

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name The Maine Apartments

other names/site number Parkview Homes, The Thomas Apartments

2. Location

street & number 1300 Paseo Boulevard [ n/a ] not for publication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

10 Sept 02  
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 Maine Apartments**

**Jackson County, Missouri**

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

**5. Classification**

**Ownership of Property**

☒ private  
☐ public-local  
☐ public-state  
☐ public-Federal

**Category of Property**

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

contributing	noncontributing	
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  
Paseo Boulevard in Kansas City, Missouri

**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 Maine 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**1901**Significant Dates**1901**Significant Person(s)**N/A**Cultural Affiliation**N/A**Architect/Builder**Davis, Walter M., builder**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: \_\_\_\_\_

## The Maine Apartments

Jackson County, Missouri

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

**10. Geographical Data**Acreage 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	364680	4328803			
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 By**name/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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

The Maine Apartments  
Jackson County, Missouri  
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

---

**7. Narrative Description**

**Summary:**

The Maine Apartments is located at the southwest corner of 13th 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 Maine is in good condition. The three story apartment building was constructed in 1901. It is a red brick load-bearing structure with a rectangular plan that measures approximately 47' x 78'. Architecturally, the building has Beaux Arts Classicism influences. The most significant exterior feature is a full-height front porch projecting from the central bay of the east (primary) facade.

**Elaboration:**

The Maine apartment building occupies the east two-thirds of the site. The primary facade faces The Paseo. The secondary facade faces 13th Street. There is a small paved parking area at the rear and sidewalks on the north and east sides of the building. The adjacent lot to the south contains an apartment building. Several lots north of 13th Street are vacant. There is a small lawn between the building and the sidewalk on the east side, 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 traffic circle at 13th Street contains a diagonal sidewalk and several trees. In the early 1940s the floral beds in the center portion of 13th Street were graded over because of their high maintenance costs. Today, the block between 13th and 14th Streets contains only vegetation.

The Maine was designed as an apartment building at the time of its construction in 1901 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 Maine 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 Maine 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 Maine Apartments is a three story masonry building with a full basement. It has a natural-faced and coursed limestone foundation and Flemish bond red brick upper facade. The building has a flat membrane roof with parapets and there is a metal cap on the parapet wall.

The east (primary) facade is three bays wide. The brick is corbeled to resemble quoins at the corners of the first floor. There is a horizontal band of raised brick between the first and second floors. Four white glazed brick pilasters span the second and third floors. The pilasters have wood caps which have significant deterioration. There is a projecting wood cornice with brackets and a band of ornamental molding. There is some deterioration and peeling paint evident on the cornice.

Two pairs of round wood Doric columns frame the first and second floor porches on the east facade. The porch floor is a concrete slab on the first floor and a wood deck with membrane covering on the second floor. There is a

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 2

**The Maine Apartments**

**Jackson County, Missouri**

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

simple wood entablature with projecting cornice at the first and second floor porches. Significant deterioration is visible on the wood cornice. A railing on the top of the second floor porch creates a balcony on the third floor. The existing metal railings were installed in the 1975 remodeling. Historically, the railings on the second and third floor porches were simple wood balusters. There are plywood ceilings at both levels of the porch.

Two square wood pilasters support the porch and frame the primary building entrance at the first floor. There are also doors at each level of the porch. The original wood door surrounds are intact at the porch entries on each floor. The door on the first floor of the porch is the primary building entrance. There is a six light metal replacement door on the first floor that is flanked by sidelights and has an arched transom window. The doors on the second and third floors are single light metal replacement doors flanked by short sidelights that have projecting stone sills. There is a small transom panel over the door which is covered by wood. The door opening has a flat arch stone lintel with a keystone. Each flanking bay on the front facade has a replacement double-hung aluminum window. The windows have ashlar stone sills and a flat arch lintel with keystones. There is one small horizontal slider window on each flanking bay at the basement level. All windows align vertically and there are metal security bars on the basement and first floor windows. All windows are replacement windows installed in the 1975 remodeling. The historic windows appear to have been 3/1 double hung wood windows (on the east facade).

The south and north (side) facades are similar but not identical. The south facade has minimal public exposure with approximately six feet between the side facade and the adjacent apartment building to the south. The space between buildings is paved. The north facade abuts the sidewalk along 13th Street. The side facades are four bays wide. There is an ornamental band of raised brick between the first and second floors. On the north facade, a wood cornice projects from the parapet wall but is void of the brackets and ornamentation found on the east facade. On the south facade, the parapet wall steps down toward the west (rear) facade and has no cornice.

