NPS Form 10-900

United States Department of the Interior
National Park Service

OMB No. 1024-0018

377

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NATIONAL REGISTER OF HISTORIC PLACES
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 The Wiltshire Apartment Hotel

Other names/site number The Wiltshire, Wiltshire Apartments

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

2. Location

Street & number 703 E. 10th Street | N/A | not for publication

City or town Kansas City | N/A | vicinity

State Missouri Code MO County Jackson Code 095 Zip code 64106

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: _X_ A ___ B _X_ C ___ D

Mark A. Miles May 14, 2014

Signature of certifying official/Title Mark A. Miles, 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:

X 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:)

for Alexis Abernathy 6/27/14

Signature of the Keeper Date of Action

5. Classification

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

X	private
	public - Local
	public - State
	public - Federal

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

X	building(s)
	district
	site
	structure
	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 Apartment Building
Commerce

Current Functions
(Enter categories from instructions.)

Domestic/Multiple Dwelling Apartment Building

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and 20th Century Revivals (Spanish Colonial Revival)
Late 19th and Early 20th Century American Movements: Commercial Style

Materials
(Enter categories from instructions.)

foundation: Sandstone
walls: Brick
roof: Asphalt: Modified Bitumen (MB)
other: Polychrome Terra-Cotta

X **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

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.)

[X] 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.

[X] 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.

Areas of Significance

Community Planning and Development

Architecture

Period of Significance

1928

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fuller, Albert Burr: Architect

Baltis, Gary M.: Builder

[X] **STATEMENT OF SIGNIFICANCE ON CONTINUTATION 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:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
_X_Other
Name of repository: **Kansas City Public Library**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	39.101949	-94.574711	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Starlyn "Dusty" McGee-Anderson
organization Morrison Builders, Inc. date January 30, 2014
street & number 240 N. Block Ave.; Suite 200 telephone (479) 966-2535
city or town Fayetteville state AR zip code 72701
e-mail d.morrisonbuilders@gmail.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.

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: **The Wiltshire Apartment Hotel**

City or Vicinity: **Kansas City**

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

Photographer: **Multiple—Please see details below.**

Date Photographed: **Multiple—Please see details below.**

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

Photographer: **Anna Morrison (Photos # 1, 10, 11 & 12)**

Date Photographed: **April 8, 2013**

Photographer: **Starlyn "Dusty" McGee-Anderson (Photos # 5, 6, 7, 8, 9 & 13)**

Date Photographed: **September 10, 2013**

Photographer: **Julie Chambers (Photos # 2, 3 & 4)**

Date Photographed: **March 17, 2014**

1. West Side Exterior
2. North Side Exterior
3. West and South Exterior
4. South Side Exterior
5. East Side Exterior
6. West Side Rooftop Ornamentation
7. North Side Exterior Close-up
8. Close-up of Domed Turret
9. Close-up of Quoining and Domed Turret Ornamentation
10. Basement Retail Bay Interior
11. Basement Janitor Apartment Interior
12. Typical Corridor
13. Arches in the Vestibule/Foyer Main Entrance

Figure Log:

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

Figure 1: Montgomery. "Building at 10th and Holmes." High Resolution Digital Photograph. *General Collections (P1), Buildings*. Kansas City Public Library: Missouri Valley Special Collections. Digital Copy.

Figure 2: Jackson County (Missouri) Tax Assessor's Office. "Tax Assessment Block Folder, Kansas City, MO, District 4, Block 104." High Resolution Digital Photograph. *Missouri Digital Heritage: Kansas City 1940 Tax Assessment Photos*. Missouri Digital Heritage. Digital Copy.

Figure 3: 1958 Photo from: Real Estate Research Corporation's "Engineering and Economic Analysis of The Wil[t]shire Apartment Hotel."

Figure 4: Original Building Permit (1928)

Figure 5: Sanborn Map, Kansas City, Vol. 1, 1939-1958, Page p 075

Figure 6: Existing Floorplans for The Wiltshire (Avid Architecture and Consulting, 2013)

Figure 7: Architect Albert B. Fuller's 1928 Troost Building located at 3341 Troost Avenue in Kansas City, Missouri

Figure 8: Nelle E. Peters' 1927 Belleclaire Apartment Hotel as seen in Dory DeAngelo and Jane Fifield Flynn's *Kansas City Style: A Social and Cultural History of Kansas City as Seen Through Its Lost Architecture.*

Map Log:

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

Map 1: Contextual Map for 703 E. 10th Street; Kansas City, Missouri

Map 2: Site Map for 703 E. 10th Street; Kansas City, Missouri

Map 3: Photo Key on Site Map

Narrative Description

Summary

The Wiltshire Apartment Hotel building located at 703 E. 10th Street in Kansas City, Missouri is a three story, brick building that originally had commercial space (which is currently empty/storage space) in its walk-out basement with street level access (Photos 1, 3, 10 & 12). The Wiltshire occupies approximately 17,500 square feet of space and is currently occupied by tenants. The Wiltshire is located in a block on the eastern edge of the Kansas City, Missouri Central Business District; more specifically, the Wiltshire is located at the edge of an area in the business district labeled "The Library District" and is located within walking distance of the Kansas City Public Library, banks, restaurants and other businesses. The Wiltshire building falls into the "Commercial-Residential Apartment Building" category in the *National Register of Historic Places Multiple Property Documentation Form* "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" prepared by Sally F. Schwenk. This brick apartment building maximizes the use of lot space, leaving just a narrow border of sidewalk separating the building from the street, which is a typical characteristic of apartment buildings in Kansas City during the 1920s.[1] The light colored brick and uniform window placement are also typical of apartment buildings of the late 1920s and early 1930s; for example, photos of the larger Belleclaire Apartment Hotel designed by prominent Kansas City female architect Nelle E. Peters in 1927 reveal a very similar style to the Wiltshire (Figure 8).[2] Spanish Colonial Revival style ornamentation comprised of recessed niches, polychrome terracotta parapets, domed turrets, and elaborate finials adorn the exterior of the building; there is evidence of Spanish Colonial Revival style in the building's lobby as well, reflecting the same style that was popular among Kansas City architects and designers of the time such as Nelle E. Peters and Edward Buehler Delk (Photos 1-9). The building maintains the majority of its original exterior masonry, and the original steel and concrete structure of the building is in good condition. Many interior features such as the crown molding are also original. The Wiltshire building maintains high integrity as well as its original character and function.

West Side Exterior:

The west facade of the building that faces Holmes Street still has two entrances to what was originally commercial space (Photo 1 & 3). At the walk-out basement level, there are two commercial spaces on this west side, and each has a single door framed by a large single-pane window (replacement for historic window of the same size) with the original transom windows above it on both sides of the doors. There is a bead-board frame at the top of both of the doors that appear to be an alteration that replaced transom windows. The current doors are multi-pane glass with 15 panes and mullions and appear to be the original doors as evidenced by a historic photo from the Kansas City Public Library's Missouri Valley Special Collections (Figure 1). However, a comparison of these two current entrances to the commercial spaces to the same entrances in a historic photo suggests that there was possibly some alteration to this part of the building around the 1960s; the alterations decreased the depth of the recess of the original doors (Figure 1). The exterior is made of tapestry brick—brick in varying shades of light, medium, and dark reddish and pink colors, creating a warm and casual patchwork effect. The exterior is a single plane that features a symmetrical pattern of vertical double hung windows alternated with smaller, horizontal double hung windows.[3] The building maintains the original window unit dimensions, uniform placement,

[1] Schwenk, Sally F. United States. Department of the Interior. National Park Service. *National Register of Historic Places Multiple Property Documentation Form: Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.* Missouri: National Park Service, 2007. Print. Section F, Page 15.

[2] DeAngelo, Dory and Jane Fifield Flynn. *Kansas City Style: A Social and Cultural History of Kansas City as Seen Through Its Lost Architecture.* Kansas City: Harrow Books, 1990. Print.

[3] The fenestration on the first floor above the two commercial bays has this repeating pattern (in this order from north to south): one large vertical double hung window, one small horizontal double hung window, one mid-sized horizontal double hung window, one small horizontal double hung window, and one large vertical double hung window. The fenestration on the second and third floors mirrors that of the first floor.

headers and rowlock sills, but the single plane windows are replacements and there is vinyl facing where the original wood sills and jambs were. There is ornamentation in the Spanish Colonial Revival style at the roofline. The roofline features a running band of polychrome terracotta trim detailed with frieze work alternating squares adorned with red shields with a fleur-de-lis and squares adorned with gargoyle faces; additionally, there is detailed scrollwork surrounding the fleur-de-lis and gargoyle motifs (Photo 6). This band of trim is topped by a polychrome terra-cotta parapet with inverted triangle shapes in a vibrant azure shade. The top corner of each side of the building features a large, colorful ornamental domed turret (Photos 6, 8 & 9). The matching domed turrets are embellished with tiled, polychrome terra-cotta frieze work. The tile work features colorful patterns and a sun motif in sun-baked hues of azure, muted green, bronze, goldenrod, tan, and reddish-brown. The domed turrets in Spanish Colonial Revival style also feature elaborate swirls, scallops, ridges, nature elements, and a recessed niche. The decorative features are on every part of the domed turrets, including the backside that is visible only from the rooftop. Quoining made of white decorative cast concrete blocks in varying sizes (that match the decorative blocks that once framed the main entrance) descends from each corner of the building directly beneath the turrets and ends at the same level as the bottom ledge of the windows on the top story. At the middle of the west rooftop, the parapet curves into a bell-shape with decorative trim in polychrome terra-cotta in a beige color. Directly below the bell-shaped curve is a single stone gargoyle's face (Photo 6). Quoining in white cast concrete blocks descend from the point where the bottom of the bell-shape meets the polychrome terracotta trim and parapet that runs along the roofline to the left and right of the bell-shape.

