

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The Maples Apartments

other names/site number Parkview Homes, The August Apartments

2. Location

street & number 1401 E. 10th Street [n/a] not for publication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 ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title


Claire F. Blackwell/Deputy SHPO

Date

10 Sept 02

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 Maples 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 Limestonewalls Brickroof Syntheticsother WoodLimestone

see continuation sheet [].

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

The Maples 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 SignificanceArchitecture**Periods of Significance**ca. 1906**Significant Dates**ca. 1906**Significant Person(s)**N/A**Cultural Affiliation**N/A**Architect/Builder**Edwards & Sunderland Architects**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 Maples Apartments

Jackson County, Missouri

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

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	364733	4329181			
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 3 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 Maples Apartments
Jackson County, Missouri
Apartment Buildings on the North End of The Paseo
Boulevard in Kansas City, Missouri

7. Narrative Description

Summary:

The Maples Apartments is located on 10th Street, one half block west of 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 Maples is in good condition. The four story apartment building was constructed ca. 1906. It is a red brick load-bearing structure with a rectangular plan that measures approximately 42' x 132'. Architecturally, the building has both Beaux Arts Classicism and Prairie School influences. The most significant exterior features are twin three-story front porches located on the north (primary) facade.

Elaboration:

The apartment building, which faces north, occupies the entire site. The lot naturally slopes eastward allowing a basement entrance at grade on the east side. There is a sidewalk along the north facade on 10th Street. There is a one-story concrete block and brick warehouse on the adjacent lot to the south. The adjacent lot to the east contains an apartment building at the southeast corner of 10th and 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.

The Maples was designed as an apartment building at the time of its construction ca. 1906 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 Maples 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 Maples 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 Maples Apartments is a four story masonry building with a full basement. The building has a flat membrane roof with parapets. It has a natural-faced and random coursed limestone foundation with a dressed watertable. The upper facade is Flemish bond red brick with dark clinkers. There is a very wide wooden cornice at the top of the building ornamented with brackets and dentils. A smaller cornice projects from the exterior wall between the third and fourth floors aligning with the cornice that caps the porches on the north facade.

The north (primary) facade is five bays wide. The central and end bays frame the second and fourth bays which are recessed. The primary features of the facade are the twin three-story porches, which project from the recessed bays. The porches each have three bays. The porch on the east end has basement access. Limestone piers with an integrated knee wall define individual basement entrances at the two porches on the end bays of the east porch. There is some damage to the stone in these areas. There are two primary building entrances, located on the central porch bay between the basement and first floors. Concrete steps lead from the sidewalk to the recessed doors; there is a small exterior landing. Historic terrazzo and tile with the building name 'Maples' is intact, although slightly damaged, at the two entrances. The doors are metal replacement doors with six lights and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

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

flanked by sidelights and a transom which has been covered with wood. The porch floor is concrete slab on the first level; the upper floors have replacement wood floors with a membrane covering. On the first floor of each porch, there are four brick piers with an integrated knee wall that rests on the watertable above the foundation. There is a simple stone cap on the brick knee wall. There are four round wood fluted columns with Ionic capitals and simple round bases that span the second and third floors of each porch. The top of the brick piers and the top of the porches are defined by a simple wood cornice. The porch ceilings are bead board on the first and second floors and plywood on the third floor. There is peeling paint and some wood deterioration on the columns, cornice, and porch ceilings. Metal porch railings on top of the porch roof at the third floor create balconies on the fourth floors. The existing metal railings were installed in the 1975 remodeling, replacing the original railings. Historically, there was no railing on the brick knee wall at the first floor of the porches and the historic railings were bowed outward on the second floor of the porches. The original railings on the fourth floor balconies were ornamental turned wood balusters.

Metal security bars have been installed on basement and first floor windows. There is a double hung window on the central porch bay of the second, third and fourth floors. The end porch bays have two openings on each floor. There is a double hung window on the outer end of the bays and a door to the porch toward the central bay. The porch doors are single light metal replacement doors with simple wood surrounds. There is a double hung window on each floor of the end bays of the building. The center bay of the building has two double hung windows on each floor. All windows have a dressed stone sill and align vertically on floors. The fourth floor windows have stone lintels that are flat arches with keystones. All of the windows are replacement double-hung aluminum window installed in the 1975 remodeling. The historic windows were double hung, presumably wood.