The windows on the side facades are arranged in an asymmetrical configuration. There are four basement windows on the south facade; three are double hung windows and there is one small horizontal slider window on the west end. There are six basement windows on the north facade. The three on the east end are double hung windows; the three on the west end are small horizontal slider windows. Metal security bars have been installed on the basement and first floor windows. There are seven windows per floor on the upper floors, five double hung windows and one pair of double hung windows. The windows align vertically on all floors and all have dressed stone sills. The window openings on the south facade have arched brick lintels. On the north facade, the windows are distinguished by their treatments on each floor. The window openings on the upper floor have flat arch brick lintels with stone keystones. The second floor window openings have flat arch stone lintels with keystones and the first floor windows have flat stone lintels. The windows (except the basement slider windows) are replacement double hung aluminum windows, installed in the 1975 remodeling.

The west (rear) facade is three bays wide. The fire escape is located on the center bay which appears to be the former location of rear porches as modifications are visible in former masonry patching. There are four masonry openings on each floor of the central bay. The openings have arched brick lintels and dressed stone sills. The openings on the outer ends of the bay are former door openings downsized with plywood infill panels to accommodate double hung windows. There is one additional double hung window on each floor and a metal replacement door which provides access to the fire escape. The windows align vertically on all floors. All windows are replacement double hung aluminum windows, installed in the 1975 remodeling. There are metal security bars on the basement and first floor windows. The two flanking bays are solid brick walls with no openings. Gutters and downspouts have been installed on the rear facade.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 3

The Maine Apartments  
Jackson County, Missouri

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

The interior layout is a central corridor with four apartments per floor. The original room configuration is unknown but the existing configuration is presumed to be the result of the 1944 remodeling that converted the building from 6 to 12 apartments. Existing interior partition walls are presumed to date to the 1944 or 1975 remodelings. As noted on the description of the east facade, the historic door surrounds, sidelights, and transom windows are intact at the front porch entries on each level. The wood stairway is intact with some replacement members. The newel posts are square wood posts with recessed panels and a simple square cap. The balustrade is a simple wood railing. All interior doors were replaced in the remodeling but some of the original wood door surrounds are intact on the third floor. 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 modern fixtures in the kitchens and baths and modern light fixtures throughout the building. The 1975 remodeling included installation of modern plumbing and HVAC.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 4

The Maine Apartments  
Jackson County, Missouri  
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

---

**8. Narrative Statement of Significance**

**Summary:**

The Maine Apartments, 1300 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 date of construction in 1901 and the 1944 remodeling that converted the building from 6 to 12 apartments. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Maine 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 Maine apartment building at 1300-02 The Paseo was constructed in 1901, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. This apartment building was identified as The Maine Apartments on the 1901 water permit and in the 1905 Hoyer's Kansas City Blue Book and Club Directory. However, the 1907 Tuttle and Pike Atlas of Kansas City identified 1300 and 1304 The Paseo together as The Missouri Apartments. 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.

Walter Davis, a prominent local politician and real estate man (and brother of Kansas City Mayor Webster Davis), was identified as the owner of the Maine apartments on the 1901 water permit. Kansas City Landmarks Commission records identify Walter Davis also as the builder of 1300 and 1304 Paseo. Walter Davis was also the owner/builder of other buildings in the area: The Maryland Apartments at 930 Paseo, also constructed in 1901 and the Alameda/Parkview Hotel at 1000 The Paseo, constructed in 1913. See MPL cover document for further information. A 1912 building permit (for repair due to fire loss) identified J. A. Nunnink as owner of the property. Mr. Nunnink also owned The Roubidoux Apartments at 1208-14 Paseo in 1911.

The period of significance for The Maine is 1901, the 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 Maine apartment building retains the general characteristics of the property type including: its historic relationship to the street, rectangular form, flat roof with parapets, stone foundation and brick exterior walls, original ornamentation including corbeled brick quoining, glazed brick pilasters, stone lintels and sills and the projecting wood cornice, and its full-height porch with round wood Doric columns. The exterior of the building retains its historic configuration and design.

The only existing historic fabric visible on the building's interior is the stairway, door surrounds at the porch entries and some third floor apartments. The building was converted from 6 to 12 apartments in 1944. The prior rehabilitation work under a HUD program in 1975 included interior remodeling, replacement of windows, doors and porch railings, and removal of porches and installation of fire escapes at the rear. The changes in this building are common modifications as defined in the property type registration requirements. These modifications do not significantly affect the integrity of the property to cause it to be ineligible for listing.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8, 9 Page 5

The Maine Apartments  
Jackson County, Missouri  
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

---

The Maine Apartments stand 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.

**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, USA and Vicinity. Kansas City: Tuttle and Pike, 1907.

Building Permits, City Archives, 2nd floor Oak Tower Building, Kansas City, Missouri.

