

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name College Apartments

other names/site number Springfield Business College, Park Central Apartments

2. Location

street & number 408 East Walnut Street [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65806

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 [].)

LaVerne Brondel 3/12/15
Signature of certifying official/Title LaVerne Brondel, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

| | | |
|--|-------------------------|-------|
| I hereby certify that the property is: | Signature of the Keeper | Date |
| <input type="checkbox"/> entered in the National Register See continuation sheet []. | _____ | _____ |
| <input type="checkbox"/> determined eligible for the National Register See continuation sheet []. | _____ | _____ |
| <input type="checkbox"/> determined not eligible for the National Register. | _____ | _____ |
| <input type="checkbox"/> removed from the National Register | _____ | _____ |
| <input type="checkbox"/> other, explain See continuation sheet []. | _____ | _____ |

USDI/NPS NRHP Registration Form

College Apartments
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

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 |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | | |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | | |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | | |
| | <input type="checkbox"/> object | | |
| | | | buildings |
| | | | sites |
| | | | structures |
| | | | objects |
| | | 1 | 0 |
| | | | Total |

Name of related multiple property listing.

Historic and Architectural Resources of Springfield, MO

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

EDUCATION: College
DOMESTIC: Multiple Dwelling

Current Functions

VACANT: Work in Progress

7. Description

Architectural Classification

OTHER: Commercial Block Apartment

Materials

foundation limestone

walls brick

roof asphalt

other limestone

wood

Narrative Description

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

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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.

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

COMMERCE

Periods of Significance

1928 - 1953

Significant Dates

1928

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: City of Springfield

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10. Geographical Data

Acreeage of Property Less than 1 acre

UTM References

| | | | | | |
|---------|---------|----------|---------|---------|----------|
| A. Zone | Easting | Northing | B. Zone | Easting | Northing |
| 15 | 474360 | 4117840 | | | |

| | | | | | |
|---------|---------|----------|---------|---------|----------|
| 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 Richard Lee Burton, President and Chief Preservation Officer

organization Historic Springfield, Inc date February 28, 2003

street & number P.O. Box 50305 telephone 417-831-2627

city or town Springfield state MO zip code 65805-0305

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 Park Central Properties, LLC Attn: Craig Wagner

street & number 1010 East Elm Street telephone 417-865-8698

city or town Springfield state MO zip code 65807

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

College Apartments
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Summary:

The College Apartments property, located at 408 East Walnut Street on a site southeast of the Public Square in Springfield, Greene County, Missouri, is a three-story brick Commercial Block Apartment building with Classical details and a rectangular plan. It is representative of the property type "Downtown Apartment Buildings, 1900-1945" described in the amended Multiple Property Submission "Historic and Architectural Resources of Springfield, Missouri" within the context "Early 20th Century Apartment Buildings, 1900-1945." Specifically, the property is a unique Classical-influenced example of the Commercial Block Apartment sub-type prominent in Springfield during the later period transformation of its downtown to an urban center. The building has a flat roof, with a slight pitch sloping north to south, and a flat parapet capped with flat limestone block. The upper façade consists of a flat limestone band and corbelled brick table at the roofline resting on top of three brick pilasters with limestone capitals and plinths. These divide the façade into two bays, each with two symmetrically-placed single windows framed by flat limestone lintels and sills. Additional bands of limestone enhance the Classical aesthetic of the property. The building rests on a limestone foundation, but has no basement. Originally constructed in 1910 as a free-standing two-story building expansion of the Springfield Business College adjacent at the west (built c. 1906 and converted into the Marquette Hotel in 1918), the subject property was converted in 1928 into a multiple-dwelling apartment building, at which time a third-story was added and the first-story storefront in-filled. The current exterior presentation and interior floor plans of the subject property reflect its use and associations as a multiple-dwelling apartment building in a downtown commercial setting. Overall, the property retains substantial integrity of design, materials, workmanship, association and location. Although its exterior was painted in the late 1970s and its windows replaced with modern metal sashes, these diminishment have been addressed during the current historic rehabilitation of the property. The building's floor plan is intact, although the interior has suffered from significant deterioration during a sustained period of vacancy, and the ceilings have been lowered twice with reversible modern systems. The current project to return the property to its historic function as a multiple-dwelling apartment building will ensure its sustainability, while preserving its extant historic character.