North Side Exterior:
On the north side exterior of the Wiltshire, there is a boarded up door and large display window which once provided access to the commercial space in the walk-out basement and was originally a multi-pane glass door (Photo 2). The north side of the building also features the main entrance at the split level that enters into the public entrance to the residential part of this Commercial-Residential Apartment Building. The entrance—which appears to also have been altered in the 1960s—is very slightly recessed and is covered by a small metal canopy. There is one pane of transom glass above the doorway, and there are three vertical single pane windows on one side of the door frame; the glass on the opposite side has since been covered. The entryway also features partially hidden columns. Above the current small metal canopy directly above the entrance are individual navy blue metal letters attached to the brick exterior that read "Wiltshire Apartments." Both the tapestry brick and the fenestration on this side of the building matches those of the west side's exterior. The exterior is a single plane that features a repeating pattern of vertical double hung windows alternated with smaller, horizontal double hung windows.[4] The building maintains the original window unit dimensions, uniform placement, headers and rowlock sills, but the single plane windows are replacements and there is vinyl facing where the original wood sills and jambs were. At the middle of the roofline parapet on this north side is a bell-shape with beige polychrome terra-cotta trim that matches the one on the west side and features the same polychrome terra-cotta beige trim and white cast concrete quoining (Photo 2). One torch finial is affixed directly on the middle of the top of the bell shape. Directly below the bell-shaped curve is a recessed niche that features a scalloped shell at the top; the ornamentation of the niche complements that of the domed turrets. At the roofline, the north side exterior features a running band of ornate trim with fleur-de-lis, gargoyle faces, and ornate scroll work as well as a parapet cap that is identical to those on the west side exterior. The north side also

[4] The fenestration on the first floor has this repeating pattern (in this order from east to west): two large vertical double hung windows, one small horizontal double hung window, one large vertical double hung window, two small horizontal double hung windows, one large vertical double hung window, a space occupied by the top part of the main entrance, one large vertical double hung window, two small horizontal double hung windows, and two large vertical double hung windows. The fenestration on the second and third floors both have this pattern (in this order from east to west): two large vertical double hung windows, one small horizontal double hung window, one large vertical double hung window, two small horizontal double hung windows, two large vertical double hung windows, two small horizontal double hung windows, one large vertical double hung window, two small horizontal double hung windows, and two large vertical double hung windows.

features the ornate domed turrets and quoining in white cast concrete blocks at each corner just as the west side exterior.

South Side Exterior:
The south side of the building faces what is now a pay parking lot. The foundation is partially visible on this south side of the building and is made of natural-textured sandstone facing in light-colored hues of buff, beige, and golden that complements the darker tapestry brick of the main part of the building (Photo 4). There is a round hole in the visible foundation toward the west of this south side exterior (directly beneath the fifth vertical row of windows on this side); the hole appears to be a former vent that has not been filled in. To the direct east of this hole is a square-shaped opening that is covered in the visible foundation; this covered space was most likely a vent or window at one time. At the middle of the exterior on the bottom, there is one door with a single pane of transom glass above it. There are seven additional covered square-shaped spaces in the visible foundation to the east of the door; these openings were most likely a combination of vents and/or windows from the basement area. The tapestry brick on this side of the building matches that of the west side's exterior. The exterior is a single plane that features a pattern (not symmetrical) of vertical double hung windows alternated with smaller, horizontal double hung windows.[5] The building maintains the original window unit dimensions, uniform placement, headers and rowlock sills, but the single plane windows are replacements and there is vinyl facing where the original wood sills and jambs were. Toward the east side of the south side exterior is a brick chimney for an old boiler that is no longer operational. There are two attached metal drain pipes that run vertically on this side of the building, and both are topped by what appears to be the original metal scuppers. The scuppers are attached to the roofline at parapet level. Vitrified clay interlocking parapet coping in a dark brown color caps the roofline on this side of the building. The south side exterior also features the ornate domed turret and quoining in white cast concrete blocks just as on the western corner of the building's exterior.

East Side Exterior:
The east side of the building is considered the back of the Wiltshire (Photo 5). Just like the south side of the building, the foundation is partially visible along the bottom of this façade and features natural-textured sandstone facing in light-colored hues of buff, beige, and golden. There are no doors on this side of the building. Both the tapestry brick and the fenestration on this side of the building matches those of the west side's exterior. The fenestration on the first, second, and third floor of this side has a symmetrical pattern of large vertical double hung windows and small horizontal double hung windows.[6] It has a metal fire escape comprised of stairs and platforms with minimal railings that is a post 1958 addition.[7] The roofline is lined by a vitrified clay coping cap in dark brown. The east side exterior also features the ornate domed turret and quoining in white cast concrete blocks just as on the north corner of the building's exterior (Photos 5 & 9).

Elaboration—Structure and Roof:

[5] This side features a single plane divided by fenestration in this pattern on all three floors of this side (in this order from west to east): two large vertical double hung windows, two small horizontal double hung windows, two large vertical double hung windows, a space (detailed in following sentence), two small horizontal double hung windows, and one large vertical double hung windows. At the middle point of this side, there is a space in the placement of the windows that is where the stairwell is located inside the building; a mid-sized horizontal double hung window appears on the exterior in between the first and second floor and another mid-sized double hung window appears in between the second and third floors.

[6] This side features the following symmetrical pattern of fenestration (in this order from south to north): one large vertical double hung window, one small horizontal double hung window, one mid-sized horizontal double hung window, one small horizontal double hung window, and one large vertical double hung window.

[7] Real Estate Research Corporation. "Engineering and Economic Analysis of The Wil[t]shire Apartment Hotel." Page 11b.

The foundation is poured, reinforced concrete, masonry block, and sandstone. Visible along the bottom of the building on both the east and south sides of the building is the natural-textured sandstone facing in light-colored hues of buff, beige (Photos 4 and 5). Steel columns make up the structure of the building, and the structure remains in good condition. A property inspection in April 2013 noted, "Common settlement cracks were observed in the foundation walls and floor in [the] basement"; however, there was not any "evidence of substantial structural movement."[8] The roof of the building is tar and gravel with asphalt roof flashings, clay tile chimneys, and a metal drainage system. An April 2013 property report estimated the roof covering age at 20+ years.[9]

Elaboration—Interior:
The interior of the Wiltshire's walk-out basement is comprised of four main areas. Two of the areas were formerly retail space, a third main area was a space for a live-in janitor, and the fourth area was for the boiler (Photos 10 & 11). The basement area is currently unoccupied and is now primarily a storage space. The unaltered walls in the basement indicate that the original plaster wall finish was a smooth plaster finish in this area.

The combination of Spanish Colonial Revival style and Mediterranean style can be evidenced in the small public entrance of the Wiltshire Apartment Hotel. The main entrance on the north side of the building leads into this small vestibule. The vestibule features a decorative plaster chair railing with a grape vine motif. The crown molding along the ceiling has a scrolling Mediterranean motif. On the south side of the lobby, there are three arched openings that appear to be original (Photo 13); between the arches, there is an ornamental plaster shield reminiscent of the recessed niches on the building's exterior. On the ceiling, there is an original ornamental medallion from which a chandelier is suspended. The stairs to the hallway are lined with wrought iron railing, and the railing wraps along the open length of the hallway that looks down into the public lobby. The walls of the lobby have been altered and are currently finished in a variety of plaster textures that are thicker than a knock-down finish. The current tiled floor is an alteration to the original terrazzo floor post 1958.[10]

The plaster walls with altered finishes are also throughout the first, second and third stories of the building. On the first and second stories, the plaster finishes have been scored to resemble large bricks or blocks (Photo 12). Each story of the building has a double-loaded corridor, with entrances to apartments flanking both sides of the hallway. Both the second and third stories each have twelve apartments off of the corridor, while the first story has eleven apartments due to the use of space for the entryway from the public lobby. Most of the thirty-five apartments in the Wiltshire are considered self-sufficient studio apartments. There are arched openings that lead to the small bathrooms and a kitchenette or galley kitchen. Many of the bathrooms have the original sinks and bathtubs, but the toilets have been replaced. The tile in the bathrooms matches that of the "vitreous tile" described in the 1958 "Engineering and Economic Analysis."[11] There is vinyl sheeting in the kitchen areas. The rest of the units have carpeting, which is also true to the early descriptions of the apartments.[12] There are closets in the apartments where there were once Murphy beds. There are also four, one bedroom apartments at the corner of each story.

[8] Morrison Builders, Inc.. Property Report for Hitesh Patel. 8 April 2013. TS. Print.
[9] Ibid.
[10] Real Estate Research Corporation. "Engineering and Economic Analysis of The Wil[t]shire Apartment Hotel." 12 March 1958. Print. Page 6.
[11] Ibid.
[12] Ibid.

