

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The Circle Apartments

other names/site number Parkview Homes. The Cameron Apartments

2. Location

street & number 1200 Paseo Boulevard [n/a] not for publication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 [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

[] entered in the National Register

See continuation sheet [].

[] determined eligible for the National Register

See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, explain:

See continuation sheet [].

The Circle Apartments

Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

5. Classification**Ownership of Property****Category of Property****Number of Resources within Property**

contributing

noncontributing

☒ private☒ building(s)☐ public-local☐ district☐ public-state☐ site☐ public-Federal☐ structure☐ object

1 0 building

0 0 sites

0 0 structures

0 0 objects

1 0 total

Name of related multiple property listing.

Apartment Buildings on the North End of The
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**Number of contributing resources
previously listed in the National Register.**

N/A

6. Function or Use**Historic Function**

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/multiple dwelling

7. Description**Architectural Classification**

OTHER: Apartment Building

Materials

foundation Limestone

walls Brick

roof Synthetics

other Wood

Limestone

see continuation sheet [].

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

The Circle Apartments**Jackson County, Missouri****Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri****8. Statement of Significance****Applicable National Register Criteria**

☐ **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

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 of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Periods of Significance

ca. 1902

Significant Dates

ca. 1902

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

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10. Geographical DataAcreage of Property less than one acre

UTM References (Source: On-site GPS readings, taken at the front of the building 4/28/00)

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	364695	4328940			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Brenda R. Spencerorganization _____ date 4 September, 2002street & number 10150 Onaga Road telephone 785-456-9857city or town Wamego state Kansas zip code 66547**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**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.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Jazz Hill Homes, L.P.; Contact: Ross R. Freeman, President, Pioneer Group, Inc.street & number 1200 S. Kansas Avenue telephone 785-232-1122city or town Topeka state Kansas zip code 66612-1331

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7. Narrative Description

Summary:

The Circle Apartments is located at the southwest corner of 12th Street and The Paseo Boulevard in Kansas City (Jackson County), Missouri. It is a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City, Missouri (1900-1930) as identified in the MPS cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. This building is one of eleven apartment buildings remaining on the west side of The Paseo (between 9th and 14th Streets). The Circle is in fair condition. The four story apartment building was constructed ca. 1902. It is a red brick load-bearing structure with a unique crescent or 'L' shaped plan (curving around a corner lot) that measures approximately 111' x 68'. Architecturally, the building has Beaux Arts Classicism overtones. The most significant exterior features are two full-height porches on the east (front) and north (side) facades.

Elaboration:

The Circle apartment building occupies essentially the east half of the site; the primary facade faces The Paseo Boulevard (east) and the secondary facade faces 12th Street (north). The remainder of the 1200 block of Paseo is vacant. There is parking on the south and west sides of the building. There is a narrow alley adjacent to the south facade and there are sidewalks on the north and east sides of the building. There is a large lawn between the front (east) sidewalk and the curb along Paseo. The Paseo is a dual boulevard that descends gradually forming small parks in the median of each block at intersecting streets. These small parks are landscaped and are widely recognized for their fountains, memorials, pergolas, and gardens. A Spanish cannon (dedicated in 1899) mounted on a small, curved concrete plaza is located at the north end of the median between 12th and 13th Streets (directly in front of The Circle Apartments). The canon was used against American servicemen in the Spanish-American War and was part of the armament of guns distributed among the states in 1899. The bronze, five-foot-high cannon is supported by a wooden carriage and its barrel is engraved with the royal cipher of Queen Isabel II of Spain.

The Circle was designed as an apartment building at the time of its construction ca. 1902 and continues to function as apartments today. The building was converted to public housing through the 1975 HUD remodeling. It is currently endangered by its location in a blighted area and general lack of maintenance. The Circle Apartments, along with ten other apartment buildings and the Henderson Home (Listed on the National Register of Historic Places in 1979) is proposed for rehabilitation in an effort to preserve the buildings, provide quality affordable housing, and continue to work toward revitalization of the area. The Circle is representative of the apartment development that occurred along the north end of The Paseo between 1900-1930. The property type is typically a multi-story masonry building, generally rectangular in form and distinguished by one or more prominent multi-story porches.

