

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name The Virginia Apartments

other names/site number Parkview Homes

2. Location

street & number 1100 Paseo Boulevard [ n/a ] not for publication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  
Action

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The Virginia Apartments

Jackson County, Missouri

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	0	0 sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 objects
	<input type="checkbox"/> object	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

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Current Functions  
DOMESTIC/multiple dwelling

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7. Description

Architectural Classification  
OTHER: Apartment Building

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see continuation sheet [ ]

Materials  
foundation Limestone

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walls Brick

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roof Synthetics

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other Metal

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Limestone

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see continuation sheet [ ]

NARRATIVE DESCRIPTION

See continuation sheet [x]

The Virginia Apartments

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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.

[x] 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

1911

Significant Dates

1911

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Owen and Payson, architects

McKamey, J. W., 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:

- [x] State Historic Preservation Office
[ ] Other State Agency
[ ] Federal Agency
[ ] Local Government
[ ] University
[ ] Other:

Name of repository:

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**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	364722	4329067			
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

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

7. Narrative Description

**Summary:**

The Virginia Apartments is located at the southwest corner of 11th 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 Virginia is in fair to good condition. The four story apartment building was constructed in 1911. It is a red brick load-bearing structure with a rectangular plan that measures approximately 58' x 132'. The overall architectural influence is Beaux Arts Classicism. The most significant exterior feature is a full-height front porch with brick and wood columns, projecting from the recessed central bay on the east (primary) facade.

**Elaboration:**

The Virginia apartment building occupies the entire site; the primary facade faces The Paseo Boulevard (east) and the secondary facade faces 11th Street (north). The adjacent lot to the south is occupied by an apartment building. There is a one story non-contributing structure located across the street, on the northeast corner of 11th and The Paseo Boulevard. The lot naturally slopes eastward. There is a sidewalk along the north facade of the building and the north entrance, which abuts the sidewalk, is protected by a recently installed steel gate. A small lawn at the east entrance is surrounded by a recently installed steel fence and concrete pillars. The primary building entrance is accessed directly from the sidewalk along the east facade which fronts The 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. 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 Virginia was designed as an apartment building at the time of its construction in 1911 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 Virginia 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 Virginia 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 Virginia Apartments is a four story masonry building with a full basement and a partial sub-basement. It has a flat membrane roof with parapets and there is a stone cap on the parapet wall. 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 foundation and first floor are dark brick and the upper floors are running bond red brick. The brick on the basement and first floor has subtle raised bands that resemble quoining and simulates a rusticated base. There is an ashlar stone band between the dark brick on the basement and first floors and the red brick on the upper floors. There are ashlar stone quoins on the corners of the building on the east facade and the corners on bays on the north facade. There is colored mortar on the upper facade which is the source of some staining on

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

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the stone ornamentation. A pressed metal cornice with pediments, egg-and-dart molding, brackets, and garlands caps the top of the building.

The east (primary) facade is three bays wide. The four-story front porch projects from the recessed central bay. *Four piers, of banded dark brick with deep brick lintels frame the first floor porch. The porch floors are concrete. An ashlar stone band is located at the top of the first floor porch and a short brick knee wall, capped with ashlar stone spans between the piers. Red brick columns span the second and third floors of the porch. The columns have square wood capitals and a simple square stone base. The porch has a substantial intermediate wood cornice, ornamented with egg-and-dart molding, located at the top of the brick columns between the third and fourth floors. There are short red brick pillars resting on the intermediate cornice and a brick knee wall spans between the pillars. The pillars and knee wall are capped with ashlar stone. Four square wood columns with simple wood capitals, rest on the brick pillars to frame the fourth floor porch. The porch is capped by a simple projecting wood cornice. The existing metal railings were installed in the 1975 HUD remodeling. The historic porch railings were simple wood balusters. The porch ceilings are plaster and there is significant peeling paint on the ceilings.*

