

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 Aurora Apartments
 Other names/site number N/A
 Name of related Multiple Property Listing Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri

2. Location

Street & number <u>3012-3014 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	N/A	not for publication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 SEP 06 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 _____

Aurora Apartments
Name of Property

Jackson County, Missouri
County and State

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		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.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/
Classical Revival

foundation: STONE

walls: BRICK

roof: RUBBER

other: STONE

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Aurora Apartments
Name of Property

Jackson County, Missouri
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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

Ludwig, Leon R.

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

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

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

1 39.068183 -94.547650 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
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 April 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.

Aurora Apartments

Name of Property

Jackson County, Missouri

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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: Aurora Apartments

City or Vicinity: Kansas City

County: Jackson County State: Missouri

Photographer: Brad Finch, f-stop Photography

Date

Photographed: March 22, 2017

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

- 1 of 12: South (front) and west elevations, view northeast
- 2 of 12: South elevation, view north
- 3 of 12: South and east elevations, view northwest
- 4 of 12: North and west elevations, view southeast
- 5 of 12: North side of Linwood Boulevard, neighborhood context, view northwest
- 6 of 12: First floor corridor and stairwell, view north
- 7 of 12: Second floor corridor, view south
- 8 of 12: Typical living room, first floor, view southwest
- 9 of 12: Typical kitchen, first floor, view northeast
- 10 of 12: Typical bedroom, first floor, view northeast
- 11 of 12: Front porch, second floor, view west
- 12 of 12: Basement community room, view northwest

Figure Log:

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

Figure 1: Contextual map. *Source: Bing Maps. Accessed March 21, 2017.*

Figure 2: Site Map with National Register Boundary. *Source: Google Earth. Accessed March 21, 2017.*

Figure 3: Sanborn Fire Insurance Map, 1909-1950, Volume 4, page 568. *Source: Missouri Valley Special Collections, Kansas City Public Library. Accessed June 5, 2017. Full map available at: <http://vtls-kcpl-app.iii.com:36100/content/sanborn-map-kansas-city-vol-4-1909-1950-page-p568>.*

Figure 4: 1914 Map of Kansas City's Park and Boulevard System and Streetcar Lines. Compiled and Published by Berry Map Company. *Source: Missouri Valley Special Collections, Kansas City Public Library. Accessed June 4, 2017. Full map available at: <http://vtls-kcpl-app.iii.com:36100/content/1914-map-greater-kansas-city>.*

Figure 5: Aurora Apartments, 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*

Figure 6: Chart of apartment buildings and units constructed in Kansas City, 1920-1930. *Source: Sally Schwenk, Multiple Property Documentation Form, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri", E-21.*

Figure 7: "Eight Apartments for Edna M. Ludwig," Architectural Drawing, May 1925. First floor. *Source: State Historical Society of Missouri.*

Figure 8: "Eight Apartments for Edna M. Ludwig," Architectural Drawing, May 1925. First floor, detail of southwest apartment unit. *Source: State Historical Society of Missouri.*

Aurora Apartments

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Figure 9: Circa 2001 photograph of the Aurora Apartments. *Source: Wolf, Bradley. "Case No. 0151-D, 3012-14 East Linwood Boulevard, The Aurora Apartments." August 2001. City of Kansas City, Missouri, Landmarks Commission.*

Figure 10: 3112 Benton Boulevard (top) and 3300 Linwood Boulevard (bottom). *Source: Google Street View. Accessed June 5, 2017.*

Figure 11: 3300-3306 Virginia Avenue. *Source: Google Street View. Accessed June 5, 2017.*

Figure 12: 3317 E. 30th Street. *Source: Google Street View. Accessed June 5, 2017.*

Figure 13: 2912 Linwood Boulevard (top) and 2936 Flora Avenue (bottom). *Source: Google Street View. Accessed June 5, 2017.*

Figure 14: Pennbrooke Apartments at 604 W. 10th St., Kansas City, Missouri. *Source: Google Street View. Accessed March 21, 2017.*

Figure 15: Nelle E. Peters Troost Avenue Apartments at 2719-37 Troost Ave., Kansas City, Missouri. *Source: Google Street View. Accessed March 21, 2017.*

Figure 16: Windsor Hall Apartments at 3420 Locust St., Kansas City, Missouri. *Source: Google Street View. Accessed March 21, 2017.*

Figure 17: Photo Map – First floor and exterior. *Source: Strata Architecture, 2016.*

Figure 18: Photo Map – Second floor. *Source: Strata Architecture, 2016.*

Figure 19: Photo Map – Basement. *Source: Strata Architecture, 2016.*

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Aurora Apartments
Name of Property Jackson County, Missouri
County and State Working-Class and Middle-Income Apartment Buildings of Kansas City, MO
Name of multiple listing (if applicable)

SUMMARY

The Aurora Apartments at 3012-3014 Linwood Boulevard is a two-story concrete block building with brick veneer cladding located in Kansas City, Jackson County, Missouri. Designed and constructed by Leon Ludwig in 1925, the modest apartment building is situated on the north side of Linwood Boulevard, a prominent east-west thoroughfare established as part of the city's early-twentieth-century system of parks and boulevards. The rectangular building has a symmetrical primary façade and architectural ornamentation expressing a vernacular interpretation of the Neoclassical Revival style. The ten-unit apartment building contains a single primary entrance on the south façade sheltered under a two-story recessed centered porch with stone columns. The outer bays of the primary façade have a pointed parapet roofline with stone coping and decorative plaques. Stone vigas project from the brick cladding underneath the windows. The Aurora Apartments is an excellent local example of the Low-Rise Walk-Up Apartment Building, a property type identified and outlined on pages F-13 through F-16 of the Multiple Property Documentation Form, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The Low-Rise Walk-Up Apartment Building provided a new type of modest and efficient housing for working-class Kansas Citians as the population expanded at the turn of the twentieth century. The interior configuration of the Aurora Apartments consists of a north-south, double-loaded central corridor with modest self-sufficient apartments on each floor. In keeping with the low-rise walk-up apartment building typology, the building does not have a lobby or an elevator. The interior finishes of the building have been updated, but the historic configuration is retained. The Aurora Apartments retains integrity, clearly communicating the character-defining features of the low-rise walk-up apartment building property type while also reflecting a vernacular interpretation of the Neoclassical Revival style via its restrained exterior architectural ornamentation.

ELABORATION

SETTING

The Aurora Apartments is located to the southeast of Kansas City's central business district at 3012-3014 Linwood Boulevard in Kansas City, Jackson County, Missouri (*Figure 1*). The building is situated in the southwest quadrant of the block bound by E. 32nd Street to the north, Walrond Avenue to the east, Linwood Boulevard to the south, and Agnes Avenue to the west (*Figure 2*). The building faces south onto Linwood Boulevard, a prominent east-west thoroughfare in Kansas City that retains a mixture of historic residential, institutional, and commercial resources. 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, significant in the areas of community planning and development and landscape architecture.¹ Early twentieth-century single-family residences of similar massing and scale are located immediately to the east, west, and north of the Aurora Apartments (*Figure 2*). The apartment building and the abutting residences are set back approximately twenty feet from Linwood Boulevard and fronted by a grass lawn with a concrete pedestrian sidewalk (*Photo 5*). A concrete path leads from the sidewalk to the building's entry porch. A concrete driveway for the property runs to the east of the building. A wood privacy fence bounds the east and north edges of the parcel. A concrete patio and overgrown plantings occupy the small section of the lot at the rear of the building. The Santa Fe Place Historic District, listed in the National Register on May 30, 1986, is located about one block to the north. Highway 71 is located slightly

¹ Cydney 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 March 21, 2017.

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Name of Property Jackson County, Missouri
County and State Working-Class and Middle-Income Apartment Buildings of Kansas City, MO
Name of multiple listing (if applicable)

over one-half mile to the west of the nominated resource, and Interstate 70 is approximately one mile to the northeast.

EXTERIOR

The Aurora Apartments was designed as an eight-unit apartment building in 1925 by Leon R. Ludwig for Edna M. Ludwig in a vernacular interpretation of the Neoclassical Revival style. The rectangular, two-story building has a stone foundation, a raised basement, concrete block walls with red brick veneer cladding (*Figure 3*), a symmetrical façade, and a flat roof. The ornamental details of the apartment building demonstrate the influence of the Neoclassical Revival movement (*Photos 1-3*). The building is most appropriately described as a vernacular interpretation of the style rather than a high-style example. All historic windows in the building were replaced with vinyl double-hung one-over-one windows during a 1981 renovation of the building. The primary elevation faces south and is divided into five bays on both floors. The three central bays are recessed and situated behind a two-tiered porch supported by two pairs of unfluted columns resting on stone and brick plinths (*Photo 2*). The porch roof was originally flat with block modillions at the cornice (*Figures 5, 9*). The porch roof was altered after 2001 to incorporate a slanted hipped roof with deep eaves that extend over the flanking bays. The entrance in the central bay is comprised of double-leaf non-historic doors. Historic ten-light doors flank the entrance. On the second floor, the central bay contains a pair of replacement windows with one-over one sash and a stone sill flanked by historic ten-light doors. The second-story porch has non-historic wood plank flooring and a wood and metal handrail (*Photo 11*). The central recessed bays are flanked by one-bay wings. Each wing contains a pair of replacement windows with one-over one sash and a stone sill at each floor. Stone false vigas are placed under the windows and a stone stringcourse is placed above the second-floor windows. Each wing is capped by a pointed parapet wall with stone coping. Inset stone panels in the parapet wall are decorated with a cartouche and festoons.

