

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The Missouri Apartments •

other names/site number Parkview Homes, The Lovett Apartments

2. Location

street & number 1304 Paseo Boulevard [n/a] not for publication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 ☒ 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:

☐ 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 [].

Signature of the Keeper
Action

Date of

The Missouri 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.

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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 FunctionsDOMESTIC/multiple dwelling

7. Description**Architectural Classification**OTHER: Apartment Building

see continuation sheet [].

Materialsfoundation Limestonewalls Brickroof Syntheticsother WoodLimestone

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

The Missouri 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 Missouri Apartments

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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	364673	4328800			
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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The Missouri Apartments
Jackson County, Missouri
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

7. Narrative Description

Summary:

The Missouri Apartments is located at 1304 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 Missouri is in good condition. The three story apartment building was constructed in 1901. It is a tan brick load-bearing structure with a rectangular plan that measures approximately 36' x 75'. Stylistically, 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 Missouri apartment building occupies the east two-thirds of the site. The primary facade faces The Paseo and there is a small paved parking area at the rear. The adjacent lot to the north contains an apartment building while the adjacent lots to the south are occupied by single-family residences. 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 Missouri 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 Missouri 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 Missouri 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 Missouri Apartments is a three story masonry building with a full basement. It has a natural-faced and coursed limestone foundation and predominantly running bond red brick on the upper facade (tan brick on the front facade). The building has a flat membrane roof with parapets.

The east (primary) facade is three bays wide. There are four white glazed brick pilasters on the east facade. The brick at the first floor is banded in alternating courses of tan brick and white glazed brick. The glazed brick is used to create a corbeled brick cornice and there is a stone cap on the parapet wall. There is some spalling and chipping on the glazed brick.

Brick columns frame the first and second floor porches. The first floor columns have alternating courses of tan and white glazed brick, matching the brick on the first floor. The second floor columns are white glazed brick. The central two brick pilasters align with the columns to frame the third floor porch. The porch floor is a concrete slab on the first floor and a wood deck with membrane covering on the second floor. There is significant deterioration of the first floor slab. The existing metal railings were installed in the 1975 remodeling. Historically, the porch

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railings were turned wood balusters. There are plywood ceilings at both levels of the porch. There is a simple wood pediment with projecting cornice at the first and second floor porches. A railing on the top of the second floor porch creates a balcony on the third floor.

Doors provide porch access at each floor. The door on the first floor of the porch is the primary building entrance. There is a metal replacement door on the first floor with six lights; it is flanked by sidelights and has a transom area covered by wood. The original wood door surrounds are intact at porch entries on the upper two floors. The doors on the second and third floors are similar; they are single light metal replacement doors flanked by sidelights which are narrow double hung windows with dressed stone sills. There is a small transom panel over the door which is covered by wood. The door opening on the second floor porch has a stone lintel.

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. Each flanking end bay on the front facade has a replacement double-hung aluminum window on each floor. The windows have ashlar stone sills. The second floor windows have stone lintels. The windows are replacement windows installed in the 1975 remodeling. The historic windows were double hung wood windows.

The south and north (side) facades are identical. They have minimal public exposure with approximately six feet between the side facades and the adjacent apartment building on the north and the residence on the south. The space between buildings on the north is paved. The side facades are three bays wide. There is a clay tile cap on the east half of the side facade and a metal cap on the west ends. The windows on the side facades are arranged in an asymmetrical configuration. There are three basement windows on each side; two double hung and one 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. The windows align vertically on all floors. The window openings have dressed stone sills and arched brick 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. It appears to be the former location of rear porches as modifications are visible in former masonry patching. There are two double hung windows and a metal replacement door which provides access to the fire escape on each floor of the central bay. The openings have arched brick lintels and dressed stone sills. There is one double hung window on each floor of the flanking bays. The windows align vertically on all floors. All windows are replacement double hung aluminum windows, installed in the 1975 remodeling. Metal security bars have been installed on the basement and first floor windows. Gutters and downspouts have been installed on the rear facade.

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 presumably date to the 1944 or 1975 remodelings. As noted on the description of the east facade, the historic door surrounds are intact at the front porch entries on the second and third floors. The wood stairway is intact with some replacement members. At the first floor, there is a replacement square metal newel post and replacement metal railings. On the second and third floor, a square wood newel post with recessed panels and a square cap is intact. The railings have been replaced throughout. All interior doors were replaced in the remodeling but some of the original wood door surrounds are intact. 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

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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.

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8. Narrative Statement of Significance

Summary:

The Missouri Apartments, 1304 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, 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 Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Missouri 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 Missouri Apartments at 1304-06 The Paseo was constructed in 1901, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. The 1907 Tuttle and Pike Atlas of Kansas City identified 1300 (aka The Maine Apartments) 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 Missouri 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.

