

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The New England Apartments

other names/site number Parkview Homes

2. Location

street & number 1116 Paseo Boulevard [n/a] not for publication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

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 [].

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

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0 building
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-state	<input type="checkbox"/> site	0	0 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object	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

see continuation sheet [].

Materials

foundation Limestone

walls Brick

roof Synthetics

other Wood
Limestone

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

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

1905

Significant Dates

1905

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: _____

USD/NPS NRHP Registration Form
 The New England 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	364711	4329046			
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. Spencer

organization _____ date 3 September, 2002

street & number 10150 Onaga Road telephone 785-456-9857

city 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 785-232-1122

city 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 New England Apartments

Jackson County, Missouri

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

7. Narrative Description

Summary:

The New England Apartments is located at 1116 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 New England is in fair to good condition. The four story apartment building was constructed in 1905. It is a red brick load-bearing structure with a rectangular plan that measures approximately 45' x 89'. Stylistically, the building has Beaux Arts Classicism and Prairie School influences. The most significant exterior features are twin full-height, tan brick projecting porches that flank a recessed red brick central bay with the main building entrance on the first floor.

Elaboration:

The New England apartment building is located just northwest of 12th and The Paseo Boulevard. The building, which faces east, occupies the entire site. The adjacent lots to the north and south are vacant. There is an apartment building across 12th Street on the southwest corner of 12th and Paseo. There is a sidewalk on the north side of the building and a narrow paved alley on the south side of the building. A small raised lawn at the east is surrounded by an ashlar stone retaining wall with a central flight of concrete steps from the sidewalk along The Paseo to the main building 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. From 11th to 12th Streets, The Paseo continues to slope downward. The middle park area is level and contains 'The Terrace,' a large circular retaining wall of regularly spaced, quarry faced limestone. The William T. Fitzsimons Memorial Fountain is embedded in the south end of the terrace wall. The memorial, honoring Army physician William T. Fitzsimons, the first American officer killed in world War I, was installed within the 12th Street Terrace in 1922. Kansas City architect John Van Brunt designed the limestone terrace.

The New England was designed as an apartment building at the time of its construction in 1905 and continues to function as apartments. The building was converted to public housing through the 1975 HUD remodeling. It is endangered by its location in a blighted area and general lack of maintenance. The New England 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 New England 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 New England Apartments is a four story masonry building with a full basement. The building has a flat membrane roof with parapets. The upper facade is predominantly running bond red brick and there is a stone cap on the parapet wall with significant deterioration in some areas. A wide wood cornice projects from the top of the building. There is significant deterioration of the cornice visible on the south facade. Historically, there were decorative brackets ornamenting the cornice.

The east (primary) facade is three bays wide. It has an ashlar stone foundation with integrated scuppers. The upper facade of the central bay is running bond red brick. The projecting porches, which comprise the flanking

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

The New England Apartments
Jackson County, Missouri

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

bays, are tan running bond brick capped by a pedimented parapet with a stone cap. Four tan brick piers rest on the stone foundation; a brick knee wall with a stone cap spans between the piers to frame the first floor porches. A small wood cornice projects between the first and second floors. A band of tan brick with an ashlar stone cap, is located above the lower cornice between the first and second floors. This band originally served as a knee wall on the second floor porch. Two-story tan brick pillars and a wide brick lintel frame the second and third floor porch openings. A band of decorative wood divides the second and third floor porches and a small wood cornice projects between the third and fourth floor porches. A raised band of brick enframes the porch openings on the second, third, and fourth floors.

The building was originally designed with open porches. Historically, turned wood balustrades comprised railings on the second and third floor porches. The porches were enclosed prior to the 1975 remodeling. Photos of the existing conditions for the 1975 remodeling indicate a ribbon of five eight-light sashes with a solid wood base on each floor of the porch. Currently, there are sets of three double-hung windows on each floor of the porches. One pair of double-hung windows are located in the sidewall (north and south) on each floor of the porches. All windows are replacement double-hung aluminum windows installed in the 1975 remodeling. There are wood infill panels with a stucco finish beneath the windows in the original masonry openings on the upper floors of the porches.

The primary building entrance is located on the first floor of the recessed central bay. There is a metal replacement door flanked by a single sidelight that has been covered by metal panels. The building is currently vacant and windows are boarded up on the lower floors. Metal security bars have been installed on the first floor windows. There are two double-hung windows on each of the upper floors in the central bay. All windows align vertically on the upper floors. The window openings have stone sills and flat arched stone lintels with keystones. The windows are replacement double hung windows, installed in the 1975 remodeling. The historic windows were double hung wood windows.

