

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Beverly Apartments
Other names/site number n/a
Name of related Multiple Property Listing Historic and Architectural Resources of Springfield, Missouri

2. Location

Street & number 529 Cherry Street n/a not for publication
City or town Springfield n/a vicinity
State Missouri Code MO County Greene Code 077 Zip code 65806-3331

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 at the following level(s) of significance:

national statewide local
Applicable National Register Criteria: A B C D

Toni M. Prawl MAY 25 2017
Signature of certifying official/Title Toni Prawl, PhD, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:) _____

Signature of the Keeper Date of Action

Beverly Apartments
Name of Property

Greene County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Commercial Block Apartment Building

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Not visible

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Beverly Apartments
Name of Property

Greene County, Missouri
County and State

8. Statement of Significance

- 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
(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Areas of Significance

Commerce

Period of Significance

ca. 1935-1945

Significant Dates

ca. 1935

Significant Person

(Complete only if Criterion B is marked above.)
n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Beverly Apartments
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10. Geographical Data

Acreege of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 37.204189° -93.287296° 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Debbie Sheals
organization Historic Preservation Consulting date March 13, 2017
street & number 29 South Ninth St. #210 telephone 573-874-3779
city or town Columbia state MO zip code 65201
e-mail debsheals@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Beverly Apartments
Name of Property

Greene County, Missouri
County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Beverly Apartments

City or Vicinity: Springfield

County: Greene State: Missouri

Photographer: Debbie Sheals Photos 1, 4, 6, 7-9, 11-18. Lindsey Schopp 2-3. Paul Dean 5, 10.

Date

Photographed: Photos 1, 4, 6, 7-9, 11-18, January 2017. Photos 2-3, 5, 10, March 2017.

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Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18: Looking east on Cherry St. (Taken before porch was removed.)
- 2 of 18: Southwest corner, looking northeast.
- 3 of 18: Façade (South wall), looking north.
- 4 of 18: Window detail: façade, looking north.
- 5 of 18: Southeast corner, looking northwest.
- 6 of 18: Northeast corner, looking southwest.
- 7 of 18: Upper back (north) wall, looking southwest.
- 8 of 18: Back wall, looking south.
- 9 of 18: Northwest corner, looking southeast.
- 10 of 18: Front door, façade, looking northwest.
- 11 of 18: First floor, front stair, looking south.
- 12 of 18: First floor, west side, looking west.
- 13 of 18: First floor, back (north) stair, looking north.
- 14 of 18: First floor, hall, looking south.
- 15 of 18: Second floor, front stair, looking south.
- 16 of 18: Second floor, hall, looking north.
- 17 of 18: Third floor, southeast apartment, looking northeast.
- 18 of 18: Third floor apartment, looking southwest.

Beverly Apartments

Name of Property

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Figure Log:

Include figures on continuation pages at the end of the nomination.

1. Aerial photo map from Google Earth, with a scale bar. Accessed Jan 20, 2017.
2. Aerial photo map of the area, from Google Earth with Coordinates. Accessed Jan. 20, 2017.
3. Boundary Map and Site Plan.
4. Locations of vernacular Commercial Block Apartment Buildings in Springfield.
5. Floor Plans, Basement and First Floors.
6. Floor Plans, Second and Third Floors.
7. Pearl and Windsor Apartments, 2017.
8. Hickman Apartments, 2017.
9. Beverly Apartments, Summer of 2016.
10. Front Elevation Drawing for upcoming Rehabilitation Project. Drawing by Steve Deckard, Keystone Architects; March, 2017.

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Continuation Sheet

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Beverly Apartments
Name of Property
Greene County, Missouri
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Historic and Architectural Resources of Springfield, Missouri
Name of multiple listing (if applicable)

Summary: The Beverly Apartments, at 529 Cherry Street in Springfield, is a three story brick apartment building with a concrete foundation, a flat roof and a rectangular plan. It is located in a residential neighborhood near the Springfield public square. The building has served in a multiple-dwelling capacity since it was built, ca. 1935. It is an intact example of the Commercial Block Apartment Building property subtype, as discussed in the Multiple Property Documentation Form (MPDF), "Historic and Architectural Resources of Springfield, MO." It is a contributing building and the only resource on the property. The flat façade, which faces south to Cherry Street, has three bays defined by even columns of windows and a central entrance at the first floor. The entrance is topped with a wide flat lintel which bears the words BEVERLY APARTMENT. The back (north) wall has the same patterns of fenestration as the front wall, and the long side walls of the building are filled with rows of windows. All window openings are original and topped with soldier course headers and square cast stone corner blocks. They are filled with 1/1 sashes that are all less than thirty years old. The decorative treatment of the window heads is one of the few ornamental elements of this simple building. The interior of the building features two original staircases and a central hallway on each floor that is flanked by apartments. The building meets the registration requirements for the Commercial Block Apartment property type set forth in the MPDF, under the context "Early 20th Century Apartment Buildings, ca. 1900-1945." According to that document, to be eligible in the area of Commerce, "a property must have served as a multiple-dwelling apartment building for a predominance of its history and must continue to reflect this historic function."¹ The Beverly Apartments meets those conditions: it has never served as anything except a multi-family dwelling, and it has seen no major changes to its form or patterns of fenestration. It is immediately recognizable as a Springfield apartment building from the period of significance, which is ca. 1935–1945.

Elaboration:

Setting

The Beverly apartments occupy an L-shaped lot in a neighborhood of modest residences; the building is a half-block west of the Missouri State University campus, and less than a half-mile southeast of the Springfield Public Square. (See Photos 1 and 2, and Figures 1, 2 and 3.) The building sits just eight feet from the front sidewalk, with small planting areas on either side of a wide set of concrete steps that lead to the front porch. The lot slopes gently up to the north, so that the basement of the building is above grade at the front, with only a few feet of foundation wall visible at the back of the building. The building sits at the east property line, and there is a small amount of open

¹ Richard Lee Burton, "Early 20th Century Apartment Buildings, ca. 1900-1945," *Historic and Architectural Resources of Springfield, MO*. National Register Multiple Property Documentation Form, Nov. 25, 2002, F.19

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Beverly Apartments
Name of Property
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space west and north of it, all of which has asphalt paving. A narrow driveway along the west side of the building leads to a paved area at the back of the lot. The back part of the lot is used as a tenant gathering space and parking lot. The driveway is shared with the property to the west, which contains a ca. 1920s house. A wood privacy fence runs along the north and east edges of the back parking area. There are two portable wood sheds near the back property line, and a covered picnic table near the back wall. Those are all small temporary structures and they are not included in the resource count. (See photos 6-8.)

Building Exterior

The apartment building has a rectangular footprint and a simple boxy form. Each red brick wall is flat, with a high painted concrete water table and very little architectural embellishment. The south-facing façade and the east and west side walls all have short parapets that are topped with terra cotta coping tiles. The roof slopes gently to the rear, and there is a large painted gutter and downspout on the back wall. (See photos 7 and 9.) The front wall bears slight marks of wood siding that was added in the 1970s or 80s, and removed in 2016. (See photos 2-4.)

