south and east elevations, including a beltcourse above the first story and a narrower stringcourse at the third story windowsills (*Photos 1 & 2*). Small terra cotta panels with decorative shields adorn the beltcourse along the east elevation and the outside bays of the south elevation (*Photo 5*). Diamond-shaped terra cotta panels line the parapet wall along the east, south, and south third of

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the west elevations. First-story openings along the south elevation and the south half of the east elevation have gothic arches with painted wood panels (non-historic) in the upper part of the arch above the existing windows (*Photos 5 & 6*). The eighth-story openings along the south elevation and the south opening on the east elevation have similar detailing except that triangular terra cotta panels fill the upper part of the openings. (*Photo 7*). All other openings have brick lintels and sills. All corners except for the northwest corner have a cutout at the top story with a terra cotta gargoyle and three steel diamond-shaped plates (*Photos 7 & 8*).

SOUTH (PRIMARY) ELEVATION

Five bays organize the primary (south) elevation (*Photos 1 & 2*). The outside bays project out slightly from the center three bays, and one opening pierces each story of those bays. Engaged brick pilasters delineate the three center bays; two openings pierce each bay per story. The pilasters begin at the ground and extend up to narrow terra cotta spires that flank the triangular parapet. The main entrance is in the center of the south elevation. A non-historic cloth awning covers the entrance comprised of a non-historic painted metal slab door with two narrow metal-framed sidelights (*Photo 4*). Narrow terra cotta columns line the entrance and converge to form a Tudor arch. The second story openings each have a terra cotta panel set into the brick above the opening. The outside openings have a triangular panel in a terra cotta gothic arch surround; the interior openings have a rectangular panel with a shield. The third through seventh stories are unornamented. The eighth story continues the pattern of fenestration as the lower stories, except that a triangular terra cotta panel is set into the brick above each opening. A single lancet-arched opening with a terra cotta hood pierces the gable at the top of the parapet.

EAST ELEVATION

The long east elevation abuts Tracy Avenue (*Photo 1*). The window openings divide the first story into twelve bays, with fourteen bays on the upper stories. A wide terra cotta band just along the windowsills divides the first and second stories. Colorful square terra cotta panels with alternating eagle and fleur de lis emblems adorn the entire length of the wall. A narrow terra cotta windowsill beltcourse separates the second and third stories. At the parapet level, roundels punctuate the wall in bays 1, 5, 7, 9, & 11, looking north to south.

The first story openings have a slightly different configuration than the upper stories. Paired gothic-arched openings fill the south four bays (bays 1 to 4). Typical rectangular hung windows

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fill bays 5 to 10. Smaller 1/1 hung windows fill the north four bays (bays 11 to 14). The second to eighth stories share the same window bay configuration. The south bay openings on the second and eighth stories have an identical configuration; each has a gothic arched terra cotta panel with a lion above the opening with scrolls along the sides of an opening and a large terra cotta panel with a shield below (*Photo 6*). Bays 1, 6, 10, & 14 have a typical rectangular hung window. Paired windows fill bays 2, 5, 7, 9, & 11. Bays 3, 4, 8, 12, & 13 contain smaller windows that generally correspond with unit bathrooms beyond.

NORTH ELEVATION

Red common brick clads the unornamented north elevation (*Photo 3*). Due to the building's L-shaped footprint, the north elevation consists of two wall planes. Four uneven bays organize the east wall plane, which also extends furthest north. At the first story, two typical openings flank a secondary pedestrian entrance comprised of a single metal slab door. Typical windows fill bays 1 & 4; smaller windows fill bay 2, and a single squat opening pierces each elevation above the entrance midway between each floor, corresponding with an egress stair. Two small square openings pierce the parapet level; plywood fills both openings.

Two bays organize the north elevation of the inset west wall plane. A single rectangular window pierces the east bay at the first story, and a single window set within a gothic arched opening pierces the west bay. At the upper stories, a paired set of windows fills the east bay, and a single window fills the west.

WEST ELEVATION

Like the north elevation, the west elevation contains two wall planes (*Photos 2 & 3*). Common red brick clads the unornamented north, inset plane, while tapestry brick matching the south elevation clads the south wall plane. Nine window bays organize the north wall plane. A square brick chimney extends from the wall between bays 6 & 7. Electrical equipment and gas meters obscure much of the first story. On the upper stories, paired windows fill bays 1, 3, 5, & 8 (from north to south). Typical rectangular windows fill bays 6 & 9, and smaller rectangular units fill bays 2, 4, & 7; brick fills the former opening in bay 2 on the second story.

Four bays organize the south wall, which, except for terra cotta details, continues the design of the south elevation. At the first story, brick fills the three former gothic arched openings. Typical

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rectangular windows fill bays 1 & 4 and smaller units fill the center two bays on the second to eighth stories. Three evenly spaced roundels pierce the parapet wall between the eighth story and the cornice. Terra cotta diamonds line the top of the parapet wall.

INTERIOR

The eight-story Mayfair Apartment Hotel has a reinforced concrete structural system and concrete floorplates. The first floor contains the main lobby with a leasing office, elevator, and tenant mailboxes, and historic terrazzo flooring remains in the lobby area (*Photo 9*). Two historic painted concrete switchback stairs access all floors of the building. The main stair near the south end of the building has historic painted wood railing (*Photo 10*). The secondary north stair has historic painted round metal railing (*Photo 11*). The elevator equipment at the north end of the lobby is not historic, but it occupies a historic shaft; a second historic elevator shaft is intact near the north end of the corridor. A painted panel covers the inset opening of the north shaft (*Photo 13*). Non-historic finishes extend throughout most of the building's public spaces, including suspended ACT ceilings, linoleum, carpet, or luxury vinyl tile (LVT) Exposed concrete remains in mechanical, storage, and other secondary spaces on the first floor.

A historic double-loaded "L-shaped" corridor organizes the identical upper seven residential floors (*Photos 14 through 17*). All units contain one bedroom. Unit finishes include a mix of non-historic LVT, carpet, and linoleum flooring in all areas with painted gypsum board or plaster walls and ceilings. Corridors retain their historic configurations and have non-historic linoleum or vinyl flooring with plaster walls and painted gypsum board ceilings. Some isolated areas of historic plaster may remain throughout the building.