The Circle Apartments is a four story masonry building with a full basement and a partial sub-basement on the south end. The foundation is ashlar stone with a dressed water table on the north and east sides. The south and west facades have a natural faced and semi-coursed limestone foundation. The upper facade is running bond red brick. The building has a flat membrane roof with parapets and there is a metal cap on the parapet wall.

With its corner location, unique plan shape and setting, the east (front) and north and south (sides) facades all have public exposure and are similarly treated in terms of materials and detailing. There are ashlar stone quoins at the corners of the building and stone window enframements on the fourth floor windows that resemble quoining. A substantial wood cornice, ornamented with dentils, projects between the third and fourth floors. There is

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significant deterioration of the cornice evident on the north facade. A wood cornice at the top of the building has been modified with a band of ornamental wood trim. Historically, there was an ornamental wood parapet, with recessed wood panels and balustrades similar to the original fourth floor porch railings. The parapet has been sheathed with plywood and significant deterioration is evident.

The east (primary) facade is four bays wide. Three distinct bays comprise the main portion of the east facade. A full height porch projects from the recessed central bay to extend beyond the flanking bays. The existing porch is a result of the 1975 HUD remodeling. The ashlar stone piers framing the basement level porch are original. The porch floors are a concrete slab over metal decking. Four replacement red brick columns rest on the stone piers framing the first floor porches. Metal columns span the second and third floors. The porch is capped by a flat roof where a metal railing forms a balcony at the fourth floor. The ceilings are exposed metal decking. Historically, the porch was similar in appearance to the existing porch on the north facade. Round fluted wood columns with ionic capitals spanned the second and third floors, resting on brick pillars at the first floor. The porch was capped by a projecting wood cornice and there was an ornamental turned wood balustrade creating a balcony at the fourth floor. Smaller wood cornices capped the first floor porch and spanned between the columns at the second floor.

The east porch is three bays wide. The center bay is recessed and is the location of the primary building entrance on the east facade. Stone steps lead up to the entrance. A paneled wood surround and simple white tile flooring is intact at the recessed entrance. The door is a metal replacement door flanked by two sidelights and a transom area infilled with wood. There is one double hung window on each floor of the central porch bay, above the entrance. The central porch bay is flanked by individual porches on the end bays. Entries at each level provide porch access from individual apartments. Porch doors are a single light metal replacement door with flanking sidelights. The end bays have one double hung window per floor. The windows have ashlar stone sills and lintels. The bay on the north end of the east facade is set back and joins the wall which angles northwest. This bay has two double hung windows per floor. All windows on the east facade align vertically on all floors and are replacement double hung aluminum windows, installed in the 1975 remodeling. Historically, the windows were 6/1 double hung wood windows. There are metal security bars on the basement and first floor windows.

The north (side) facade is a secondary facade that faces 12th Street and there is a sidewalk along 12th Street. It is two bays wide and very similar in materials and detailing to the east facade. The east half of the north facade angles southeast and is subdivided into three bays. A full height porch is located in the recessed central bay. The porch on the north facade is essentially intact with the exception of replacement metal railings. There is a concrete slab at the first floor and wood floors on the upper level porches. Two brick piers rest on an ashlar stone foundation to frame the first floor porch. Simple square wood pilasters frame the second and third floor porches. There are intermediate projecting wood cornices at the first and second floors of the porch. The porch walls and ceilings have been sprayed with a textured stucco finish.

A single light metal replacement door provides porch access from individual apartments on each level. There is also a double hung window on each level of the porches. Existing metal porch railings were installed in the 1975 remodeling. The exact profile of the historic porch railings is unknown. It appears that there was a simple wood railing on the second and third floor porches and a decorative turned wood balustrade on the fourth floor porch.