Elaboration:

The College Apartments building is located four blocks southeast of Springfield's public square, one block east of the Walnut Street Commercial Historic District and the South Avenue Commercial Historic District (*both National Register listed 6/25/99*) and three blocks west of the Walnut Street Historic District (*National Register listed 3/23/85; Boundary Increase listed 8/05/02*). Its location within the southeast corner of Walnut Street and Jefferson Avenue establishes its position at the southeast gateway into Springfield's downtown commercial core. The adjacent west property is the Marquette Hotel (*National Register listed 5/05/00*), the c. 1906 two-story brick Springfield Business College building converted for hotel use in 1918. A later period one-story brick commercial building is adjacent to the east of the subject property (*See Photo 1*). The surrounding area generally reflects its character as a dense grouping of historic commercial buildings, although several properties have been demolished for surface parking. The College Apartments building fully covers its lot and is the only resource on the property. It is placed at a zero setback from the sidewalk north on Walnut Street. It is a fully freestanding building measuring 31 feet wide, 110 feet deep and 43 feet high at the primary façade and separated by each of the buildings on the west and east by a narrow service alley. The building has a flat roof with a slight pitch sloping north to south. It rests on a limestone

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foundation and has no basement.

The subject property is representative of the Downtown Apartment Building property type that emerged around Springfield's commercial core during its urban transformation at the beginning of the 20th century. It was originally constructed as a free-standing two-story expansion of Springfield Business College adjacent at the west. Following the conversion of its main facility into the Marquette Hotel in 1918, the subject property housed the business college's operations until it merged with Draughon Business College in 1928. That same year, it was converted into a multiple-dwelling apartment building, at which time a third-story was added and the first-story storefront in-filled. The façade of the original two-story building and that of the later three-story apartment building repeated the design and materials of the adjacent west Springfield Business College property. Stylistically, it reflects a unique Classical-influenced aesthetic within the sub-type of Commercial Block Apartment buildings that became dominant during the later period of development. Its Classical influences, reflected in the corbelled brick roofline treatment, limestone detailing and vertical lines, differentiate the property's facade from those of other apartments buildings constructed during the 1920s. This is attributed to efforts to retain its original 1910 façade, though in larger scale, and its harmony with the Marquette Hotel, its "sister" building at the west.

The primary north elevation is constructed of dark red brick in a stretcher course bond with red mortar joints (*See Photo 2*). It has a flat parapet with a limestone cap. The upper façade consists of a flat limestone band and corbelled brick table at the roofline resting on top of three brick pilasters with limestone capitals and plinths (*See Photo 3*). These pilasters run from a limestone horizontal band found below the second story windows up to the corbelled brick table. They divide the upper façade into two symmetrical bays, with each bay containing two rectangular single windows at each story. These window openings have flat limestone lintels and sills. The window openings have their original wood fascia. However, the original wood sashes and transoms had previously been replaced with single-pane double-hung metal sashes with metal-frame transoms above. Based on historic photographic documentation, the configuration of these windows was consistent with that of the original wood windows. These modern materials have now been addressed with wood windows and transoms of appropriate design as part of the current historic rehabilitation effort. The first-story "storefront" is separated from the upper façade by a simple entablature consisting of seven courses of dark red stretcher course bonded brick between two projecting vertical bands of flat limestone block. The top band has two courses of limestone, with the first course being taller than and projecting beyond the course beneath it. The entablature rests on three flat brick pilasters with limestone plinths. These divide the first story into two bays centered below those of the upper façade. The first-story bays originally had the typical glass display window storefronts found in the Commercial Block property type. However, they were in-filled with brick during the 1928 remodeling to accommodate construction of apartments on the first floor. The first (east) bay has two rectangular window openings with flat limestone block lintels and sills. Like the windows of the upper façade these windows are appropriate replacements, consistent with original material and profile, installed during the current historic rehabilitation of the property. The first-story windows are shorter than the second- and third-story windows and do not have transoms. The second (west) bay has a rectangular window-opening like those found at the east bay and a recessed single-door main entrance with transom light above. A concrete staircase with a tile entry floor rises from the sidewalk into the entrance opening.

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College Apartments
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The side west elevation is constructed of red brick in a common course bond. It has a flat parapet with tile coping at the roofline. The third story has seven bays of double-window openings with three-course bull header segmental arches and limestone sills. These windows have their original wood frames and arch in-fill transoms. The second and first stories each have four rectangular single-window openings with segmental arches and limestone sills. They also have taller transoms than those found in the double windows on the third-story above. Original or early period iron fire escapes are found descending from the third and second stories at the rear south end of the building.

The rear south elevation is constructed of red brick in a common course bond (*See Photo 4*). The third and second stories each have four bays of symmetrically placed single-window openings with three-course bull header segmental arches and limestone sills. These windows have their original wood frames and arch in-fill transoms. The first story has four bays centered below the upper story windows. The first (westernmost) bay is a rear door opening, while the remaining three bays have windows similar to those above. The door is covered by a modern deteriorated shed addition.