MAIN (FIRST) FLOOR

The main (south) entrance opens to a modest lobby with terrazzo floors, non-historic gypsum board walls, and suspended ACT ceilings with inlaid florescent lights (*Photo Map 2*). A non-historic office fills the southwest corner of the floor next to the lobby (*Photo 9*). A glazed aluminum-framed partition with a painted metal slab door separates the office from the lobby. One apartment unit fills the southeast corner of the floor; two units line the east side of the corridor. A maintenance shop, laundry room, and tenant community room occupy the rest of the east side of the corridor. A storage room and sunken mechanical room (+/- three feet below grade) occupy the rest of the west side of the corridor.

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UPPER FLOORS

Eight one-bedroom apartment units line the double-loaded corridors on each floor (*Photo Map 2*). Apartment entrances contain a painted metal door with metal framing. All doors open into the living room. Kitchens are either located adjacent to the living room, or in a short corridor that leads to the bedroom. Bathrooms are either located off the kitchens or the bedrooms. Upper floor finishes are similar to those on the first floor. Corridors and units have a mix of linoleum and LVT with rubber baseboards. Most corridor walls and ceilings are historic painted plaster, but some areas have non-historic painted gypsum board.

INTEGRITY

The Mayfair Apartment Hotel retains its historic integrity. The building remains a residential property, continuing its historic apartment use and *association*. The building has not been moved and retains integrity of *location*. The historic *setting* has been impacted by demolition of other apartment and hotel buildings along this section of East Linwood Boulevard, but the Mayfair Apartment Hotel survives as an important example of a multi-unit residential building along the boulevard.

The Mayfair Apartment Hotel retains integrity of *design, materials, and workmanship*. The exterior ornamentation has seen few alterations, and the distinctive chromatic terra cotta panels are in excellent condition for their age, owing to the skill of the craftsmen who installed them. The building also continues to retain historic masonry openings on all elevations. The building continues to express its historic residential *feeling*. The interior retains its historic double-loaded corridor configuration on all floors, and historic terrazzo flooring in the main lobby. Although apartment units have all been configured over the years, that work did not significantly impact the historic corridor configuration or the appearance of the exterior masonry openings.

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TABLE OF REGISTRATION REQUIREMENTS¹

<ul style="list-style-type: none">• Contains at least twenty-seven self-sufficient (with private kitchen and bath facilities) apartment (dwelling) units.	<ul style="list-style-type: none">• The Mayfair Apartment Hotel historically contained 109 units, many of which were later combined to create the current configuration. Alteration of the units does impact the integrity of the building. As noted in the MPDF, interior changes have less impact if “the exterior integrity, location, setting, interior spatial arrangement of public spaces, and the interior elevator shaft and related lobby areas remain intact.” As discussed above, the exterior integrity is excellent, and few alterations of note have occurred. On the inside, the public spaces are intact, including the historic lobby, corridors, and elevator shafts.
<ul style="list-style-type: none">• Is at least eight and is no more than twelve stories high.	<ul style="list-style-type: none">• The Mayfair Apartment Hotel is eight stories tall.
<ul style="list-style-type: none">• Has a single main public entrance door and may have secondary entrances on elevations facing a public right-of-way.	<ul style="list-style-type: none">• The main entrance faces south, towards East Linwood Boulevard. Secondary entrances do not face public rights-of-way but are accessible via concrete sidewalks.
<ul style="list-style-type: none">• Has at least one elevator and an elevator lobby.	<ul style="list-style-type: none">• The Mayfair Apartment Hotel historically had two elevators. The primary south elevator remains connected to a modest elevator lobby.
<ul style="list-style-type: none">• May have [a] small to medium-sized lobby.	<ul style="list-style-type: none">• The Mayfair Apartment Hotel has a medium-sized elevator lobby.
<ul style="list-style-type: none">• May have a single double-loaded corridor or a double-loaded corridor in a cross-axis, L-shaped, or T-shaped plan.	<ul style="list-style-type: none">• A historic double-loaded corridor that extends north from the lobby arranges the first floor. A historic L-shaped double-loaded corridor arranges all upper floors.
<ul style="list-style-type: none">• Retains sufficient architectural integrity and historic characteristics to enable identification with the	<ul style="list-style-type: none">• As noted above, the Mayfair Apartment Hotel retains excellent exterior integrity. The distinctive character-defining terra cotta ornamentation is

¹ Table adapted from Sally Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” National Register of Historic Places Multiple Property Documentation Form (Kansas City, MO: 2007), F.18.

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property type, including the façade appearance and the basic configuration of the original floor plan outlining the public halls, apartment unit entrances, and stairways in public spaces.	intact, and in good condition. As outlined in the MPDF, interior alterations are acceptable in this case, because the primary significance of the building is found in its styling and exterior architectural detailing. The “interior spatial arrangements,” are not significant and the building is not nominated under Criterion B. ²
• Dates from the post-World War I era through the early 1960s.	• The Mayfair Apartment Hotel was built in 1926.
• Is located within Kansas City, Missouri 1960 boundaries.	• The Mayfair Apartment Hotel is located within the 1960 boundaries of Kansas City.

² Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” F.21.

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Summary

The Mayfair Apartment Hotel (1926), in Kansas City, Jackson County, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE as an excellent example of Late Nineteenth and Early Twentieth Century Revival architecture. The building is an example of the High-Rise Apartment Building property subtype, as described in the *Working-Class and Middle-Income Apartment Buildings of Kansas City, Missouri* Multiple Property Documentation Form (MPDF). It is significant under registration criterion C-6: "Buildings that illustrate expressions of architectural styles, either rare, notable, or influential to the aesthetic development of the apartment building or architecture in general."³ While other historic multi-unit apartment buildings in Kansas City employ terra cotta ornament, few remaining examples are as extensive or intricate as the detailing on the Mayfair Apartment Hotel. Designed by local architect Phillip T. Drotts, the character-defining features of the Mayfair Apartment Hotel include elements of Gothic Revival, Spanish Colonial Revival, and Moorish Revival styles, such as colorful terra cotta panels, gargoyles, gothic-arched openings, spired, and tapestry brick cladding. The period of significance for the building (1926) corresponds with the date of construction.

Elaboration

DEVELOPMENT OF EAST LINWOOD BOULEVARD

In the early twentieth century, East Linwood Boulevard was a prominent regional transportation corridor as part of landscape architect George Kessler's Park and Boulevard System. Historians like Sally Schwenk view the Park and Boulevard System as "the most significant factor in determining Kansas City's twentieth century development...."⁴ Developed by landscape architect George Kessler, the system aimed to address the issues of blight, sprawl, and deteriorating property values and to enhance the city's natural landscape features using a system of wide interconnected boulevards and linear green spaces (*Figure 3*). In addition to the transportation aspects of the system, Kessler designated lots along boulevards such as Linwood for apartment buildings as part of "the City's first attempt at defacto [sic] zoning...."⁵ The

³ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," F.4.