The east and west (side) facades are almost identical. The west facade abuts Lydia Street. The east facade has minimal public exposure. There is a narrow paved alley between the east facade of this building and the adjacent apartment building to the east. The space between buildings is a narrow paved alley. The side facades are a single bay wide. There are no basement windows on the west facade. There are three double hung windows on the basement of the east facade. The basement windows have dressed stone lintels and natural faced limestone sills. All windows align vertically on all floors. On the east facade there is a plain metal door providing basement access flanked by the southern most two basement windows. Metal security bars have been installed on the basement and first floor windows. There are three window openings on the upper floors of the side facades. The northern most opening on each floor is the only existing window. The remaining openings have been previously bricked in. The windows are all replacement double hung aluminum windows, installed in the 1975 remodeling. The historic windows were double hung windows, presumably wood. There are dressed stone sills on all floors and the fourth floor windows have flat arched stone lintels with keystones. The cornice at the top of the building extends the full width of both side facades however, the brackets and dentils extend only a few feet on the east facade. The simple cornice which projects from the exterior wall between the third and fourth floors extends the entire width of both side facades.

The south (rear) facade is six bays wide. The upper facade on the bay at the west end of the rear facade is Flemish bond red brick with dark clinkers. The wide wooden cornice at the top of the building ornamented with brackets and dentils, the simple cornice which projects from the exterior wall between the third and fourth floors, and the dressed stone water table, all extend the width western most bay. The remainder of the rear facade is running bond red brick and there is no stone watertable. Each bay is offset from the next and there is a narrow light well located two bays in from the west end. There are metal replacement doors which provide basement access in two locations on the south facade. The original masonry openings on each floor of the second and fifth

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

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

bays have been infilled with plywood, indicating the possible location of former rear porches (1975 drawings indicate removal of existing exterior stairs and porches on the south side). Metal security bars have been installed on some basement windows. The windows are generally replacement double hung windows installed in the 1975 remodeling. They are arranged in an asymmetrical configuration but do align vertically on all floors. The windows are single and paired double-hung windows with the exception of one small horizontal slider window at the basement level. Upper floor windows have a dressed stone sill. Gutters and downspouts have been installed on the rear facade.

The interior layout is a central corridor fed by the two building entrances on the north facade. There are five apartments per floor. The original room configuration is unknown; the 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. An enclosed terrazzo stairway is intact at the two primary entries. The stairs have an applied non-slip runner installed on treads and risers. 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 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 Maples 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 Maples Apartments, 1401 E. 10th Street, 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. 1906. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street) in Kansas City, Missouri 1900-1930," The Maples Apartments is significant as a distinctive 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 1401 E. 10th Street was constructed circa 1906, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. It was originally known as "The Maples" and was designed by Kansas City architects, Edwards & Sunderland, Architects. 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. Samuel E. Edwards and J.C. Sunderland formed the architectural firm Edwards & Sunderland in 1903. Edwards & Sunderland were also responsible for the design of the New England Apartments at 1116 The Paseo in 1905. Both buildings were featured in *Inland Architect & News Record* in June and May 1906, respectively. These two apartments are the only documented projects of Edwards & Sunderland on The Paseo although they were responsible for a number of apartment buildings and residences throughout Kansas City. See MPL cover document for additional information.

The period of significance for The Maples is ca. 1906, 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 Maples 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 exterior brick walls, original ornamentation including projecting wood cornices, stone banding, dressed stone sills and lintels, and its projecting three-story porches with brick piers and round fluted wood 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 terrazzo stairway. In one apartment undergoing remodeling following a fire, original flooring was discovered beneath the existing subfloor. A small area of terrazzo with a tile boarder suggests a possible former fireplace hearth. The adjacent flooring was hardwood. It is possible that there is existing historic fabric that is covered by current finishes. The HUD rehabilitation in 1975 involved extensive interior remodeling and alterations including the removal of rear porches, blocking in windows on the east and west facades, and replacement of porch railings, NPS

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 5

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

windows and doors. 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.

The Maples Apartments is 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9, 10 Page 6

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

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).

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

Inland Architect and News Record, June, 1906.

Jackson County, Missouri Tax Assessment Records, 1999.

Kansas City Star. 20 December, 1934.

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.

Western Contractor. Vol. 12, No. 7, 18 February 1903.

See Multiple Property Listing for additional sources.

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lot 1, Block B, Pratts Addition in Kansas City, Jackson County, Missouri.

Boundary Justification

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs/Figures Page 7

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

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	North (front) and east (side) elevations from NE corner of building [NW]
2	South (rear) elevation [N]
3	North (front) and west (side) elevations from NW corner of building [SE] Apartment building at 1000 Paseo on left
4	Porch detail on north (front) elevation [S]
5	Cornice detail on north (front) elevation [S]
6	Porch and cornice detail on north and west elevations [S]
7	Exterior view of replacement window (north facade) [S]
8	Entry on north (front) elevation [S]
9	Interior terrazzo stairway
10	Apartment Interior (under remodeling due to fire)
11	Existing terrazzo and tile hearth and wood floor in apartment under remodeling due to fire
12	"Typical" apartment interior