Integrity:
While the Wiltshire maintains a high level of integrity in regards to the preservation of its original defining characteristics, there have been some alterations to the exterior and interior of the building. However, please note that the following alterations are largely consistent with those mentioned in the *National Register of Historic Places Multiple Property Documentation Form* "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," (*MPDF*) "Registration Requirements" for "Commercial—Residential Apartment Building" property sub-type.[13] According to the *MPDF,* such alterations as the ones described below for the Wiltshire Apartment Hotel are "common and do not necessarily diminish a building's contribution to the historic context."[14] As required by the *MPDF's* "Registration Requirements," the Wiltshire Apartment Hotel still maintains the majority of its historic ornamentation, original masonry, corridors, unit placements, and location.[15]

Alterations on the west side exterior include changes to the two entrances that once served as entrances to a lunch café and small grocery store. The alterations (most likely in the 1960s) significantly decreased the depth of the recess of the original doors as evidenced in a historic photo from the Kansas City Public Library's Missouri Valley Special Collections.[16] Missing from this exterior are also striped fabric canopies above the commercial bays and on the windows directly above the bay for all three stories. Furthermore, the Missouri Valley Special Collections photo reveals that there was once a single level structure that was either part of the original building or adjacent to this side of the Wiltshire.[17] In the photo, the former structure's tapestry brick exterior matches that of the Wiltshire building, and the bell-curved top of the structure which is lined with brick trim matches the Spanish Colonial Revival style of the Wiltshire, suggesting that the structure was indeed part of the Wiltshire.[18] The photo shows a sign attached to the front of the one story structure that reads "RUSCO WINDOW CO."[19] It is not clear if the structure was storage space, an extension of the café space, or a separate business altogether. There are no windows or doors featured on this structure in this photo, but the structure is slightly recessed, and a door or window could be present but not visible; also, there is a small Mission tiled roof over a recession on the structure; perhaps this roof covered an entrance to the structure.[20] The architectural details of the structure support that it was once a part of the Wiltshire property. In addition, a 1958 photo from an "Engineering and Economic Analysis" of the Wiltshire shows that there were originally three torch finials affixed to the bell-shaped façade at mid-roofline.[21]

On the north side exterior, earlier photos of the building show that the main entrance originally had a much deeper recess, and the photos reveal that there was a single light directly above the exterior of the entry way as well as a rectangular recessed niche in decorative polychrome terracotta.[22] A 1940 tax

[13] Shwenk, Sally F. Section F. Pages 25-26.
[14] Ibid. Section F. Page 5.
[15] Page 5 of Section F of the *MPDF* written by Sally F. Schwenk states: "Alterations, such as the removal of ornamental detailing, the replacement of doors and windows, and the scarring of architectural elements, while not appropriate, are common and do not necessarily diminish a building's contribution to the historic context. Such losses must be viewed for their cumulative effect on the building's ability to convey feelings of its period of construction and visual associations with the contexts developed as part of Section E of this MPDF. Interior changes within the individual units many not be significant to the building's perceived contribution to the historic context if the location, siting, contribution to the streetscape, and elements such as corridors, primary entrance area(s) stairways, and number and placement of unit openings that contribute to the understanding of the interior spatial arrangements of apartment buildings specifically designed for the working and middle classes remain intact.
[16] Figure 1: Montgomery. "Building at 10th and Holmes
[17] Ibid.
[18] Ibid.
[19] Ibid.
[20] Ibid.
[21] Real Estate Research Corporation. "Engineering and Economic Analysis of The Wil[t]shire Apartment Hotel."
[22] Figure 1: Montgomery. "Building at 10th and Holmes." and Figure 2: Jackson County (Missouri) Tax Assessor's Office. "Tax Assessment Block Folder, Kansas City,MO, District 4, Block 104." High Resolution Digital Photograph. *Missouri Digital Heritage: Kansas City 1940 Tax Assessment Photos*. Missouri Digital Heritage. Digital Copy.

assessment photo also shows there was there was once a hanging/projecting sign reading "703 E. 10th St." followed by larger lettering reading "WILTSHIRE APARTMENT."[23] This main entryway was originally framed by white decorative cast concrete blocks that matched the quoining on the building. In addition, the two torch finials that once flanked the remaining torch finial at the top of the bell-shaped portion of the parapet are missing.

The metal fire escape on the east side exterior is a post 1958 addition because a 1958 "Engineering and Economic Analysis" of the building says that "There are no fire escapes."[24]There is water damage and cracked tile along the rooftop on all sides that require restoration work; however, the overall ornamentation along the rooftop remains in good condition and retains its original character.

The plaster finishes throughout the interior have been altered. The 1958 "Engineering and Economic Analysis" indicates that the interior walls and ceilings originally had a "palm finish"—which was very likely a Spanish palm finish to match the other Spanish Colonial Revival style details.[25] The current tiled floor in the lobby area of the interior is an alteration of the original terrazzo floor. In the apartments, the linoleum flooring described in the "Engineering and Economic Analysis" has been replaced with vinyl sheeting.[26] There are closets in the apartments where there were once Murphy beds; originally, the majority of the apartments excluding the smaller apartments that were located near the stairs had Murphy beds.[27] The interior finishes and fixtures of the building are in need of renovation, although the floors of the building "are relatively level, and the walls are relatively plumb."[28]

Overall, the character-defining elements of the Wiltshire Apartment Hotel building's structure and exterior are sound and maintain a high level of integrity and significance, in accordance to the *MPDF*'s "Registration Requirements" for the "Commercial-Residential Apartment Building" sub-type.[29] Although some alterations have been made to the building, the building retains many of its original hallmarks that make it significant in the history of Kansas City, Missouri's architecture. The Wiltshire is one of the few remaining low-rise apartment buildings built in the late 1920s specifically to accommodate the needs of a population swell that resulted in the growth of small, middle-income class and working-class neighborhood development in the eastern portion of Kansas City's Central Business District. It also a rare remaining example of Spanish Colonial Revival style that was popular among Kansas City architects in the late 1920s and 1930s applied to a low-rise apartment building for the working and middle-income classes; there are a handful of other examples of this style, but, unlike the residential Wiltshire, most of those examples are commercial buildings.

[23] Figure 2: Jackson County (Missouri) Tax Assessor's Office. "Tax Assessment Block Folder, Kansas City,MO, District 4, Block 104."
[24] Real Estate Research Corporation. "Engineering and Economic Analysis of The Wil[t]shire Apartment Hotel." Page 6a.
[25] Ibid. Page 11b.
[26] Ibid. Page 6.
[27] Ibid.
[28] Morrison Builders, Inc.. "Property Report for Hitesh Patel."
[29] Shwenk, Sally F. Section F. Pages 25-26.

Statement of Significance

Summary:
The Wiltshire Apartment Hotel located at 703 E. 10th Street in Kansas City, Missouri is locally significant under "Criterion A: Community Planning and Development" and "Criterion C: Architecture." The building is significant under Criterion A: Community Planning and Development because it was part of a development trend in Kansas City in the late 1920s in which there was a significant increase in apartment building construction to accommodate Kansas City's growing population; furthermore, the Wiltshire Apartment Hotel marks what turned out to be the end of that trend which ended abruptly in late 1929 due to the Great Depression. The Wiltshire Apartment Hotel is also significant under "Criterion C: Architecture" because the building is a clear reflection of the mix of Spanish Colonial Revival Style and Commercial Style that was popular among prominent Kanas City architects in the 1920s; furthermore, the Wiltshire Apartment Hotel Building is unique expression of these mix of style applied to an apartment building. The Wiltshire Apartment Hotel's Commercial Style can be seen in the single plane tapestry brick exterior sides and the uniform fenestration. The Wiltshire Apartment Hotel's Spanish Colonial Revival style can be seen in the ornate roofline ornamentation, parapet caps, ornate domed turrets, quoining, decorative niches, and Spanish Colonial Revival details in the building's interior lobby. A similar mix of Spanish Colonial Revival Style and Commercial Style can be seen in the designs of prominent Kansas City architects of the time including Nelle E. Peters' 1928 Luzier Cosmetics building and Edward Buhler Delk's1922 Country Club Plaza. Additionally, the Wiltshire Apartment Hotel is significant under "Criterion C: Architecture" because the building's purpose, features, and function clearly meet the "Registration Requirements" for a "Commercial-Residential Apartment Building" detailed in Section F, pages 24-26 of the "Working Class and Middle-Income Apartment Buildings in Kansas City" *Multiple Property Documentation Form* (*MPDF*) prepared by Sally F. Schwenk.[30] The walk-out basement commercial spaces, three floors of residential space featuring one bedroom, kitchenette, and efficiency sized units, separate entrance to the residential space with a small vestibule, and the architectural details all reflect the typical "Commercial-Residential Apartment Buildings" of the time period in Kansas City. Beginning with its construction and for many decades since, the Wiltshire Apartment Hotel has served as apartments for the middle-income and working-class residents who rented the units in the apartment as evidenced by Kansas City Directories. The building continues to serve as apartments today, serving low-income residents in Kansas City, Missouri.

