

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The Parkview

other names/site number Alameda Hotel (1912), Parkview Hotel (1913), Dr. McCleary's Parkview Hotel & Sanitarium (1919-1924)

2. Location

street & number 1000 Paseo Boulevard [n/a] not for publication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 10 Aug 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 Parkview 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 MetalLimestoneBrick

see continuation sheet [].

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

The Parkview 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

1913

Significant Dates

1913

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sloan, C.B., architect

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 Parkview 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	364731	4329266			
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

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

7. Narrative Description

Summary:

The Parkview is located at the southwest corner of 10th 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 Parkview is in good condition. The five story building, constructed in 1912 as a hotel, has Beaux Arts Classicism and Prairie School influences. It is a concrete structure with brick veneer. The plan form is a modified rectangle (the 2nd - 5th floors are a 'U' shape) that measures approximately 73' x 132'. The most significant exterior feature is a four story front porch projecting from the central bays of the east (primary) facade.

Elaboration:

The building occupies the entire site; the primary facade faces The Paseo Boulevard (east) and the secondary facade faces 10th Street (north). The adjacent lots to the south (on Paseo) are a parking lot for the apartment building and the Henderson House, listed on the National Register of Historic Places. The adjacent lot to the west, on 10th Street, contains an apartment building. The lot naturally slopes eastward and the primary building entrance (on the east side) is raised several feet above the level of the sidewalk and street along The Paseo. There are steps at the north and south ends of the first floor porch to access the main entrance. 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 Pergola is located on the west side of the median between 10th and 11th Streets. The limestone structure consists of three levels that descend to 11th Street. Regularly spaced, fluted columns wound with wisteria vines support the open, latticed, wood roof.

The Parkview was designed and constructed as a hotel in 1912-13. A building permit was issued in 1937 for interior remodeling which apparently resulted in the conversion of use to include apartments. According to city directories, it appears that the building functioned as a hotel and apartments from 1938 until the HUD remodeling in 1975. The building was converted to public housing through the 1975 HUD project and continues in that role today. It is currently endangered by its location in a blighted area and general lack of maintenance. The Parkview 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 Parkview 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 Parkview is a five story masonry building with a full basement. The building has a flat membrane roof with parapets and there is a stone cap on the parapet wall. The basement extends beyond the width of the building on the north, south and east sides, forming a base for the porch that provides access to the main entrance on the east facade. With its corner location, the east (front) and north (side) facade both have street exposure and are similarly treated in terms of materials and detailing. The basement and first floor is dark brick with ashlar stone banding. There is subtle banding in the brick at the corners of the basement and first floors that resembles quoining. The upper four floors are running bond red brick. There is an ashlar stone band between the basement and first floors that has integrated scuppers. A horizontal band of dark brick is framed by two small ashlar stone

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bands between the first and second floors and an additional stone band is located below the fourth floor windows. A pressed metal cornice with ornamental brackets, projects from the top of the building.

The east (primary) facade is five bays wide. It has a natural faced and random coursed limestone foundation with a dressed stone water table. The stone foundation matches the retaining wall on the adjacent lot to the south of the building. An opening in the retaining wall provides access to the porch and main entry. The initial 'P' (presumably standing for Parkview or Paseo), is highlighted in red brick on the dark brick of the basement facade. A four story porch projects from the three central bays. The porch sits atop a dark brick base with ashlar stone banding. Four piers, of banded dark brick, with segmented ashlar stone lintels frame the first floor porch. A short brick knee wall, capped with ashlar stone spans between the piers. The porch floors are metal decking with a concrete slab. Red brick columns extend from the second to fourth floors of the porch. The columns have stone ornamentation at the top and a simple square stone base. There is an arched lintel between each floor of the porch. The lintels have been modified on the second and third floors; it appears that concrete was used to resemble the original stone (still existing on the fourth floor). The existing metal railings were installed in the 1975 remodeling. The historic porch railings were simple square wood balusters. The ceilings are sheetrock on the lower levels with the original concrete intact on the fourth floor. The porch is topped with a projecting pressed metal cornice that is ornamented with brackets. The porch cap forms a balcony at the fifth floor.