The east and west elevations of the building feature the original fenestration pattern with window openings corresponding to interior apartment units. The windows are non-historic with vinyl double-hung sash and brick flat lintels. A rough-face stone foundation is visible on the side and rear elevations (*Photo 4*). A brick header stringcourse tops the foundation. The east elevation is organized into seven bays on each floor (*Photo 3*). From south to north, the first bay on each floor contains a one-over-one replacement window with a stone sill. The second and seventh bays on each floor contain three ganged one-over-one replacement windows with brick header course sills. The third and the sixth bays on each floor contain shorter paired one-over-one replacement windows with brick header course sills. The fourth and fifth bays on each floor contain paired one-over-one replacement windows with brick sills. The raised basement level contains four spaced two-light replacement windows with horizontally-sliding sash within the stone foundation. The two south windows correspond to an open common area in the basement, and the two north windows correspond to an apartment unit. The west elevation is organized into seven bays (*Photo 1*). From south the north, the first and second floor fenestration patterns are identical to the east elevation. The raised basement of the west elevation features five bays. The southernmost bay corresponds to the basement laundry room, and the remaining bays correspond to an apartment unit. From south to north, the first two bays contain two-light replacement windows with sliding sash. The third and fourth bays contain paired replacement one-over-over windows, and the fifth bay contains a single one-over-one replacement window.

The rear (north) elevation is organized into four bays (*Photo 4*). The inner two bays on the first and second floors are recessed and contain a multi-light door that accesses a two-tier porch with wood flooring and

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railing. At the basement level, the recessed central bay contains an offset metal slab door. The patio in front of the door is sheltered by the two-tiered porch above, which is supported by two brick piers bridged with a concrete masonry unit knee wall. In the left (east) bay, an opening in the raised basement level contains a pair of replacement one-over-one windows. This portion of the basement historically housed an automobile garage, but was converted into an apartment c. 1981. On the first and second floors of the outer bays, the original masonry window openings with brick header course sills are retained. They are filled with paired replacement one-over-one windows and non-historic siding.

INTERIOR

The Aurora Apartments has a rectangular floor plan (*Figures 17-19*) with a stairwell at the south and north ends of the building for floor access (*Photo 6*). The units are accessed via a double loaded central corridor (*Photo 7*). When the Aurora Apartments was designed and constructed in 1925, the building contained four units on the first and second floor, for a total of eight units (*Figure 7*). During a 1981 renovation, two additional units were added in the basement (*Figure 19*), resulting in ten units. The historic configuration on the first and second floors of one-bedroom units (two on each side of the building) accessed via a double-loaded corridor has been retained. Each unit contains a living room with sunroom (*Photo 8*), a kitchen (*Photo 9*), and a short hall leading to a bedroom (*Photo 10*) and a bathroom. The historic locations of the living room/sunroom, bedroom, and bathroom have not been altered. During the 1981 renovation, the kitchen was moved to the historic dining room, and a hall was formed where the kitchen historically was located (*compare Figures 8 and 17*). Much of the interior finishing materials of the units were replaced. The corridor and apartment walls and ceilings are textured drywall, and the floors and stairwells are carpeted. Interior cabinetry and fixtures are modern replacements. Historic wood trim around the windows has been retained (*Photos 8-10*). The common area in the basement has vinyl composite tile flooring, textured drywall walls, and a textured ceiling with non-historic fluorescent lighting fixtures (*Photo 12*).

INTEGRITY

The Aurora Apartments retains sufficient integrity to convey its significance as a good local example of the Low-Rise Walk-Up Apartment Building, an important property type defined and described in the Multiple Property Documentation Form (MPDF), "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri."² The original location of the Aurora Apartments along Linwood Boulevard (a prominent east-west thoroughfare in Kansas City's National Register-listed Parks and Boulevards system) has been retained and is an important aspect of the building's significance. The Parks and Boulevards system in Kansas City was intentionally designed to incorporate boulevards close to public transportation, encouraging the development of multi-family residential units on the boulevards and near streetcar lines to accommodate Kansas City's growing working- and middle-class population (*Figure 4*).³ The historic setback of the building is intact, and the historic single and multi-family residential buildings to the east, west, and north of the building are largely retained, conveying the historic setting of the period of construction of the Aurora Apartments in 1925. The exterior design and materials of the building, primarily the roof of the two-story porch and the windows, have been somewhat altered, but these alterations do not hinder the building's ability to convey the key character-defining features of the Low-Rise Walk-Up Apartment Building. As outlined in the MPDF on pages F-13 through F-14, the key features of the Low-

² Sally Schwenk. National Register of Historic Places Multiple Property Documentation Form, "Working-Class and Middle-Income Apartment Buildings of Kansas City, Missouri," September 2007.

³ *Ibid.*, E-7, E-8.

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Rise Walk-Up Apartment Building include: at least six units with individual kitchens and baths, height from two to four stories, a single double-loaded corridor, a single primary entrance, and lack of a lobby and elevator. The Aurora Apartments retains these key character-defining features. It is two stories with a basement, retains its eight original apartment units with individual kitchens and baths, has a single double-loaded corridor on each floor, a single primary entrance on the south façade, and lacks a formal lobby and elevator. While the alteration of the porch from a flat to a hipped roof somewhat alters the exterior design of the building, it does not hinder the building's ability to convey the key characteristics of the Low-Rise Walk-Up Apartment Building. The building's expression of the Neoclassical Revival style is somewhat lowered, but not entirely hindered, by the altered porch roof. The altered porch roofline from flat to hipped is reversible and was likely done to enhance protection from water damage by eliminating a place for water to collect. Integrity of materials has been hindered by the replacement windows; however, the replacement windows fill the historic masonry openings on the primary façade. The registration requirements for the Low-Rise Walk-Up Apartment Building state that the removal or replacement of doors and windows is a common alteration that does not immediately diminish a building's significance.⁴ The historic masonry openings for windows and doors are intact. Workmanship is still evident in ornamental details such as stone panels with Neoclassical Revival decorative elements in the parapet walls and unfluted Doric columns supporting the two-tiered porch. Overall, the Aurora Apartments conveys the feeling of an early twentieth century Low-Rise Walk-Up Apartment Building and is directly associated with the historic pattern of events that led to the establishment and spread of the property type in Kansas City.

⁴ Ibid., F-15.

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SUMMARY

The Aurora Apartments, located at 3012-14 Linwood Boulevard in Kansas City, Jackson County, Missouri, is eligible for listing in the National Register at the local level under Criterion C in the area of ARCHITECTURE as an excellent local example of the Low-Rise Walk-Up Apartment Building property type under the Multiple Property Documentation Form (MPDF), "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The history and significance of the Aurora Apartments is associated with the following contexts from the MPDF: "Residential Development Patterns: 1830-1960"; "The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Buildings in Kansas City: 1855-1960"; and "Architecture of Working- and Middle-Class Apartment Buildings, 1855-1960." Low-Rise Walk-Up Apartment Buildings were purpose-built apartments erected for Kansas City's growing working- and middle-class population. The development and spread of these apartments provided new housing options for a large segment of Kansas Citians and altered the visual characteristics of the city's built environment.⁵ The Aurora Apartments meets the MPDF registration requirements for listing, outlined on pages F-5 through F-7, and the proposed period of significance is 1925, the year of construction.

ELABORATION

The history and significance of the Aurora Apartments can be understood through the following historic contexts outlined in the Multiple Property Documentation Form, "Working-Class and Middle-Income Apartment Buildings in Kansas City": "Residential Development Patterns: 1830-1960"; "The Evolution of the Working- and Middle-Class Multi-Family Purpose-Built Apartment Building in Kansas City: 1855-1960"; and "Architecture of Working- and Middle-Class Apartment Buildings, 1855-1960."

The concept of multi-family living was introduced in Kansas City through the conversion of single-family buildings into multi-family residences. However, it was the development of the purpose-built multi-family apartment building that made a significant impact on the residential patterns of Kansas City and introduced new housing options for a quickly growing segment of the city: the working- and middle-class.⁶ The purpose-built apartment building was designed to swiftly meet rising housing demand while utilizing available building materials within a modest budget.⁷ It was typically situated in locations served by public transportation and utilities.⁸ The development of multi-family residential corridors was greatly influenced by the Parks and Boulevards system of Kansas City, a twenty-five-year city planning initiative begun in 1895 by landscape architect George Kessler.⁹ The boulevards in the design were often established near public transportation routes, and the establishment of multi-family buildings along the wider lots of the boulevards was encouraged.¹⁰ In addition to usually being located near a streetcar line, working-class and middle-income apartment buildings were designed in various styles – often in vernacular expressions of the dominant Revival styles of the early twentieth century.¹¹ The MPDF notes that while these buildings

⁵ Ibid., F-2.

⁶ Ibid.

⁷ Ibid., F-3.

⁸ Ibid.

⁹ Ibid., E-7.

¹⁰ Ibid.

¹¹ Ibid., E-1.

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changed the built fabric of Kansas City in the first half of the twentieth century, they are now increasingly rare resources.¹²

The purpose-built working- and middle-class apartment building was developed as a response to the tremendous growth occurring in Kansas City in the first decades of the twentieth century. From 1910 to 1930, 150,000 new residents lived in Kansas City – bringing the population up to nearly 400,000.¹³ Many of these new residents came from rural areas, and were seeking the employment opportunities offered in an urban setting. Many employment opportunities offered a living wage, but not one high enough to afford a detached, single-family house. Additionally, a growing number of incoming residents were single men and women. These new residents filled available working positions as teachers, librarians, salespersons, clerks, middle managers, and secretaries, while desiring a living arrangement without the responsibilities of home ownership.¹⁴ Thus, a demand for affordable housing formed as Kansas City's working- and middle-class population expanded. The multi-family residential building answered this demand. By the first decade of the 1900s, speculative developers responded to the call for housing and the city saw an increase in small- to medium-sized apartment buildings with four to twelve units.¹⁵ These buildings were rarely more than three or four stories tall, negating the need for an elevator and facilitating a walk-up design.¹⁶ The Low-Rise Walk-Up Apartment Building, a specific property type described in the MPDF beginning on page F-13, was designed and built to function as a multi-family residential property. This property type contains at least six self-sufficient (i.e., having a private kitchen and bath) units within the building. They are between two and four stories tall¹⁷, and have a single primary entrance for tenants. Each floor has a single double-loaded corridor from which tenants access individual units. The Low-Rise Walk-Up Apartment Building lacks an elevator and a formal lobby. This property type also reflects the advent of building codes, with their design conforming to rules for indoor plumbing and window exposure requirements.¹⁸ Between the end of World War I and 1925, construction of apartment buildings (including larger multi-family buildings) peaked, and the built environment of Kansas City reflected a definitive change in the housing options for the working and middle classes. Within this context of an increasing working- and middle-class population and the subsequent demand for affordable housing, the Aurora Apartments was constructed on Linwood Boulevard in 1925.