Narrative Statement of Significance: Criterion A.
The Wiltshire Apartment Hotel is locally significant in "Criterion A: Community Planning and Development" because it is a very rare surviving example in the Kansas City, Missouri Central Business District of an apartment building purpose-built during Kansas City's apartment building boom of the 1920s to accommodate the expanding population of middle-income and working-class individuals. In the 1920s, Kansas City's population—like other urban regions in the U.S.—was rapidly growing. A booklet prepared by the U.S. Census supports this, indicating that Kansas City, Missouri's population was 163,752 in 1900; 248,341 in 1910; 324,410 in 1920; and 399,746 by 1930.[31] With this growth in population came an increased demand for new housing in Kansas City; apartment buildings and apartment hotels became increasingly popular. According to the *MPDF*, the apartment building boom began at the "turn of the century" with the construction of small apartment buildings, but this trend gradually moved toward the construction of larger apartment buildings like the Wiltshire to accommodate the growing population. The *MPDF* states, "As the city's population accelerated, so did the market for even larger apartment houses."[32] Historian Dr. William S. Worley's research provided these figures on Kansas City apartment

[30] Schwenk, Sally F. United States. Department of the Interior. National Park Service. *National Register of Historic Places Multiple Property Documentation Form: Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri.* Missouri: National Park Service, 2007. Print.
[31] Thompson, Dr. Warren S. United States. Department of Commerce. Bureau of the Census. *Population Growth: The Growth of Metropolitan Districts in the United States: 1900-1940.* Washington, 1948. Web. 30 Jan. 2014. Page 38.
[32] Schwenk, Sally F. Section E, Page 9.

construction in the 1920s: "In Kansas City 15,152 new apartment units (not including 1092 new duplex housing units) came on the market during the decade of 1920-1929. The biggest year in apartment construction was 1924, when 2,239 units received permits. Interestingly, 1927 was the second-best year in the decade, with 2,135 new units."[33] The Wiltshire Apartment Hotel building which was constructed in 1928 is locally significant because it is reflective of this construction trend in apartment buildings in Kansas City, Missouri. The Wiltshire Apartment Hotel was constructed in 1928 at the tail end of this apartment building boom meant to accommodate the swelling population in Kansas City, Missouri. Construction permits slowed significantly with the arrival of the Great Depression, placing the Wiltshire's construction near the end of this boom in this residential development in Kansas City and making the building locally significant in regards to community planning and development and meets the *MPDF's* Criteria A-1 "Buildings associated with specific events or patterns of events that have made a contribution to the broad patterns of history"—more specifically, the history of Kansas City, Missouri.[34]

While the Great Depression drastically slowed the construction of new apartment buildings in Kansas City, the *MPDF* explains that the ultimate move away from construction of "multi-family housing" in Kansas City, Missouri arrived "with the 1960. . .federal changes in design and financing of multi-family housing introduced in the first year of the Kennedy Administration, the changing demographic use of multi-family housing that was established by 1960 due to 'white flight' to the suburbs and technological changes that changed the design of multi-family housing beginning in the early 1960s."[35] The *MPDF* describes Kansas City apartment buildings "constructed to serve as a multiple-family dwelling for the working and middle classes" during the period of "1885-1959" as "an increasingly rare resource."[36] Being that the Wiltshire Apartment Hotel falls under this category of multi-family housing built between 1885-1959, then the 1928 Wiltshire Apartment Hotel is just such a "rare resource" and is locally significant in regards to the community planning and development of Kansas City, Missouri.

Apartment living became part of the character of Kansas City in the 1920s; the *MPDF* explains, "Between the end of World War I and 1925, when the construction market peaked in Kansas City, both the number of smaller units and large apartment buildings (eighteen to twenty-four units) appeared in clusters in different neighborhoods, establishing apartment housing as a significant part of the City's residential patterns."[37] While display ads from Kansas City Public Directories show a large number of high rise apartment hotels for the upper-class, there were more and more middle-income and working class apartment residential construction around the city. The Wiltshire Apartment Hotel is significant because it represents this pattern of development in which "In various sections to the east and southeast of the Central Business District, middle-income and working-class neighborhoods developed."[38]

According to the *MPDF,* the significance of Commercial-Residential Apartment Buildings—such as the Wiltshire Apartment Hotel—is because "[t]he advent of this property sub-type was an important component in residential patterns, affecting patterns in location, building type, social interaction, and public services.[39] Note that the Wiltshire Apartment Hotel is clearly significance in the context of this description of the significance of mixed-use Commercial-Residential Apartment Buildings in Kansas City, Missouri. The Wiltshire Apartment Hotel was in a block that was also mixed residential and commercial. For example, note the grocery store and lunch café in the Wiltshire itself as well as the church that is directly behind the Wiltshire in a 1940 tax assessment photo and the mention of the nearby Humboldt

[33] Worley, William S. *J.C. Nichols and the Shaping of Kansas City: Innovation in Planned Residential Communities.* Columbia, MO: University of Missouri Press 1993. Print. Page 222.
[34] Schwenk, Sally F. Section F, Page 3.
[35] Ibid. Section E, Page 1.
[36] Ibid.
[37] Ibid. Section E, Page 9.
[38] Ibid.
[39] Ibid. Section F, Page 25

School at 714 E. 11th Street.[40] The block was not exclusively residential, and the nearby buildings seemed to offer goods and services to the community members that lived in the Wiltshire. For example, the 1928 Kansas City Directory includes some of the following businesses in the same block in 1928: Robert E.H. Portrait Co., Fox Music, Noble Furniture Rooms, and Beacon Flats. The location also offered access to the streetcar line that connected with larger retail and business sections of the city. This makes the Wiltshire Apartment Hotel reflective of the *MPDF's* criteria A-3: "Buildings that are part of clusters, corridors, or districts that illustrate the patterns of development of the City."[41] According to the *MPDF*, this also makes the Wiltshire Apartment Hotel significant because "This property sub-type [Commercial-Residential Apartment Building] appeared in both commercial and residential areas at commercial nodes throughout the City [Kansas City] and provided some of the most affordable housing in the City."[42]

Beyond this, the two retail spaces in the Wiltshire Apartment Hotel's walk-out basement served as commercial space for the working and middle-class neighborhood in which it was situated, reflecting the *MPDF's* criteria A-8: "Buildings that were the residence of groups of people (social, economic, racial, ethnic, or otherwise defined) whose lives were meaningfully affected by (or during) their association with the building."[43] The 1940 tax assessment photo shows a fascia sign on the north side for the building's grocery; the sign is typical of the time period and advertises Royal Crown Sodas, groceries, and meat.[44] Ernest Herrington, a butcher who lived in the Wiltshire in 1940 (according to the 1940 U.S. Census records), could have very likely been the butcher for this store.[45] On the Holmes Street side, there are advertisements for powdered milk and Vera Cola in the window of the grocery. In addition to the grocery store and a luncheon café named "Our Place Café," the Wiltshire also appeared to have access to a public telephone.[46] The Missouri Valley Special Collections photo of the Wiltshire shows a small "Public Telephone" sign in one of the three panes of transom glass above the large display window for the grocery on the north side of the building.[47] There is a second "Public Telephone" sign on the Holmes Street side of the building where there is a sign attached to the front of the additional one story structure with a sign that reads "RUSCO WINDOW CO" (again, it is not clear if the structure was storage space, an extension of the café space, or a separate business altogether).[48] The small, square hanging "Public Telephone" sign adorned with a bell symbol is attached near the corner where the Wiltshire and the structure meet.[49] There is a piece of Mission tile roofing that is also slightly visible near the "Public Telephone" sign that suggests that the telephone might have been attached to the side of the Wiltshire.[50] The Wiltshire Apartment Building seemed to serve the entire working class and middle class neighborhood, impacting the quality of life of those who lived in and near this "Commercial-Residential Apartment Building."

The research indicates that the Wiltshire Apartment Hotel was constructed to accommodate the working and middle classes and reflects the *MPDF's* criterion A-2: "Buildings that illustrate the initial development of the apartment movement as it relates to the need of housing for the working and middle classes, including the introduction of a building type and specific forms."[51] The Wiltshire Apartment Hotel was

[40] Figure 2: Jackson County (Missouri) Tax Assessor's Office. "Tax Assessment Block Folder, Kansas City,MO, District 4, Block 104."
[41] Schwenk, Sally F. Section F, Page 3.
[42] Ibid. Section F, Page 25.
[43] Ibid. Section F. Page 4.
[44] Figure 2: Jackson County (Missouri) Tax Assessor's Office. "Tax Assessment Block Folder, Kansas City,MO, District 4, Block 104."
[45] United States. Department of Commerce. Census Bureau. "Population Schedule: State of Missouri, Jackson County, Kansas City, Ward 2, Block 4." *Sixteenth Census of the United States: 1940.* Washington: US Census Bureau, 4 April 1940. Web. 30 Jan. 2014. Sheet 2A.
[46] Figure 1: Montgomery. "Building at 10th and Holmes
[47] Ibid.
[48] Ibid.
[49] Ibid.
[50] Ibid.
[51] Schwenk, Sally F. Section F, Page 3.

intended for and housed the growing working and middle-class. Most of the apartments were occupied, and the "Population Schedule" in the *Sixteenth Census of the United States: 1940* paints a vivid image of the Wiltshire as an apartment bustling with activity by the diverse group of middle-income and working-class families live in the Wiltshire.[52] The following glimpse into the type of individuals who lived in the Wiltshire at the time of the 1940 U.S. Census provides solid evidence that this building was inhabited by the growing Kansas City working-class. Here is a sample of the working and middle class occupations of the residents in 1940: a laborer in a factory, two waitresses at a drugstore, a seamstress, a clerk for the Rail Way, a mangle feeder at a laundry, a wringer man at the Plaza Laundry, a lithographer at a print shop, a truck loader at Boyd Truck Line, a police detective, a dance hall dancer, a gambler, a vaudeville musician, an on-site apartment manager, and on-site janitor, a finisher in a garment factor, a butcher at a grocery store, and a truck driver.[53]

The Wiltshire is significant because it is a part of Kansas City's 1920s trend of construction that was built for the middle-income and working-class group in the city. The Wiltshire Apartment Hotel is one of the few remaining apartment buildings constructed in the 1920s apartment building boom for middle-income and working-class residents in Kansas City, Missouri. The Wiltshire is currently under the threat of being demolished. There are plans in progress for turning the entire block where the Wiltshire is located into new, modern condominiums. Soon, the Wiltshire will be the last glimpse into what was once part of a pattern of development in Kansas City—the pattern of establishing multi-family dwelling in small middle-income and working-class neighborhoods near Kansas City's Central Business District to meet the needs of the growing 1920s population and trend toward urbanization. The trend was brought to an abrupt end due to the Great Depression, making the Wiltshire one of the last buildings constructed in this Kansas City building trend.