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.

"Images of Kansas City," Photographic Display, Kansas City Public Library.

Jackson County, Missouri Tax Assessment Records, 1999.

Kansas City World, 26 October, 1901.

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

Political History of Jackson County. Kansas City: Marshall & Morrison, 1902.

"Prominent Citizens of Kansas City," Kansas City World, 29 November 1903.

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, 5<sup>th</sup> Floor, City Hall, Kansas City, Missouri.

*See Multiple Property cover document for additional sources.*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10. Photographs Page 6

The Maine Apartments  
Jackson County, Missouri

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

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lot 18 in Block 2, Munford & Francher's Addition 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.

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 [W]
2	South (side) and east (front) elevations from SE corner of building [NW]
3	North (side) and west (rear) elevations from NW corner of building [SE]
4	Main building entry at 1 <sup>st</sup> floor porch on east elevation [W]
5	Cornice detail on east elevation [W]
6	2 <sup>nd</sup> and 3 <sup>rd</sup> floor porches on east elevation [W]
7	Interior view of main building entrance [E]
8	Interior stairway - 1 <sup>st</sup> floor
9	2 <sup>nd</sup> floor porch entry on east elevation [NW]
10	Interior view of 2 <sup>nd</sup> floor porch entry [E]
11	"Typical" door surround on 3 <sup>rd</sup> floor
12	"Typical" apartment interior
13	Context: 1300 and 1304 Paseo (R to L) with gardens in median of 1200 block in foreground [SW]
14	Context: 1304 and 1300 Paseo (L to R) [NW]