Each wall of the building is filled with even rows of windows. (Photos 1, 6, and 9.) The masonry window openings are all original. The 1/1 vinyl window sashes are all modern; they appear to date to the 1990s. (There is one 6/6 window on the front wall, as described below.) All of the masonry window openings on the front and side walls have soldier-brick headers with square cast stone corner blocks, and cast stone lug sills. The sills on the front windows are early or original, and in fair to poor condition. (See photo 4.) The sills on the side walls, which are roughly the same size as those on the front wall, appear to be modern replacements; they are in excellent condition. (See photos 2 and 5, which show both old and new sills.) It is likely that the newer sills were installed when the window sashes were replaced in the late twentieth century. Most of the window openings on the back wall have soldier course headers and rowlock brick sills, all of which are early or original and in fair to good condition. The first floor rear windows have new cast stone sills. (See photo 9.)

The narrow front wall has three bays. (See photo 3.) Each bay has a column of window openings. The center bay contains the wide front entranceway, which is topped by a wide concrete or stone lintel, into which are the words BEVERLY APARTMENT are inscribed. (See photos 3 and 10.) Wide painted concrete steps lead to concrete stoop in front of the entrance. The stairs and stoop are early or original; they are flanked by brick posts that appear to be later additions. The original masonry opening for the doorway is intact. It is filled with a deeply recessed door and sidelights that are a few decades old. (See photo 10.)

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The front door, which opens to a stair landing, is located midway between the basement and the first floor levels. The windows above the front door line up with the other stair landings, so that each is situated between floor levels. The top window opening of the center bay is taller than the others, with a transom above the paired 1/1 sashes. That transom is filled with a flat plywood panel. (See photo 3.)

The windows in the side bays of the façade all align with the interior floors. There is one roughly square window opening per floor, including the basement. In the west bay, the window openings are all intact, but filled with modern materials that were added when an interior elevator was installed in 1999.² That infill includes concrete blocks on floors 2 and 3, and frame on the first floor and basement. Half of the first floor window opening has a 6/6 vinyl window that also appears to date to 1999. There is also a newer doorway at the basement level, located just west of the window opening; it has narrow trim and is filled with a flat painted door. (See photo 3.) In the east bay of the façade, the window openings are all open, and filled with newer 1/1 sashes. The east basement window is covered with an open metal security grill. (Photos 2-4.)

The two long side walls are nearly identical. (See photos 1 and 6) Each is of red brick, with no ornament aside from the decorative masonry at the window openings. Floors one through three are lined with single and double windows. There are 11 bays of windows on each side wall. Working front to back, there are two bays of double window openings, one narrow bay of smaller windows that serve bathrooms, four more bays of double windows, another small bay of restroom windows, two more bays of double windows, and one bay of large single windows. (See photos 6 and 9.) Approximately eight side windows have window-mounted air conditioning units.

The high side foundation walls also contain modest rectangular window openings, which are smaller near the back of the building where there is less exposed foundation. The larger basement window openings are covered with metal security grills, and many of the smaller window sashes have been replaced with ventilation louvers. Utility connections are located at the north end of the west wall, which has several runs of surface mounted conduit. Single runs of conduit extend to the north and east walls to serve wall-mounted light fixtures.

The back wall has a three-bay composition that is very similar to that of the facade, with a wide doorway centered at grade level. (See photos 7- 9.) The east and west bays each have a small rectangular window at the basement level, and large double windows on floors one through three. As is the case on the front and side walls, the upper window openings of the back wall are all topped with ornamental brickwork. All have newer window sashes, except the west window at the first floor, which has frame infill

² Plans on file with the current owners.

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and a large commercial exhaust hood. There are also modern HVAC ducts on the back wall, above the doorway.

The center bay of the back wall has a doorway at the first floor, with two windows above. The top center window opening has a transom that is filled with painted wood louvers. (See photo7.) The back doorway has a newer painted metal door that is surrounded by flat frame infill. Like the front door, the rear entrance is located between the first floor and the basement, at the landing of a staircase, and the windows above are at intermediate levels.

Building Interior

Inside the building, the front and back staircases run from the basement to the third floor, and each opens to a double-loaded corridor that extends down the center of the building. (See photos 11, 13-16.) The plans of the original one bedroom apartments that flank the hallways are largely intact, especially on the third floor of the building. On the first and second floors, new walls have been added to most of the original small apartments to allow a higher density of use. Those changes include adding small communal restrooms that open to the hallways, and converting one-bedroom apartments to single sleeping rooms and studio apartments. (See Figures 5 and 6, approximate current floorplans, with wall changes indicated.) Finishes on original walls within the apartments include early or original plaster, and simple painted millwork. (See photos 12, 17 and 18.) Newer walls and most ceilings have gypboard finishes, and flat painted millwork. Most floors have composition tile that is several decades old but not original. (See photos 13-16.)

Integrity

The apartment building clearly reflects its original function, but it has seen some changes over the years. Exterior alterations include replacement window sashes and sills, as well as the infill of four front window openings. There have been no other major exterior changes, however, and the original form and patterns of fenestration are intact. Exterior wall surfaces are unchanged. This includes the ornamental brick and stone headers above the windows, and the name plate above the front door, which are among the only original architectural detailing the building ever had.

Inside the building, all original circulation spaces, and most original apartment walls are intact. Changes to the hallways include new doorways, as well as the installation of hot water or steam pipes near several ceilings. The upper levels of the staircases have been partly walled in, but all original newel posts, and most stair railings are in place and in good condition. Within the original apartments, walls were added and doorways enclosed on the first and second floors to accommodate a conversion to a women's shelter in the mid-1990s. Those changes left most of the original walls in place, so that the early apartment plans are still discernable.

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In spite of the changes, the building is recognizable to its period of significance, and it meets the registration requirements laid out in the MPDF. That document states that to be eligible in the area of Commerce the building should reflect its original multiple-dwelling function, and notes that “this use would be most evident in extant exterior design and the configuration of interior hallway and multiple room floorplans... Since early apartments and their amenities were fairly modest, alterations to room layouts are anticipated and do not necessarily preclude designation.”³

The apartment building exhibits integrity of design, workmanship, location, setting, feeling and association. The original **design and workmanship** are evident in the exterior form and patterns of fenestration, which are very similar to those of other Commercial Block Apartment buildings in the neighborhood, especially those constructed by the Hickman family.⁴ **Location and setting** are also intact. It occupies its original lot, in an area close to the Springfield Public Square that retains its original residential character. As noted in the MPDF, apartment construction played an important role in the development of the residential areas south of the square in the early 20th century. The building also exhibits integrity of **feeling and association**; it evokes a sense of its time and place, and reflects its long history as an apartment building. It is immediately identifiable as an example of the Commercial Block Apartment subtype.

³ Burton, “Early 20th Century Apartment Buildings,” F.19

⁴ See Section 8 for more discussion of the Hickman family.