ARCHITECTURAL SIGNIFICANCE

The Aurora Apartments is proposed for listing in the National Register under the MPDF, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" under Criterion C for ARCHITECTURE as a good local example of a Low-Rise Walk-Up Apartment Building. While the Aurora Apartments exhibit a design of two slender columns flanking a two-story porch on the front façade, this design element does not appear to be the most significant aspect of the building's importance to Kansas City's historical residential patterns. For this reason, the Aurora Apartments is not proposed for listing under the MPDF, "Historic Colonnade Apartment Buildings of Kansas City, Missouri." Rather, the building's massing, interior layout, location, and tenant history support the building's importance within the context of working-class

¹² Ibid.

¹³ Ibid., E-8.

¹⁴ Ibid., E-14.

¹⁵ Ibid., E-9.

¹⁶ Ibid., E-20.

¹⁷ The minimum height of at least two stories is stated on page F-14. Page F-13 contains a typographic error, stating the minimum height should be three stories.

¹⁸ Ibid., E-31.

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and middle-income apartment buildings in Kansas City. Within this context, the Aurora Apartments is an excellent local example of the Low-Rise Walk-Up Apartment Building. The Low-Rise Walk-Up Apartment Building is identified as a distinguishable and significant property type in the context of working-class and middle-income apartment buildings beginning on page F-13 of the MPDF, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." These purpose-built apartment buildings made a significant impact on Kansas City's built environment and extended housing options for Kansas City's working- and middle-class.¹⁹

The character-defining features of the Low-Rise Walk-Up Apartment Building are outlined on page F-14 of the MPDF. The Aurora Apartments, built in 1925, is two stories tall on a raised basement; the Low-Rise Walk-Up Apartment Building is two to four stories tall and dates from the early twentieth century through the early 1960s. The Aurora Apartments has a single primary entrance on the primary (south) façade, another character-defining feature of the property type. Each floor has a central double-loaded corridor providing access to the individual apartment units. Low-Rise Walk-Up Apartment Buildings lack an elevator. The Aurora Apartments does not have an elevator; instead, north and south stairwells provide access to each floor. The Low-Rise Walk-Up Apartment Building must have at least six self-sufficient apartment units with bathrooms and kitchens. The Aurora Apartments was designed with eight self-sufficient units (four each on the first and second floors) with bathrooms and kitchens.

The Aurora Apartments retains integrity, allowing it to communicate the key character-defining features of the Low-Rise Walk-Up Apartment Building. An eligible building must retain enough historic characteristics to enable identification with the property type. The Aurora Apartments retains a single primary entrance, original height and fenestration pattern, and original interior layout comprised of a double-loaded corridor and eight self-sufficient units (four each on the first and second floors). The retention of these characteristics allows the building to clearly express the significant features of the Low-Rise Walk-Up Apartment Building.

The building meets the registration requirements for eligibility outlined in the MPDF. For a building to be eligible for individual listing under Criterion C, exterior brick masonry must be intact and exposed and the majority of the exterior openings on the primary façade should be unaltered. The Aurora Apartments retains its exterior brick cladding and original fenestration openings with stone sills. Design elements "intrinsic to the building's style and plan" should be intact. The Aurora Apartments was designed with Neoclassical Revival style influences evident in the symmetrical façade, Doric porch columns, and ornamental panels with decorative cartouche and festoons; these features are retained today. The important features of the plan, including the rectangular massing, two stories with basement, central double-loaded corridor, self-sufficient apartment units, and north and south stairwells are retained. Changes over time should be sympathetic to the original design. The two primary exterior changes to the Aurora Apartments are the altered porch roof and the replacement windows. These alterations happened outside the period of significance, but they do not hinder the building's ability to convey the key characteristics of the Low-Rise Walk-Up Apartment Building property type, outlined on page F-14 of the MPDF. These key characteristics are: at least six apartment units with self-sufficient kitchens and baths, height between two and four stories, a single double-loaded corridor, a single primary entrance, lack of a formal lobby and elevator, and a construction date in the early twentieth century through the early 1960s. Constructed in 1925, the Aurora Apartments embodies these characteristics. As designed, it contained

¹⁹ Ibid., F-2.

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eight self-sufficient one-bedroom apartment units. Today, it has ten, retaining the original eight one-bedroom units and two additional units in the basement. As designed, the building lacks a formal lobby or elevator, and is organized with a centrally located double-loaded corridor on each floor. The corridor on each floor is accessed via stairwells at the south and north ends of the building. The symmetrical façade has a centrally-located primary entrance. In addition to embodying the key character-defining features of the Low-Rise Walk-Up Apartment Building property type, the Aurora Apartments represents a distinct vernacular expression of the Neoclassical Revival style.

The influence of the Classical Revival movement, which blossomed with the City Beautiful movement that played a role in the development of Kansas City's system of Parks and Boulevards, is evident in the Aurora Apartments' architectural ornamentation including unfluted Doric porch columns, a symmetrical façade, and ornamental stone panels with cartouche and festoons in the parapet walls. The Low-Rise Walk-Up Apartment Building property type served as an important housing option for Kansas City's expanding working- and middle-class population in the first half of the twentieth century.²⁰ The Aurora Apartments retains integrity and is a locally significant reminder of the role this property type played in the residential living patterns in Kansas City. In addition to the elements of its floor plan that communicate the Low-Rise Walk-Up Apartment Building property type, the building's Neoclassical Revival details, while not a fully-realized example of the style, reflect the Classical Revival movement in American architecture in the first decades of the twentieth century. The building's location on Linwood Boulevard in east Kansas City, a prominent east-west thoroughfare in George Kessler's system of Parks and Boulevards for Kansas City, is representative of the residential patterns of development that contributed to the spread of the Low-Rise Walk-Up apartment building property type and the expansion of residential neighborhoods in the city.

The construction of apartment buildings in Kansas City peaked between the end of World War I and 1925 (*Figure 6*); it was during this era when working-class and middle-income apartment buildings altered the residential landscape of Kansas City.²¹ However, as time has progressed, these early-twentieth-century apartment buildings have become increasingly rare.²² A systematic survey of extant Low-Rise Walk-Up Apartment Buildings in Kansas City has not been conducted. One factor hindering a thorough survey of this property type is its partial identification through interior features such as layout, number of units, and lack of a lobby or elevator. However, an informal survey of extant early-twentieth-century apartment buildings in the eastern residential area of Kansas City was conducted in March 2017 by Rosin Preservation to gain a better understanding of the existing multi-family resources that were constructed within the same historical context as the Aurora Apartments. The examined area is bound by Harrison Boulevard to the west, 36th Street to the south, Jackson Avenue to the east, and 27th Street to the north. This approximately 2.5-square-mile area encompasses the nominated apartment building and the surrounding residential neighborhoods of east Kansas City, which expanded in the first half of the twentieth century as the city's population increased and Kessler's Parks and Boulevards system encouraged the establishment of multi-family resources in this area. The 1925 Tuttle-Ayers-Woodward atlas of Kansas City was consulted; this atlas identified apartment buildings and their height and construction material. The atlas was reviewed to find where apartment buildings constructed up to 1925 existed in east Kansas City, and then a windshield survey was conducted to gain a minimal understanding of the number of extant apartment buildings and their general condition. The comparison of the atlas with

²⁰ Ibid., F-15.

²¹ Ibid., E-9.

²² Ibid., E-1.

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the windshield survey revealed that approximately 145 apartment buildings out of more than two hundred apartment buildings from the early twentieth century have been demolished within the area, affirming the MPDF's finding that early-twentieth-century apartment buildings are increasingly rare resources. Approximately sixty apartment buildings from the early twentieth century are extant in the area. While it cannot be determined with definitive accuracy if an apartment building is a Low-Rise Walk-Up property type without examining its interior, one can make an educated guess by examining the placement of the entrance of the building, its massing, and the design of its exterior architectural ornament. The extant apartment buildings were also examined to see if they displayed colonnaded design features that may make them better representations of the Colonnaded Apartment Building property type, described in the MPDF "Historic Colonnade Apartment Buildings of Kansas City, Missouri." This comparison allowed for a fuller understanding of the extant early-twentieth-century multi-family residential building stock in east Kansas City.