The south and north (side) facades are identical. They are three bays wide. There is a natural-faced and coursed limestone foundation and predominantly running bond red brick on the upper facade. The tan brick on the east (front) facade wraps around the northeast and southeast corners of the building spanning the side of the front porches. There is a band of tan brick at the top and on the ends framing the side facades. The window configuration is asymmetrical. The building is currently vacant and lower level windows have been boarded up to minimize vandalism. At the basement level, there are eight window openings on the south side and five on the north. There is a door providing basement access on the east end of the south facade. Metal security bars have been installed on some of the basement and first floor windows. There are nine windows on each of the upper floors plus the two double-hung windows in the side wall of the front porch. There is one double-hung window and a set of three double-hung windows on each floor of the bay on the west end. The central bay has two double-hung window per floor. There is one double-hung window and a pair of double-hung windows on the bay on the east end. The pair of windows have projecting shallow wooden hip roofs and projecting stone sills with brackets. All other window openings have flat lintels and dressed stone sills. All windows align vertically on the upper floors. The windows are all replacement double-hung aluminum windows installed in the 1975 remodeling.

The west (rear) facade is three bays wide. It has a natural-faced and semi-coursed limestone foundation and running bond red brick on the upper facade. There is basement access on the rear facade. A metal replacement door is flanked by a double hung window on the south side of the door. Former modifications are evident on the rear facade. A fire escape has been added and there are two large wood infill panels in the masonry openings on each floor. It appears that the fire escape replaced rear porches in the 1975 remodeling. There is a metal

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

The New England Apartments
Jackson County, Missouri

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

replacement door located in one of the wood infill panels at the fire escape on each floor. There are two double-hung windows on each floor of the outer bays. The windows are two different sizes, both with dressed stone sills. The smaller window has a flat lintel, the larger one has an arched brick lintel. All windows are replacement double-hung aluminum windows installed in the 1975 remodeling. New gutters and downspouts have been installed.

The interior layout is a modified central corridor. The stairway and elevator are located in the center of the building off of the corridor. 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. The wood stairway is intact with several damaged and replacement members. The newel posts are simple square wood posts with a flat cap. The stairs and landings have been carpeted. The wood railings have simple square balustrades. 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 New England 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 New England Apartments, 1116 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 1905. Based on the historic context "Apartment Development on The Paseo, north of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The New England Apartments is significant as an example of the apartment development on the north end of The Paseo Boulevard, Kansas City's oldest, longest, and most prominent boulevard (resulting from George Kessler's 1893 Plan for Parks and Boulevards).

Elaboration:

The apartment building at 1116 The Paseo was constructed in 1905, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. A 1905 water permit identifies the owner of the property as Mr. Kendall. Originally known as The New England, the building was designed by 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 Maples Apartments at 1401 E. 10th Street in 1906. 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 New England is 1905, 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 New England 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 and stone sills and lintels, and its four-story porch, enclosed prior to 1975. 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. The HUD rehabilitation in 1975 included the replacement windows and doors, and rear modifications to accommodate the installation of a fire escape in addition to extensive interior remodeling. The changes in this building are common modifications as defined in the property type registration requirements. These modifications do not sufficiently affect the integrity of the property to cause it to be ineligible for listing.

The New England 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9.10 Page 5

The New England 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).

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

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

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.

Inland Architect and News Record. May, 1906.
Jackson County, Missouri Tax Assessment Records, 1999.

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

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

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

See Multiple Property cover document for additional sources.

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4

Lot 12 in Block 2, Gates & Kendall's Second Addition in Kansas City, Jackson County, Missouri.

See attached survey, Tract IV.

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/Figure Page 6

The New England 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.

Photo # Description of Views. [] indicates camera direction

- | | |
|----|---|
| 1 | East (front) elevation [W] |
| 2 | South (side) and east (front) elevations from SE corner of building [NW] |
| 3 | North (side) and east (front) elevations from NE corner of building [SW] |
| 4 | West (rear) elevation [E] |
| 5 | Cornice detail on east (front) elevation [W] |
| 6 | Window/trim detail on east (front) elevation [W] |
| 7 | Recessed center bay on east (front) elevation [W] |
| 8 | Window detail on north elevation [SW] |
| 9 | Interior stairway |
| 10 | "Typical" apartment interior |
| 11 | "Typical" apartment interior |
| 12 | Context: 1200 block of Paseo with Spanish cannon and the Terrace
at 12 th and Paseo in foreground [NW]
1116, 1106, and 1100 Paseo (L to R) |

Figures

Figure # Description

- | | |
|---|--|
| 1 | Survey, Tract IV |
| 2 | 1906 photo of building
Source: Inland Architect and News Record, May, 1906 |
| 3 | 1975 photo
Source: 1975 drawings for HUD remodeling, William Johnson, architect |