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Beverly Apartments
Name of Property
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Name of multiple listing (if applicable)

Summary: The Beverly Apartments, at 529 Cherry Street, in Springfield, Missouri, is locally significant under Criterion A in the area of Commerce. It is a three-story apartment building built ca. 1935 for Oran and Julia Hickman, who lived there and managed the building throughout the period of significance. It is a "Commercial Block Apartment Building", a subtype of the "Downtown Apartment Buildings 1900-1945" property type described in the Multiple Property Documentation Form (MPDF), "Historic and Architectural Resources of Springfield, MO." This is one of at least four apartment buildings in the neighborhood that were constructed by the Hickmans and their son Guy between 1926 and 1941. The other three buildings, which are all still in use as apartments, appear to have been constructed from the same set of architectural plans used for the Beverly Apartments. They are, in order of construction, the Pearl Apartments, 728 S. Jefferson, built 1926; the Windsor Apartments 722 S. Jefferson, built 1937; the Hickman Apartments 915 E. Elm, built in 1940-41. (See Figures 3, 7 and 8.) The Pearl and Windsor Apartments were listed in the National Register 12/06/05, as representative examples of the same property type. All of those buildings, including the Beverly Apartments, are mentioned in the discussion of the subtype found in the MPDF. The Beverly Apartments was the second apartment building constructed by or for the Hickman family. City directories show that the building saw high occupancy rates throughout the period of significance, and it has continued to serve a multiple-dwelling function to the present time. It meets the registration requirements set forth under the historic context "Early Twentieth Century Apartment Buildings 1900-1945." The period of significance begins with construction, ca. 1935, and ends at 1945, the termination of the period of significance for the MPDF. The building is a contributing resource and the only resource on the property.

Elaboration

As noted in the MPDF, early twentieth century apartment buildings in Springfield are "significant for their association with the urban transformation of the city's downtown core in the period between 1900 and 1945."⁵ Springfield saw substantial population growth after the advent of railroad service in 1870, and that growth continued into the new century. As the population increased, so did the demand for housing. Residential neighborhoods developed on all sides of the public square, including the part of Cherry Street now occupied by the Beverly Apartments. Development south and east of the square was reflected in geographical expansion, via annexations that took place in 1910 and 1926.⁶

Residential development in the late nineteenth century came in the form of single family houses which were either rented or owner-occupied. Multifamily housing of the time was relatively rare, and generally used for short-term stays or for more permanent housing

⁵ Burton, "Early 20th Century Apartment Buildings," E.23.

⁶ Dick Grosenbaugh, *A Million Hours of Memories*, (Springfield Sesquicentennial Committee, 1979) n.p.

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for those of modest means. Those needs were generally met by hotels and boarding houses that were located close to the commercial center.⁷

In the early part of the twentieth century, a growing market for multi-family rental housing spurred the development of a relatively new type of housing--the apartment building. As noted in the MPDF, "a new solution at the beginning of the 20th century, the emergence of the 'downtown apartment building,' had a dramatic impact on central Springfield's built environment."⁸ The new multi-family buildings offered more substantial residences than the hotels and boarding houses of the nineteenth century, and they enjoyed growing popularity, especially with small middle- and upper-middle class households. To meet renters' desires for access to mass transit and the downtown business district, most of the new apartment buildings of the city were constructed on major streets close to trolley lines and the public square.

The MPDF identifies two major periods of early twentieth century apartment development in Springfield. During the first period, which ran from 1900 to 1915, most new apartment buildings were relatively modest, and designed to blend into the single family residential neighborhoods in which they were built. They were often set back from the street and had rooflines and other design characteristics that were common to single family houses. The second period began in 1915, by which time apartment buildings had become an accepted part of the residential market. The city saw a spate of apartment development from 1915 to 1945, which the MPDF describes as "a greater expression of Springfield's urban ambitions. The apartment buildings constructed during this later campaign were of a much larger scale and more direct commercial aesthetic."⁹ That second phase of development continued through 1945, the end of the period of significance for the apartment context.

The apartment buildings constructed during that second phase more clearly communicated their multiple-dwelling function, with flat roofs and simple blocky forms that were closer to contemporary commercial buildings than single family houses. The MPDF classifies those new apartment buildings as "Commercial Block Apartment Buildings," and notes that 15 of the 40 buildings surveyed for the apartment study fit within that category.¹⁰ Commercial Block Apartment Buildings in that study group range from elaborate buildings that reflected high style architectural movements to simple vernacular blocks.

Although the MPDF did not list all 15 of the Commercial Block Apartment Buildings identified in the survey, it did include a description of five apartment buildings which

⁷ Burton, "Early 20th Century Apartment Buildings," E.24.

⁸ Burton, "Early 20th Century Apartment Buildings," E.24.

⁹ Burton, "Early 20th Century Apartment Buildings," E.25.

¹⁰ Burton, "Early 20th Century Apartment Buildings," F.17.

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exemplified the vernacular expression of the property type. Those five buildings, which survive, are all located approximately a half mile south or east of the square.¹¹ (See Figure 4.) Subsequent research has shown that four of the five were built by or for members of the Hickman family. That group includes the Beverly Apartments, which were built in late 1934 or early 1935. They were built for Oran and Julia Hickman, who lived there and managed the property for the rest of their lives. That list also includes, the Pearl Apartments, 728 S. Jefferson, built 1926; the Windsor Apartments 722 S. Jefferson, built 1937; the Hickman Apartments 915 E. Elm, built in 1940-41.¹² Oran and Julia Hickman also built the Pearl Apartments, and their son O. Guy Hickman, built the Windsor and the Hickman Apartments. All four buildings constructed by the Hickman family survive and are still in use as apartment buildings. The fifth building in that group, the more modest Peerless Apartments, 717 W. State Street, is also still in service, albeit somewhat altered in appearance.

Oran and Julia Hickman were married in 1900, and they spent the first twenty five years of their marriage in Golden City, Missouri, where they owned and operated a hardware store and a grocery store.¹³ By late 1925 or early 1926, they had moved to Springfield and built the Pearl Apartments, which also served as their home. The Pearl Apartments is an 18-unit apartment building located one half mile south of the square on Jefferson Street.¹⁴ Like the Beverly Apartments, the Pearl Apartments is a 40 foot wide rectangular building with a flat roof, a rectangular footprint and a three-bay façade that has a wide recessed central entrance. (See Figure 7.) It also has identical patterns of fenestration, and the same distinctive window headers with soldier course brickwork and square corner blocks. The entrance is topped by a wide concrete lintel into which is incised the name PEARL APARTMENTS. It is slightly smaller than the Beverly Apartments; it is the same width, but 26 feet shorter, with fewer apartments.¹⁵

The 1930 census shows that Oran and Julia Hickman were still living at the Pearl Apartments, with their sons, 24 year old Roy, and 20 year old Guy. Not long after that record was made, the Hickmans began to take steps to expand their real estate holdings. Although the middle of the Depression would seem to be an odd time to be

¹¹ Burton, "Early 20th Century Apartment Buildings," F.17.

¹² Burton, "Early 20th Century Apartment Buildings," F.17, and Cydney Millstein and Mary Ann Warfield, "Pearl Apartments and Windsor Apartments," National Register Nomination Form, May 11, 2005. The Pearl and Windsor Apartments were listed in the National Register 12/06/05.

¹³ *United States Federal Census, 1900-1940*. Springfield, Green County, MO, Ancestry.com. Accessed June 20, 2016.

http://interactive.ancestry.com/6224/4660340_00552?pid=7225833&backurl=http://search.ancestry.com.

¹⁴ *Polk's Springfield City Directory 1926*, (Kansas City: R.L. Polk & Co. Ancestry.com. Accessed Jun. 15, 2016.)

<http://interactive.ancestry.com/2469/10633650?backurl=http%3a%2f%2fsearch.ancestry.com%2fsearch%2fdb.aspx%3fdbid%3d2469%26path%3d&ssrc=&backlabel=>.