The window styles vary on the basement level. There are two small horizontal slider windows on the north bay and two double hung windows on the south bay. The lintels of the basement windows are integrated into the water table. *The building is currently vacant and the first and second floor windows have been boarded up to minimize vandalism. Therefore it is not possible to identify the style of the windows on the lower floors. The first floor windows have dressed stone sills. The main entrance, in the center of the first floor, is enframed by ashlar stone columns and pediments with ornamental brackets. The door and surround has been modified. There is a single, metal replacement door flanked by sidelights that have been covered with metal infill panels and a single light transom with wire glass. There are two single light, metal replacement doors per floor that provide porch access from individual apartments. The porch doors are each flanked by a double-hung windows resulting in a total of four windows on each level of the central bay. There are sets of three double-hung windows on the end bays of the second and third floors. There are two double-hung windows on the end bay of the fourth floor. The upper windows have ashlar stone enframements that resemble quoining. All windows generally align vertically on all floors. With the exception of the horizontal slider windows on the basement level, the windows are replacement double hung aluminum windows, installed in the 1975 remodeling. The historic windows were predominantly 6/1 double hung wood windows. On the lower three floors, there were sets of three windows. It appears that the center was a 6/1 double hung window flanked by a narrow, multi-paned casement on each side. The historic profile of the doors is unknown.*

The north (side) facade is a secondary facade that faces 11th Street; there is a sidewalk along 11th Street. The north facade is two bays wide. The two bays are offset and the floor lines step down from the west bay to the east, accommodating the natural slope of the site. On the east bay, the first and fourth floor have exterior treatments similar to the front facade. The second and third floors are void of the ornamentation on the east facade. There are dressed stone sills on the third floor windows. There are seven windows on each of the upper floors of the east bay. *One window opening on each floor has been downsized with wood to accommodate a smaller window. There is a single small horizontal slider window at the east end of the north facade of the basement. All other windows are replacement double-hung aluminum windows, installed in 1975. The west bay has two full-height projecting porches that have been enclosed. The framework of the porches are identical to the existing front porches, described under east facade. The openings have been downsized with brick to accommodate sets of three double-hung windows on each floor. The projecting porches are flanked by windows, identical to those on the front facade. There is a building entrance on the first floor between the two projecting*

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porches. The entry is identical to the front entrance on the east facade. The door is a metal door flanked by sidelights that have been covered with metal panels and a transom with wood infill panel. Raised brick surrounds enframe a double hung window on each floor above the entry.

The west (rear) facade is one bay wide and has minimal public exposure. The facade abuts a narrow paved alley at the rear of the building. There is a natural faced and semi-coursed limestone foundation. The upper facade is running bond red brick and there is a clay tile cap on the parapet wall. There is one small basement window opening (currently boarded up) on the north end of the west facade. There are four double-hung windows per floor, all of which align vertically. The windows are replacement double-hung aluminum windows installed in the 1975 remodeling. The windows are set within the original masonry opening which has arched brick lintels and dressed stone sills.

The south (side) facade is divided into two distinct halves. There is a natural faced and semi-coursed limestone foundation. The upper facade is running bond red brick and there is a clay tile cap on the parapet wall. There are seven windows on each floor of the east half, all of which align vertically on each floor. One window opening on each floor is smaller than the others. The west half of the south facade is subdivided into three bays. The central portion is recessed forming a 'U' shaped plan. The two outer bays have two double-hung windows on each floor, which align vertically on all floors. The recessed portion of the 'U' appears to have been the former location of rear porches. The 1975 plans indicate removal of the exterior stairs and porches on the south facade. There are two double-hung windows on the south elevation of the central recessed area. There is a pair of double-hung windows and a single double-hung window on each floor of the east and west elevations of the central recessed area. All of the windows are replacement double-hung aluminum windows, installed in 1975. The windows are set within the original masonry openings which have arched brick lintels and dressed stone sills. There is an exterior wood stairway between the two halves. Gutters and downspouts have been installed on the south facade.