There is a secondary building entrance on the north facade. It is located at the bay flanking the west side of the porch. Stone steps lead from the sidewalk up to the entrance. A paneled wood surround frames the recessed entrance. There is ornamental plaster detailing on the arched ceiling of the entryway and the wood door surround

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is intact. The door is a metal replacement door flanked by two sidelights. There is one double hung window on each floor of the end bays flanking the central porches.

The west half of the north facade had two double hung windows per floor. There are two small horizontal slider windows at the basement level. All windows on the north facade align vertically on all floors and are replacement double hung aluminum windows (except the basement), installed in the 1975 remodeling. Historically, the windows were 6/1 double hung wood windows. There are metal security bars on the basement and first floor windows.

The west (rear) facade is four bays wide. The building is an 'L' shape with the bay on the north end projecting out beyond the remaining three bays. The north bay is a solid brick wall with a narrow recessed portion in the center. The recessed area is sheathed with plywood and there is one double hung window per floor. The three remaining bays form a symmetrical configuration. The central bay is sheathed with plywood and is the location of a metal fire escape installed in the 1975 remodeling. Modifications are evident on the rear facade. The central bay appears to have been the location of former rear porches. Drawings from the 1975 remodeling note the removal of existing rear porches and stairs. There are two metal replacement doors flanked by two double hung windows at each floor. On the end bays, there is a set of three double hung windows flanked by two double hung windows on each floor. All windows align vertically on the upper floors. The windows are set in the original masonry openings which generally have ashlar stone lintels and arched brick lintels. There are six double hung windows at the basement level and two metal replacement doors that provide basement access. There are metal security bars on windows at the fire escape and on some basement and first floor windows. New gutters and downspouts have been installed on the rear facade.

The south (side) facade is two bays wide. The east bay of the south facade is very similar to the east and north facade. There is a projecting oriel bay which spans the 2nd through 4th floors sheathed with shake shingles. There are two double-hung windows per floor and the cornices on the building are integrated into the projecting bay. There are four double hung windows per floor on the basement and first floors and three double hung windows on the second through fourth floors in addition to the bay. The windows have ashlar stone lintels and sills.

The bay on the west end of the south facade is offset forming the leg of the 'L.' There is a metal fire escape installed in the 1975 remodeling. There are three double hung windows and a metal replacement door on each floor. The windows are set in the original masonry openings which have dressed stone sills and arched brick lintels. The windows on the south facade generally align vertically on all floors and are replacement double hung aluminum windows installed in the 1975 remodeling. There are metal security bars on some windows.

The interior layout is a central corridor which follows the 'L' shape of the plan and is fed by the entrances on the east and north facades. There are five apartments per floor. The original room configuration is unknown; plans available from the 1975 remodeling do not include demolition plans but there is a note to remove existing walls not to be reused. The existing interior partition walls could be original or a result of the 1975 remodeling. There is evidence of significant deterioration of structural members in the basement and sub-basement which require extensive repair. All interior doors and frames were replaced in the remodeling. There are no interior window surrounds or frames. Interior finishes and fixtures are modern as a result of the 1975 remodeling. The walls and ceilings are textured gypsum board. The floors in the common areas and living areas of each apartment are carpeted and have a vinyl base. There is vinyl floor covering in the kitchen and bath of each apartment. There are

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modern fixtures in the kitchens and baths and modern light fixtures throughout the building. The 1975 remodeling included installation of modern plumbing and HVAC.

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8. Narrative Statement of Significance

Summary:

The Circle Apartments, 1200 The Paseo Boulevard, Kansas City, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. It is representative of the apartment buildings on the north end of The Paseo and meets the registration requirements set forth in the Multiple Property Submission cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The period of significance corresponds to the approximate date of construction, c.a. 1902. Based on the historic context "Apartment Development on The Paseo, north of Interstate 70 (Fourteenth Street) in Kansas City, Missouri 1900-1930," The Circle Apartments is significant as an example of the apartment development on the north end of The Paseo Boulevard, Kansas City's oldest, longest, and most prominent boulevard (resulting from George Kessler's 1893 Plan for Parks and boulevards).

