NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Paris and Weaver Apartment Buildings

other names/site number N/A

2. Location

street & number 3944-46 and 3948-50 Walnut Street not for publication N/A

city or town Kansas City vicinity N/A

state Missouri code MO county Jackson code 095 zip code 64111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Mark A. Miles 05/16/06

Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal Agency or Bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
([ ] See continuation sheet for additional comments.)

Signature of commenting or other official Date

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 [ ].		

5. Classification

Ownership of Property

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property

[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

Name of related multiple property listing.
Historic Colonnade Apartment Buildings of Kansas City, Missouri, c. 1900-1930

Number of contributing resources previously listed in the National Register.
0

6. Function or Use

(Enter categories from instructions)

Historic Functions	Current Functions
Domestic: Multiple Dwelling	Vacant/Not In Use

7. Description

Architectural Classification
Other: Colonnaded Apartments
Neo-Classical Revival
Late 19th and Early 20th Century American Movements

Materials
foundation Limestone
roof Asphalt
Walls Brick
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location.

[ ] **C** a birthplace or a 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 last 50 years.

Areas of Significance

Architecture

Period of Significance

1912

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Weaver, Willard B.
Butler-Weaver Realty Company

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical 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

[X] Local government

[X] University

[ ] Other

Name of Repository: Kansas City Landmarks Commission

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References
(place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	362820	4324060	3			
2				4			

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Tony Gardner, President
organization Gardner Historic Property Consultants Inc. date 12/5/2005
street & number 3000 DeGroff Way telephone 816-262-2515
city or town Kansas City state MO zip code 64108

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 the SHPO or FPO.)

name BP Little Investments LLC
street & number 444 W. 47th St., Suite 120 telephone 816-210-1513
city or town Kansas City state MO zip code 64112

SUMMARY

The Paris and Weaver Apartment Buildings are located respectively at 3944-46 and 3948-50 Walnut St. in Kansas City, Missouri. Research revealed no historic name for the building at 3944-46, so it now take its name from developer Willard B. Weaver. Built in 1912, the two nearly identical buildings are three-story brick and sit on a limestone foundation. They both have prominent porches with brick piers on the first floors and tall fluted columns on the second and third floors. These brick pier/column combinations are characteristic of the "Combined Column" colonnade apartment subtype described in the Multiple Property Cover Document, "Historic Colonnade Apartment Buildings of Kansas City, Missouri, c. 1900-1930." Each building contains six residential units, all of which retain their original interior floorplan. Much of the original finish has also been retained, particularly in the primary spaces such as the living rooms, dining rooms and bedrooms. The buildings are deteriorated, but retain their significant architectural characteristics and meet the registration requirements for the property type.

ELABORATION

Exterior

The most prominent exterior feature of the Paris and Weaver buildings are the front porches. The porches are composed of square brick piers which support fluted and tapered columns. On the first story, the brick piers frame brick porches. On the second and third stories, the columns encompass wood porch entablatures which are enclosed by wood railings and balustrades. The columns, porches, balustrades and beadboard, as well as the soffits, fascia and modest curved brackets of the cornice are composed of pine, which has been painted white.

The foundations are composed of limestone, which likely came from local quarries. The walls are clad with red brick, and the front-façade window lentils and sills are cut stone. The corners of the front facades feature quoining. On the secondary facades, the windows are enclosed by arched brick lintels and stone sills. The pediments above the doors and the lentils of the central bay windows have been replaced by concrete.

As for fenestration, the upper sashes of the original windows feature a six-pane "Prairie" configuration composed of two vertical mullions and one horizontal muntin. The entry door of the Paris building is missing. The sidelights are intact. The single-light entry door of the Weaver is intact, but the sidelights are broken out and missing. The original French doors leading to the balconies are configured in the "Prairie" style, with two vertical mullions and two horizontal muntins.

The rear facades of both buildings feature enclosed wood porches flanking a central staircase. The north and south sides of each enclosed porch contain paired windows with double-hung six-over-six pane configurations.

Interior

The Paris and Weaver buildings are designed as three-story walkups with central hallways serving six units. The central hallways are composed of plaster walls and ceilings and oak baseboards. The staircases in both properties are stained oak, with square newel posts and molded caps. The banister rails are molded and the balusters are square.

Each unit is composed of living room, small dining area, one bedroom, kitchen and bath. The living, dining and bedroom floors are stained oak. Kitchens and baths are typically floored in linoleum. The interior woodwork, most of which has been painted white, has a small degree of ornamentation, with window and door frames featuring simple back-banding and plinth blocks, as well as modest crown moldings and baseboards. A couple of the units have retained box-beam ceilings.