⁴ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," E.7.

⁵ Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," E.7; it is unclear from the available research whether the Mayfair Apartment Hotel was located on such a lot.

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apartments that developed along Linwood expressed popular architectural styles of the early twentieth century, including several revival styles. The revival-styled Mayfair Apartment Hotel is one of the few remaining examples of an apartment hotel along East Linwood Boulevard.

In addition to its place as part of the Park and Boulevard System, the Mayfair Apartment Hotel was built during a time of great expansion in Kansas City. Between 1910 and 1930, the city's population increased over 160 percent.⁶ This resulted in an equally explosive growth in apartment unit construction. Over fifteen thousand new apartment units were built between 1920 and 1929, with over two thousand built in 1926 alone.⁷ The largest concentration of new apartment units built in 1926 was in the area of East 31st Street and Troost Avenue, less than two blocks northwest from the Mayfair Apartment Hotel.⁸ Construction of these units represented a shift in apartment building trends, both locally and nationally, away from smaller (one to four story) apartment buildings with a handful of units towards larger buildings with a greater number of apartment units. At least sixteen apartment hotels, apartments, and traditional hotels within a one-mile span along or closely adjacent to East Linwood Boulevard from Gillham Road to the west to Garfield Avenue to the east (including the Mayfair Apartment Hotel).

APARTMENT HOTELS IN KANSAS CITY, MISSOURI

Though not as prevalent today, in the early twentieth century, apartment hotels were ubiquitous in many American cities. As Schwenk notes, the exact definition of an apartment hotel is somewhat fluid, and the term varied from development to development. Generally speaking, apartment hotels in Kansas City “were primarily residential buildings servicing permanent or seasonal renters rather than transients,” and functioned as a cross between traditional hotels and apartments.⁹ Apartment hotels offered similar amenities to modern-day hotels such as concierge and maid services, and some apartment hotels also offered communal dining rooms. The “hotel” rooms were typically smaller than the corresponding apartment units and lacked private kitchen/dining areas. Over time, the apartment hotel concept fell out of favor, and was replaced with the “efficiency” (also called a studio) unit type, which generally contained a small private

⁶ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.8.

⁷ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.21.

⁸ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.23.

⁹ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.16.

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kitchenette space in each unit.¹⁰ In the case of the Mayfair Apartment Hotel, the building historically contained seventy-two “hotel” units and thirty-seven “apartments.”¹¹ The apartment units contained private kitchens with Frigidaire appliances and pantries, but the building did not have a communal dining area.¹²

Of the sixteen apartment buildings and hotels identified along Linwood, just five, including the Mayfair Apartment Hotel remain (*Figures 4 & 5*). Most of these buildings historically were between six and ten stories tall, with an average height of eight stories. All exhibited revival styles. In the Mayfair Apartment Hotel, there were thirty-five more hotel rooms than apartment units, the opposite of other apartment hotels in the area at the time, which contained more apartment units than hotel rooms.¹³

THE ST. REGIS HOTEL: 1400-1402 EAST LINWOOD BOULEVARD (1914)

Today, the Mayfair Apartment Hotel, at eight stories, is the second tallest extant example of an apartment hotel or hotel along East Linwood Boulevard. The nine-story St. Regis Hotel (NRIS #13000885, listed 10/03/2013) has Italian Renaissance Revival styling such as a one-story portico with classically inspired columns along with projecting horizontal bands of terra cotta, and wide overhanging eaves with paired brackets (*Figure 6*).

THE BELMONT HOTEL: 911 EAST LINWOOD BOULEVARD (1912)

The Belmont Hotel (NRIS #16000513, listed 08/04/2016) is a six-story building with a reinforced concrete structural system, H-shaped footprint, and restrained Classical Revival/Prairie Style elements that include a prominent metal cornice, brick corbels, and deep lightwells on the upper four stories (*Figure 7*). The building historically functioned as an

¹⁰ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.20.

¹¹ “The Mayfair Hotel on Linwood, as the Architect Depicted It and as the Buyer Saw It,” *The Kansas City Star* (September 12, 1926): 73.

¹² *The Kansas City Times* (September 20, 1927), 23.

¹³ “The Mayfair Hotel on Linwood...,” 73: the exact mix of apartment units and hotel rooms in the other apartment hotel buildings along East Linwood Boulevard is not known at this time.

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apartment hotel. In 1949, it was converted for use as a hospital. That work included adding new partitions and elevators throughout.¹⁴

MAYFAIR APARTMENT HOTEL

Construction of the Mayfair Apartment Hotel began at the end of May 1926 when a building permit for the \$150,000 building was issued to Joseph A. Snyder.¹⁵ In September 1926, while the building was still under construction, Pittsburg, Pennsylvania investor Fred W. Scott purchased it for \$425,000. An article detailing the purchase by the then-unnamed Scott included a photograph of the bare concrete structural system on the upper stories and a sketch of the finished building to emphasize that this was a speculative investment (*Figure 8*). The article notes that the Fisher Building Company planned to carry the project to completion and turn it over to Scott. Although purchasing buildings before completion was not necessarily an unusual arrangement, the article notes that most apartment buildings were purchased after they had been completed and had a proven income history.¹⁶ Further, Scott purchased the building before the top floor of the reinforced concrete grid had even been poured.¹⁷

The Mayfair Apartment Hotel appears to have been completed in November 1926, and Snyder held an open house for the public (*Figure 9*).¹⁸ Scott took possession of the building in early December, and it has functioned in much the same way since that time.¹⁹ The apartment hotel use ceased around 1973, and the building functioned solely as an apartment after that time. Newspaper advertisements beginning around 1976 indicates that the building had been converted into sixty units of low-income housing by that time, a common outcome for older apartment buildings in the mid- to late-twentieth century.²⁰

¹⁴ Elizabeth Rosin and Rachel Consolloy, "Belmont Hotel," National Register of Historic Places Nomination Form (Kansas City, Missouri, 2016), 8.17.

¹⁵ City of Kansas City, Missouri, Building Permit No. 14706, May 2, 1926; note, some articles give Snyder's name as William. The permit also incorrectly identifies the architect as "P. T. Pratts."

¹⁶ "The Mayfair Hotel on Linwood..." 73.

¹⁷ *The Kansas City Star* (November 21, 1926): 61.

¹⁸ "New Apartment Hotel Ready for Inspection," *The Kansas City Journal* (November 21, 1926): 23.