Elaboration:

The apartment building at 1200 The Paseo was constructed circa 1902. The Circle Apartments, as it was known, is first listed in the City Directories in 1902; however, a historic postcard identifies the date of construction as 1905 and the Kansas City Landmarks Commission card file (from a former building inventory, primary source unknown) puts the date of construction at 1907. The 1909 Sanborn Map indicates the presence of the current building. Therefore, The Circle Apartments is presumed to have been constructed circa 1902, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo.

The apartment buildings on the west side of The Paseo were constructed along this newly developed boulevard from the turn of the century through 1913 and thrived as apartments for young families and professionals for a short period thereafter. A number of prominent Kansas City citizens were involved in the development of these apartment buildings (see MPL cover document). The Circle Apartment building is one of the most widely recognized buildings remaining on the north end of The Paseo. It was frequently pictured alongside the well-known New York Apartments (located on the northeast corner of 12th and The Paseo and demolished in 1975) on numerous photographs and postcards in the early twentieth century. Exhaustive research did not uncover a precise date of construction nor the architect or builder of The Circle Apartments.

The period of significance for this property is ca. 1902, the approximate date of construction. The building meets the property type registration requirements outlined in the Multiple Property cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The property maintains integrity of location, design, setting, materials, and association. The Circle apartment building retains the general characteristics of the property type including: its historic relationship to the street, modified rectangular form, flat roof with parapets, stone foundation and exterior brick walls, ornamentation including stone quoining, stone lintels and sills, and wood cornices, and two full-height porches on the front and side facades. The exterior of the building retains its historic configuration and design.

There is no existing historic fabric visible on the building's interior. The HUD rehabilitation in 1975 involved alterations including porch modifications on the east (front) facade, cornice modifications and the replacement of porch railings, windows and doors, in addition to extensive interior remodeling. The changes in this building are common modifications as defined in the property type registration requirements. These modifications do not sufficiently affect the integrity of the property to cause it to be ineligible for listing.

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The Circle Apartments stands as one of eleven remaining distinctive examples of apartment buildings on the north end of The Paseo Boulevard. The building is locally significant under Criterion C in the area of architecture as a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City, Missouri 1900-1930.

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9. Bibliography

1975 Drawings by William Johnson, 424 Law Building, KC, MO, for the Housing Development Corporation and Information Center (for the 1975-76 HUD remodeling).

Atlas of Kansas City, MO and Environs. Kansas City: Tuttle-Ayers-Woodward, Co. Surveyors and City Planners, 1925.

Atlas of Kansas City, USA and Vicinity. Kansas City: Tuttle and Pike, 1907.

Hoye's Kansas City Blue Book and Club Directory. Kansas City: Hoye's Directory Company, Compilers, Printers, and Bindery, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1913, 1914, 1917.

Jackson County, Missouri Tax Assessment Records, 1999.

Landmarks Commission, City of Kansas City, Missouri, card file. City Hall, Kansas City, Missouri.

Ray, Mrs. Sam. Postcard collection. Kansas City Library: Special Collections. [Postcards and local history articles were published in the Kansas City Times in the 1970s].

Sanborn Insurance Maps, Kansas City, Missouri. New York: Sanborn Map Company, 1896, 1909, 1940.

USGS Quad Map: Kansas City, Missouri and Kansas. c.1983.

Water Permits, 5th Floor, City Hall, Kansas City, Missouri.

See Multiple Property cover document for additional sources.

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lots 11, 12, and 13, except that part in The Paseo in Block 2, East Dundee in Kansas City, Jackson County, Missouri.

See Figure #1 - survey.

Boundary Justification

The boundaries reflect the property lines of the site on which the apartment building is located.

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Additional Documentation

Photographs

Except where noted, all photographs were taken January-May, 2000 by Brenda R. Spencer; Spencer holds the original negatives.