¹⁵ "Information Records" Greene County Assessor, 1953-1957. (Forms on file at the Green County Archives, Springfield, MO.)

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investing in real estate, by the same token, there was likely more of a local demand for affordable housing that was located close to the commercial district. Their decision to build the new apartment building during an economic downturn offers a solid illustration of the commercial significance of the early twentieth century apartments that were discussed in the MPDF. By the summer of 1934, the Hickmans had purchased the lot on Cherry Street, which was to become the site of their second Springfield apartment building--the Beverly Apartments.¹⁶ The new apartment building was finished and fully occupied by the summer of 1935.¹⁷

The new Beverly Apartments building was slightly longer than the Pearl Apartments, but otherwise nearly identical. It was clearly modeled on the Pearl Apartments and almost surely constructed from the same architectural plans, if any existed. No reference to an architect has been found for any of the buildings, and they are simple enough that they could have been built from pattern book plans or sketches made by owner and or contractor.

The Beverly Apartments opened with 26 units--2 in the tall basement, and 8 on each of the upper floors. City directories show that the new apartments were an immediate hit, and that the building stayed nearly full throughout the period of significance. The first directory listing for the building, published in 1936, shows that all units were occupied, and according to subsequent listings, there was rarely more than one empty apartment at a time through the 1940s. Demand was apparently high enough in the 1930s to merit the addition of two more basement units, one was added before 1937 and the other one was in place by 1940.¹⁸

A review of the first tenants to live in the building shows that the residents had a range of occupations. They tended to be middle- to upper-middle class, and many were married. There were several members of management, including Harvey Hammer, who managed the Ozark News Agency, and Clyde Fretwell, who managed the local Walgreen's Store. State representative S. F. Whiney was in apartment 301, and William Drake, the Assistant Secretary-Treasurer of the Missouri Mutual Life Company occupied one of the basement apartments. Other residents included aviator Robert Downing, and bus driver Ross Earnheart. Single teacher Thelma Appleby was in apartment 307, next door to salesman Willis Walsh and his wife Ada.¹⁹

¹⁶ Greene County Real Estate Tax Records, 1935 Assessment Book, (for property owned as of June 1, 1934). Assessment books are on file at the Green County Archives, Springfield, MO.

¹⁷ Springfield City Directory, 1936, and Greene County Real Estate Tax Records, 1937 Assessment Book, (for property owned as of June 1, 1936).

¹⁸ Springfield City Directories, 1936-1941.

¹⁹ Springfield City Directory, 1936.

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Oran and Julia Hickman were among those first residents. They moved into apartment 105 on the first floor about the time the building was placed in service, and stayed there for the rest of their respective lives. They retained ownership of the Pearl Apartments after that move, however, and their sons appear to have taken over management of that building. Their oldest son, Roy Hickman, and his wife Helen lived in Oran and Julia's former apartment from 1935 into the early 1940s. Roy is listed in directories as a bus driver, but he and/or his wife may also have managed the Pearl. Roy was definitely acting as manager by 1946, when the city directory lists him as such.

Their youngest son, Oran Guy Hickman, who went by Guy Hickman, was also involved in the real estate business, as a contractor and a property owner. In 1937, Guy Hickman built another apartment building right next door to the Pearl Apartments.²⁰ That new building, the Windsor Apartments was a near twin to the Beverly Apartments, with exactly the same size footprint and exterior detailing and the same number of apartments.

Guy Hickman followed the lead of his parents, and moved into his new apartment building to serve as the resident manager. He lived there until around 1941, when he built the last of the Hickman family apartment buildings.²¹ Appropriately enough, that final building was named the Hickman Apartments. It is very much like the other Hickman family apartment buildings, except that it was even longer, measuring 126 feet deep. (See Figure 8.) The extra length went towards larger apartment sizes rather than more units. The Hickman Apartments was built with 28 units, the same number as the Windsor and the Beverly, which contained only one-bedroom units.²² Guy Hickman lived in the Hickman Apartments for a short while, after which he moved into a single family house located just a few doors to the east.²³

Oran Hickman died in 1944, and in 1947, the Pearl and Windsor apartments were sold.²⁴ Julia Hickman took over the job of managing the Beverly Apartments after her husband's death, and she stayed on in apartment 105 of the Beverly until her death in 1952.²⁵ The next owner of the property, Merrill V. Nipps, continued the tradition of owner-occupancy for a few years; city directories show that he was living in Apartment 104 in 1955, but had moved out by 1959. He kept the property until the 1960s, and it

²⁰ Millstein, and Warfield, "Pearl Apartments and Windsor Apartments," 8.6.

²¹ Burton, "Early 20th Century Apartment Buildings," F.17, and Greene County Real Estate Tax Records.

²²"Information Records" Greene County Assessor, 1953-1957. (Forms on file at the Green County Archives, Springfield, MO.)

²³ Springfield City Directories, 1935-1955.

²⁴ *Missouri, Death Certificates, 1910-1962*. Springfield, Greene County, MO. Oran Hickman, State File NO. 30913. Ancestry.com. Accessed Jan 23, 2017.

²⁵ *Missouri, Death Certificates, 1910-1962*. Springfield, Greene County, MO. Julia Hickman, State File NO. 2642. Ancestry.com. Accessed Jan 23, 2017. <http://search.ancestry.com/cgi-bin/sse.dll?indiv=try&db=WebASM-60382&h=1375091>.

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changed hands several times until 1996, when it was purchased to serve in its most recent capacity as a women's shelter. (It is now vacant.)

With the changing ownership came a series of alterations. Under Nipps' ownership, an open porch was added to shelter the front entrance. Later, probably in the 1970s or 1980s, the façade was remodeled via the addition of three vertical columns of wide painted wood trim around the windows of the façade. That project included the addition of small standing seam metal hoods above the third floor windows, with a matching cap on the porch roof. (See Figure 9.) In the 1990s, the lugsills of the side walls were replaced, and new exterior doors and 1/1 vinyl window sashes were installed throughout.

Interior alterations included changes to finishes and adding some new interior partitions to allow for higher density residential use. (Figures 5 and 6.) The final change came in 1999, when an elevator was installed just inside the south wall and a new door was added to the basement level of that same wall. That project included infilling window openings on the west side of the façade with modern CMU and plywood siding. Those changes did not, however, involve the removal of many interior walls, and all original interior circulation spaces are intact.

Although the appearance of the building was altered, the changes were not structural, and many of them are reversible. Plans are underway for a full historically sensitive rehabilitation, which will undo many of the most notable changes. The frame sheathing has already been taken off of the façade, and removal of the front porch has revealed the original nameplate on the lintel above the front door. (See photos 2 through 5.) Later, historically accurate doors and sidelights will be added to the front entranceway, the infilled window openings of the façade will receive new sashes, and interior spaces will be rehabilitated for apartment use. (See Figure 10.)

Conclusion

Future rehabilitation plans notwithstanding, the Beverly Apartments building currently meets the registration requirements for the property type "Downtown Apartment Buildings 1900-1945." It is locally eligible in the area of Commerce. To be eligible in the area of Commerce, the MPDF requires a building to "have served as a multiple-dwelling apartment building for the predominance of its history," and to continue to reflect that historic function. The Beverly clearly meets both of those requirements.