[52] United States. Department of Commerce. Census Bureau. "Population Schedule: State of Missouri, Jackson County, Kansas City, Ward 2, Block 4." Sheet 1B and 2A.

[53] Ibid. The corner of 10th and Holmes where the Wiltshire is located must have been a busy place due to the combination of the grocery store, café, public telephone, and diverse group of middle-income and working-class residents. Most of the apartments were occupied, and the "Population Schedule" in the *Sixteenth Census of the United States: 1940* paints a vivid image of the Wiltshire as an apartment bustling with activity by the diverse group of middle-income and working-class families live in the Wiltshire.

The following glimpse into the type of individuals who lived in the Wiltshire at the time of the 1940 U.S. Census provides solid evidence that this building was inhabited by the growing Kansas City working-class. Here is a list of some of the building's occupants in 1940. Missouri native Opal M. Anthony lived in the Wiltshire and worked 84 hours a week as the building's on-site manager. She made $360 a year and shared an apartment with her mother Lela Everett who made $190 a year as a seamtress and also volunteered at "unpaid public emergency work." Frank Hendricks had an annual income of $1040 as a "Proprietor of a Bar Tavern." His wife was a "Joint Proprietor." The Hendershot family included Al and Jennie Hendershot, and their two teenaged daughters. Al was a musician in a vaudeville show and later became an emcee in 1946 for a radio show in Cleveland, Ohio (www.hillbillymusic.com). One daughter worked on Vaudeville with her Dad for an annual income of $500. S.P. Forsee worked as a lunchroom cook for $960 a year. He and his wife had two school-aged children. Gambler Eugene Walter worked in a "gambler joint" and lived with his wife Georgia—a dancer at a "dance hall" who had an annual income of $250. Eugene did not disclose his income. Young couple Jack and Sylvia Keys lived off of Jack's annual railroad stenographer salary of $1260. Kansas City Police Detective Rex Willis lived with wife and teenaged son. Rex earned $1580 per year. U.S. Railway Mail Clerk William D. Hill, his wife, and 5 year old daughter lived here. Hill earned $1480 per year. Young couple Charles and June Stevens lived off of the $1180 annual income Charles earned a shoe salesman in a Kansas City department store. C.L. Ranson was a telegrapher for the railroad, and his annual income was $2236. He lived with his wife Bulah. The Wiltshire also housed many more working-class individuals in 1940 including a laborer in a factory, two waitresses at a drugstore, a mangle feeder at a laundry, a wringer man at the Plaza Laundry,a lithographer at a print shop, a truck loader at Boyd Truck Line, a finisher in a garment factor, a butcher at a grocery store, and a truck driver. (United States Sheets 1B and 2A)

Narrative Statement of Significance: Criterion C: Architecture

Type of Construction

The Wiltshire Apartment Hotel is locally significant in Kansas City, Missouri under "Criterion C: Architecture" because it reflects the "Commercial-Residential Apartment Building" detailed in the "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" *MPDF.* The Wiltshire Apartment Hotel's ground floor commercial space, three floors of self-sufficient kitchenette apartments along with the efficiency apartments and one-bedroom apartments are directly aligned with the popularity of "Commercial-Residential Apartment Buildings"—in Kansas City in the 1920s. The *MPDF* provides the following description of such apartment buildings—a description that easily applies to the Wiltshire when considering the architectural description earlier in this document:

> The Commercial-Residential Apartment Building was designed and constructed specifically to function as a mixed-use building containing ground floor retail floor space on at least the primary façade, with multiple apartments on the upper floor(s). These apartment buildings were usually spread over at least one floor and the height of the building seldom exceeded more than three stories. There is a separate entrance to access the residential units. These building present the massing and general detailing associated with commercial architecture. The building is a significant transition from the traditional mixed-use retail store with the shopkeeper's residence above, to an expanded commercial venture that provided retail space on the first floor and multiple residential units on the upper floors. The typical plan used a simple double-loaded corridor configuration. . .The more modest plans incorporated a central double-loaded corridor accessing studio efficiency units and perhaps a few one-bedroom units.[54]

The Wiltshire Apartment Hotel is locally significant in "Criterion C: Architecture" because it clearly reflects the above "Commercial-Residential Apartment Building" description in the *MPDF.* The Wiltshire Apartment hotel contains two ground floor "public-oriented" retail spaces in the walk-out basement, thirty-five apartments that are self-sufficient, is three stories high, and has a double-loaded corridor on each story. Furthermore, the Wiltshire Apartment Hotel reflects the additional details listed in the "Commercial-Residential Apartment Building property sub-type" in the *MPDF* because the building has a separate main entrance to the residential area of the building with a small entrance vestibule; separate, public entrances to the ground floor commercial spaces' storefronts; has architectural characteristics that are associated with mixed-use and commercial buildings; maintains a high level of architectural integrity in regards to historic characteristics, dates within the specified parameters of the early twentieth century through the early 1960s, and is located in Kansas City, Missouri.[55] The Wiltshire Apartment Hotel is a true example of a "Commercial-Residential Apartment Building" property sub-type in Kansas City, Missouri.

Construction History

According to the original building permit, the Wiltshire Apartment Hotel was built in 1928 by the G.M. Baltis Construction Company and listed at a value of $30,000.[56] This $30,000 value was most likely significantly less than the actual value, reflecting a common practice to save on tax costs. William S. Worley explains in his book *J.C. Nichols and the Shaping of Kansas City: Innovation in Planned Residential Communities,* "Building contractors usually underestimated actual building costs on the permits because the county government computed property taxes on those accounts."[57] Gary M. Baltis's construction work was mainly in residential construction, and the Wiltshire building was one of his few commercial works. Nancy B. Piepenbring, a Manuscript Specialist at The State Historical Society of

[54] Schwenk, Sally F. Section E, Page 33.
[55] Ibid.. Section F, Pages 24-25.
[56] Figure 4: Original Building Permit (1928)
[57] Worley, William S. Page 222.

Missouri Research Center in Kansas City explains: "[T]he Wiltshire was built by the Gary M. Baltis Construction Company. Gary M. Baltis first appears in [the Kansas City Missouri Landmarks Commission's] database for a group of single-family residences begun in 1908. He did the same in 1911. By 1921 he began to build multi-family residences and an occasional commercial property."[58] Additional examples of commercial projects by Gary M. Baltis include the construction of a one-story plant for Standard Foundry and MFG. Company in 1922[59]and a 1920 "garage and repair shop" at 3801 Wabash in Kansas City[60]

While "none of the records for Gary M. Baltis indicate an architect's name,"[61] there is a very strong indication that the Wiltshire building was designed by architect Albert Burr Fuller (1889-1964). A description of Albert B. Fuller's career in a document detailing the contents of Fuller's architectural records prepared by The State Historical Society of Missouri Research Center in Kansas City offers this insight into Albert B. Fuller's life.[62] Architect Albert Burr Fuller, a Kansas City, Missouri native, was born on December 28, 1889. Both Fuller's father and grandfather were builders, so his study of architecture seemed a natural choice. Fuller studied in the offices of renowned Kansas City architects Loren G. Middaugh, S.B. Tarbett, and Leslie Simpson—and the influence of these architects are evidenced in Fuller's designs. Fuller primarily designed private homes and public buildings, and a large number of churches. Fuller died in 1964, just a year after retiring.[63]

The fact that Fuller studied under architect Leslie Simpson of the renowned Keene & Simpson is not surprising when you study Fuller's buildings in comparison to the buildings designed by Keene & Simpson. Consider Fuller's 1928 Troost Building located at 3341 Troost Avenue in Kansas City (Figure 7). The 3341 Troost Avenue building has the same Spanish Colonial Revival features that can be seen in the larger buildings by Keene & Simpson such as the 1927 Philtower Building and the 1928 Armour Theater. Unsurprisingly, Albert B. Fuller spent time working on residences in the Country Club area—an area known for Edward Buhler Delk's architecture which also displays a tendency towards Spanish Colonial Revival style. Albert B. Fuller's exposure and use of the Spanish Colonial Revival style combined with the Wiltshire's shared architectural details strongly indicate that Albert B. Fuller was the architect on the Wiltshire project. Consider the features on the aforementioned 3341 Troost Avenue building—features that are almost identical to the Spanish Colonial Revival features on the Wiltshire building. There is an undeniable connection between the designs of these two buildings. This connection makes the Wiltshire the work of an architect who studied directly under Kansas City's famed architect Leslie Simpson.

When comparing the Wiltshire building to Albert B. Fuller's 3341 Troost Avenue building, the similarities are numerous, striking, and immediate (Figure 7). Both buildings: 1) were built in 1928; 2) feature identical domed turrets with a sun motif in the same sun-baked colors of agate blue, muted green, bronze, goldenrod, tan, and reddish-brown that are reminiscent of Spanish colonial and Mediterranean styles that were popular among noted Kansas City architects such as Nelle E. Peters and Edward Buehler Delk (who also worked with Keene & Simpson); 3) feature torch finials; 4) have a running band of ornamental trim beneath the parapet made of polychrome terra-cotta frieze work (the Wiltshire depicts alternating squares of red shields with fleur-de-lis symbols and squares with gargoyle faces, while the

[58] Piepenbring, Nancy B. " RE: Inquiry about Albert Burr Fuller's Records." Message to Starlyn "Dusty" McGee-Anderson. 22 Jan. 2014. E-mail.
[59] "Machinery Markets and News of the Works: Missouri." *Iron Age.* Vol. 109. 15 June 1922. p.1725. Web. 30 Jan. 2014.
[60] "Record of Building Operations for February: Contracts Made and Plans Contemplated for Alterations or Erection of Garages, Repair Shops, Service Stations and New Plants." *The Accessory and Garage Journal.* Vol. X. No. 1. May 1920. Pawtucket, Rhode Island. p. 51. Web. 30 Jan. 2014.
[61] Piepenbring, Nancy B.
[62] "Albert Burr Fuller (1889-1964) Architectural Records." The State Historical Society of Missouri Research Center—Kansas City. 1 July 2013. Web. 30 Jan. 2014.
[63] Ibid.

