



Project Name: **Ellison Apartments**

Project type: Historic renovation and adaptive reuse to residential apartments

Address: 300 West Armour Blvd  
Kansas City, Missouri

Completed: 2004

Description: The project consisted of renovating the original 137 single-room occupancy units into 68 one- and two-bedroom units ranging from 780 square feet to 1,230 square feet in size. 48 units have been set aside for tenants earning no more than 60% of the area median income.

The Ellison Apartments characterized the prosperity here during the 1920s, with its ornate towers. A 3,000-square-foot lobby that connects the buildings features an entryway with terrazzo tile and a walnut-finish post-and-beam ceiling with hand-painted tapestry. The building's original chief architect, Nelle Peters, was renowned nationwide for her "kitchenette" or "cluster-type" hotels and apartment designs, which featured large complexes built around a central courtyard.

All of the major building components underwent extensive rehabilitation to preserve the historic appearance and to provide a new life to the neglected building. The lobby was restored per historic rehabilitation guidelines and remains a gathering place for all tenants and visitors. Adjacent to the historic lobby, a management office and common laundry facilities were provided.