The Beverly Apartments is part of a group of vernacular Commercial Block Apartment Buildings that helped to define the Commercial Block Apartment Buildings subtype discussed in the MPDF, and is specifically mentioned in that document as an example of that property type. It is worth noting that the façade of the Beverly, which was described in the MPDF as being "slightly altered by the application of vertical plywood

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panels along the three bays,” has since been uncovered. It is once again immediately recognizable as one of the four local apartment buildings constructed by the Hickman family in the early twentieth century.

Timeline of Events

1926, ca. Pearl Apartments constructed. [Millstein, Cydney and Mary Ann Warfield, “Pearl Apartments and Windsor Apartments,” National Register Nomination].

1929-31 Oren and Julia at the 826 S. Jefferson, apt 4, manager. (This was the Pearl) [Directory]

1934 (summer) Real Estate Tax records show “J. E. Hickman” owns this lot, which was valued around 4k. [Records at Greene County Archives.]

1935, Oren and Julia still in the Pearl on Jefferson Street, per directory.

ca. 1935 Beverly Apartments constructed at 463 Cherry, for Oren and Julia Hickman. (This is now 529 Cherry; street addresses changed in the 1940s.)

1935, summer (1936 book) Beverly Apartments listed in directory, and fully occupied. (Address of 463 Cherry Street.) Twenty-six units total: two basement, eight first floor, eight second floor, eight third floor. (Polk’s Springfield City Directory 1936, p. 384, Ancestry.com May 17, 2016.) Oram [sic] Hickman listed among the residents, apt 105. (Directories were compiled the summer before publication.)

1936, June. Real Estate Tax records show “J. E. Hickman” owns this lot, with a new value of \$21,775. (1937 book, as of June 1.)

1937-1940 In Directory, Oran Hickman listed as the owner of the Beverly Apartments, apt. 105. Only one vacancy per listing.

1937. Windsor Apartments constructed next door to Pearl, by or for O. Guy Hickman, who also lived there and managed it. [Millstein and Warfield, “Pearl Apartments and Windsor Apartments,” National Register Nomination, 8.6, per Western Contractor].

1940-41 Hickman Apartments constructed by or for Guy Hickman. [MPDF F.17 and Real estate taxes.]

1940 Census: Oran (78) and Julia (62) Hickman living at 463 Cherry Street. His occupation was contractor. No kids at home. [Ancestry.com]

Directory: Roy D and Helen A Hickman were living in Apartment 4 of the Pearl; he was working as a bus driver. Oran at the Beverly and Guy at the Windsor

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1941 Guy Hickman in apt 105 at the Hickman 709 E. Elm St.

1943 RE Tax records show "Orin [sic] Hickman Sr." owner of Pearl and "O. Hickman" (Guy?) owner of Windsor.

1944, September 29. Oran D. Hickman dies. He was living in the Beverly Apartments (463 Cherry). [Death cert]

1946-50, Julia Hickman is listed as the owner/manager of the Beverly, living in apt 105. [Directory.]

1946 Roy D. Hickman was the manager of the Pearl, and Roy L. was working as the janitor of the Pearl.

1947, ca. Pearl and Windsor sold to Sam Winegardner. Guy living in a house 732 Cherry, per directories. This is just a few doors east of the Hickman Apartments.

1950 Sanborn shows Beverly apartment building plus three garages along the east property line at the back.

1950 Oran G. (Guy) Hickman living with wife Catherine in same house on Cherry (now 932), working as a contractor. He still owned the Hickman Apts.

1951, Jan. RE Taxes show Mrs. O. H. Hickman as owner of Beverly, and O. Guy Hickman as owner of a small part of the adjacent lot. O. Guy also owned the Hickman Apts.

1951, ca. Merrill V. Nipps purchased the Beverly—he owned it by Jan, 1952 [Real Estate taxes.]

1952, Feb. 15, Julia Hickman dies. She was living at Beverly Apts too. [Death certificate.]

1955-59. No Hickmans living in the Beverly, which was full.

1957 One-story porch in place on the front wall, per Sanborn fire Insurance map. P. 8

1957 Guy Hickman living at 932 Cherry. [Directory]

1958 Oran Guy Hickman died in Springfield, wife Catherine. He owned the Hickman at the time of his death. [findagrave in ancestry.com, Real Estate Taxes]

1980s, ca. Façade remodeled.

1996 Beverly Apartment purchased for use as a women's shelter. Several apartments were subdivided to create smaller sleeping rooms.

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1999 Elevator installed in southwest corner of the building. This project involved in-filling a window openings on the façade, and adding a doorway to the basement level of the façade. [Plans on file with owners.]

2016-2017 Wood framing and front porch removed from façade.

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Western Contractor, (Sept. 22, 1937): 22.

"520 W. Cherry Street, Springfield, MO." Misc. architectural drawings on file with building owner Jason Murray. ca. 1989-1996.

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Verbal Boundary Description

Lot 18 except the South 113.55 feet of the West 37.8 feet of that lot, plus the West 3 feet of the South 54 feet of the North 94 feet of Lot 20, John Lair Addition to Springfield. The boundaries are shown as a heavy dashed line on the map in Figure 3.

Boundary Justification

The current boundaries encompass all of the land associated with the building during the period of significance, as recorded in historic real estate tax records for Greene County, Missouri.

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Figure 1. Aerial photo map from Google Earth, with Coordinates. Accessed Jan 20, 2017.