<u>Photo #</u>	<u>Description of Views. [] indicates camera direction</u>
1	East (front) elevation [NW]
2	East (front) elevation [W]
3	Cornice detail on east elevation [W]
4	West (rear) elevation [E]
5	North (side) and west (rear) elevations from NW corner of site [SE]
6	South (side) elevation from SE corner of building [NW]
7	Tile at building entrance on east (front) elevation [W]
8	"Typical" interior corridor
9	Landing at interior stairway
10	"Typical" apartment interior
11	Basement interior
12	Sub-basement interior
13	Context: 1200 and 1100 blocks of Paseo [NW] from gardens in median of 1200 block - 1200, 1116, 1106, 1100 Paseo (L to R)

Figures

<u>Figure #</u>	<u>Description</u>
1	Survey
2	"Historic" Postcard, date unknown The Circle Apartments at 1200 Paseo (left); The New York Apartments (right) have been demolished [W] Source: Mrs. Sam Ray's Postcard Collection, Special Collections, Kansas City (MO) Public Library
3	1975 photo South (side) and east (front) elevations from SE corner of building [NW] Source: 1975 drawings from HUD remodeling, William Johnson, architect

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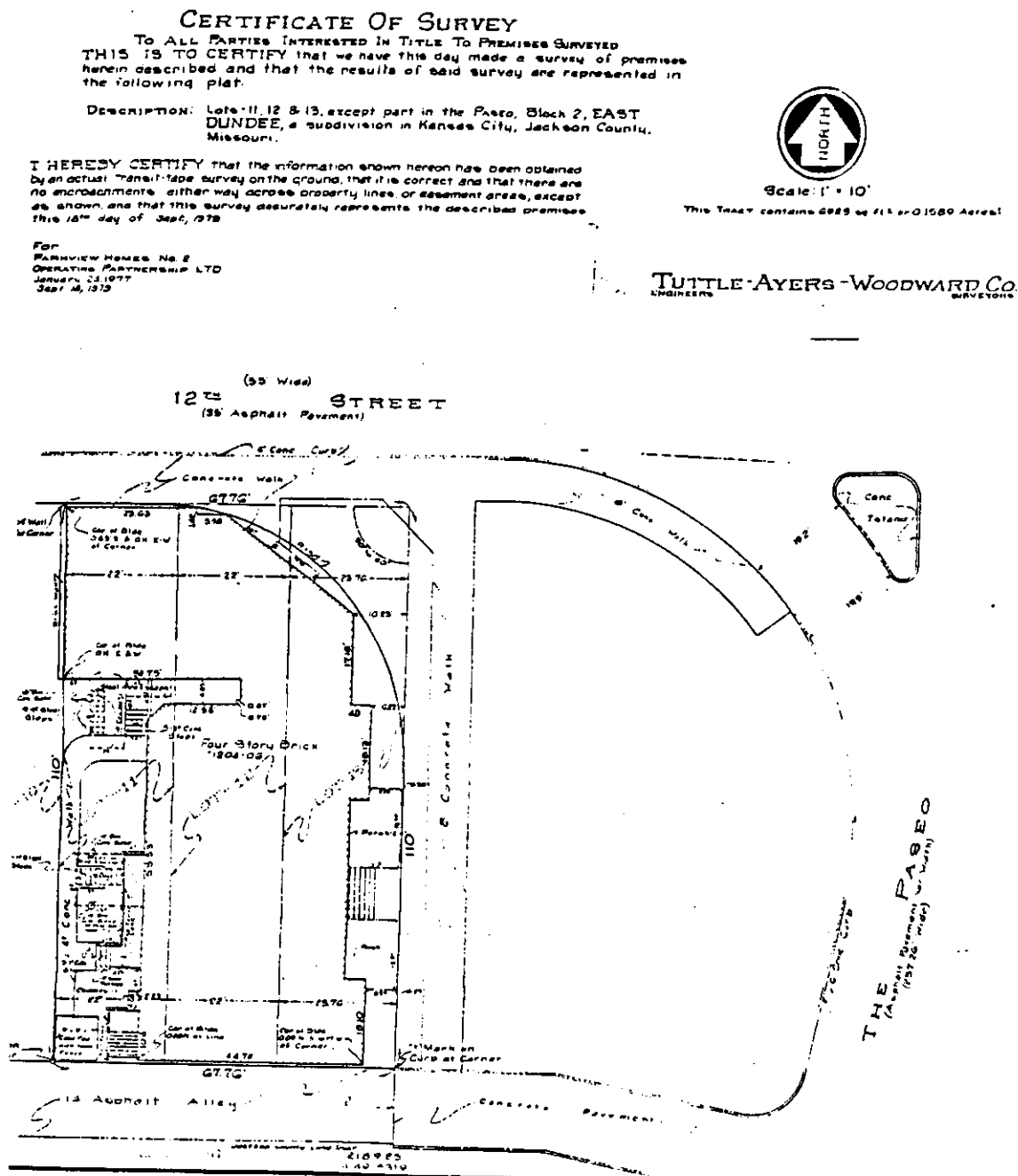
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Figure 1: Survey