3341 Troost Avenue building depicts only squares of the same gargoyle faces); 5) feature arches (the Wiltshire has interior arches while the arches are on the exterior of the 3341 Troost Avenue location); 6) has/had an ornamental parapet at the flat roofline (while the Wiltshire's parapet remains in place, the parapet of the 3341 Troost Avenue was replaced); 7) have a partially exposed basement level in the same light-colored sandstone; 8) have the same quoining in identical white cast concrete blocks; 9) has/had clay Mission tile roofing (while the Troost building maintains this roofing, the Missouri Valley Special Collections photo of the Wiltshire indicates that there was similar clay Mission tile roofing on the one story structure that seemed to be attached to the Wiltshire); and 10) feature exuberant ornamentation primarily at the top of the building and feature a streamlined brick exterior on the bottom. The similarities between the Wiltshire and the Troost building are strong and point to Albert B. Fuller as the architect of the Wiltshire.

Artistic/Architectural Values

The Wiltshire Apartment Hotel represents a commercial-residential apartment building that was constructed to meet the needs of Kansas City, Missouri's swelling middle-income and working-class population. At the same time, the Wiltshire's architecture was a direct reflection of trends seen in much larger commercial buildings in Kansas City and surrounding areas during the same time period making the building locally significant under "Criterion C: Architecture. This brick apartment building maximizes the use of lot space, leaving just a narrow border of sidewalk separating the building from the street, which is a typical characteristic of such mid-sized apartment buildings in Kansas City during the 1920s and which corresponds to the *MPDF's* description of "efficient use of land."[64] In regards to architectural style, the Wiltshire Apartment Hotel has architectural characteristics of both Commercial Style and Spanish Colonial Revival Style.

The Wiltshire Apartment Hotel is locally significant because of the characteristics of Commercial Style that the building still maintains. The Pennsylvania Historical and Museum Commission (PH & MC) offers a description of Commercial Style (sometimes referred to as Chicago Style) architecture that was popular from 1890-1920.[65] While the PH & MC says that the style mainly referred to skyscrapers, that "many much shorter buildings are sometimes described as Commercial style.[66] These one to four story brick buildings date from the same era, were designed for commercial use, have large pane windows on the ground floor and flat roofs, often with decorative parapets."[67] The "large pane windows on the ground floor" were, exactly as in the Wiltshire Apartment Hotel, for "ground floor storefronts."[68] The 1928 Wiltshire Apartment Hotel clearly reflects this Commercial style.

Furthermore, the Wiltshire Apartment Hotel is locally significant because of the characteristics of the Spanish Colonial Revival ornamentation that is evidenced in the buildings exuberant rooftop ornamentation and interior details. Spanish Colonial Revival style ornamentation comprised of recessed niches, polychrome terracotta parapets, domed turrets, and elaborate finials adorn the exterior of the building; there is evidence of Spanish Colonial Revival style in the building's lobby as well, reflecting the same style that was popular among Kansas City architects and designers of the time such as Nelle E. Peters and Edward Buehler Delk. The *MPDF* states, "After World War I, apartment architects began to draw their inspiration from Romantic styles including the English Tudor, Gothic, and Jacobean Revivals, French vernacular architecture, and Moorish, Islamic, and Spanish vocabularies"; the *MPDF* continues, mentioning one street (unspecified) in Kansas City in which all of the apartment buildings had "a restrained Spanish Revival motif."[69]

[64] Schwenk, Sally F. Section F, Page 15.
[65] "Commercial Style 1890-1920: Common Building Types: Offices, Stores, Commercial Buildings." *www.portal.state.pa.us. Pennsylvania Historical & Museum Commission.* Commonwealth of Pennsylvania. n.d. Web. 20 March 2014.
[66] Ibid.
[67] Ibid.
[68] Ibid.
[69] Schwenk, Sally F. Section E, Page 37.

The combination of the more streamlined, restrained Commercial Style mixed with the ornate Spanish Colonial Revival Style is aligned with the tendency in this time period for the combination of modern with stylized ornamentation. According to the "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" *MPDF,* "Typically, stylistic ornamentation –English Gothic, Renaissance, Baroque, Neoclassical, and Italian Renaissance—began to appear on functional 'modern' building plans."[70] The PH & MC supports this trend in mixing of such styles, stating "Some examples of this style [Commercial Style] employ decorative elements of other popular styles of the era, such as Romanesque or Gothic Revival ornament."[71]

The Wiltshire Apartment Hotel is locally significant because it reflects trends that were popular in Kansas City buildings in the 1920s. For example, the light colored brick and uniform window placement on the Wiltshire Apartment Hotel are typical of apartment buildings of the late 1920s and early 1930s; for example, photos of the larger Belleclaire Apartment Hotel designed by prominent Kansas City female architect Nelle E. Peters in 1927 reveal a very similar style to the Wiltshire (Figure 8).[72] Compare the Wiltshire Apartment Hotel to the combination of Commercial Style and Spanish Colonial Revival Style details in Nelle E. Peter's National Historic Register 1928 commercial building, the Luzier Cosmetics Building at 3216 Gillham in Kansas City; in addition to ornamental polychrome terra-cotta, the Luzier Cosmetics building also has quoins identical to the Wiltshire's. Consider Nelle E. Peter's 1927 Belleclaire Apartments once located at 401 East Armour Boulevard in Kansas City, Missouri; this large brick apartment building has the streamlined brick exterior, uniform window placement, and quoins all similar to the Wiltshire. Or, compare the Wiltshire to the mix of restrained and stylistic architectural concepts that were used in Keene & Simpson's National Historic Register 1928 Armour Theater at 408 Armour Road in North Kansas City, Missouri (which also has quoins identical to the Wiltshire). The Wiltshire Apartment Hotel is locally significant because it is an example of an architectural trend occurring in the late 1920s in Kansas City, Missouri on much larger commercial projects, and shows how trends filter down to the architecture on middle-income and working class buildings. This makes the Wiltshire Apartment Hotel a unique find among commercial-residential apartment buildings constructed in the 1920s due to the surprising expense spent on the ornamental hallmarks of the building—hallmarks that were typical of much grander buildings of the time. Given this, the Wiltshire Apartment Hotel clearly meets both 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" and C-7: "Buildings that illustrate the apartment building's role in the various plans and aesthetic movements characteristic to Kansas City, Missouri."[73]

Integrity

The Wiltshire Apartment Hotel maintains a high level of integrity according to the requirements listed on pages 6 and 7 of Section F of the *MPDF*. The majority of the Wiltshire Apartment Hotel's primary façade and other facades is unaltered; the handful of alterations that have been done do not detract from the Wiltshire Apartment Hotel's historical characteristics. The building maintains its original tapestry brick exterior masonry which remains "intact and exposed."[74] The elaborate Spanish Colonial Revival Style parapet, trim, domed turrets and recessed niches are intact and maintain the "character-defining decorative elements" that help to make the building significant.[75] The building maintains the same floor plan and function as it did at its construction. The majority of the exterior colors on the building's ornamentation have been unaltered. There have been no known additions to the building. The "overall

[70] Schwenk, Sally F. Section E, Page 8.
[71] "Commercial Style 1890-1920: Common Building Types: Offices, Stores, Commercial Buildings."
[72] DeAngelo, Dory and Jane Fifield Flynn.
[73] Schwenk, Sally F. Section F, Page 4.
[74] Ibid. Section F, Page 6.
[75] Ibid. Section F, Page 7.

feeling or character of the building for the time period in which it was erected" is "intact,"[76] and the building is eighty six years old. The building maintains the original steel and concrete structure of the building which is in good condition.[77] Many interior features such as the crown molding are also original. The Wiltshire building maintains high integrity as well as its original character and function.

The characteristics and architectural features that make the Wiltshire Apartment Hotel significant maintain a high degree of integrity, making this incredible building worthy to preserve for future generations to enjoy. In 2004, the Kansas City Chapter of the American Institute of Architects deemed the Wiltshire Apartment Hotel to be one of 25 buildings (23 of which are already listed on the National Register of Historic Places plus one additional building that has since been demolished) labeled as "iconic and threatened" on their "Veiled Significance" project list.[78] According to the Kansas City Chapter of the American Institute of Architect's chairwoman Trudy Faulkner, the intent of this list of 25 buildings was to identify buildings they "believe are architecturally significant and seen as icons for downtown."[79] During a July 29, 2013 telephone interview, Faulkner indicated that the group felt the Wiltshire Apartment building was threatened by imminent demolition at the time because of the significant amount of ongoing development at the time.[80] In a 2005 report for Kansas City's Planned Industrial Expansion Authority that focused on revitalizing the eastern section of Kansas City's downtown area, the Wiltshire building is featured as a "Historic Asset" in the "Concepts and Planning Principles" of the "Design Framework for the East Downtown PIEA Plan."[81] We are not alone in recognizing the significance of the Wiltshire, and we respectfully submit this request to include the Wiltshire Apartment Hotel on the National Register of Historic Places in the hopes of protecting this wonderful building. With careful preservation and restoration efforts, this significant representative of late 1920s life and architecture in Kansas City, Missouri could be restored to its original beauty.