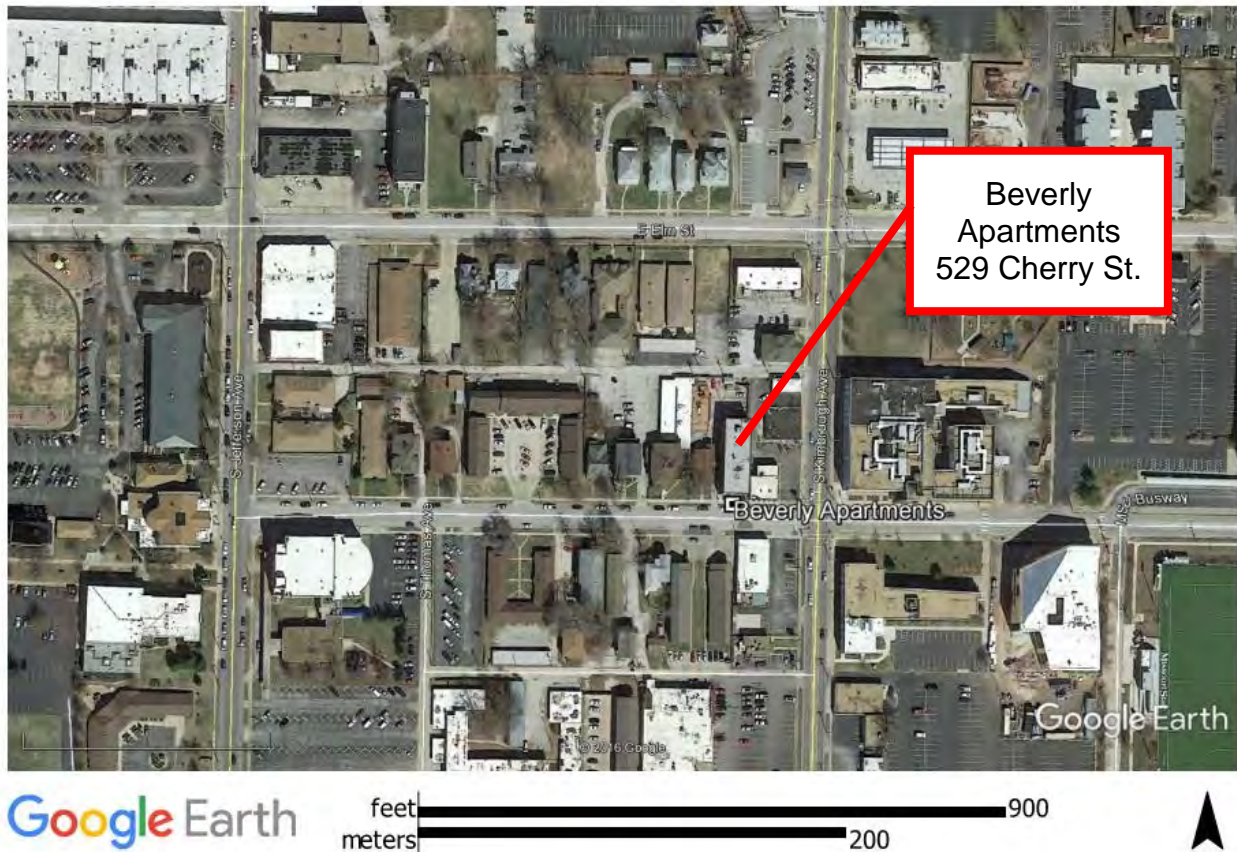


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Figure 2. Aerial photo map of the area, from Google Earth. Accessed Jan 20, 2017.



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Figure 3. Boundary map and site plan. Drawn by Deb Sheals.

Base map: "Family Violence Center," Survey, Aug. 8 1996. John Gordon and Assoc., Inc. Registered Land Surveyors, Subdivision Engineering, Springfield, MO.

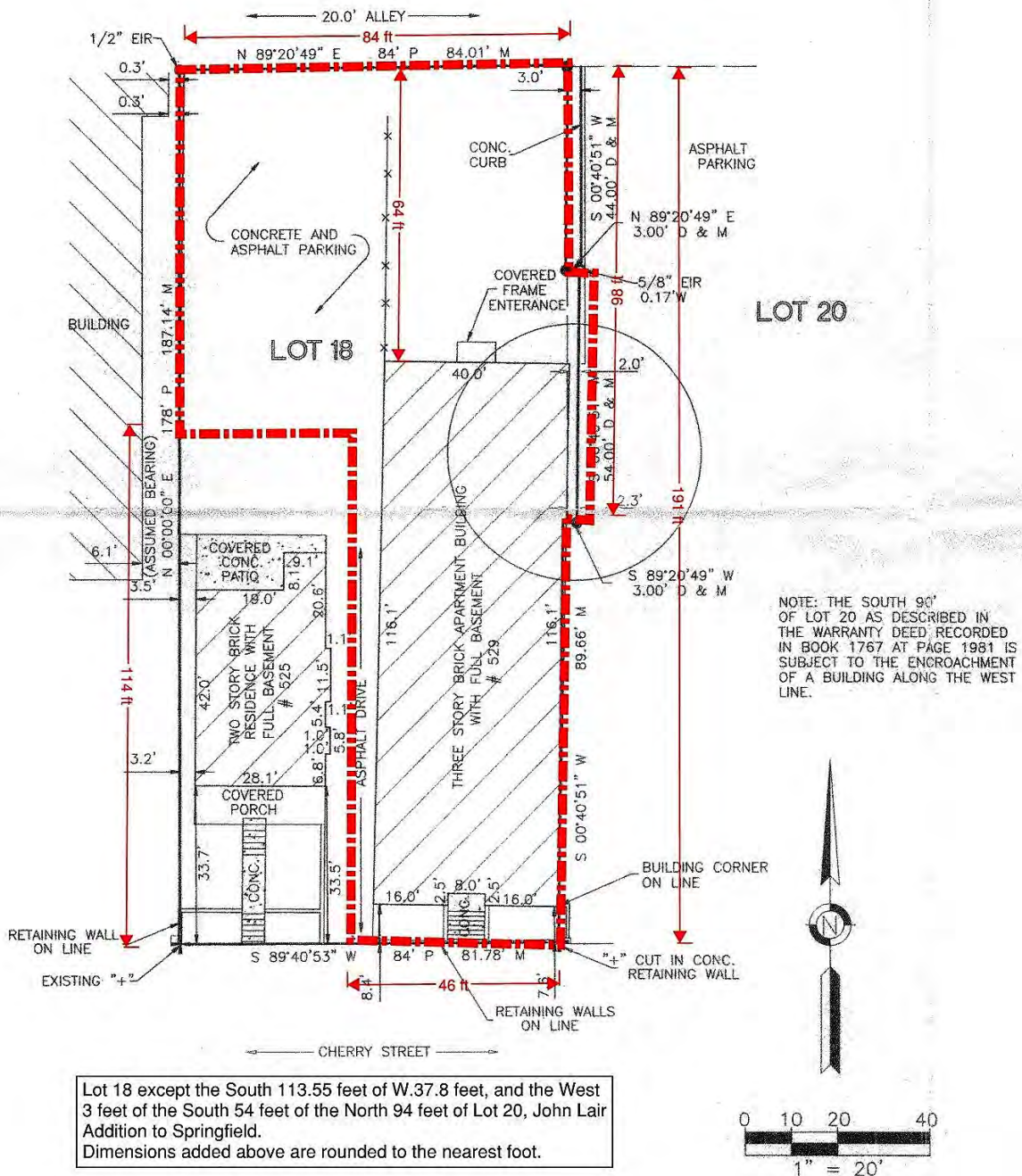


Figure 4. Locations of vernacular Commercial Block Apartment Buildings in Springfield.