¹⁹ "Mayfair Hotel to New Owner," *The Kansas City Journal* (December 5, 1926): 23.

²⁰ "Apartment Manager for New Mayfair Apartments," *The Kansas City Star* (April 4, 1976): 44.

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PROPERTY TYPE: WORKING- AND MIDDLE-INCOME APARTMENT BUILDINGS IN KANSAS CITY,
MISSOURI

The Mayfair Apartment Hotel is an example of the Might-Rise Apartment Building subtype of the Working- and Middle-Income Apartment Buildings in Kansas City, Missouri property type. As discussed in the MPDF, Working- and Middle-Income Apartment Buildings were purpose-built “to function as multiple-unit dwellings.” The property type significantly changed the urban landscape in Kansas City and influenced the city’s developmental patterns as the working-class population grew and made a “significant impact on residential patterns and the visual characteristics of Kansas City’s built environment.”²¹ The Mayfair Apartment Hotel’s architectural detailing has elements of several popular styles.

To be eligible as an example of the Working- and Middle-Income Apartment Buildings in Kansas City, Missouri property type, a resource must contain at least two self-sufficient apartment units, be at least two stories high, be located within the City of Kansas City 1960 limits, be built between 1885-1960, and “retain sufficient architectural integrity and historic characteristic to enable identification with the property type, including the façade appearance and preferably, although not necessarily, the basic configuration of the original floor plan outlining the public halls and apartment units.”²² The Mayfair Apartment Hotel meets all of the above criteria. Although the interior has seen alterations over the years, the configuration of the public corridors and lobby is intact and does not significantly impact the building’s ability to be identified as an example of the property type.

Further, the Mayfair Apartment Hotel meets additional criteria for buildings nominated under Criterion C

- | | |
|---|---|
| <ul style="list-style-type: none">• The majority of the building’s openings on the primary façade should be unaltered or altered in a sensitive manner, using similar materials, profiles, and sizes as the original building elements. | <ul style="list-style-type: none">• A majority of the Mayfair Apartment Hotel’s openings are unaltered. A small number of openings have been filled with brick or wood, but the openings themselves are still apparent. |
|---|---|

²¹ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” F.1-F.2.

²² Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” F.2.

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• The exterior brick masonry should remain intact and exposed.	• The exterior brick masonry is intact and exposed on all sides.
• Significant character-defining decorative elements should be intact.	• Character-defining decorative elements such as the colorful terra cotta and brickwork are intact and in good condition.
• Design elements intrinsic to the building's style and plan should be intact.	• The overall design of the Mayfair Apartment Hotel, with its distinctive terra cotta elements, is intact.
• The overall feeling or character of the building for the time period in which it was erected should be intact.	• The building retains its historic residential character.
• Changes over a period of time in color and materials should be sympathetic and compatible to the original design.	• The building has not seen any significant exterior alterations or changes.
• Unless of exceptional significance under National Register Criterion G, must be at least fifty (50) years of age.	• The Mayfair Apartment Hotel, completed in 1926, is over fifty years of age.

ARCHITECTURE OF THE MAYFAIR APARTMENT HOTEL

In Kansas City, apartment styling after World War I either trended towards modern (at the time) styles, or incorporated elements of Exotic or Romantic styles. These latter styles included “English Tudor, Gothic and Jacobethan Revivals, French vernacular, and Moorish, Islamic and Spanish vocabularies” or “revivals” of earlier styles applied to buildings that incorporated modern structural elements or forms. At the Mayfair Apartment Hotel, a mixture of revival styles are applied to a reinforced concrete structural system.²³

The concentration of terra cotta elements on the Mayfair is unusual for apartment buildings in Kansas City. Other apartment buildings in town (especially those concentrated along Armour Boulevard and in the vicinity of the Country Club Plaza) have either Art Deco, Spanish Colonial Revival, Classical Revival, or International styling with less terra cotta ornamentation or stone that is not as colorful. Though Armour Boulevard features a particularly dense concentration of

²³ Schwenk, “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” E.8, E.37.

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early twentieth century apartment buildings, many (including the examples below) have terra cotta detailing that is fairly monochromatic, as opposed to the colorful terra cotta embellishments on the Mayfair Apartment Hotel. Other multi-unit buildings along Armour feature typical architectural styles of the day, primarily Classical Revival (seen in the Bellerive Apartments) and Art Deco (seen in the Park Central Apartments and the Newbern Apartments).²⁴ Relevant apartment hotels and apartment buildings in Kansas City are discussed below (*Figure 10*).

BAINBRIDGE APARTMENTS: 900-908 EAST ARMOUR BOULEVARD (1925)

Also designed by Phillip T. Drotts, the Bainbridge Apartments consists of two six-story blocks with a reinforced concrete structural system and a central one-story connection (*Figure 11*). Although the National Register nomination describes the U-shaped building as having Italianate styling, it employs extensive terra cotta ornamentation at the first two stories and at the upper story that include decorative shields and panels with similar designs as those on the Mayfair Apartment Hotel.²⁵

CLEVELAND ARMS APARTMENTS: 300 WEST ARMOUR BOULEVARD (1927)²⁶

The Cleveland Arms Apartments (currently known as the Ellison Apartments) was designed by prolific Kansas City architect Nelle Peters (*Figure 12*). It consists of two seven-story wings with a central one-story connection. The building has a reinforced concrete structural system and English Gothic terra cotta elements such as large panels with floral elements and shields above the seventh-story windows, spires along the roofline, and terra cotta surrounds around most openings.²⁷ A portion of the south part of the east wing has a pent roof that is clad with slate and asphalt shingles. Like the Mayfair Apartment Hotel, the Cleveland Arms Apartments has more embellishments on the lower two stories and the top story.

²⁴ Note: The Newbern Apartments were designed by Drotts and his partner Ernest O. Brostrom.

²⁵ The building is listed in the National Register as a contributing building to the Armour Boulevard MRA (District III), NRIS #83000999, listed 07/28/1983.

²⁶ Note: Nelle Peters designed all three of the following buildings.

²⁷ The building is listed in the National Register as a contributing building to the Armour Boulevard MRA (District I), NRIS #83000998, listed 07/28/1983.

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THE CHIMES APARTMENTS: 511 W. 11TH STREET (1927)

The Chimes Apartments is located in the Quality Hill Neighborhood, just northwest of the central business district (*Figure 13*).²⁸ The five story building has a reinforced concrete structural system with smooth terra cotta (on the lower half of the first story) and brick cladding, a flat roof behind a shaped parapet, and Spanish Colonial Revival detailing that includes smooth terra cotta elements on the primary north elevation, along with terra cotta urns, and wrought iron balconettes on some fifth story windows. The first story openings have more elaborate floral and spiral terra cotta elements.