The configuration of the interior units has been retained. However, the interior finish of the buildings has been altered in varying degrees by non-historic materials. Some units still retain much of their original look and feel, while others have been layered with suspended ceilings and paneling. In most cases, however, these layers can be removed to reveal the original materials.

Setting

The Paris and Weaver Apartments are located in the middle of the west side of the 3900 block of Walnut St. in the residential area of midtown Kansas City. The buildings are set back slightly from the concrete sidewalk, on a flat, grassy lot. They are separated by a driveway that provides entry to a rear parking lot. In a block where as many as twenty properties once stood, the Paris and Weaver are now among eight remaining structures. Because Walnut St. is just one block east of Main St., a significant commercial artery, many of the properties on Walnut have been razed to make room for parking lots serving commercial buildings. Next door to the Paris a Spanish-revival style commercial building still stands, though it has been vacant for several years. The remaining structures are primarily large single-family residences constructed in the late 19th and early 20th centuries.

Integrity

Both buildings exhibit some wear and tear. The far right column of the Paris building is sheathed

in a white aluminum casing. The porch decks and beadboard are suffering from varying degrees of woodrot, and warping. Though none of the balusters are missing, many are loose and rotted. The bricks and mortar of the far right balcony wall of the Weaver are crumbling. Large portions of the cornice have been replaced by white aluminum material. Several of the original windows are missing and either replaced by non-matching windows or simply boarded up. The pediments over both entry doors and the lintels over the central entry windows have been replaced with concrete.

The original interior configurations have been retained. Most of the units retain a good degree of their original finish, though in some cases the original material is obfuscated by faux wood paneling and suspended ceilings. The owners plan to remove all non-historic materials and to repair and replace the original finish as much as possible.

On the whole, though, both the Paris and Weaver retain a substantial degree of integrity and meet the criteria for inclusion on the National Register as defined in the Multiple Property Cover Document.

Summary:

The Paris and Weaver Apartment Buildings of Kansas City, Jackson County, Missouri, are locally significant under National Register Criterion C in the area of ARCHITECTURE. Constructed in 1912 for Willard B. Weaver, the two buildings are representative examples of the Combined Column colonnade apartment type as defined in the Multiple Property Documentation Form "Historic Colonnade Apartment Buildings of Kansas City, Missouri, c. 1900-1930." The buildings feature square brick piers which support fluted and tapered Tuscan columns, character defining features of the property type. Weaver's colonnaded apartments represent a trend apartment construction in Kansas City that included modestly scaled buildings located on or near important thoroughfares or streetcar lines. Built primarily for the growing middle-class, these apartments were convenient to workplaces while being located in suburban residential settings. Their colonnaded porches were ideal adaptations for the city's temperate spring and fall and hot summers, and also provide the architectural detail that ties these buildings to popular Classical Revival Styles. The period of significance for the two buildings is 1912, the date of construction.

Elaboration:

The Paris and the Weaver exemplify many of the characteristics set forth by Rosin and Schwenk in the Multiple Property Cover Document, "Historic Colonnade Apartment Buildings of Kansas City, Missouri, c. 1900-1930." According to the document, a Historic Colonnade Apartment Building "...is typically a multi-story, masonry apartment building with one or more prominent multi-story colonnaded porches." Rosin and Schwenk elaborate by identifying several other characteristics inherent in Kansas City colonnades, including brick wall cladding, at least two self-sufficient units, and a height between two and four stories. The Paris and Weaver exhibit these qualities. They also meet more general criteria, in that they are located within the City of Kansas City and were built in 1912, in the middle of the Period of Significance set by Rosin and Schwenk as between the years 1900 and 1930.

In their work, Rosin and Schwenk document four particular sub-types: the Classical Colossal Column Porch; the Combined Column Porch; the Square Brick Column Porch; and the Transitional Colonnade Apartment Building. The Paris and Weaver both fall within the Combined Column Porch sub-type. The buildings feature square brick piers that support fluted and tapered Tuscan columns. On the first story, the brick piers frame brick porches. On the second and third stories, the columns encompass wood porch entablatures which are enclosed by wood railings and balustrades.

Both the Paris and Weaver retain sufficient integrity to be easily identified with the property type. The primary façade appearance has remained largely unchanged. Within the interior of each building, the central hallways have remained intact and the units are configured as they were in

1912.

The Paris and Weaver Apartments represent economic, social and architectural trends that emerged in Kansas City in the early 20th century. The properties represent a time when, according to Rosin and Schwenk, "housing shortages, a rapidly growing middle class, and the emergence of speculative developers ushered in an era of small- to medium-sized four- to twelve-unit apartment buildings."