The period of significance for The Missouri 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 Missouri 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 glazed brick banding, pilasters and corbeled cornice, and its full-height porch with brick columns and wood cornice. 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 and door surrounds at the porch entries and some apartments. The building was converted from six to twelve apartments in 1944; the front fire escape added in 1957. The prior rehabilitation work under a HUD program in 1975 included extensive 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

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registration requirements. These modifications do not significantly affect the integrity of the property to cause it to be ineligible for listing.

The Missouri 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

1940 Tax Assessor's Photos, Landmarks Commission of Kansas City, Missouri.

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.

Jackson County, Missouri Tax Assessment Records, 1999.

Kansas City World, 26 October, 1901.

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

See Multiple Property cover document for additional sources.

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10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4
Lot 17 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	Porch detail on east (front) elevation [NW]
3	North (side) and east (front) elevations from NE corner of building [SW]
4	South (side) and east (front) elevations from SE corner of building [NW]
5	West (rear) elevation [E]
6	Cornice detail on east elevation [W]
7	Interior stairway - 1 st floor
8	"Typical" interior door surround
9	"Typical" apartment interior
10	Context: 1304 and 1300 Paseo (L to R) [NW]
11	Context: 1300 and 1304 Paseo (R to L) with gardens in median of 1200 block in foreground [SW]

Figures

<u>Figure #</u>	<u>Description</u>
1	Survey
2	1940 Tax Assessor's Photo of 1304 Paseo Source: Landmarks Commission of Kansas City, Missouri

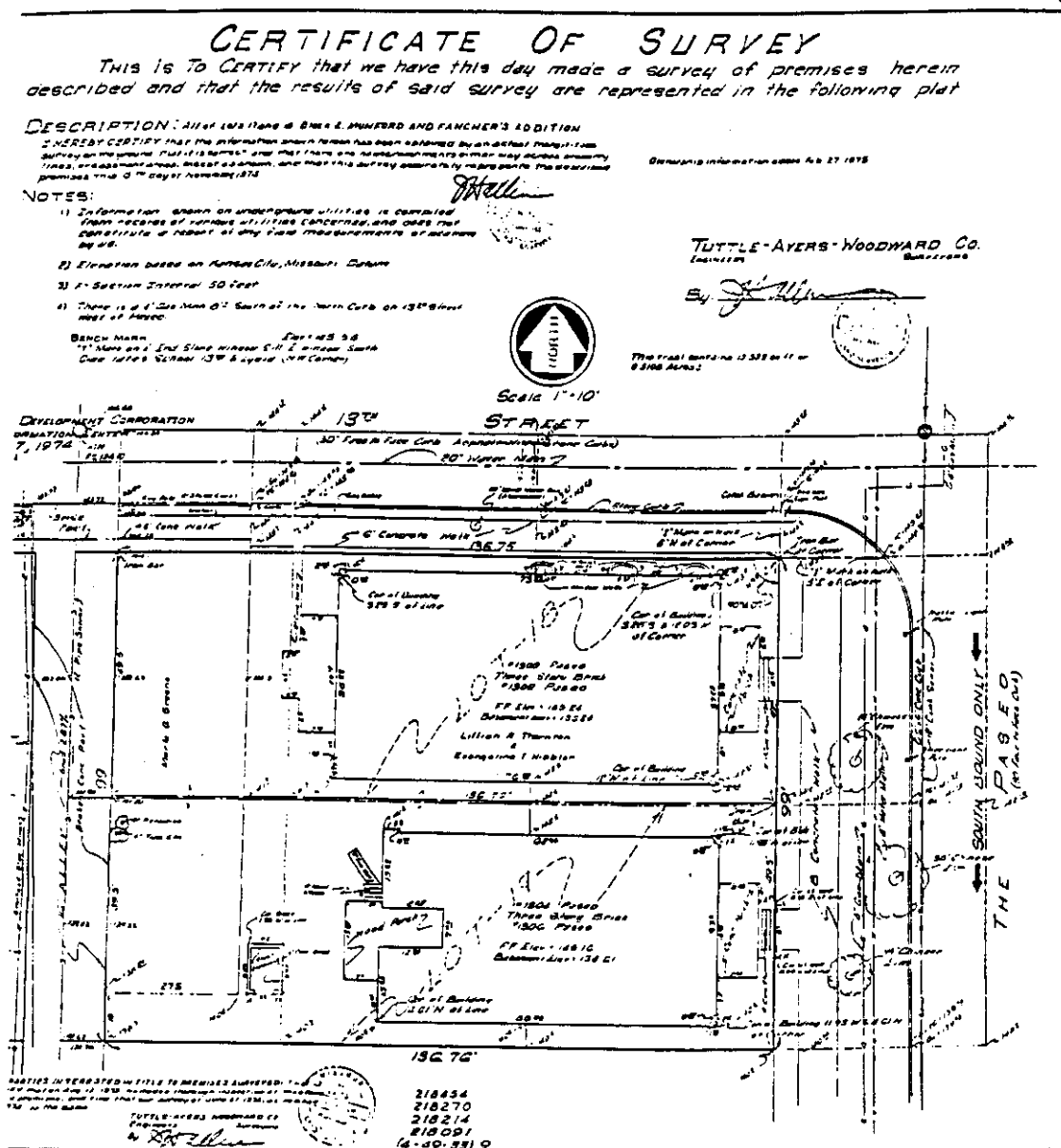
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Figure 1: Survey