NORMANDY APARTMENTS: 501-505 W. 11TH STREET (1928)

The Normandy Apartments is located next to (east of) the Chimes Apartments described above. The five-story building has a reinforced concrete structural system with smooth terra cotta (on the first story) and brick cladding, and a flat roof behind a tall parapet (*Figure 14*). Terra cotta panels with a floral design are set into the masonry between each floor in the center of the primary north elevation. Window openings along the first floor have small terra cotta shields with purple accents at the center of the lintel. Fifth story windows have a terra cotta panel above the opening.

CASA LOMA APARTMENTS: 105 WARD PARKWAY (1928-1929)

The Casa Loma Apartments are located along Ward Parkway, at the south edge of the Country Club Plaza (*Figure 15*). Originally constructed as two separate buildings, a short, glazed connection was added at an unknown date along the street-facing (north) elevation. The two nine-story buildings are nearly identical; each has a tall first story with an elaborate terra cotta entrance surround.

PHILLIP T. DROTTS, ARCHITECT

Active in the early 1900s through the 1950s, Phillip T. Drotts was an important, if somewhat obscure, architect. Drotts attended Columbia University, in New York, and worked as a draftsman for John McKecknie, a prominent Kansas City architect between 1907 and 1918. Between 1920 and 1923, Drotts partnered with Ernest Brostrom, and the two designed several

²⁸ Quality Hill HD (NRIS #78001657, listed 07/07/1978).

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building such as the Newbern Apartments (1921, 525 East Armour Boulevard), and the George Rushton Baking Company Building (1920, 814 Southwest Boulevard, Kansas City, Kansas).²⁹ Drotts went on to design apartment buildings and hotels, including the Bainbridge Apartments (discussed above), Clyde Manor (ca. 1930, 330-350 Armour Boulevard), the Wrenmoor Apartments (1927, 919 East Armour Boulevard), the Aladdin Hotel (1925, 1213 Wyandotte Street), and the nominated Mayfair Apartment Hotel.³⁰

CONCLUSION

The 1926 Mayfair Apartment Hotel is a distinctive example of the Working- and Middle-Income Apartment Buildings in Kansas City, Missouri property type, particularly as it relates to its architectural styling. Although other multi-unit residential buildings in Kansas City exhibit terra cotta detailing, none are as prolific or colorful as the Mayfair Apartment Hotel. The exterior character-defining terra cotta ornamentation has seen little, if any, alterations over the past one hundred years and the building continues to express its historic residential character. The Mayfair Apartment Hotel is locally significant for its revival style architecture and meets the registration requirements for a High-Rise Apartment Building as outlined in the MPDF.

²⁹ Sherry Piland, "A Kansas City Architect: Phillip Drotts," *Historic Kansas City Foundation Gazette*, July/August 1983, n.p.; the Newbern Apartments is listed in the National Register as a contributing building to the Armour Boulevard MRA (District II), NRIS #83001001, listed 07/28/1983; the George Rushton Baking Company Building is listed in the Kansas State Register.

³⁰ Clyde Manor and Wrenmoor are listed in the National Register as contributing Buildings to the Armour Boulevard MRA, the Aladin Hotel is listed as a contributing building in District I of the Hotels in Kansas City Thematic Resource document, NRIS #83001000, listed 08/08/1983.

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"Mayfair Apartment Hotel." *The Kansas City Star*, July 6, 1926, 18.

"The Mayfair Hotel on Linwood, as the Architect Depicted It and as the Buyer Saw It." *The Kansas City Star*, September 12, 1926, 73.

"Mayfair Hotel to New Owner." *The Kansas City Journal*, December 5, 1926, 23.

"New Apartment Hotel Ready for Inspection." *The Kansas City Journal*, November 21, 1926, 23.

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VERBAL BOUNDARY DESCRIPTION

The nominated property corresponds with the current parcel boundaries. It includes the Mayfair Apartment Hotel building, located at 1224 East Linwood Boulevard, in Kansas City, Jackson County, Missouri, plus a small portion of the neighboring parking lot and adjacent land. The nominated property is less than one acre.

The nominated property is described by the City of Kansas City as follows: WITHERS PLACE TH E 55 FT OF TH N 140 FT & TH N 40 FT OF TH W 50 FT OF LOT 7.

BOUNDARY JUSTIFICATION

The current L-shaped parcel contains all the land currently associated with the Mayfair Apartment Hotel. Although the historic rectangular boundary is somewhat smaller, the roughly 30'-0" x 50'-0" piece to the northwest was historically vacant/undeveloped land and does not significantly detract from the overall context or feeling of the building.