The side east elevation is constructed of red brick in a common course bond (*See Photos 5 and 6*). It has a flat parapet with tile coping at the roofline. The third story has seven bays of window openings with three-course bull header segmental arches and limestone sills. The first (southernmost) bay is a single window, while the remaining bays are double-window openings. The second story has eight single-window openings. The first story has eight single-window openings centered below those of the second story. However, it has an additional shorter single window placed between the second and third taller windows. The windows on the side east are all similar to those on the other elevations.

The interior first, second and third floor plans of the c. 1928 remodel appear to be largely intact and continue to reflect its historic function as a multiple-dwelling apartment building (*See Photos 7-16*). The general plan consists of a side hall along the west perimeter wall, leading to individual apartment units of various sizes along the east (*See Figures 1-3*). Each apartment has a small efficiency kitchen, bathroom and closet. The first story has four apartment units. The front (northernmost) apartment is the largest unit in the building and originally served as the superintendent's residence. It has a fireplace along the east perimeter wall of the northeast corner room (the only fireplace in the building). A recent arsonist's fire in the building resulted in minor surface damage to the apartment. The resulting hole in the wood floor provides an opportunity to observe how the floor level was raised from the original building design when it was remodeled c. 1928. The two center first-floor apartments are the only two-room units in the building. The fourth first-floor apartment is a smaller one-room unit. Other storage closets and mechanical rooms are accessed from the side hall.

A staircase rises north-to-south along the west perimeter to the second floor. A second staircase is found at the rear of the building and descends to the rear south entrance. The second and third floors each have eight one-room apartment units. Interior walls retain their original plaster wall surfaces. While the perimeter walls show some deterioration due to water intrusion, most notably around window openings, the overall condition of the plaster walls is good. The ceilings have been lowered twice from the original height. The most recent surface is a suspended acoustical tile

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ceiling. The original lath and plaster ceiling is considerably deteriorated. A portion of the original c. 1910 pressed tin ceiling of the first floor commercial space is extant at the rear south half of the building. The building retains its original doors and door and window trim (originally stain-finished, but subsequently painted). Its original wood floors are intact, but in need of repair and refinishing. Several modern interior metal doors have been added along the side halls for fire separation, as required by local building codes.

Integrity Statement:

Overall, the College Apartments building retains substantial integrity and fulfills the registration requirements established for "Downtown Apartment Buildings, ca. 1900-1945" in the amended Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri." The primary north elevation retains its original c. 1928 design and continues to stand in harmony with its "sister" building (the Marquette Hotel) adjacent to the west. The building was recently acquired by the current property owner for rehabilitation and use as an apartment building, consistent with its historic function. Although painted in the 1970s (prior to the 1984 survey of Springfield historic and architectural resources), the current rehabilitation has removed the paint from the visible primary north and side east elevations, consistent with appropriate gentlest methods, and exposed the original brick and limestone materials. Previously existing modern metal window sashes have been replaced with wood windows of appropriate design. The original wood window trim has been retained, as possible. The interior first and second floor plans, materials and detailing are virtually intact. Ceilings have been raised to their original height to enhance its open feeling and circulation flow. The subject property is a strong presentation of its association with the rise of apartment building commercial interests during Springfield's early 20th century urban transformation.