[76] Ibid. Section F, Page 6.
[77] Morrison Builders, Inc.. "Property Report for Hitesh Patel."
[78] Collison, Kevin. "Group Lists Downtown Landmarks." *Kansas City Star.* October 26, 2004.Web. 30 Jan. 2014.
[79] Ibid.
[80] Faulkner, Trudy. Telephone interview with Starlyn "Dusty" McGee-Anderson. 29 July 2013.
[81] BNMI Architects. "Final Report 23 March 2003 East Downtown PIEA Urban Design Framework." City Planning and Development Department. Kansas City, Missouri. Print.

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Verbal Boundary Description

The Wiltshire Apartment Hotel at 703 E. 10th Street in Kansas City, MO is located on parcel 29-210-38-03-00-0-00-000; it is a part of a continuation of Lot 85 and north one foot of Lot 86 in Block 23 and is in Smarts Addition Number 3.

Boundary Justification
The boundary includes the area historically associated with the building.

Figure 1: Montgomery. "Building at 10th and Holmes." High Resolution Digital Photograph. *General Collections (P1), Buildings*. Kansas City Public Library: Missouri Valley Special Collections. Digital Copy.

Figure 2: Jackson County (Missouri) Tax Assessor's Office. "Tax Assessment Block Folder, Kansas City,MO, District 4, Block 104." High Resolution Digital Photograph. *Missouri Digital Heritage: Kansas City 1940 Tax Assessment Photos*. Missouri Digital Heritage. Digital Copy.

NAME The Wilshire Apartment Hotel

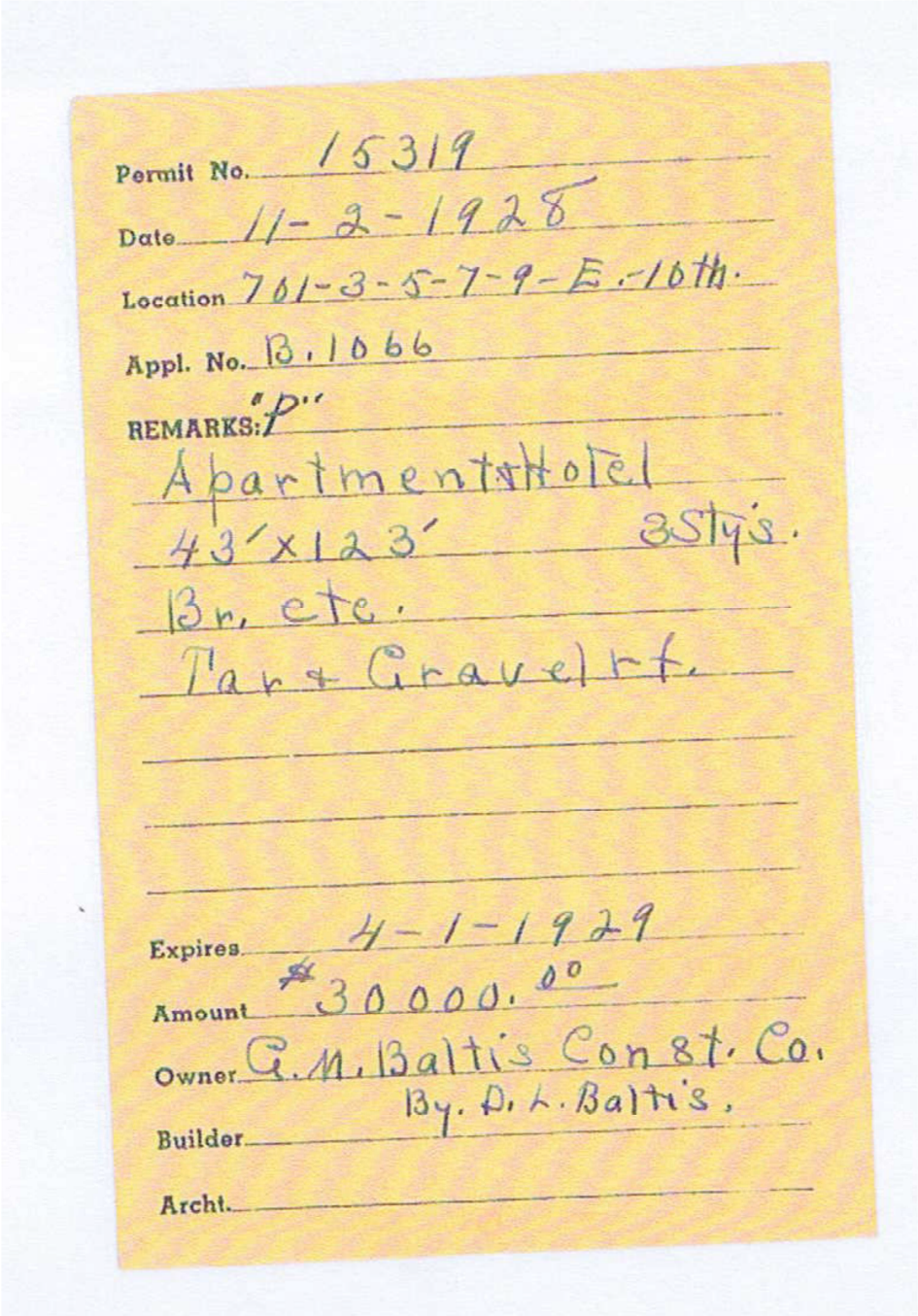
ADDRESS 701 East 10th Street

PARCEL NUMBER 635 A

VIEW OF SUBJECT PROPERTY

RERC -136-11-57

Figure 3: 1958 Photo from: Real Estate Research Corporation's "Engineering and Economic Analysis of The Wil[t]shire Apartment Hotel."



Permit No. 15319
Date 11-2-1928
Location 701-3-5-7-9-E.-10th.
Appl. No. B.1066
REMARKS: "P"
Apartment Hotel
43'x123' 3 Sty's.
Br. etc.
Tar & Gravel rf.

Expires 4-1-1929
Amount $30000.00
Owner G. M. Baltis Const. Co.
By. D. L. Baltis.
Builder
Archt.

Figure 4: Original Building Permit (1928)