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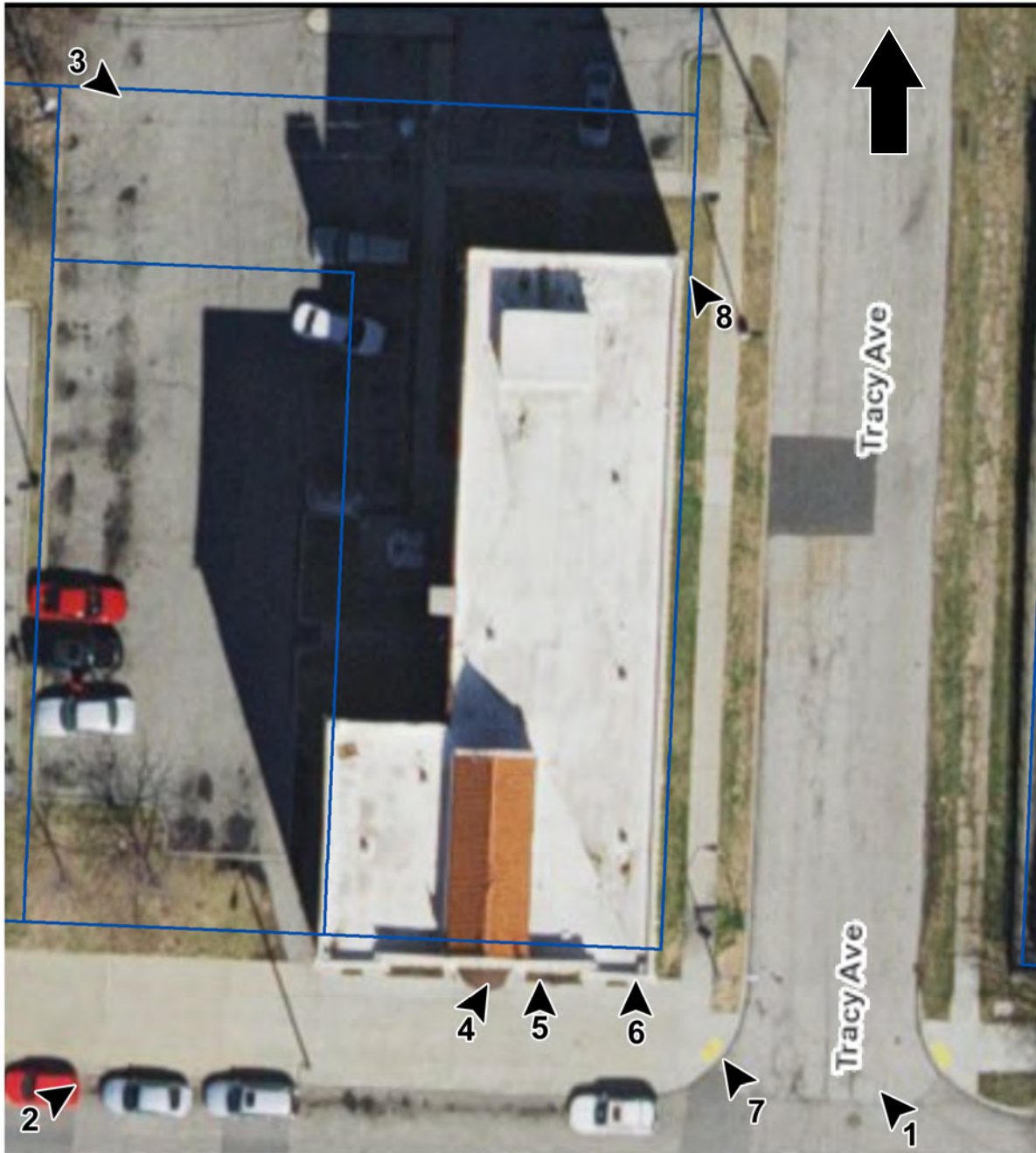
Jackson County, Missouri

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Photo Map 1. Exterior (Google Maps, 2024).



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Photo Map 2. First floor (left) and typical upper floors (right), not to scale (Benton Design Group, "Mayfair Linwood Apartments," July 6, 2022, sheets A101, A102).



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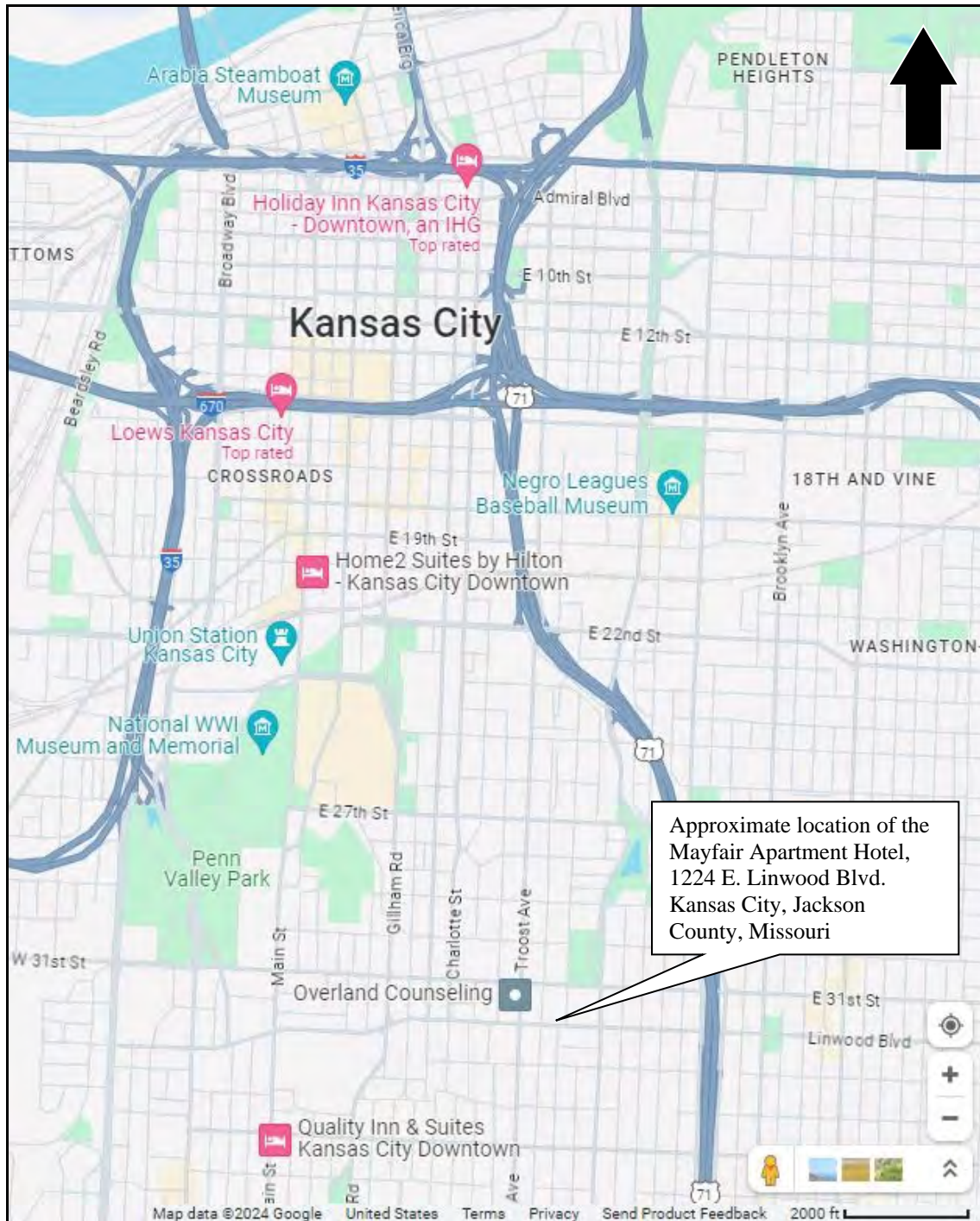
Jackson County, Missouri

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Figure 1. Context Map, showing the approximate location of the Mayfair Apartment Hotel (Google Maps, 2024).