Some extant multi-family residential examples in the area appeared to be typified by their exterior colonnades, such as the buildings at 3112 Benton Boulevard and 3300 Linwood Boulevard (*Figure 10*). Others appeared to likely have been designed as Low-Rise Walk-Up property types for middle-income families due to their single primary entrance and massing, such as the apartment buildings at 3300-3306 Virginia Avenue (*Figure 11*). Smaller apartment buildings resembling the Two- and Four-Family Flat property type, identified on page F-11 of the MPDF, were also observed (*Figure 12*). These buildings are only one unit deep and have a maximum of four apartment units. In contrast, the nominated apartment building at 3012-3014 Linwood Boulevard is two units deep, with front and rear balconies, and was designed with a total of eight apartment units. Among the observed extant apartment buildings, the condition of exterior materials and integrity of exterior design varied. For example, the apartment building at 2912 Linwood Boulevard has infilled balconies on the primary façade, and the building at 2936 Flora Avenue has received replacement synthetic siding on the upper story (*Figure 13*). The review of the 1925 atlas and the subsequent windshield survey confirmed that early-twentieth-century apartment buildings have been subject to demolition and demolition by neglect in east Kansas City. Among the extant examples of comparative multi-family resources that remain in the area (some of which can likely be categorized as the Low-Rise Walk-Up property type due to their exterior massing and primary entrance) the Aurora Apartments are locally significant as an intact and good example of the Low-Rise Walk-Up Apartment building. The nominated building reflects the key character-defining features of the property type both in its exterior design and its interior layout.

Examples of Kansas City apartment buildings already listed in the National Register under the "Working-Class and Middle-Income Apartment Buildings" MPDF for significance as good local examples of the Low-Rise Walk-Up Apartment Building property type are the Pennbrooke Apartments²³ (*Figure 14*) and the Nelle E. Peters Troost Avenue Historic District,²⁴ (*Figure 15*) both listed in 2009, and the Windsor Hall

²³ Elizabeth Rosin and Rachel Nugent. National Register of Historic Places Nomination. Pennbrooke Apartments. August 2008. Published online at: <http://dnr.mo.gov/shpo/nps-nr/09000206.pdf>, accessed March 14, 2017. This building is approximately three miles northwest of the nominated property.

²⁴ Tony Gardner and Roger Maserang. National Register of Historic Places Nomination. Nelle E. Peters Troost Ave. Historic District. June 2009. Published online at: <http://dnr.mo.gov/shpo/nps-nr/09000552.pdf>, accessed March 14, 2017. This complex is approximately one mile northeast of the nominated property.

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Apartments,²⁵ (Figure 16) listed in 2010. The Pennbrooke Apartments and the Nelle E. Peters Troost Avenue Historic District illustrate the property type when designed as a larger complex.

BUILDING HISTORY

The Aurora Apartments was designed by Leon R. Ludwig for Edna M. Ludwig in 1925.²⁶ A building permit issued on June 24, 1925, for the Aurora Apartments allotted \$20,000 for the construction of the building, measuring forty by eighty feet.²⁷ The building first appeared in the Kansas City, Missouri, city directory in 1926, and Edna Ludwig was one of the residents.²⁸ Additional listed tenants include Stella Hoskins, a teacher at Central High School, William J. Flynn, a fruit broker at the Produce Exchange Building, Sidney Ranger, an agent at the Aetna Life Insurance Company, and Gail Thornsberry, a salesman at the Studebaker-Riley Company.²⁹ These occupations reflect the rising middle-class segment of Kansas City's population. The 1930 Federal Census provides further information about the tenants of the Aurora Apartments shortly after its construction. Edna Ludwig continued to own and reside in the building constructed by her husband, Leon, who had passed away by that time. Roy Gallager, a manager at a fire insurance company, rented a unit in the building with his wife, Etta. Homer and Lina Conklin and their fourteen-year-old daughter lived in one of the units; Homer worked as a building decorator and Lina was a housekeeper. W. Fletcher Watson, a traffic manager at a Portland Cement factory, rented a unit with his wife, Margaret. Several Russian Jewish couples rented in the building. Sam Krechefskey, a stationary engineer for the Kansas City Power and Light Company, rented a unit with his wife, Velle. Irwin and Francis Agron, clothing store owners, rented in the building. David and Anna Bodeker and their three-month-old son rented in the building; David was the proprietor of a grocery store. In the 1940s, the Federal Census reflected that the building continued to be occupied by middle-class renters. These included Lois Dickinson, a single female who worked as a stenographer in the finance industry, and Lawrence Brown, a traveling salesman who lived in the building with his wife, Barbara, who worked as a stenographer. The Browns had taken on an additional lodger, Chester Hiddlestone, a twenty-year-old single man who worked in sales for a wholesale manufacturing company. In 1956, an advertisement appeared in the Kansas City Times offering apartments for rent in the Aurora to African Americans.³⁰ Throughout the following decades, the tenant profiles reflected blue-collar occupations.³¹ In 1981, the building was renovated to include two basement apartments, bringing the number of units to ten. The building continues in its historic use as an apartment building.

CONCLUSION

The Aurora Apartments at 3012-3014 Linwood Boulevard in Kansas City, Jackson County, Missouri, are eligible for listing in the National Register of Historic Places under the Multiple Property Documentation Form, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri". The Aurora Apartments are locally significant under Criterion C for ARCHITECTURE as an excellent example of the

²⁵ Cydney Millstein and Maryann Warfield. National Register of Historic Places Nomination. Windsor Hall Apartments. July 2010. Published online at: <http://dnr.mo.gov/shpo/nps-nr/10001129.pdf>, accessed March 14, 2017. This building is approximately two miles west of the nominated property.

²⁶ "Eight Apartments for Edna M. Ludwig," Architectural Drawing, May 1925. State Historical Society of Missouri.

²⁷ City of Kansas City, Missouri, Landmarks Commission, Building Permit #14351 (6/24/1925)

²⁸ Bradley Wolf. "Case No. 0151-D, 3012-14 East Linwood Boulevard, The Aurora Apartments." August 2001. City of Kansas City, Missouri, Landmarks Commission, page 2.

²⁹ *Kansas City, Missouri, City Directory, 1926. U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Published online at: <https://www.ancestry.com/>. Accessed August 8, 2016.

³⁰ Classified Advertisements. *Kansas City Times*, September 6, 1956.

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Low-Rise Walk-Up Apartment Building, as defined in the MPDF. Built in 1925, the Aurora Apartments are representative of a property type that proliferated in Kansas City during the early twentieth century, offering a new and affordable form of housing for working-class and middle-income Kansas Citians. The Aurora Apartments meets the MPDF registration requirements for its property type. While examples of the low-rise walk-up apartment building remain in the Kansas City, the resource is increasingly rare and many extant buildings have been altered in such a way that their exterior character-defining features are no longer retained. The Aurora Apartments retain integrity and the character-defining exterior and interior features that communicate the low-rise walk-up apartment building property type.

³¹ Wolf, 2.

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Bing Maps. <https://www.bing.com/maps>. Accessed March 21, 2017.

City of Kansas City, Missouri, Landmarks Commission, Building Permit #14351 (6/24/1925)

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Schwenk, Sally. National Register of Historic Places Multiple Property Documentation Form, Working-Class and Middle-Income Apartment Buildings of Kansas City, Missouri. September 2007.

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Missouri State Historic Preservation Office. Published online at: <http://dnr.mo.gov/shpo/nps-nr/64500993.pdf>. Accessed March 14, 2017.

Strata Architecture, 2016.

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VERBAL BOUNDARY DESCRIPTION

The nominated resource occupies Lot 21 of Block 3 in the East Linwood Subdivision plat in Kansas City, Jackson County, Missouri.

BOUNDARY JUSTIFICATION

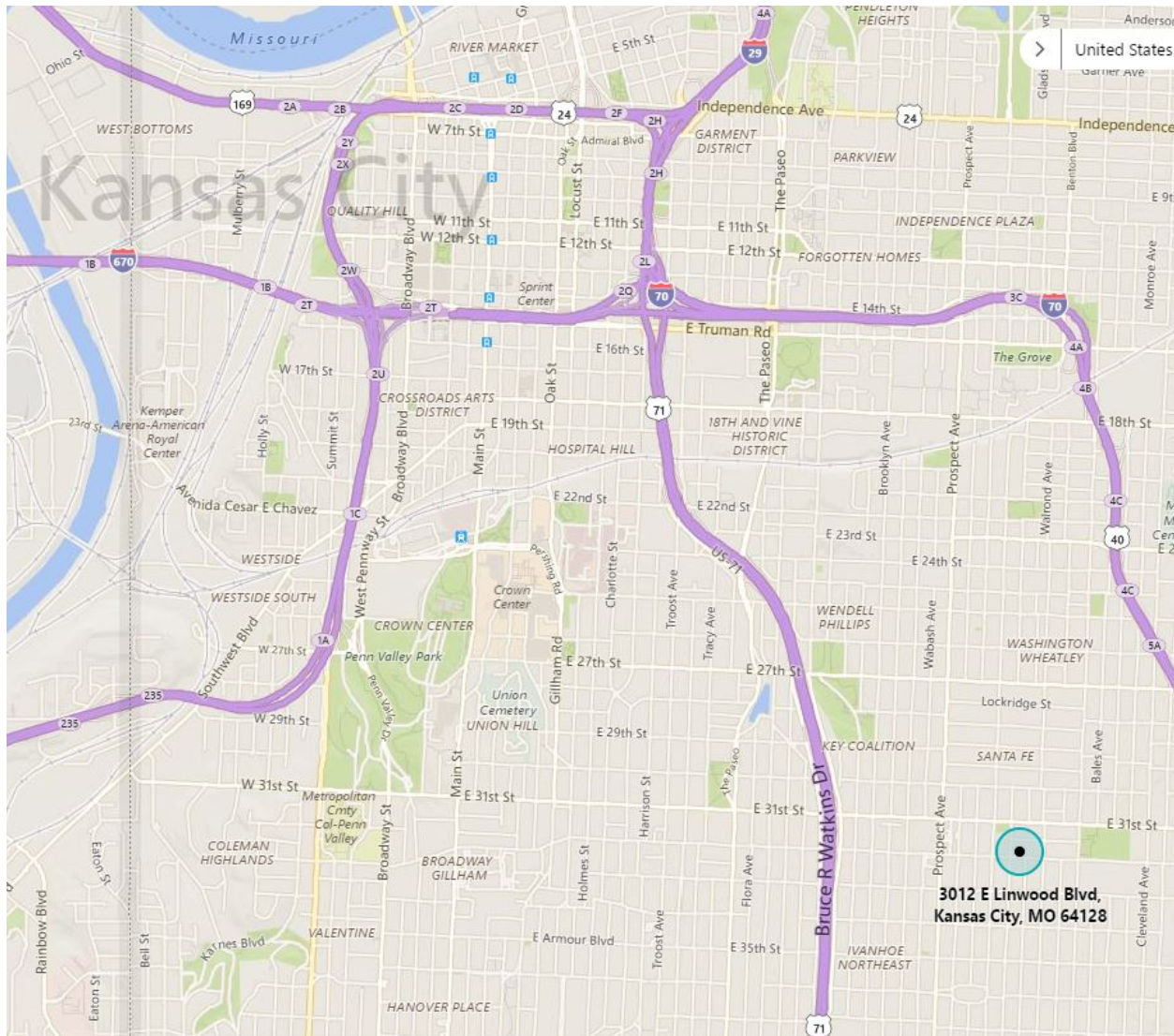
The boundary of the nominated resource includes the parcel of land historically associated with the property.

