



Project Name: **Valentine Apartments**

Project type: Historic renovation as residential apartments

Address: 3724 Broadway Boulevard  
Kansas City, Missouri

Completed: 2009

Awards: Missouri Preservation, Preserve Missouri Award  
Associated General Contractors Project of the Year Award  
Illuminating Engineering Society, Illumination Award  
Multi-Housing News, Best Renovation Award

Description: The Valentine Apartment Building, originally an 11 story “apartment hotel”, opened in 1927. Decades of neglect, haphazard remodels and a failed condominium project had left the building, and its once ornate public spaces, a shell of its former grandeur.

Today, Valentine Apartments consists of 65 one and two bedroom apartment units, all with new design and construction throughout. The overall project program includes historic rehabilitation of all public areas, two commercial lease spaces, a management office, two lobbies, a fitness room and the main entry foyer. The project also incorporates numerous sustainability techniques, along with various universal design strategies.

Site work includes redesign of the parking areas, as well as creation of the private, walled courtyard.

*Valentine*  
APARTMENTS



Completed Project photos:



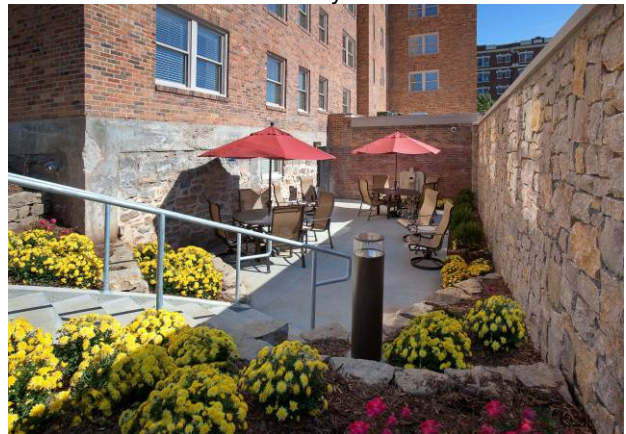
Exterior Lighting



Lobby I



Lobby II



Courtyard



Fitness



Corridors



Units



Units



Project photos:



Pre-Construction Lobby



Masonry Restoration



Interior Demolition



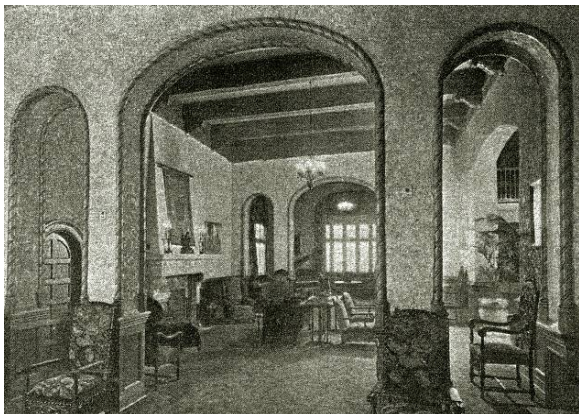
Lobby Demolition



Interior Construction



Lobby Restoration



Original Historic Lobby circa 1927



Original Historic Foyer circa 1927