The main building entrance is in the center of the first floor where the original masonry opening is infilled with wood. A set of double single-light metal replacement doors are flanked by a fixed single pane window on each side. There is a narrow single lite in each door. There are two doors on each porch floor that provide porch access from individual apartments. The doors, flanking the center bay, are single light metal replacement doors. A set of double metal replacement doors provide basement access in the central bay of the east facade. The style and profile of the original doors is unknown. The basement window openings have been bricked in and metal security bars have been installed on the first floor windows. The windows on the east facade are grouped in sets of three double-hung windows. There is one set of windows on the center and end bays of each floor. The windows align vertically on all floors and are replacement double hung aluminum windows, installed in the 1975 remodeling. The original windows were 6/1 double hung wood windows on the upper facade. It appears that the first floor windows were historically, three light transoms over a double hung window. The windows on the upper floor have ashlar stone surrounds and all windows have dressed stone sills. Sills on the second and fourth floor are integrated into the horizontal stone bands on the building.

The north (side) facade is a secondary facade that faces 10th Street. It is six bays wide. There is a sidewalk along 10th Street. A metal railing spans between short brick piers separating the sidewalk and basement access adjacent to the building. Modifications are evident at the basement level on the north facade. There is some deterioration of the retaining wall between the basement access and sidewalk at the street level. The stairs at the east end of the north facade lead from the sidewalk to the porch and are framed by short brick piers with stone bases and caps. The basement wall, presumably brick, is coated with stucco on the north facade.

There are six double-hung windows and two individual metal replacement doors at the basement level on the north facade. Metal security bars have been installed on the basement and first floor windows. On the first floor, windows are either single double-hung windows or are grouped in sets of four double-hung windows. A prominent feature on the north facade is two projecting bays, which occur at the second through fourth floors. The bays have three double hung windows at each floor and are capped by a projecting pressed metal cornice. There are single small double-hung windows flanking the projecting bays on each floor. The remaining upper floor windows are paired double-hung windows. All of the windows align vertically on the first through fifth floors and are

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replacement double hung aluminum windows, installed in the 1975 remodeling. Like the east facade, the original windows were 6/1 double hung wood windows on the upper facade. It appears that the first floor windows were originally three light transoms over a double hung window. The windows on the upper floor have ashlar stone surrounds and all windows have dressed stone sills. Sills on the second and fourth floor are integrated into the horizontal stone bands on the building. The single double hung windows also have stone lintels.

The south facade is three bays wide. There is access to the front porch from the parking lot south of the building. The exterior treatment on the bay at the east end of the south facade is like the front (east) facade. The dark brick on the basement and first floors, the stone banding, and the pressed metal cornice wrap around the southeast corner of the building and extend the width of the east bay. The remainder of the south facade is running bond red brick with a metal cap on the parapet wall. The plan has a unique configuration. The basement and first floor are rectangular in shape while the second through fifth floors are a 'U' configuration.

At the basement level, there is a stairwell that provides basement access on the bay on the west end. It is a simple metal replacement door and there is a single double-hung window beside the door. There are two additional double hung windows on the basement level and several former window openings have been blocked and bricked in. Metal security bars have been installed on some basement and first floor windows. The window configuration on the south facade is asymmetrical although windows on the upper floors do align vertically. The windows are single and paired double hung windows with dressed stone sills. There are two sets of three double-hung windows on the first floor on the east bay. Similar to the north facade, there are two projecting bays in the center section of the south facade. The bays extend from the second floor to the top of the building and have three double-hung windows per floor. Gutters and downspouts have been installed on the south facade.

The west facade has minimal public exposure. There is a narrow paved alley between the west facade of this building and the adjacent apartment building at 1401 E. 10th Street. The west facade is a single bay wide. There is a natural faced and random coursed rubble stone foundation. The upper facade is running bond red brick and there is a metal cap on the parapet. There are six double-hung windows per floor on the second through fifth floors, all of which align vertically. The windows on the first floor include three pairs of double-hung windows and two single double-hung windows. The windows are replacement double-hung aluminum windows installed in the 1975 remodeling. There are security bars on the first floor windows.