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Figure 1: Contextual map. *Source: Bing Maps. Accessed March 21, 2017.*



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Figure 2: Site Map with National Register Boundary. *Source: Google Earth. Accessed March 21, 2017.*
Aurora Apartments
3012-3014 Linwood Boulevard, Kansas City, Missouri
39.068183, -94.547650

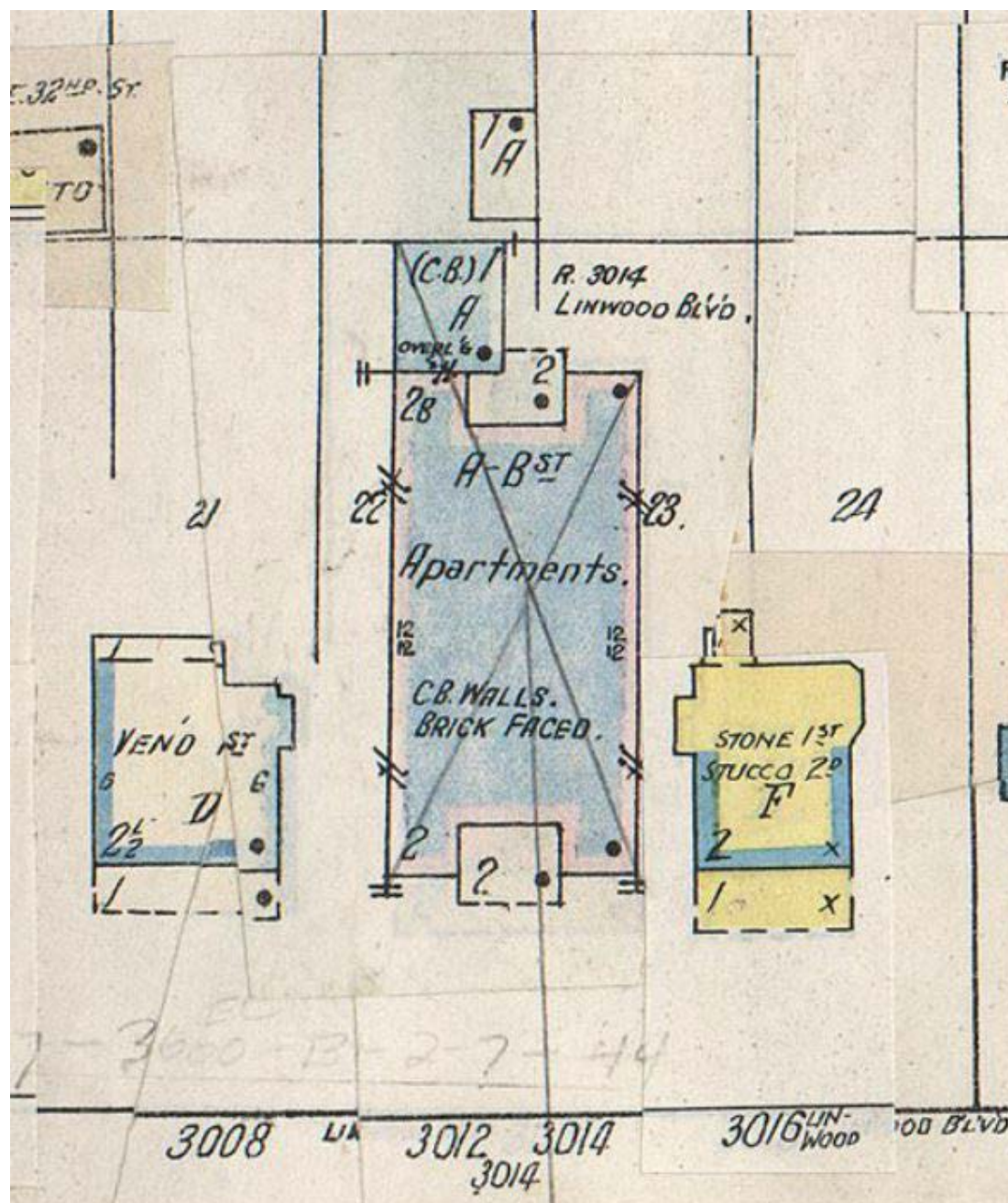


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Figure 3: Sanborn Fire Insurance Map, 1909-1950, Volume 4, page 568. Source: Missouri Valley Special Collections, Kansas City Public Library. Accessed June 5, 2017. Full map available at: <http://vtls-kcpl-app.iii.com:36100/content/sanborn-map-kansas-city-vol-4-1909-1950-page-p568>.

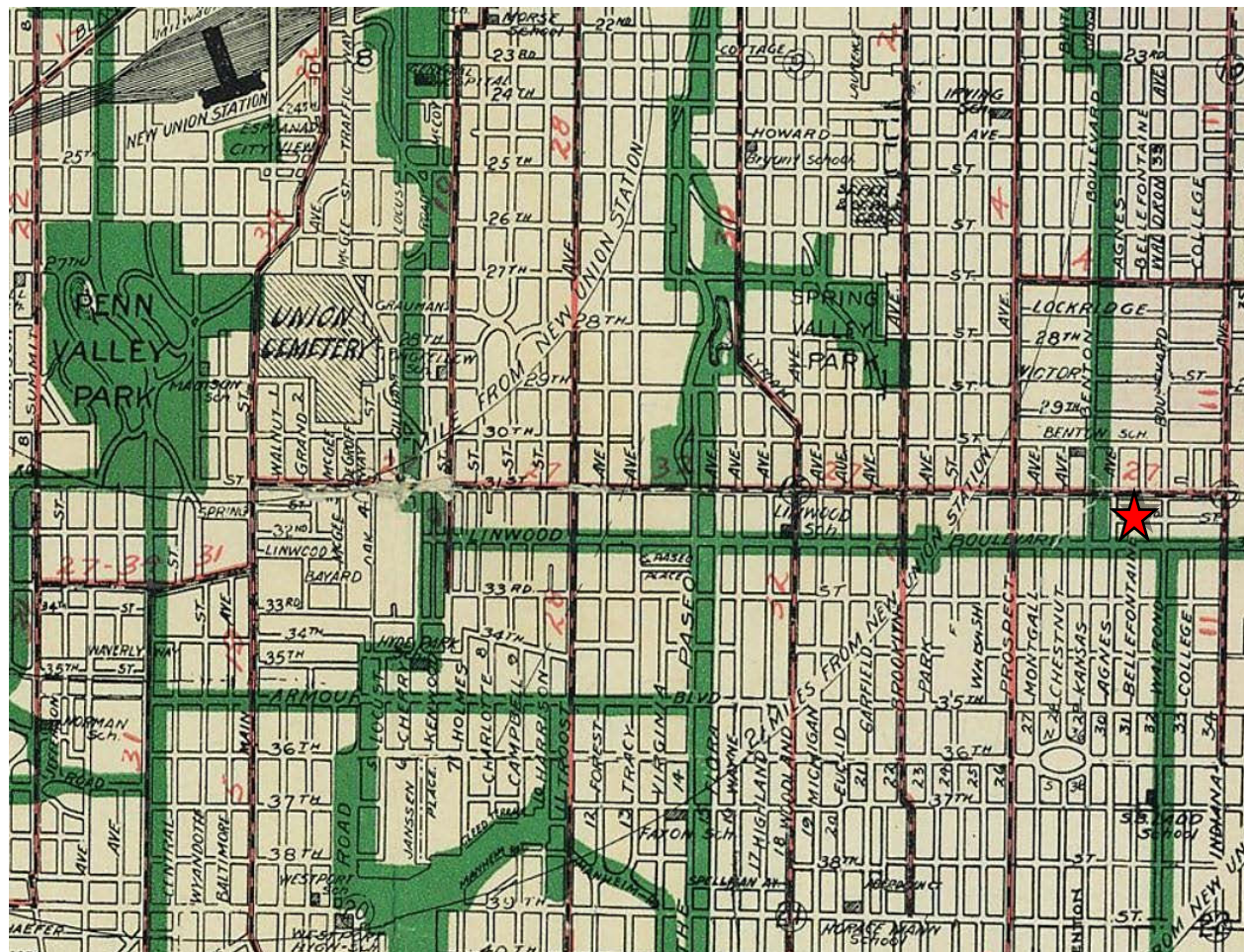


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Figure 4: 1914 Map of Kansas City's Park and Boulevard System (in green) and Streetcar Lines (in red). Compiled and Published by Berry Map Company. Red star marks the location of the Aurora Apartments. Source: Missouri Valley Special Collections, Kansas City Public Library. Accessed June 4, 2017. Full map available at: <http://vtls-kcpl-app.iii.com:36100/content/1914-map-greater-kansas-city>.