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Figure 2. Site map, showing current and nominated boundaries (in yellow). Note, the surrounding parking lots do not have the same ownership as the Mayfair Apartment Hotel (City of Kansas City, Missouri online parcel viewer application, <https://maps.kcmo.org/apps/parcelviewer/>, (accessed June 2024)).



Mayfair Apartment Hotel,
1224 E. Linwood Blvd., Kansas City, Jackson County, Missouri

No.	Lat.	Long.
1.	39.069162	-94.569244
2.	39.069143	-94.568877
3.	39.068745	-94.568895
4.	39.068745	-94.569096
5.	39.069062	-94.569087
6.	39.069063	-94.569250

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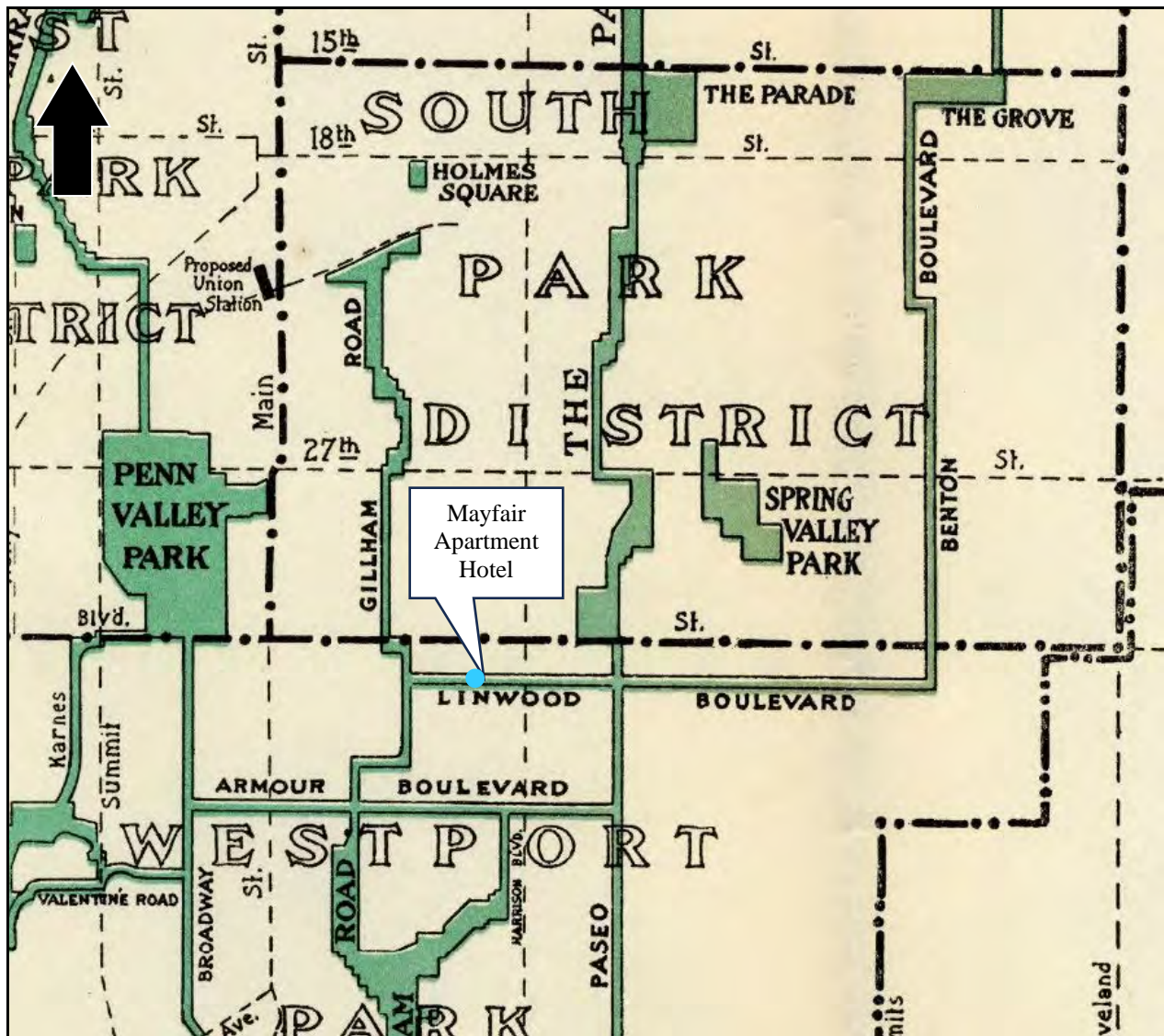
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Figure 3: Excerpt of a map of Kansas City's Park and Boulevard System (in green). Dashed lines indicate different park districts within Kansas City. The approximate location of the Mayfair Apartment Hotel is noted with a blue dot (Kansas City Board of Park Commissioners, "Map Showing the Park and Boulevard System of Kansas City, Missouri," (Kansas City, Missouri: Board of Park Commissioners, 1906), <https://kchistory.org/image/map-showing-park-and-boulevard-system-kansas-city-missouri> (accessed January 2024).



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Figure 4: Map of other hotels and apartment hotels along Linwood Boulevard. Map not to scale. See Figure 9 for a list of buildings (Sanborn Map Company, "Insurance Maps of Kansas City, Missouri," (New York: Sanborn Map Company, 1951), volume 4, various sheets).



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Figure 5: Table of other hotels and apartment hotels along Linwood Boulevard (Table created using information from the 1951 Sanborn Fire Insurance Map).

Number	Historic Name (historic function, if not stated in name)	Address	Stories	Date of Const.	Extant?	Notes
1	Unknown (Apt. Hotel)	601-609 E. Linwood	3	ca. 1906	N	
2	Belmont Hotel	911 E. Linwood	6	1913	Y	NR-Listed (2016)
3	The Woodstock (Hotel)	3244 Harrison	2	ca. 1913	Y	No integrity
4	Unknown (Hotel)	914 E. Linwood	4	Unknown	N	
5	La Salle Apt. Hotel	916-930 E. Linwood	8	1928	N	
6	Carlton Hotel	1007-1009 E. Linwood	6	ca. 1913	N	
7	Berkshire Apt. Hotel	1013-1023 E. Linwood	9	ca. 1928	N	
8	Elsmere Apt. Hotel	1105-1111 E. Linwood	6	ca. 1904	N	
9	Roosevelt Hotel	1200 E. Linwood	4	ca. 1900s	N	
10	Linmont Apt. Hotel	1205 E. Linwood	5	1929	N	
11	Coronado Apt. Hotel	1212 E. Linwood	10	1928	N	
12	Commodore Apt. Hotel	1215-1219 E. Linwood	9	1929	N	
13	Mayfair Apt. Hotel	124 E. Linwood	8	1926	Y	
14	Haddon Hall Hotel	1315-1319 E. Linwood	3	1907	N	
15	St. Regis Hotel	1400-1402 E. Linwood	9	1914	Y	NR-Listed (2013)
16	Emerson Apt. Hotel	2017-2021 E. Linwood	5	1926	Y	Not listed. Has some similar elements as the Mayfair with more restrained execution.