The interior layout is a central core with apartments around the perimeter on the first floor. The upper floors are a 'U' shaped plan with a central corridor. A stair tower and elevator is located inside the front entrance. 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 1937 or 1975 remodelings. 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.

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The Parkview Apartments
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Boulevard in Kansas City, Missouri

8. Narrative Statement of Significance

Summary:

The Parkview Apartments, 1000 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, 1912-13 and to the 1937 interior remodeling (apparently resulting in the conversion of use to include apartments). Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Parkview 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:

Constructed began on the Alameda hotel at 10th and The Paseo in 1912. A devastating construction accident occurred as the exterior was near completion in September of 1912. Four workers were killed when concrete forms were removed from the rear of the building. The roof collapsed taking down parts of the north, south, and west walls. The hotel, renamed The Parkview, was eventually completed and opened in 1913 at a cost of nearly \$100,000.

The hotel and 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 for a short period thereafter. Walter M. Davis, a prominent local politician and real estate man (and brother of Kansas City Mayor Webster Davis), was the owner of The Alameda/Parkview Hotel. He resided (or had an office) at 1100 Paseo at the time of the hotel's construction. Davis was also the owner/builder of the Maryland apartment building at 930 The Paseo and the Missouri and Maine apartment buildings at 1300 and 1304 The Paseo. The hotel was designed by Clifton B. Sloan and George Siedhoff was the general contractor. The hotel is the only documented project of Sloan and Siedhoff on The Paseo. There is no record that either were involved in Davis' other apartment buildings in the area. Sloan did design a number of apartments and residences throughout Kansas City. See MPL cover document for further information.

The Parkview was constructed as a hotel, designed to provide 100 guest rooms and 50 bath rooms. It apparently functioned as a hotel for a relatively short time. In 1919, Dr. A.S. McCleary announced that he was moving his specialty institute (known across the county for the exclusive treatment of rectal disease) from 10th and Harrison to the Parkview Hotel. A *Kansas City Journal* article stated that the hotel was "rearranged for the trained force...that women's parlors, mens lounges and smoking rooms were being featured." The Parkview Sanitarium (aka Dr. McCleary's Parkview Hotel and Sanitarium) operated at 10th and Paseo until 1924 when Dr. McCleary announced that he was leaving Kansas City for Excelsior Springs, which he considered the world's greatest watering place. McCleary had purchased the Elms Hotel and Cody Hotel in Excelsior Springs and announced plans to build the Elms hospital.

A building permit was issued in 1937 for an interior remodel apparently resulting in the conversion of use to include apartments. City Directories include listings for The Parkview Hotel AND The Parkview Hotel Apartments from

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1938 through 1976 (following the HUD remodeling and conversion to public housing). In 1947 the hotel was purchased by a group of greater Kansas City Negroes, under the name of Twin City Hotel Company and converted to a Negro hotel to address the housing shortage facing Kansas City's African American residents. This is the last documentation on the property until the 1975 HUD purchase and remodeling. The hotel once housed the Jockey Club, a jazz club, on the ground floor. The precise dates are unknown but the Jockey Club was still in place in 1947.

The period of significance for the property is 1913, the date of construction. The Parkview embodies the physical form and features, and 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 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 brick exterior walls, original ornamentation including stone banding and window surrounds, stone sills and lintels and pressed metal cornice, and its four-story porch with brick columns and metal cornice. The exterior of the building retains its historic configuration and design.

There is no existing historic fabric visible on the building's interior. However, historic tile flooring was recently discovered beneath the existing subfloor in one apartment and a corridor on the first floor. This area was undergoing remodeling following a fire. It is possible that additional historic materials may be in place but covered by current interior finishes. The 1937 interior remodeling is the only alteration documented by building permits prior to the HUD rehabilitation in 1975. The 1975 remodeling involved extensive interior remodeling in addition to porch alterations including replacement of railings, slabs, and steps, and replacement of doors and windows. 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.

The Parkview 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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The Parkview Apartments
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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).

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, 1937, 1938, 1950, 1960, 1970.

Jackson County, Missouri Tax Assessment Records, 1999.