Figures

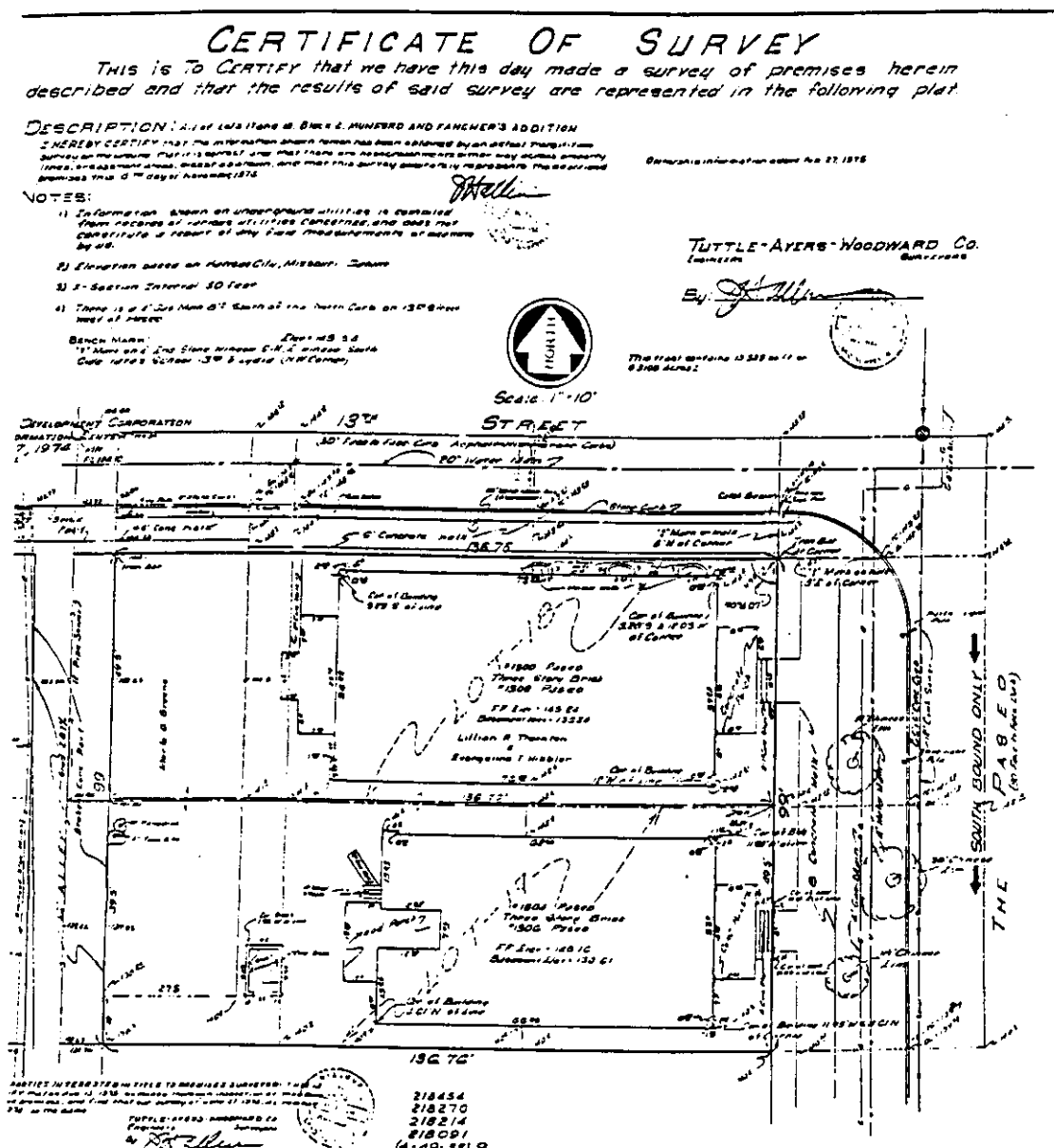
Figure # Description

# National Register of Historic Places Continuation Sheet

Section 10. Photographs Page 7

**The Maine Apartments**  
**Jackson County, Missouri**  
**Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri**

### Figure 1: Survey



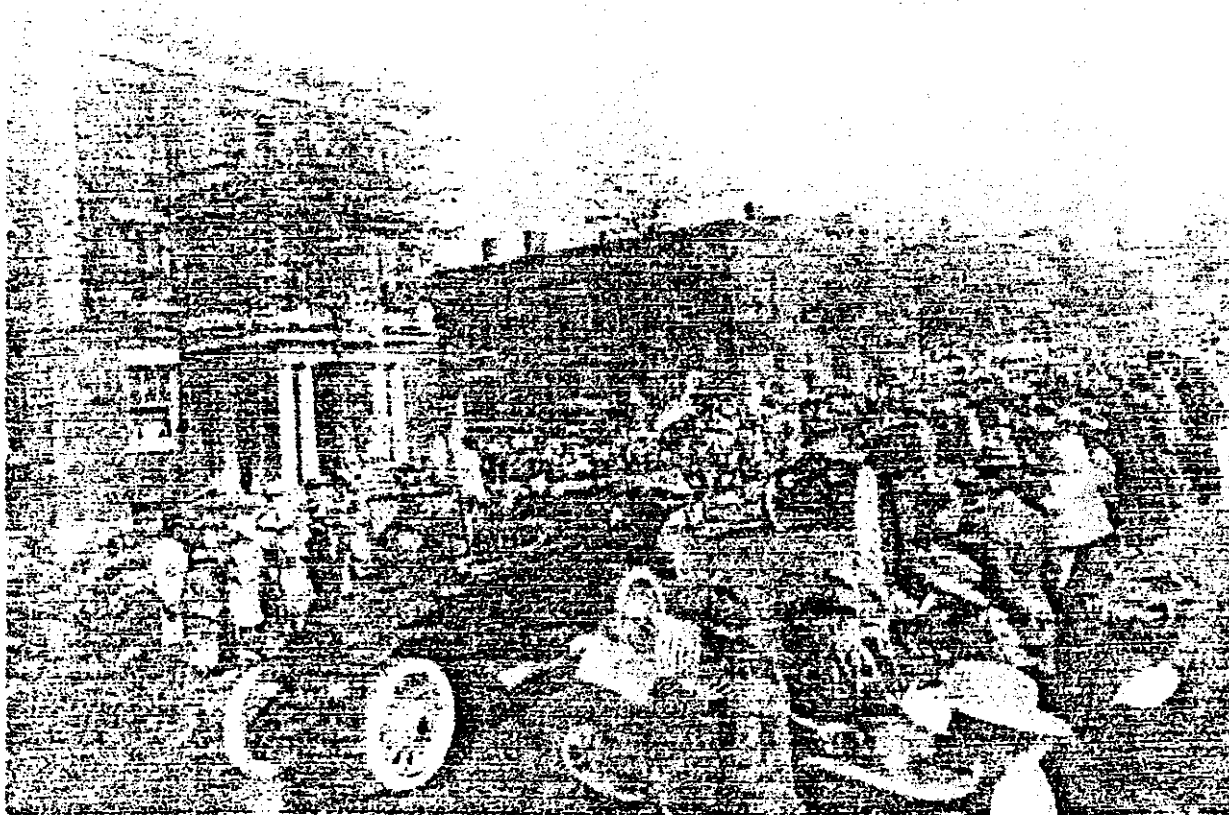
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Figures Page 8

The Maine Apartments  
Jackson County, Missouri  
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

Figure 2: c. 1923 photo, from Images of Kansas City, Kansas City (MO) Public Library



Y 2510

