Figures

<u>Figure #</u>	<u>Description</u>
1	Photocopy of 1906 photo of building Source: Inland Architect and News Record, June, 1906
2	Photocopy of 1975 photo of building Source: 1975 drawings for HUD remodeling, William Johnson, architect

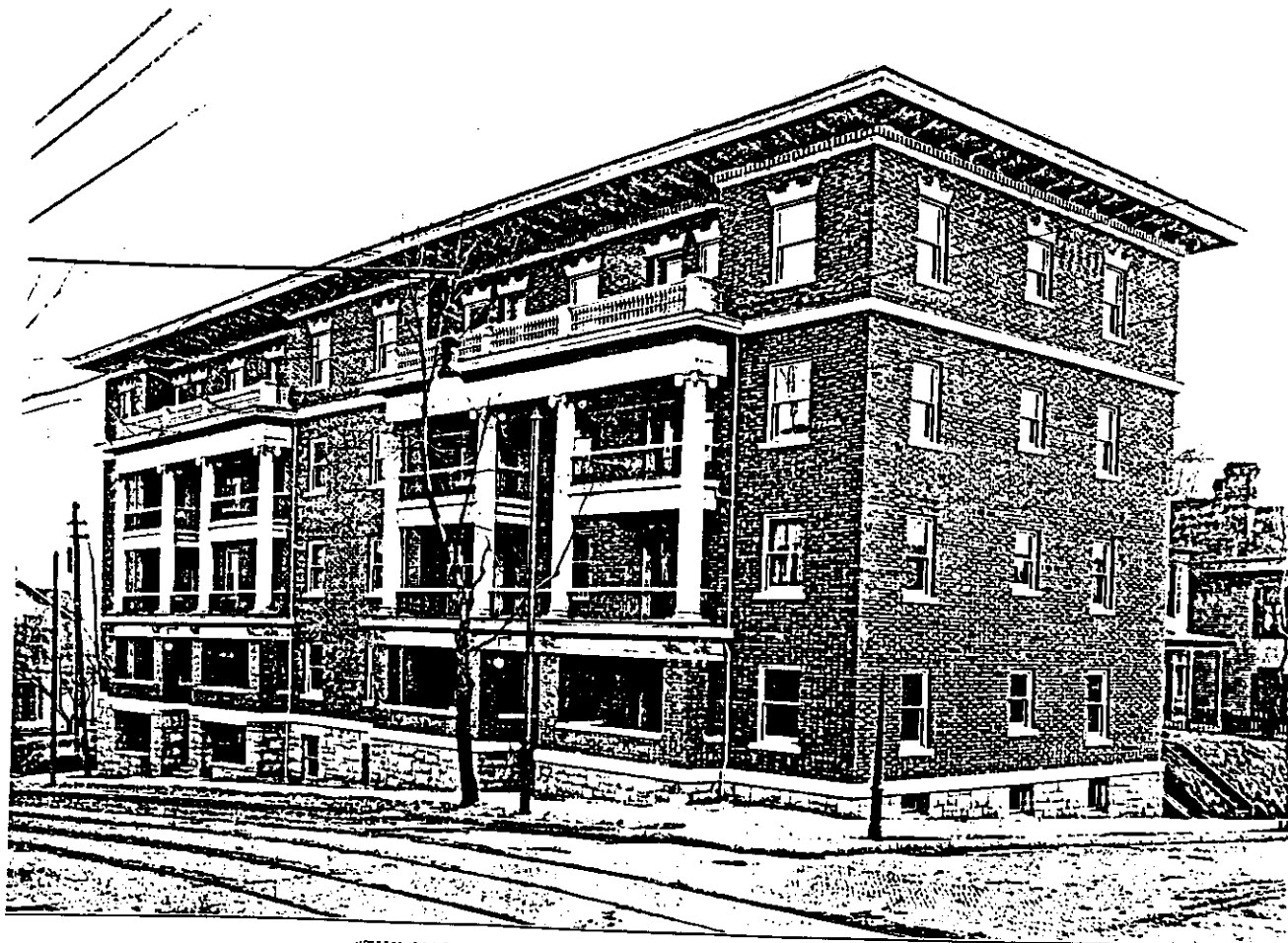
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs/Figures Page 8

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

Figure 1: Photocopy of 1906 photo of building, from Inland Architect and News Record, June, 1906



"THE MAPLES" APARTMENT BUILDING, KANSAS CITY, MO.

EDWARDS & SUNDERLAND, ARCHITECTS.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs/Figures Page 9

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

Figure 2: Photocopy of 1975 photo of building, from 1975 drawings for HUD remodeling, William Johnson, architect











NO
SMOKE
SINCE
1900

THE
BOSTON
PUBLIC
LIBRARY
1401 E. 10TH







NO TRESPASSING



Maples