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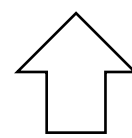
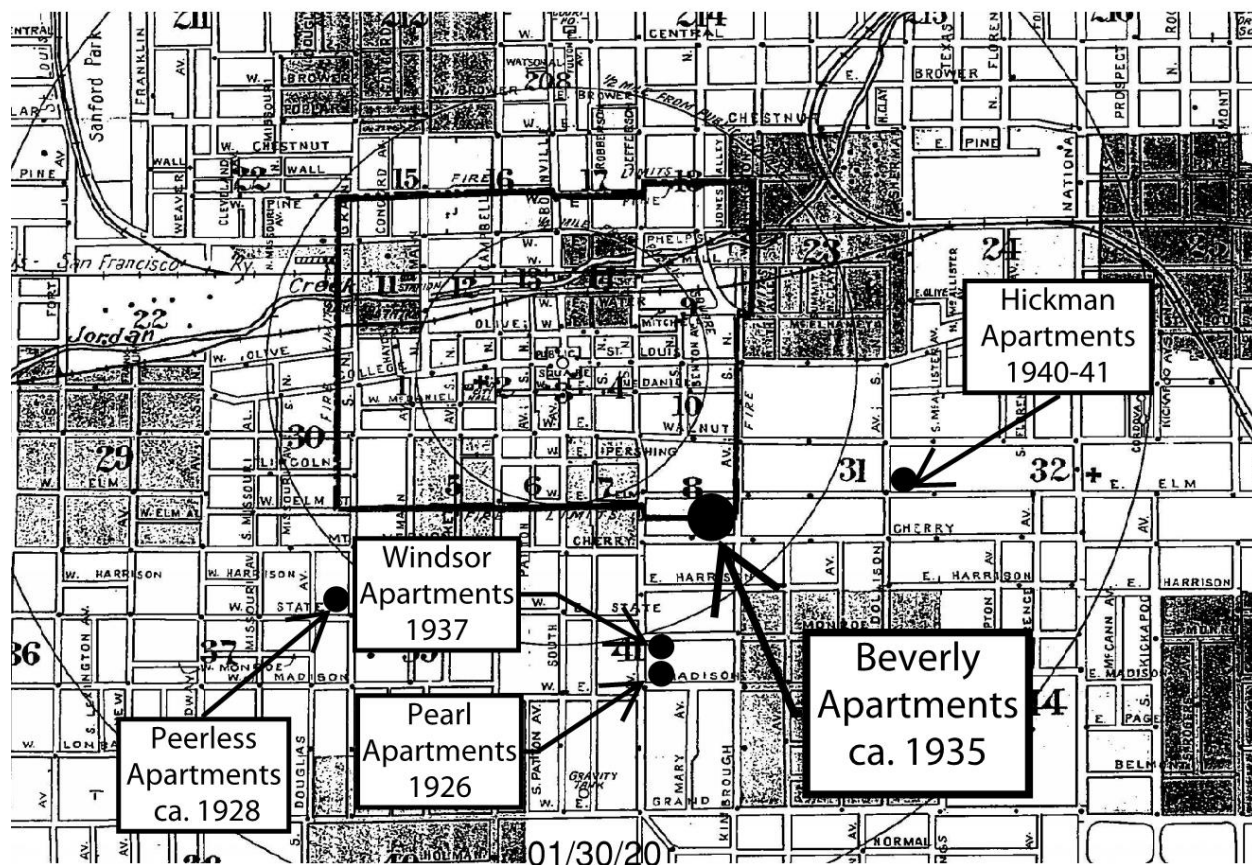
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Base Map: 1933 Sanborn Index Map, Sheet 0b.



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Figure 5. Floor Plans, First Floor and Basement. Darkened walls indicate 1990s changes. Base plans courtesy of nomination sponsor Jason Murray.



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Figure 6. Floor Plans, Second and Third Floors. Darkened walls indicate 1990s changes. Base plans courtesy of nomination sponsor Jason Murray.



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Figure 7. Pearl and Windsor Apartments. The Pearl is on the right, and the Windsor is on the left. Photo taken in 2017 by Deb Sheals.



Figure 8. Hickman Apartments. Photo taken by Deb Sheals 2017.



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Figure 9. Beverly Apartments, summer 2016, before the removal of modern elements from the façade. Photo taken by Deb Sheals.



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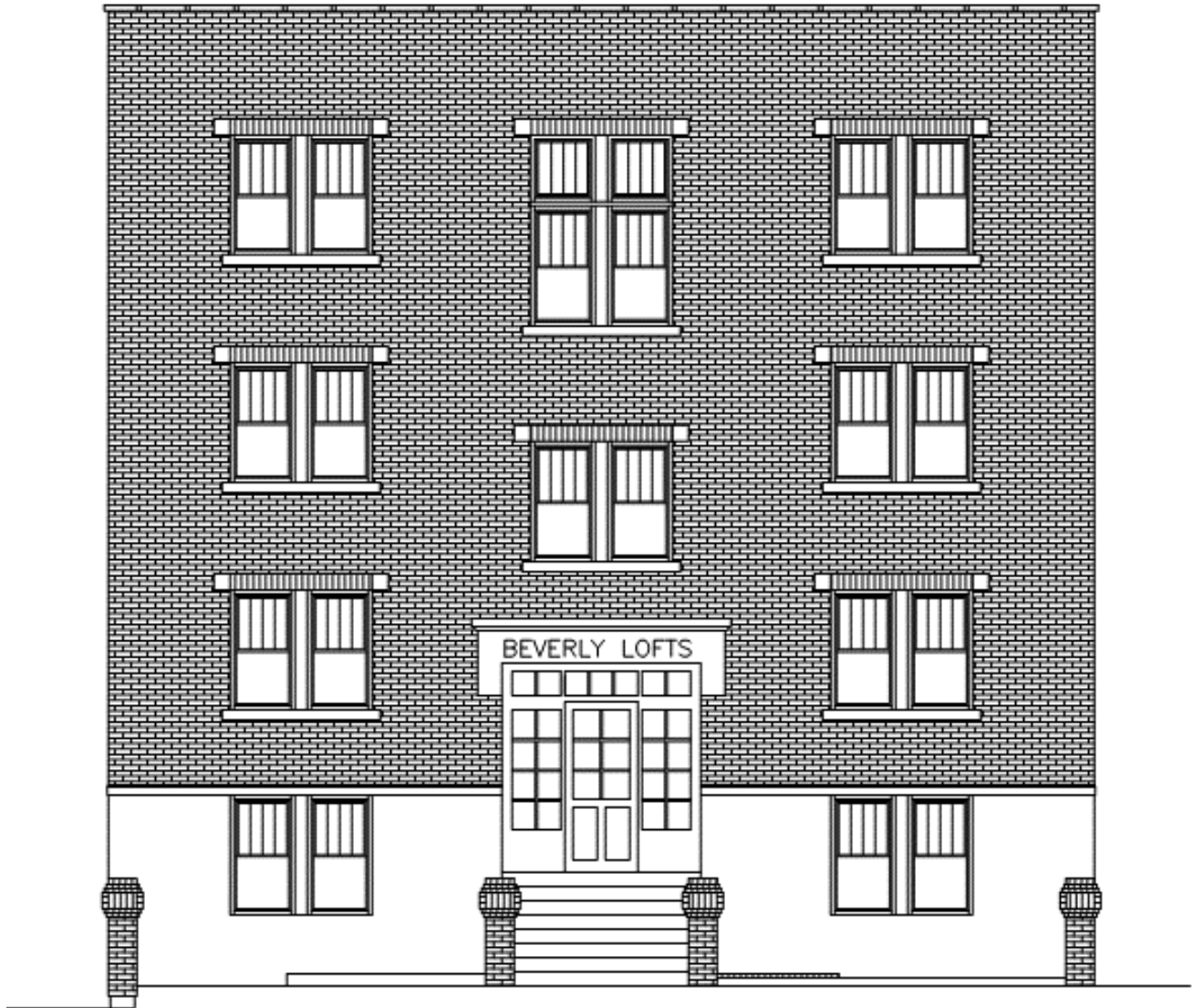
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Figure 10. Front Elevation Drawing for upcoming Rehabilitation Project. Drawing by Steve Deckard, Keystone Architects, March 2017.