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Figure 6: St. Regis Hotel (Google Maps, 2024).



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Kansas City, Missouri

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Figure 7: Belmont Hotel (Brad Finch, f-Stop Photography, 2019).



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Mayfair Apartment Hotel

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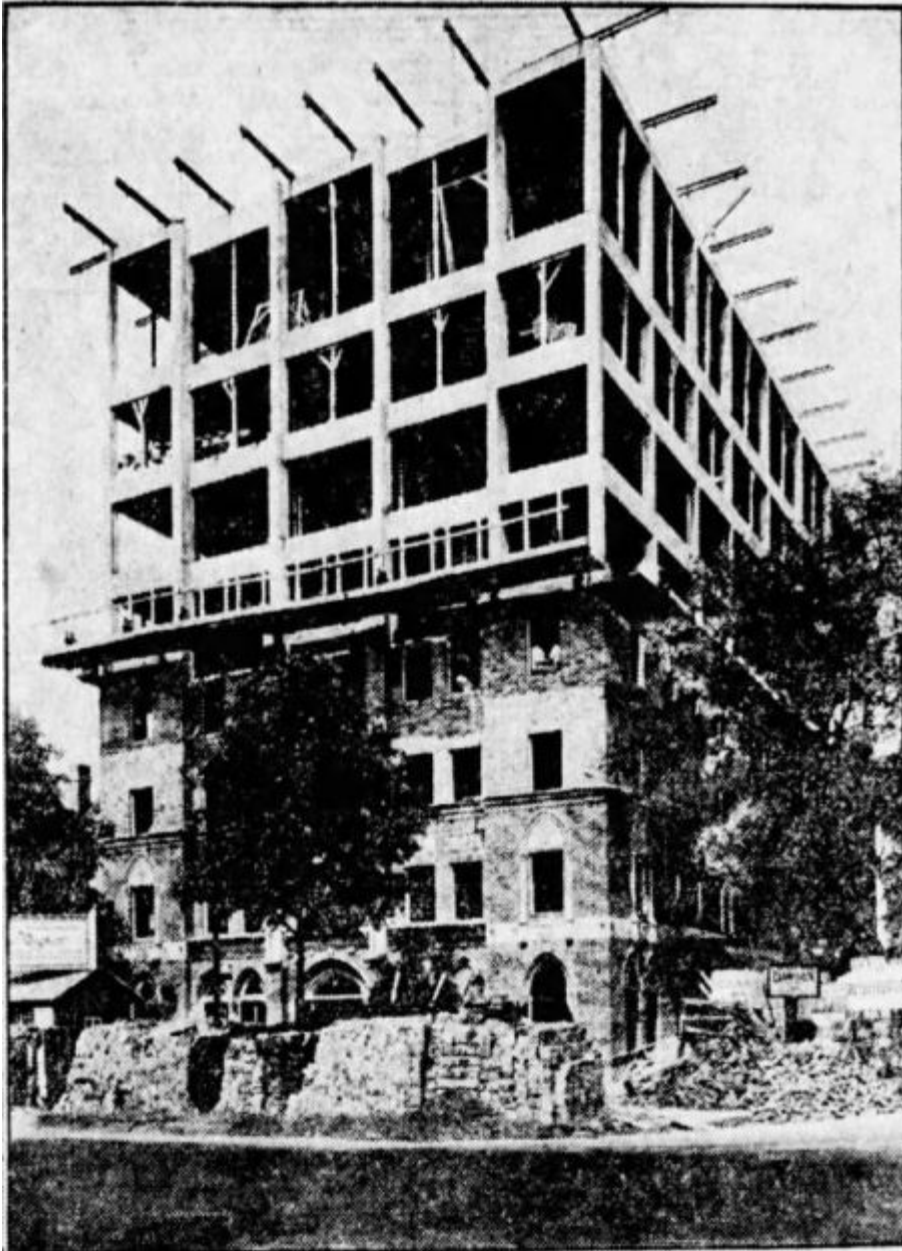
Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 8: Photograph of the Mayfair Apartment Hotel under construction. Note the unfinished concrete structural system on the upper stories ("The Mayfair Hotel on Linwood, as the Architect Depicted It and as the Buyer Saw It," *The Kansas City Star*, September 12, 1926, 73).



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Mayfair Apartment Hotel

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Figure 9: Photograph of the completed Mayfair Apartment Hotel. The final design does not appear to have significantly varied from the earlier drawing ("Mayfair Hotel to New Owner Today," *The Kansas City Journal*, December 5, 1926, 23).



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Mayfair Apartment Hotel

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Figure 10: Map of comparable multi-unit residential buildings (Google Maps, 2024).



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Working-Class and Middle-Income Apartment Buildings in
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Name of multiple listing (if applicable)

Figure 11: Bainbridge Apartments. Top: west half; Bottom: east half and connection (Mason Martel, Rosin Preservation, LLC, 2024).



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Mayfair Apartment Hotel

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Working-Class and Middle-Income Apartment Buildings in
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Figure 12: Cleveland Arms Apartments (Brad Finch, f-Stop Photography, 2022).



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Figure 13: The Chimes Apartments (Google Maps, 2024).



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Mayfair Apartment Hotel

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Working-Class and Middle-Income Apartment Buildings in
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Figure 14: Normandy Apartments (Google Maps, 2024).



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Mayfair Apartment Hotel

Name of Property

Jackson County, Missouri

County and State

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

Name of multiple listing (if applicable)

Figure 15: Casa Loma Apartments. Left: east half; Right: west half (Mason Martel, Rosin Preservation, LLC, 2024).



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Name of multiple listing (if applicable)

Figure 16: 1951 Sanborn Fire Insurance Map showing the Mayfair Apartment Hotel. Note: no Sanborn map from the period of significance exists. Although this map was created after the period of significance, the property boundaries appear to not have changed (Sanborn Map Company, "Insurance Maps of Kansas City, Missouri," (New York: Sanborn Map Company, 1951), volume 4, sheet 467).