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Figure 5: Aurora Apartments, 1940 Tax Assessor Photograph. *Source: Missouri Valley Special Collections, Kansas City Public Library via Missouri Digital Heritage.*



Figure 6: Chart of apartment buildings and units constructed in Kansas City, 1920-1930. *Source: Sally Schwenk, Multiple Property Documentation Form, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri", E-21.*

APARTMENT CONSTRUCTION 1920-1930⁴⁶

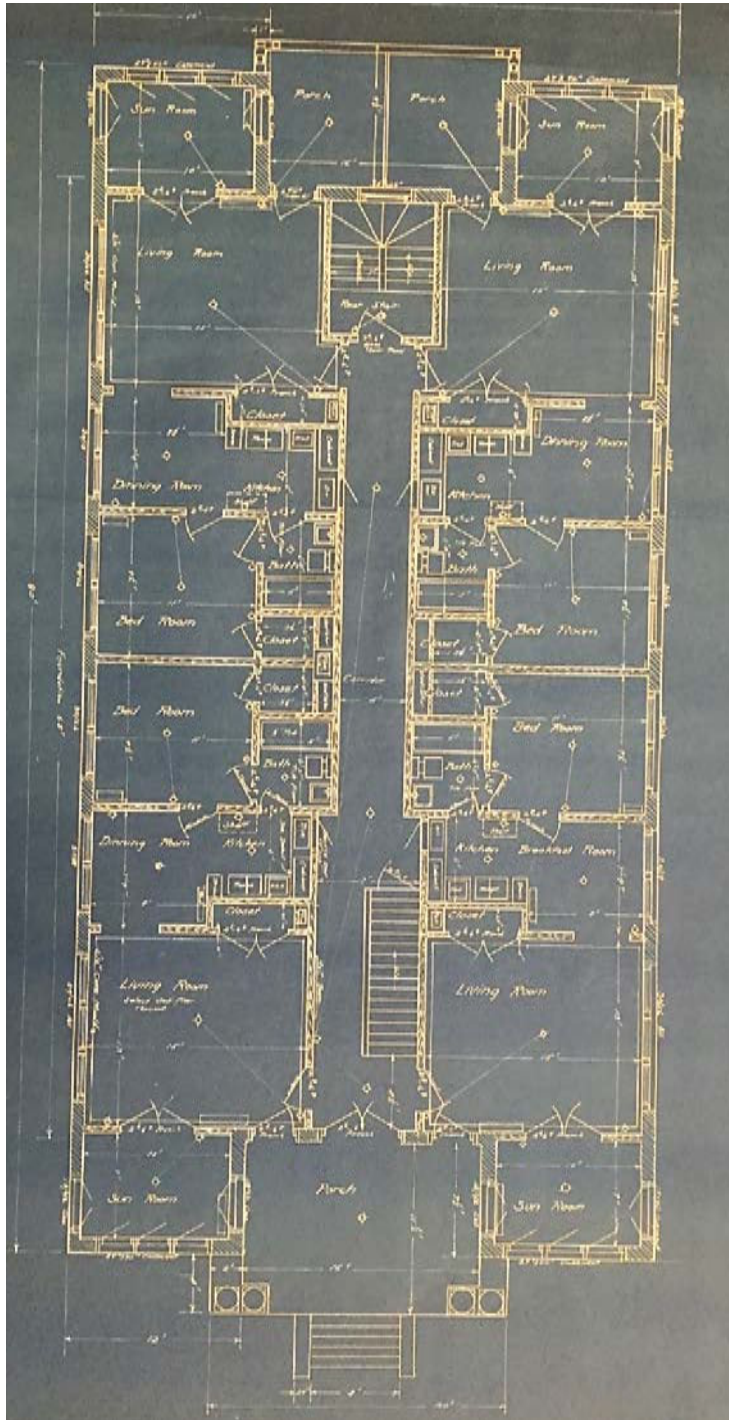
YEAR	NUMBER ERECTED	COST
1920	22 Apartments (382-439 suites)	\$ 743,000 est.
1921	111 Apartments and Duplex Buildings (686 apartment units)	\$ 1,985,000
1922	140 Apartment Buildings (1,620 units)	\$ 8,944,000 ⁴⁷
1923	299 Apartment Buildings (3,242 units)	\$ 5,505,600
1924 ⁴⁸	124 Apartment Buildings (2,375 units)	\$ 3,438,000
1925	(2,075 units)	
1926	100+ (2,070 units)	

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Figure 7: "Eight Apartments for Edna M. Ludwig," Architectural Drawing, May 1925. First floor. *Source: State Historical Society of Missouri.*

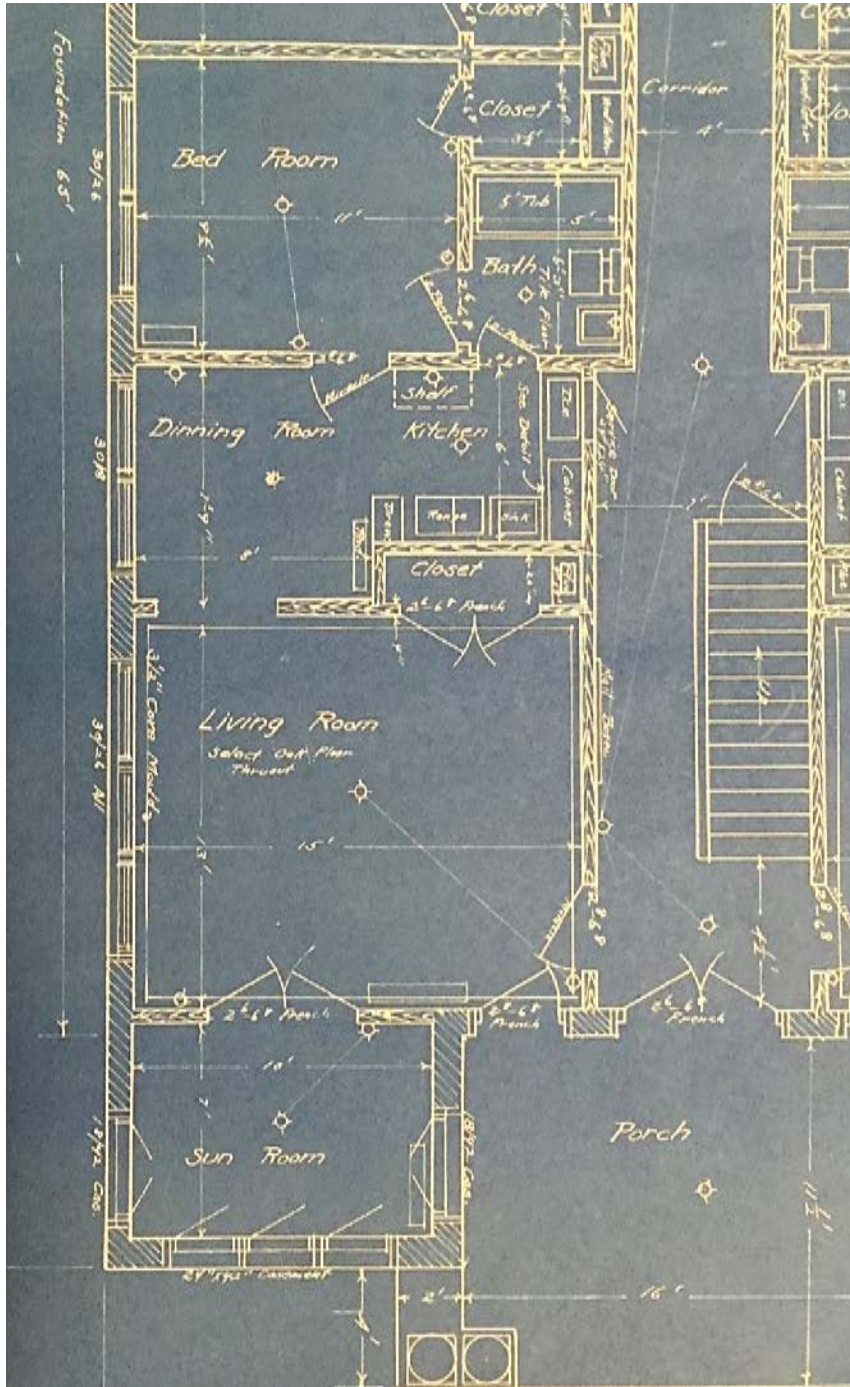


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Figure 8: "Eight Apartments for Edna M. Ludwig," Architectural Drawing, May 1925. First floor, detail of southwest apartment unit. *Source: State Historical Society of Missouri.*



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Figure 9: Circa 2001 photograph of the Aurora Apartments. *Source: Wolf, Bradley. "Case No. 0151-D, 3012-14 East Linwood Boulevard, The Aurora Apartments." August 2001. City of Kansas City, Missouri, Landmarks Commission.*