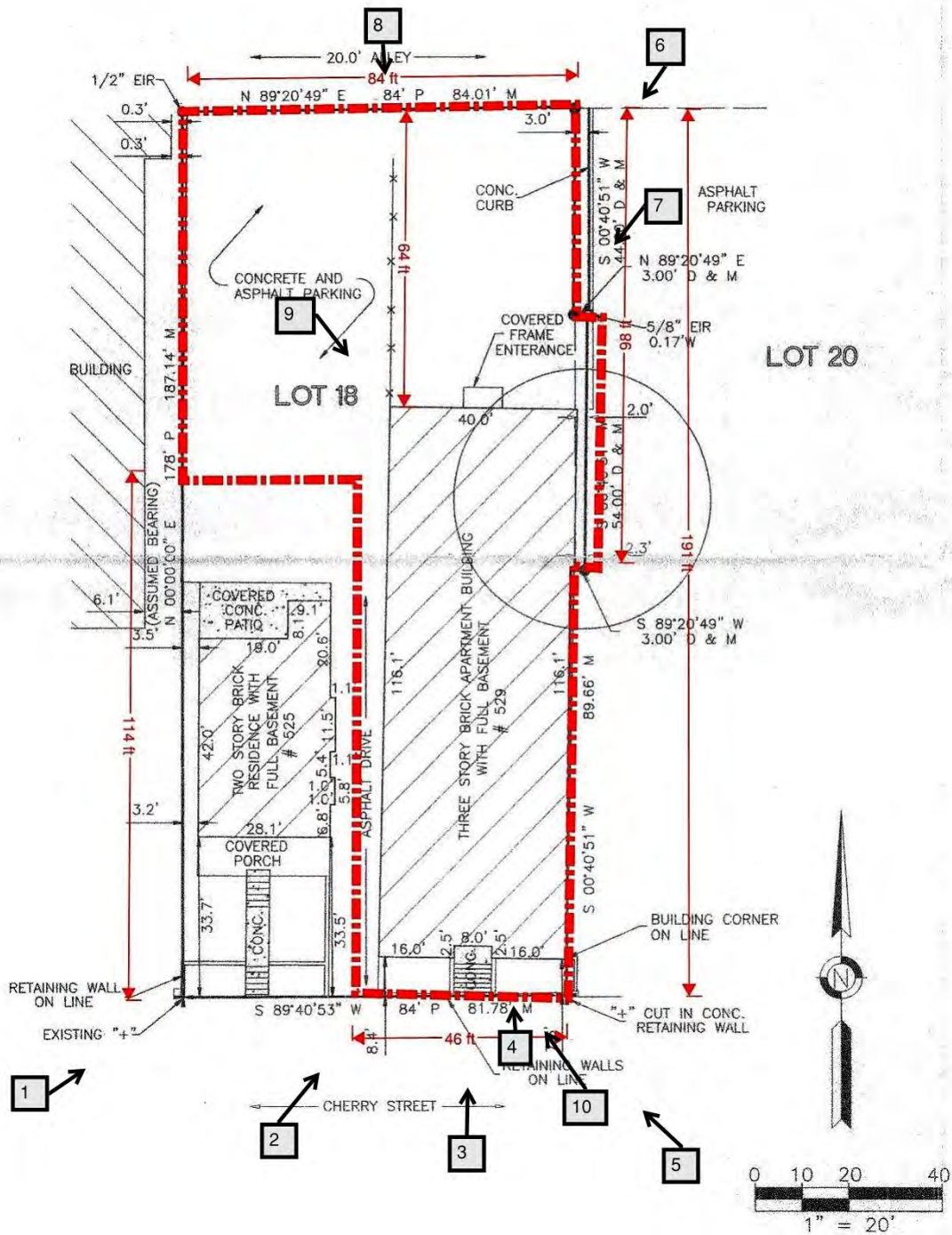


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Photo Key, Exterior Photos.

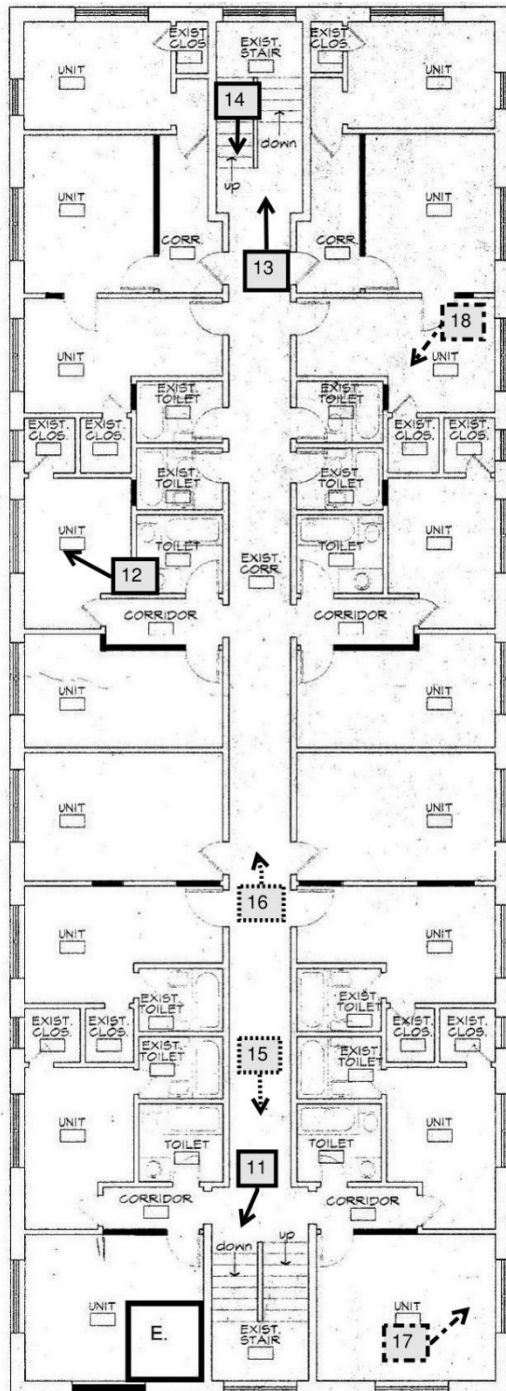


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Photo Key, Interior Photos.



First Floor Second Floor Third Floor

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

8-15-96



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Photo 1 of 18: Looking east on Cherry St. (Taken before the front porch was removed.)



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Photo 2 of 18: Southwest corner, looking northeast.



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Photo 3 of 18: Façade (South wall), looking north.



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Photo 4 of 18: Window detail: façade, looking north.



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Photo 5 of 18: Southeast corner, looking northwest.



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Photo 6 of 18: Northeast corner, looking southwest.



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Photo 7 of 18: Upper back (north) wall, looking southwest.



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Photo 8 of 18: Back wall, looking south.



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Photo 9 of 18: Northwest corner, looking southeast.



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Photo 10 of 18: Front door, façade, looking northwest.



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Photo 11 of 18: First floor, front stair, looking south.



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Photo 12 of 18: First floor, west side, looking west.



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Photo 13 of 18: First floor, back (north) stair, looking north.



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Photo 14 of 18: First floor, hall, looking south.



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Photo 15 of 18: Second floor, front stair, looking south.



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Photo 16 of 18: Second floor, hall, looking north.



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Photo 17 of 18: Third floor, southeast apartment, looking northeast.



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Photo 18 of 18: Third floor apartment, looking southwest.







BEVERLY APARTMENT

NO PARKING
LOADING
ZONE
30 MIN. LIMIT
←



BEVERLY . APARTMENT





BEVERLY APARTMENT

SPEED LIMIT 20

NO PARKING







BACKING
VEHICLES

15
M.P.H.



BEVERLY . APARTMENT











FIRE
ALARM

EXIT

CAUTION

Premium

GUINNESS