Speculative developer Willard B. Weaver helped drive this trend. After building half a dozen single family homes between 1907 and 1908, Weaver and his company moved headlong into multi-family development, constructing sixteen apartment buildings between 1908 and 1915. In 1912, Weaver built the Paris and Weaver in the "streetcar suburb" area of 39th and Walnut St. in Kansas City. Weaver's properties were geared toward an emerging middle-class demographic, which played a vital role in the expansion of Kansas City in the early 20th century. Walnut Street and the nearby Old Hyde Park neighborhood developed with the expansion of the park and boulevard system instituted in Kansas City by George Kessler, a proponent of the City Beautiful Movement.

Tenants were attracted to the Walnut Street neighborhood by the affordable and attractive new rental construction, the proximity of Main Street and its streetcar line, the green spaces of Hyde Park, and the sense that their new dwellings were a "step up" from the tighter quarters and more urban confines of the lower-middle class neighborhoods closer to downtown.

Weaver's project was also part of an architectural trend. By the time the properties were constructed in 1912, the Colonnade apartment property type had already been pioneered by Kansas City developer William H. Collins and his architect, John W. McKecknie. The pair had been designing and building since 1902 in a style that stemmed from the Neoclassical movement, which fused Georgian, Adam, Early Classical Revival and Greek Revival traditions.

The properties embody these elements by combining square brick piers, Neoclassical columns, quoins, bracketed cornices and other architectural embellishments. Even at a glance, the proposed properties illustrate a distinctive white wood and red brick color palette often associated with Neoclassical buildings.

The properties exemplify how local architects and builders combined practicality and aesthetics to meet the demand for housing and to also appeal to the tenants' desire for an element of style deriving from symmetry, order and minor degrees of ornamentation.

The Paris and Weaver are located near two National Register districts. The properties stand one block to the east of the Southside Historic District, a commercial area running along the 3800-

4000 blocks of Main Street. The Southside Historic District was certified by the National Register in 1983. Located one block to the north is 39th Street, which serves as the southern boundary line for the Old Hyde Park East National Register Historic District, which was added to the National Register in May 2004.

In the past two decades, many of the properties surrounding the Paris and Weaver have been razed to make way for parking lots to support Main Street commercial traffic. In a block where as many as twenty properties once stood, the Paris and Weaver are now among eight remaining structures. Though the block is too much a patchwork to warrant a National Register listing, placing the Paris and Weaver on the Register would help ensure that the buildings stand against the kind of incursion that caused the demolition of their neighbors.

Though there are estimated to be over five hundred surviving colonnade apartment buildings in Kansas City, listing the Paris and Weaver on the National Register would ensure their historic rehabilitation by the new owners and enable them to stand for another hundred years.

BIBLIOGRAPHY

A Place in Time. Kansas City: Kansas City, Missouri Landmarks Commission, 1977.

City of Kansas City, Missouri. Landmarks Commission, City Hall. Research Database.

Hull, Brent. *Historic Millwork: A Guide to Restoring and Re-Creating Doors, Windows and Moldings of the Late 19th through Mid 20th Centuries.* Hoboken, New Jersey: John Wiley & Sons, 2003.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1985.

National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*: U.S. Department of Interior, National Park Service, Washington, D.C.

Rosin, Elizabeth and Sally Schwenk. National Register of Historic Places Multiple Property Form "Colonnaded Apartments of Kansas City, Missouri," December 2003. City of Kansas City, Missouri Landmarks Commission, Kansas City, Missouri.

Spencer, Brenda R. National Register of Historic Places Multiple Property Form "Colonnaded Apartments on the north end of The Paseo Boulevard in Kansas City, Missouri, ca. 1896-1945," 20 May 2000. City of Kansas City, Missouri Landmarks Commission, Kansas City, Missouri.

The Houses We Live In: An Identification Guide to the History and Style of American Domestic Architecture. Jeffery Howe, General Editor. San Diego: Thunder Bay Press, 2002.