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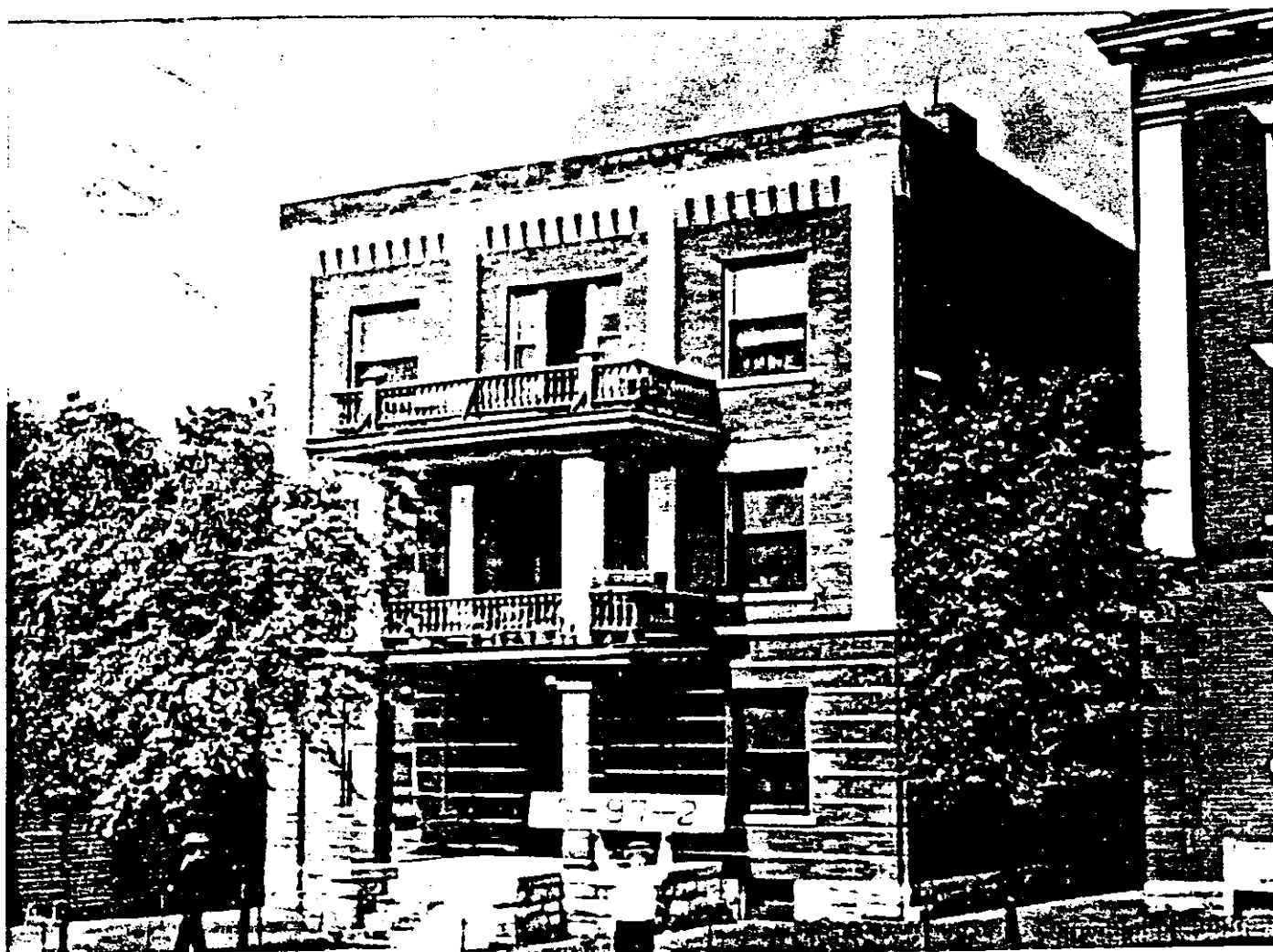
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Figure 2: 1940 Tax Assessor's Photo of 1304 Paseo from Landmarks Commission of Kansas City, Missouri







Small sign above the entrance door with text including "1204 PASEO".

