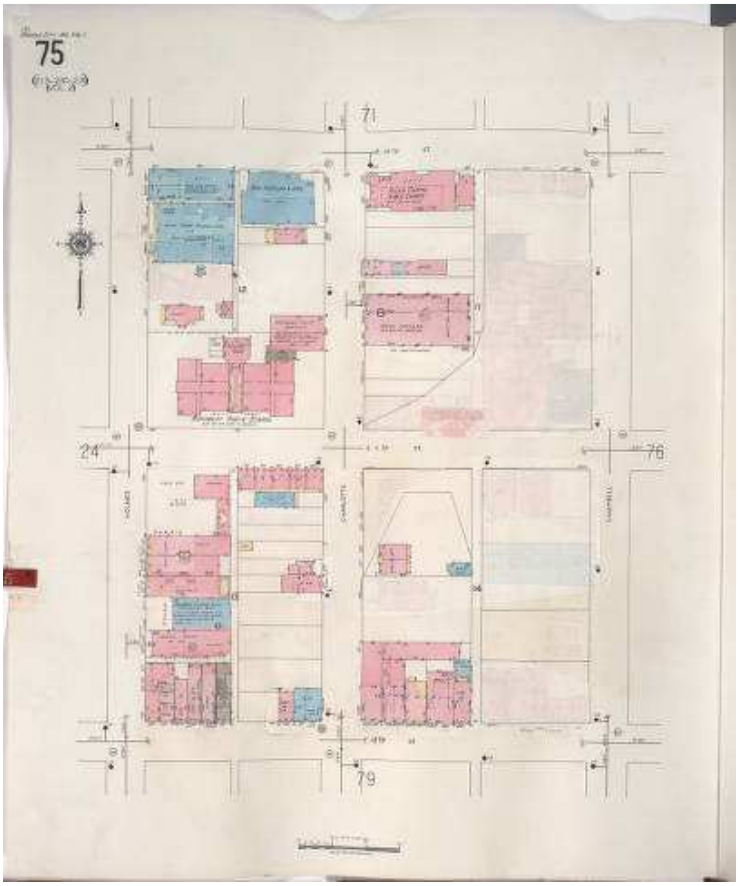


Figure 5: Sanborn Map, Kansas City, Vol. 1, 1939-1958, Page p075

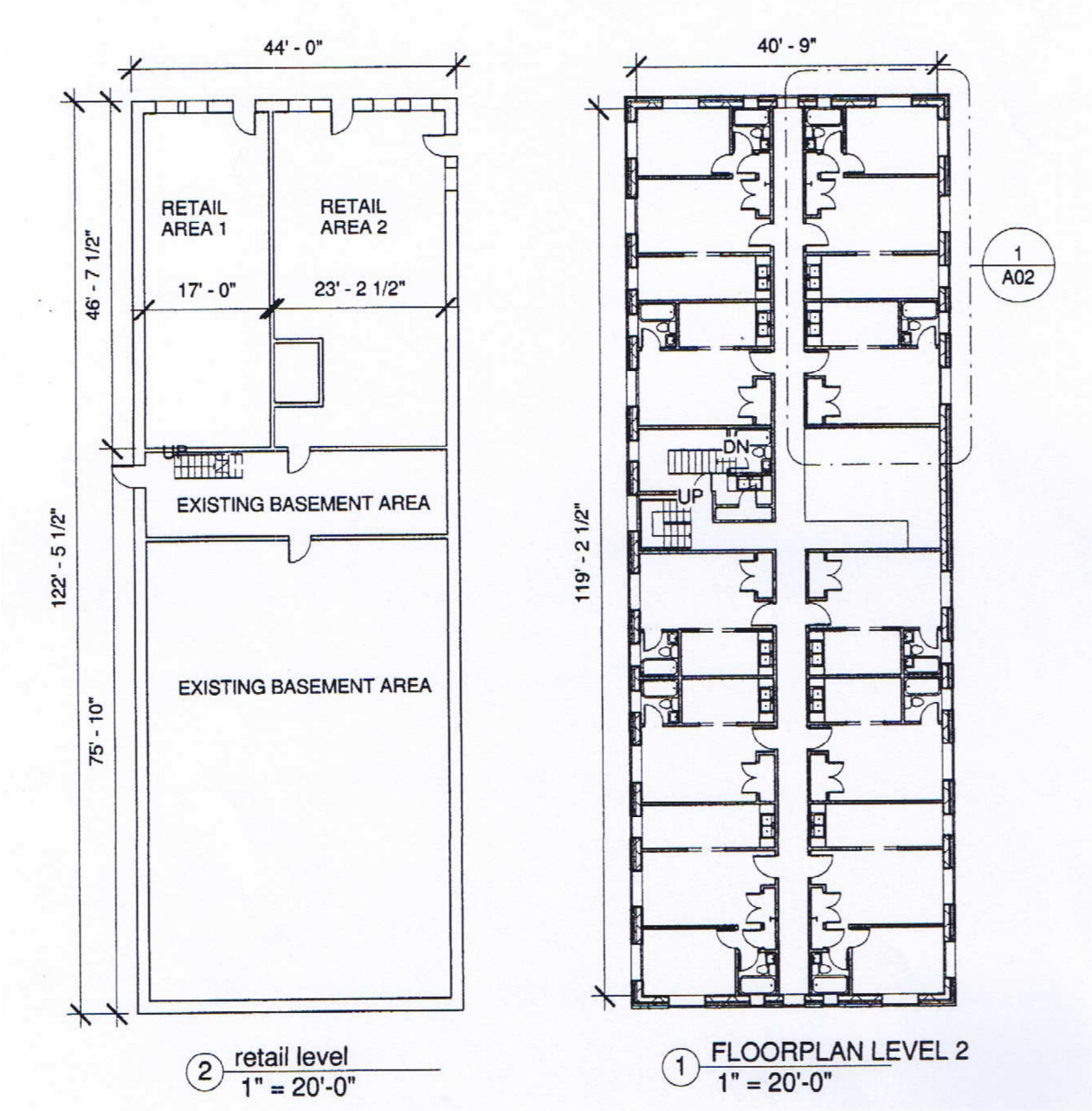
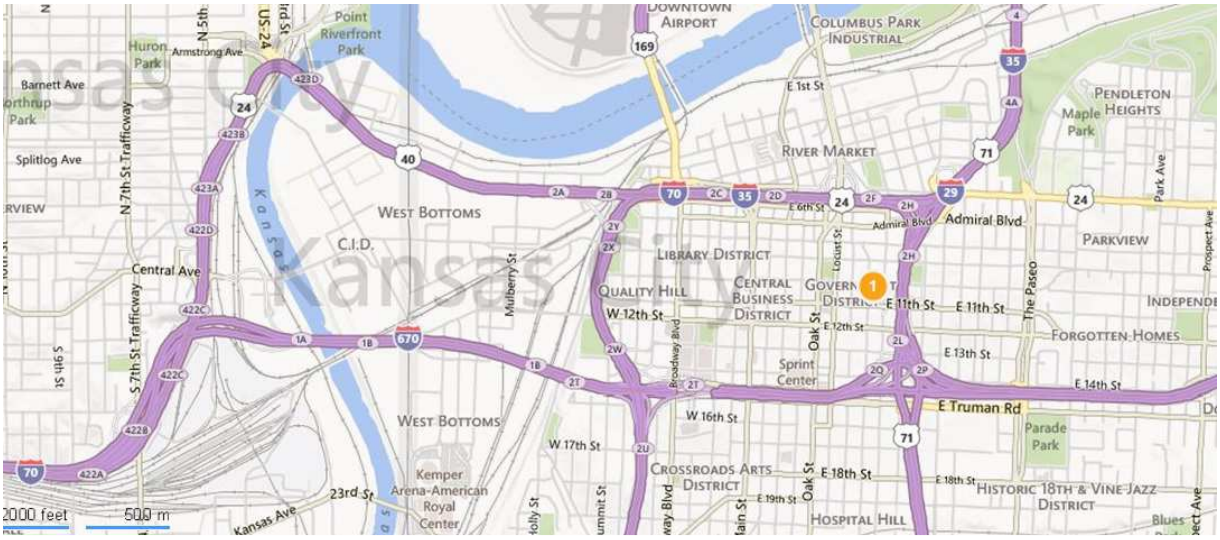


Figure 6: Existing Floorplans for The Wiltshire Apartment Hotel
(Avid Architecture and Consulting, 2013)

Figure 7: Architect Albert B. Fuller's 1928 Troost Building located at 3341 Troost Avenue in Kansas City, Missouri

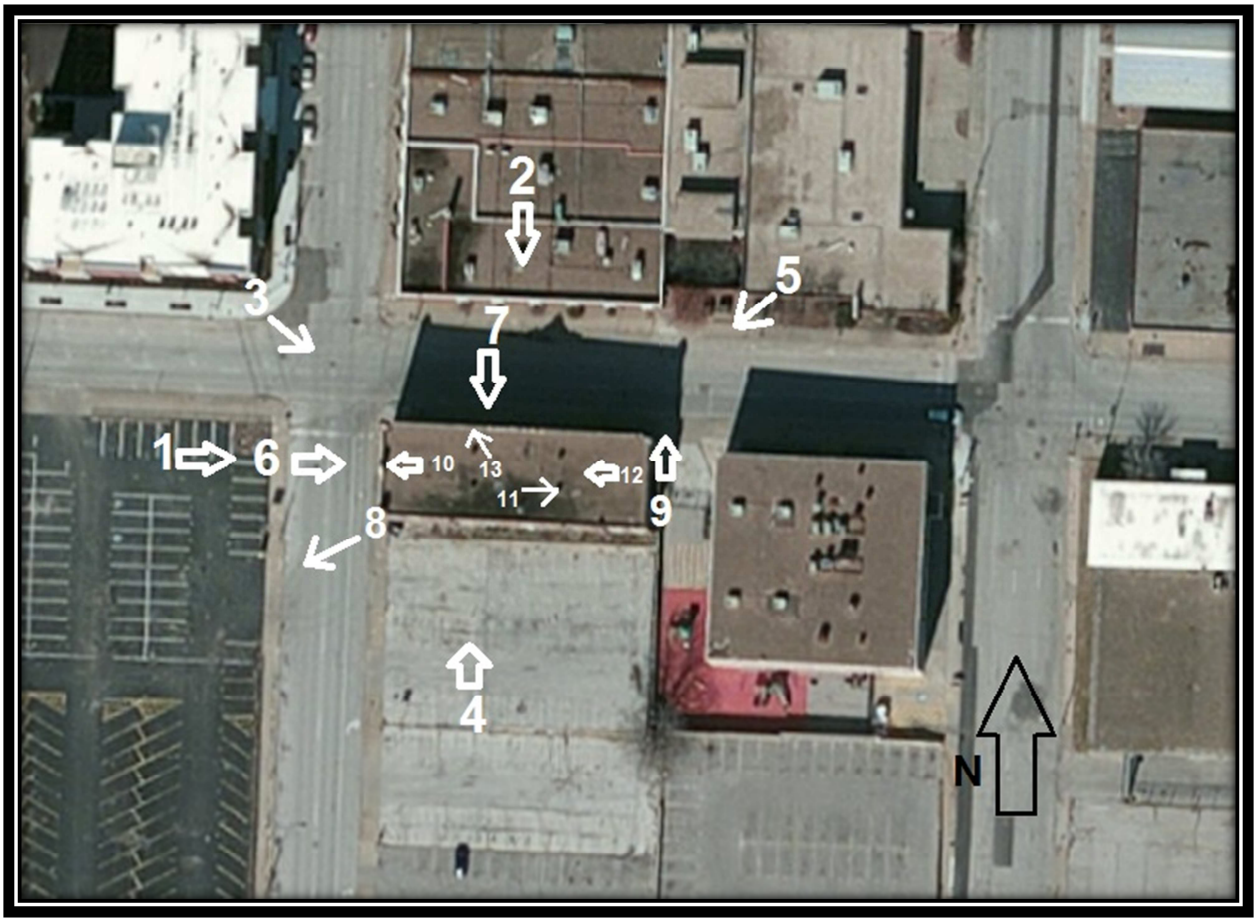
BELLECLAIRE APARTMENT HOTEL, 401 East Armour Boulevard Built 1927; demolished 1979. Sherry Piland

Figure 8: Nelle E. Peters' 1927 Belleclaire Apartment Hotel as seen in Dory DeAngelo and Jane Fifield Flynn's *Kansas City Style: A Social and Cultural History of Kansas City as Seen Through Its Lost Architecture.*



Map 1: Contextual Map for 703 E. 10th Street; Kansas City, Missouri

Map 2: Site Map for 703 E. 10th Street; Kansas City, Missouri



Map 3: Photo Key on Site Map

ONE WAY

STOP
APARTMENT
FOR RENT
REPUBLIC

Wiltshire Apartments
703