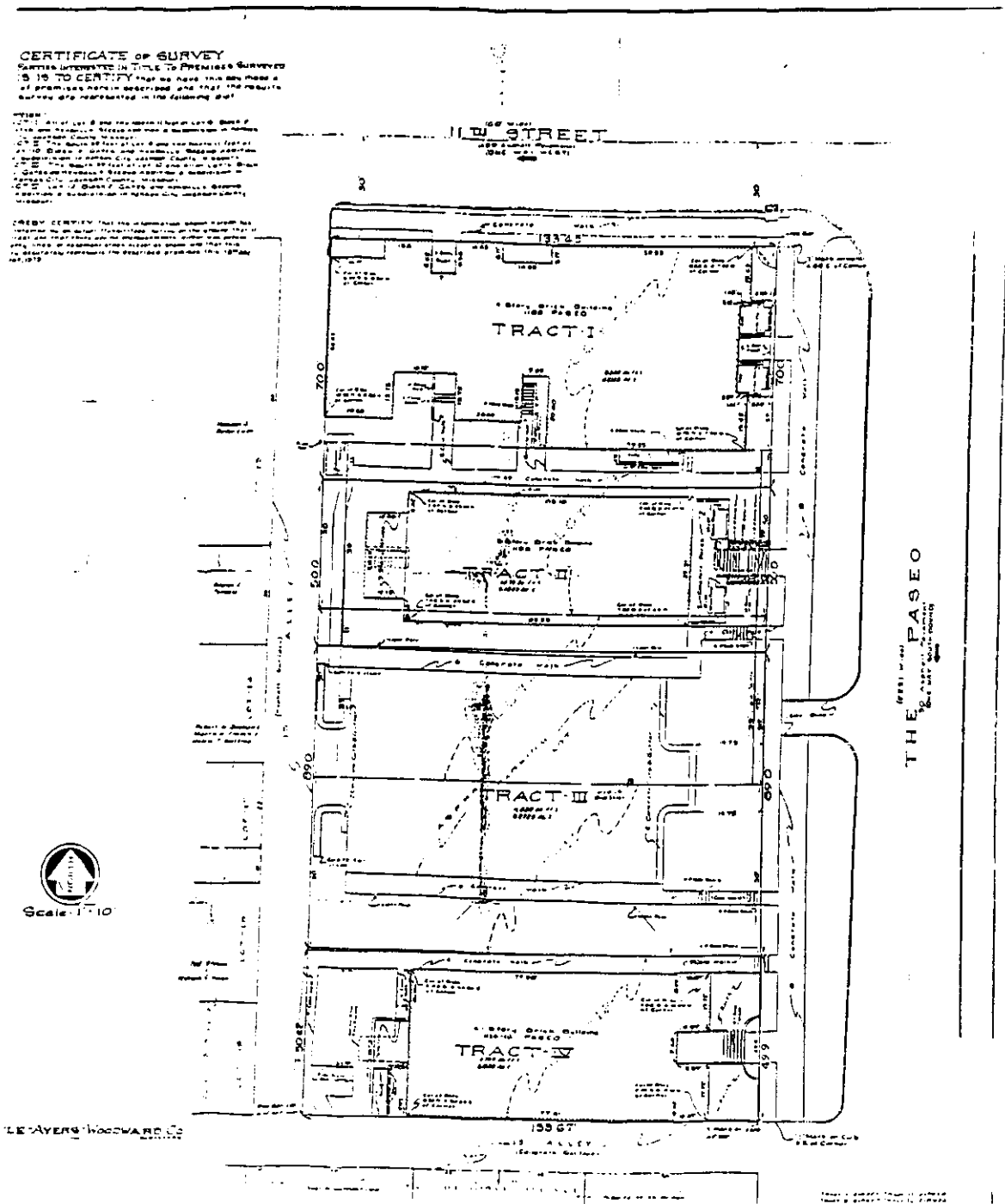
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs/Figure Page 7

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

Figure 1: Survey, Tract IV



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs/Figure Page 8

The New England Apartments
Jackson County, Missouri

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

Figure 2: 1906 photo of building from Inland Architect and News Record, May, 1906



THE NEW ENGLAND APARTMENT HOUSE, KANSAS CITY, MO.
EDWARDS & SUNDERLAND, ARCHITECTS.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photographs/Figure Page 9

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

Figure 3: 1975 photo from 1975 drawings for HUD remodeling, William Johnson, architect

















NEW ENGLAND

9225

NO
LEFT
TURN
ANY
TIME