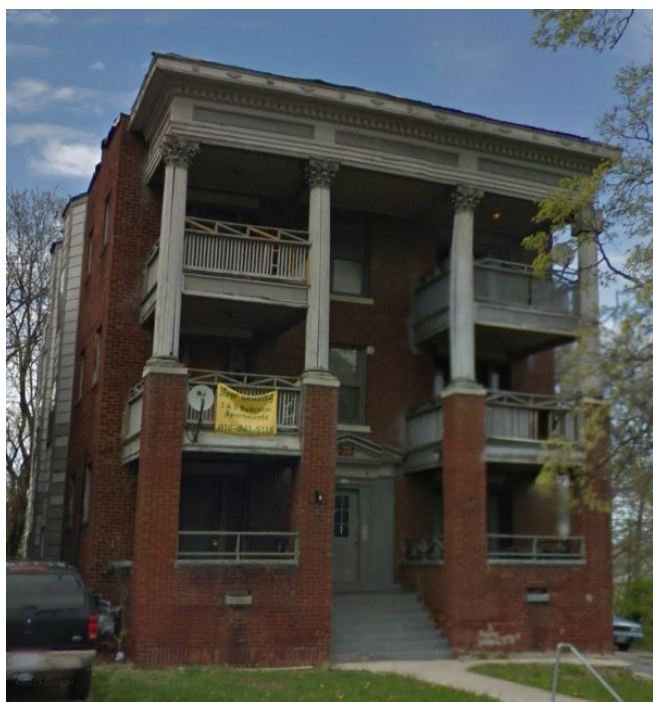


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Figure 10: 3112 Benton Boulevard (top) and 3300 Linwood Boulevard (bottom). *Source: Google Street View. Accessed June 5, 2017.*



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Figure 11: 3300-3306 Virginia Avenue. *Source: Google Street View. Accessed June 5, 2017.*



Figure 12: 3317 E. 30th Street. *Source: Google Street View. Accessed June 5, 2017.*

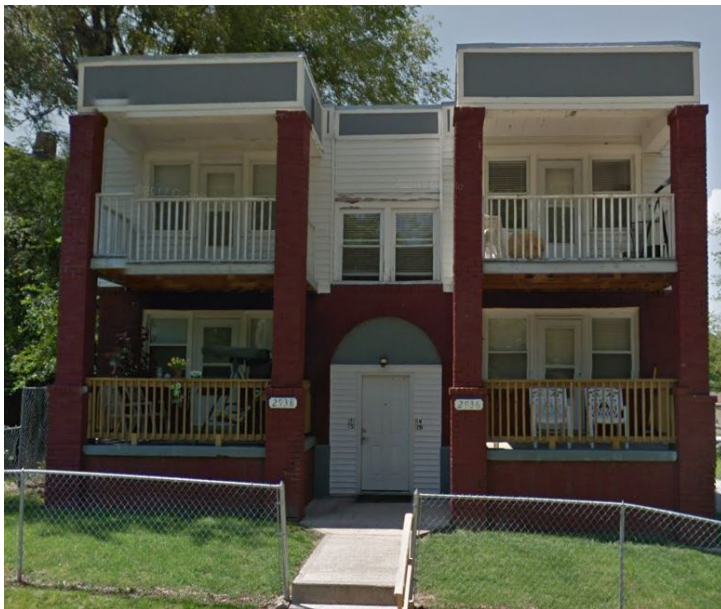
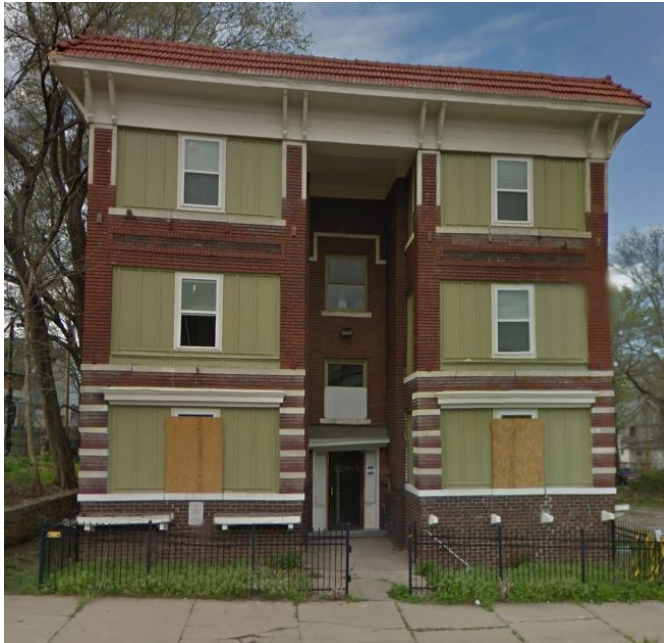


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Figure 13: 2912 Linwood Boulevard (top) and 2936 Flora Avenue (bottom). *Source: Google Street View. Accessed June 5, 2017.*



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Figure 14: Pennbrooke Apartments at 604 W. 10th St., Kansas City, Missouri. *Source: Google Street View. Accessed March 21, 2017.*

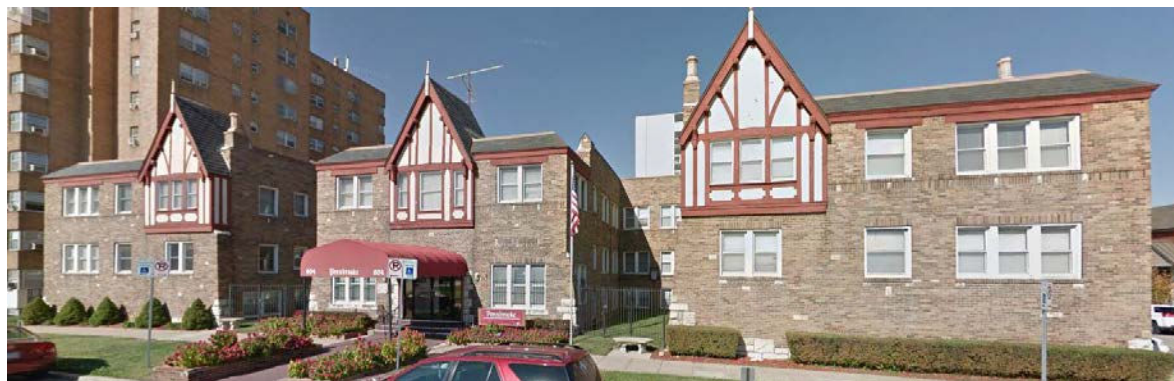


Figure 15: Nelle E. Peters Troost Avenue Apartments at 2719-37 Troost Ave., Kansas City, Missouri. *Source: Google Street View. Accessed March 21, 2017.*

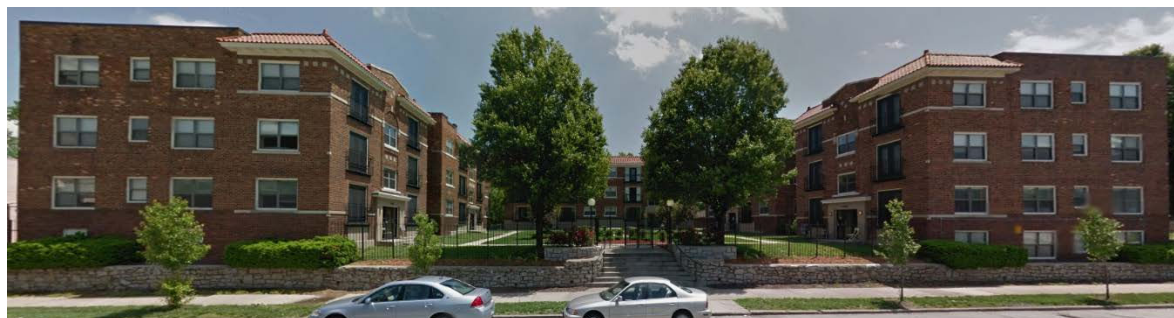


Figure 16: Windsor Hall Apartments at 3420 Locust St., Kansas City, Missouri. *Source: Google Street View. Accessed March 21, 2017.*

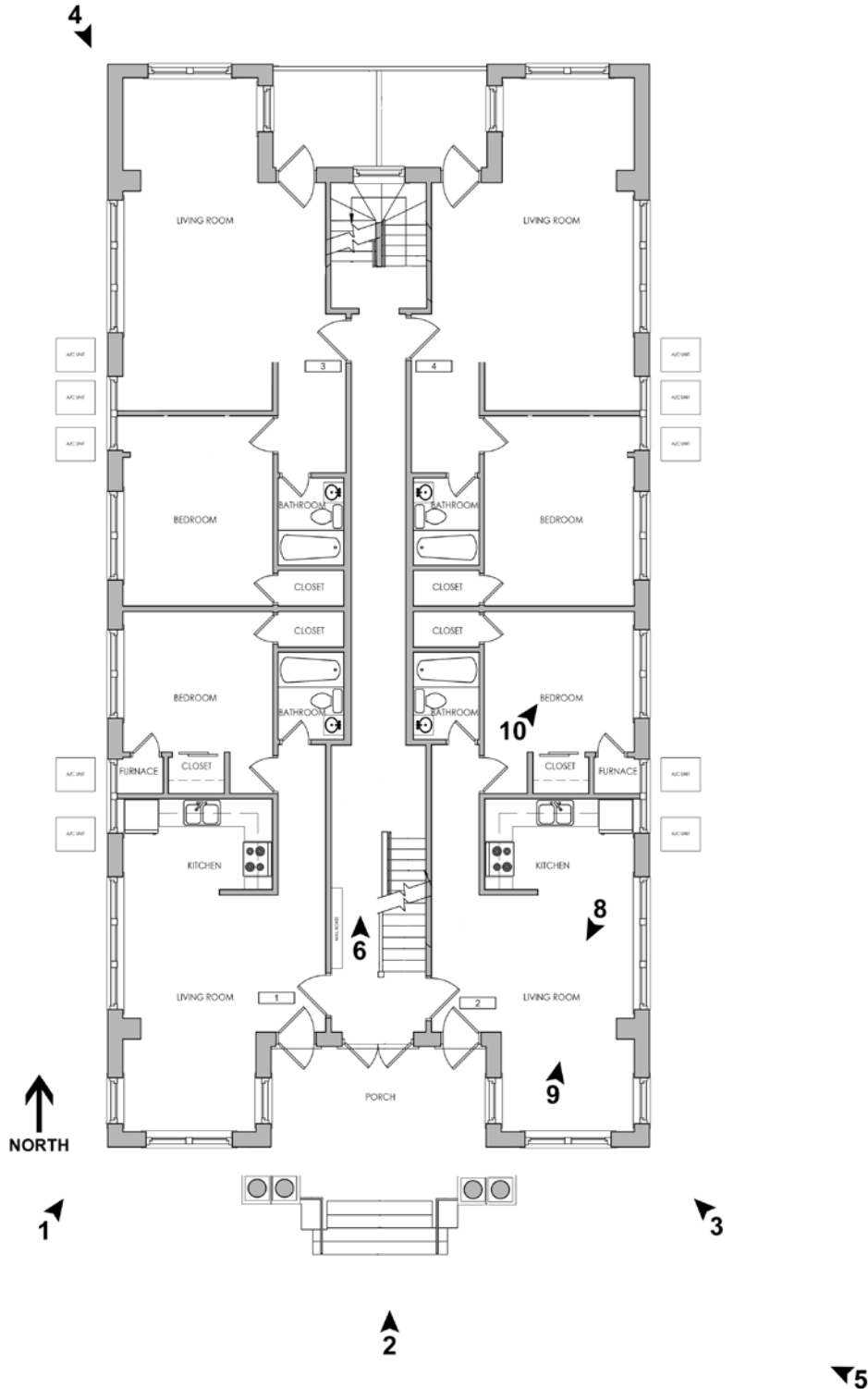


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Figure 17: Photo Map – First floor and exterior. Source: Strata Architecture, 2016.