Kansas City Journal, 29 June, 1919.

Kansas City Journal, 23 November, 1924.

Kansas City Star, 29 September, 1912.

Kansas City Star, 16 March, 1947.

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

Parkview Homes (former property owner) Marketing packet, n.d.

Piland, Sherry. "A Kansas City Architect: Clifton B. Sloan," Historic Kansas City Gazette. Vol. 6, No. 2, March/April, 1982, p.9.

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

"Prominent Citizen's of Kansas City," Kansas City World, 29 November, 1903, p. 17.

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 Listing for additional sources.

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Section 10. Photographs Page 7

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10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lots 7, 8, 9, and 10 Block B, Pratts 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	East (front) and North (side) elevations from NE corner of building [SW] Apartment building at 1401 E. 10 th in background
3	East (front) and South elevations from SE corner of building [NW]
4	South elevation [N]
5	West elevation from NW corner of building [SE]
6	Porch detail on east elevation [W]
7	Entry to 1 st floor porch at north elevation [SW]
8	Building entrance at 1 st floor porch on east elevation [SW]
9	Window detail on north elevation [S]
10	1 st floor apartment interior (under remodeling due to fire) Note original tile floor
11	"Typical" apartment interior
12	"Typical" interior corridor - 1 st floor
13	Context: 1000 block of Paseo with Pergola in foreground [NW] 1000 Paseo on right; The Henderson House at 1016 Paseo (left) is listed on the National Register of Historic Places

Figures

<u>Figure #</u>	<u>Description</u>
1	Survey
2	Photocopy of Historic Postcards of 1000 Paseo, dates unknown [SW] Source: Parkview Homes' marketing packet (former property owner)

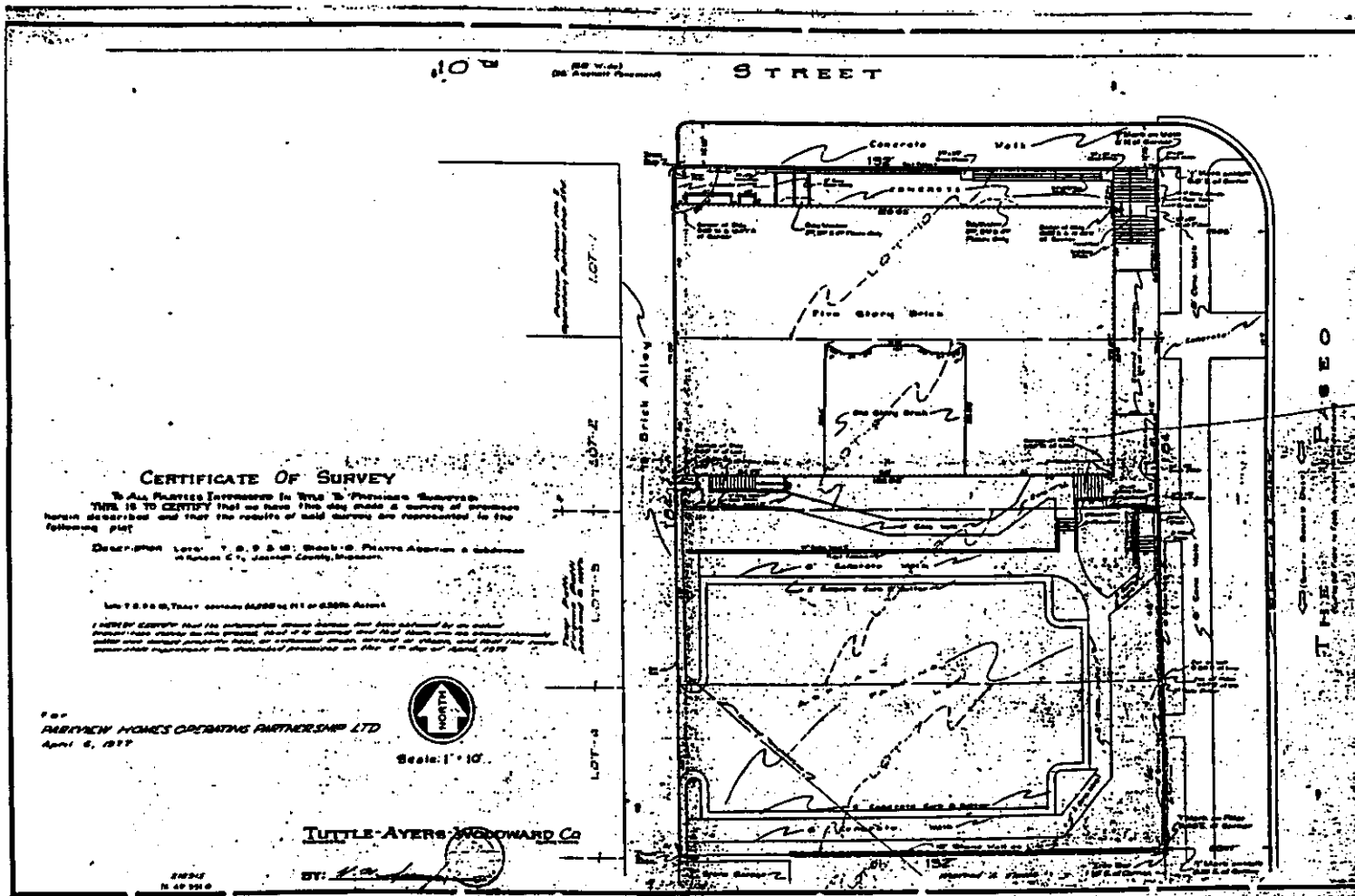
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Figure 1: Survey