Property: Paris and Weaver Apartment Buildings
Photos by: Tony Gardner
Holding Original Negatives on File
Date: December 14, 2005

1. Streetscape Facing NW
2. Streetscape Facing SW
3. Paris and Weaver Buildings, Facing SW
4. Paris and Weaver Buildings, Facing NW
5. Weaver Building, Facing West
6. Paris Building, Facing West
7. Weaver Building Columns and Porches, Facing West
8. Paris Building Columns and Porches, Facing West
9. Weaver Building Columns and Porches 2, Facing West
10. Paris Building Columns and Porches 2 , Facing West

Verbal Boundary Description

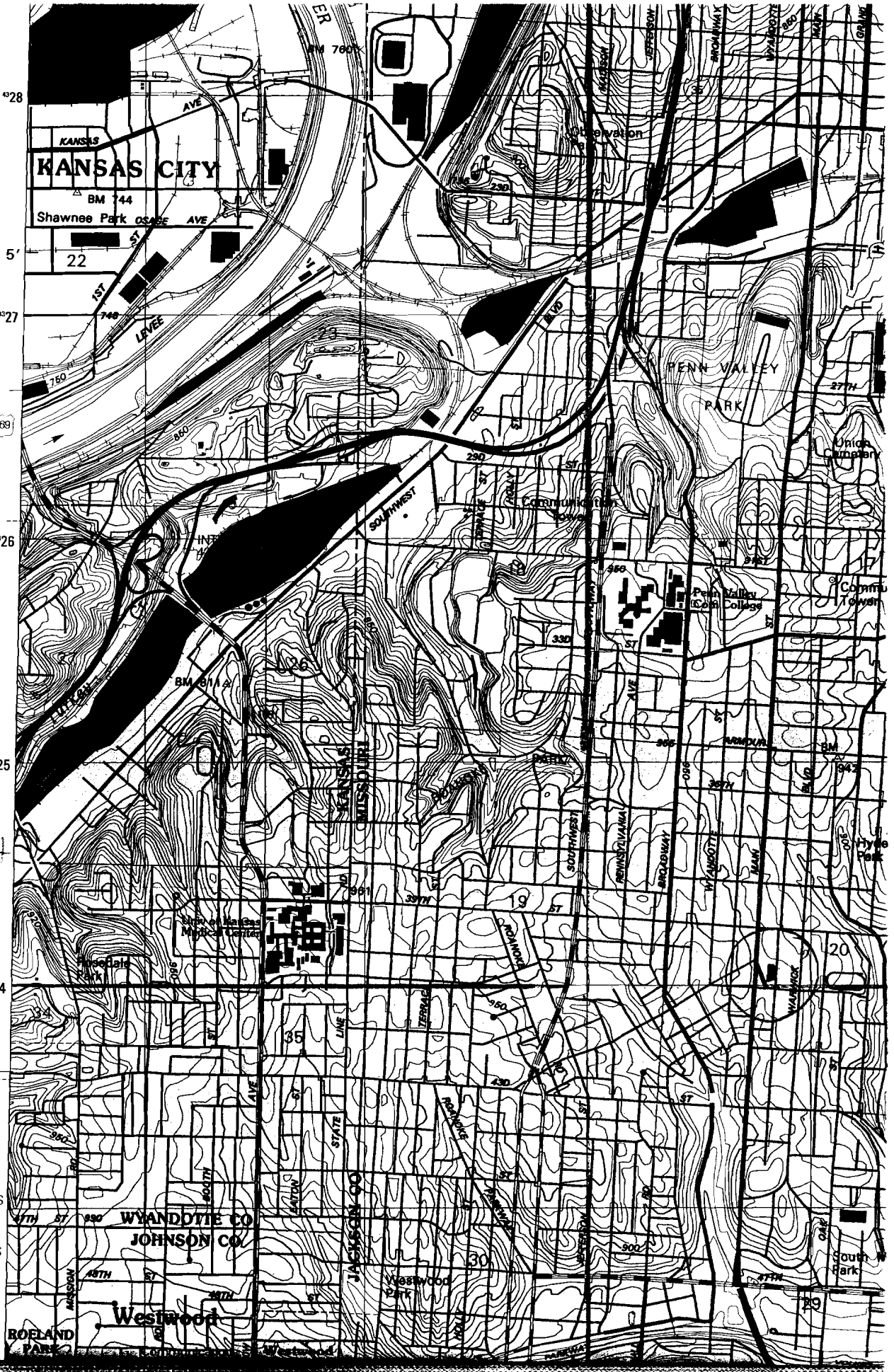
The Paris and Weaver Apartment Buildings are located, respectively, at 3944-46 Walnut St. and 3948-50 Walnut St. in Kansas City, MO.

LEGAL DESCRIPTIONS

3944-46 Walnut St. – Klein Place, Lots 7-9
3948-50 Walnut St. – Klein Place, Lots 10-11

Boundary Justification

The boundaries for this nomination are limited to the two buildings and their associated lots. The rest of the surrounding block has seen substantial demolition and no longer reflects its historic character or association with the colonnade apartment property type in Kansas City.



215 E Weaver Apartment Building
Jackson Co, MO
E 2820/4324560

3950

3944

3950

3948