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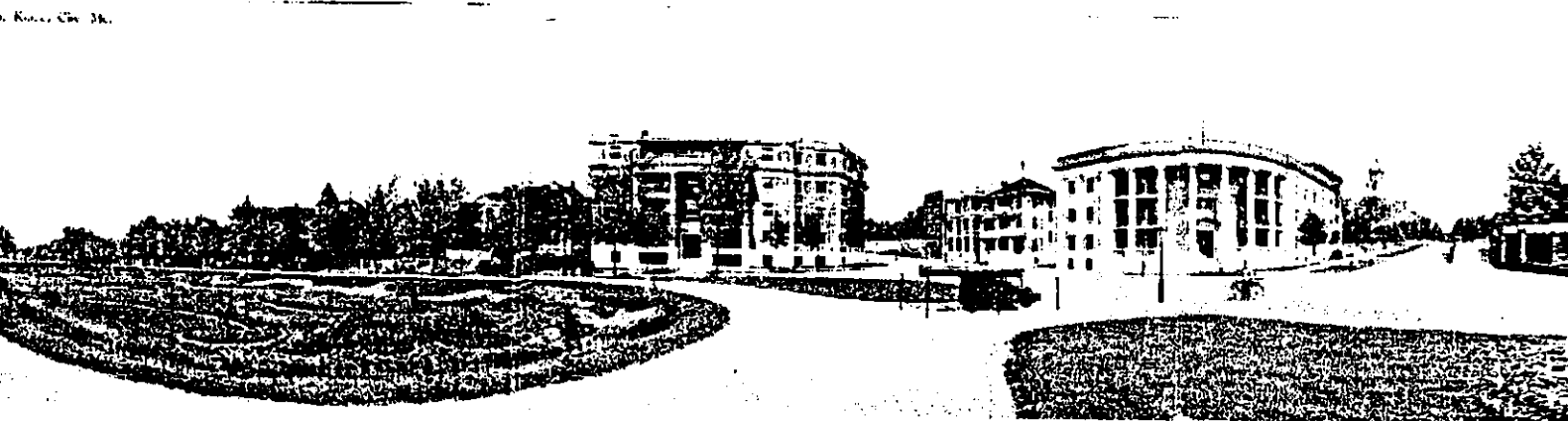
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Figure 2: "Historic" Postcard, date unknown, The Circle Apartments at 1200 Paseo (left); The New York Apartments (right), have been demolished [W]. Source: Mrs. Sam Ray's Postcard Collection, Special Collections, Kansas City (MO) Public Library



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Figure 3: 1975 photo of South (side) and east (front) elevations from SE corner of building [NW], from 1975 drawings from HUD remodeling, William Johnson, architect