The interior layout varies on the two halves of the building. The east half is a central core with apartments around the perimeter. The stairway and elevator is located in the center core accessed by the main entrance on the east facade. The west half of the building is a central corridor configuration accessed by a stair tower at the north 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 1975 remodeling. At the east entrance, the original wooden stairway is intact although there are several missing and damaged members - the entire railing is missing on one floor. The newel posts are square with recessed panels and a flat square cap. The railings are simple square wood posts. The stairs have been carpeted. 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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Jackson County, Missouri  
Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

**8. Narrative Statement of Significance**

**Summary:**

The Virginia Apartments, 1100 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, 1911. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Virginia 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 Virginia apartment building at 1100 The Paseo was built in 1911. 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. Property owner W.A. Pateet commissioned architects Owen & Payson to design the Virginia apartment building. Charles Payson and Albert Sidney Owen founded their Kansas City firm in 1908 and were responsible for the design of several schools, commercial buildings, residences, and distinctive apartments.

The Virginia apartments were constructed by J.W. McKamey at a cost of \$50,000. Mr. McKamey had been in the real estate business in Kansas City since the turn of the century, specializing in residential construction. The Virginia is the only documented project on The Paseo involving McKamey or Owen and Payson. See MPL cover document for additional information.

The period of significance for The Virginia is 1911, 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 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 quoining and window enframements and projecting metal cornice, and its four-story porch with brick and 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 wood stairway at the main building entrance. The HUD rehabilitation in 1975 involved porch modifications on the north and south (side) facades, replacement of the porch railings (east/front facade) and doors and windows 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 significantly affect the integrity of the property to cause it to be ineligible for listing.

The Virginia 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.



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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, 2<sup>nd</sup> Floor Oak Tower Building, Kansas City, Missouri.

Jackson County, Missouri Tax Assessment Records, 1999.

"Kansas City's Real Estate Men," Kansas City World. November 29, 1903.

Piland, Sherry. "Kansas City Architects: Owen and Payson," Historic Kansas City Foundation Gazette, Vol.8, January/February, 1984, p.6.

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

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

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

*See Multiple Property cover document for additional sources.*

**10. Geographical Data**

**Verbal Boundary Description**

Township 49 Range 33 Section 4

All of Lot 8 and the north 11 feet of Lot 9 in Block 2, Gates & Kendall's Second Addition in Kansas City, Jackson County, Missouri.

See Figure 1 - Survey, Tract I

**Boundary Justification**

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

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**Additional Documentation**

**Photographs**

Except where noted, all photographs were taken January - May, 2000 by Brenda R. Spencer; Spencer holds the original negatives.

<u>Photo #</u>	<u>Description of Views. [ ] indicates camera direction</u>
1	East (front) elevation [W]
2	South (side) elevation from SE corner of building [NW]
3	Pediment and cornice detail on 4 <sup>th</sup> floor of east elevation [W]
4	North (side) and east (front) elevations from NE corner of building [SW]
5	Porch detail on east (front) elevation [W]
6	Porch detail on north (side) elevation [SE]
7	Main building entrance on east (front) elevation [W]
8	West (rear) and south (side) elevations from SW corner of building [NE]
9	Interior stairway
10	"Typical" apartment interior
11	Fire door in basement
12	Context: 1106 and 1100 Paseo (L to R) [W]
13	Context: 1100 and 1000 blocks of Paseo from the Terrace [NE] 1106, 1100, non-contributing liquor store (scheduled for demolition), Henderson House at 1016, and 1000 Paseo (L to R)

**Figures**

<u>Figure #</u>	<u>Description</u>
1	Survey, Tract I
2	1975 photo Source: 1975 drawings for HUD remodeling, William Johnson, architect



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Figure 2: 1975 Photo, from 1975 drawings for HUD remodeling, William Johnson, architect



