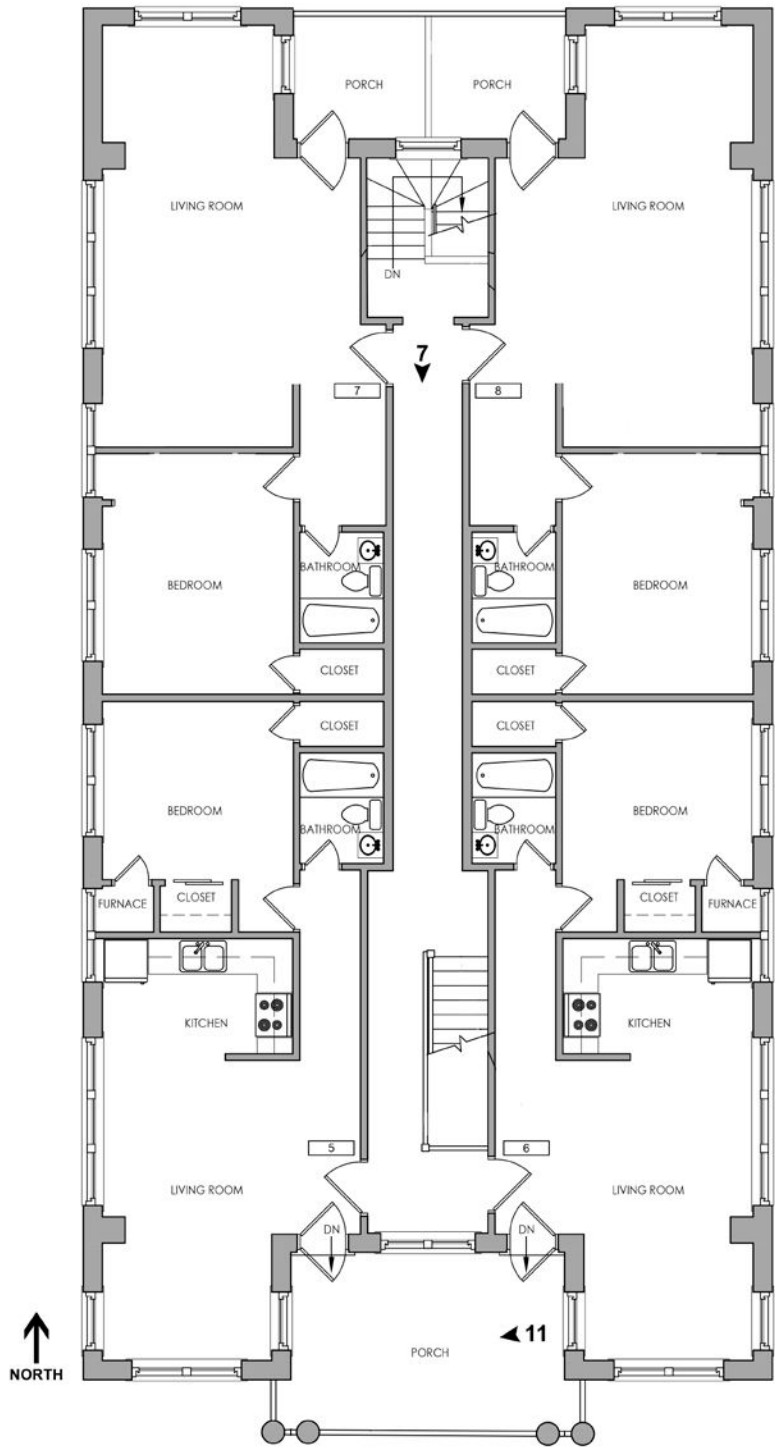


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Name of multiple listing (if applicable)

Figure 18: Photo Map – Second floor. Source: Strata Architecture, 2016.

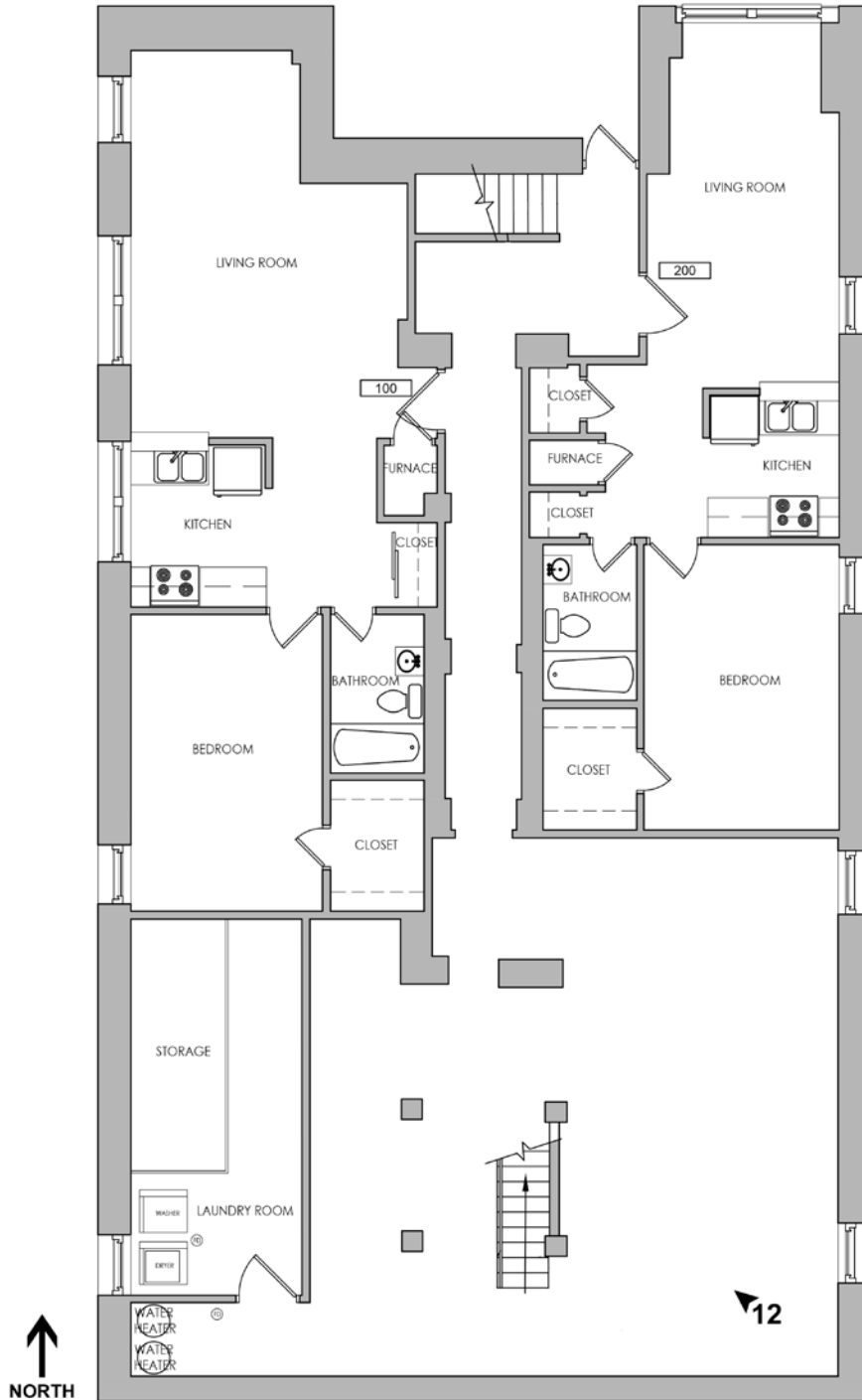


National Register of Historic Places
Continuation Sheet

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Aurora Apartments
Name of Property
Jackson County, Missouri
County and State
Working-Class and Middle-Income Apartment Buildings of Kansas City, MO
Name of multiple listing (if applicable)

Figure 19: Photo Map – Basement. *Source: Strata Architecture, 2016.*





3012

3014

Proposed
MHDC DEVELOPMENT

GOTHAM APARTMENTS
3012/2014
EAST LINWOOD BLVD



3012

3014



Proposed
MHDC DEVELOPMENT

GOTHAM APARTMENTS
3012/3014
EAST LINWOOD BLVD



3012

3014

GOTHAM APARTMENTS
3012/3014
EAST LINWOOD BLVD G

Proposed
MHDC DEVELOPMENT

SECURITY

