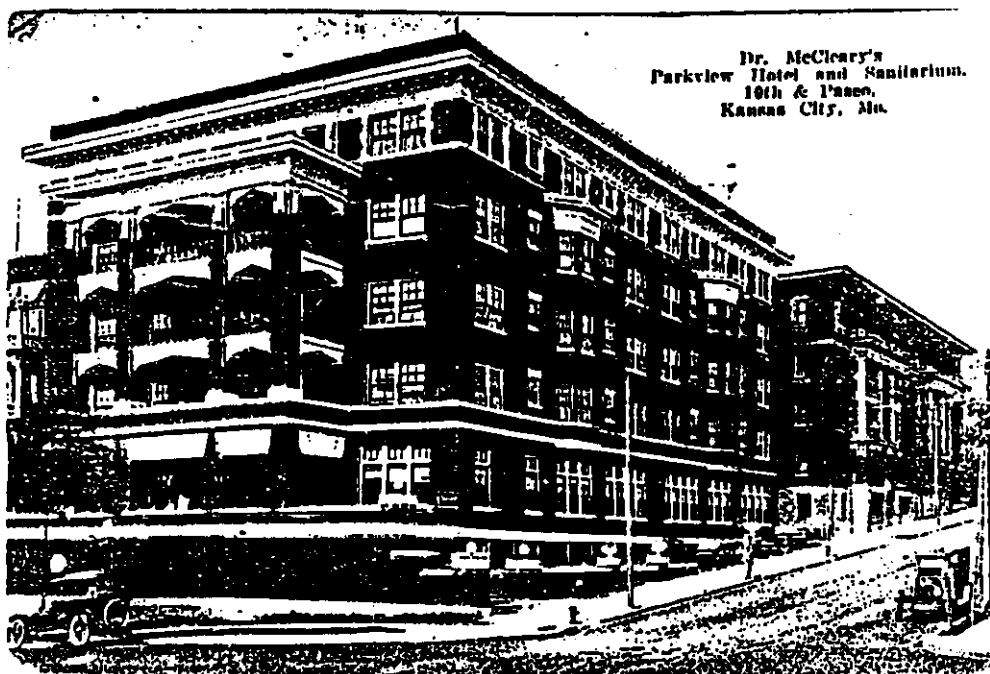
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Figure 2: Photocopy of Historic Postcards of 1000 Paseo, dates unknown [SW] from Parkview Homes' marketing packet (former property owner)



PARKVIEW HOTEL - 1000 PASEO - KANSAS CITY, MISSOURI















1000