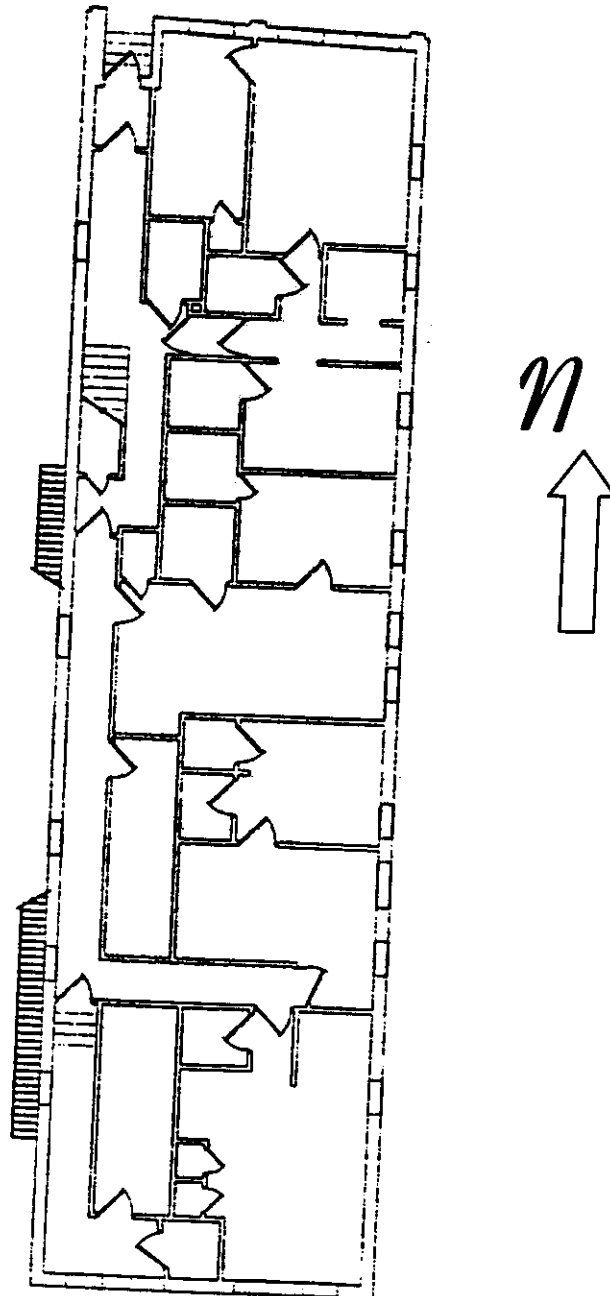
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Historic and Architectural Resources of Springfield, MO**

Figure 1: Drawing. First floor plan. College Apartments, 408 East Walnut Street. Not to scale (Sapp Design Associates, P.C.; 3750 South Fremont; Springfield, MO 65804)



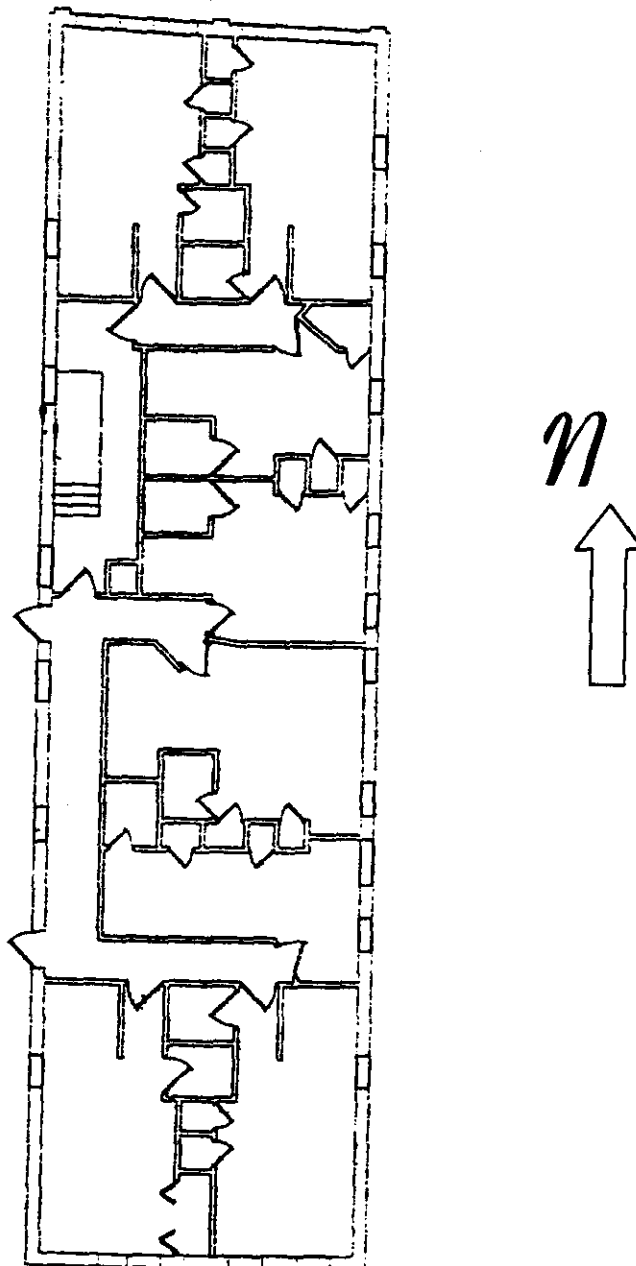
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**College Apartments
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Figure 2: Drawing. Second floor plan. College Apartments, 408 East Walnut Street. Not to scale (Sapp Design Associates, P.C.; 3750 South Fremont; Springfield, MO 65804)



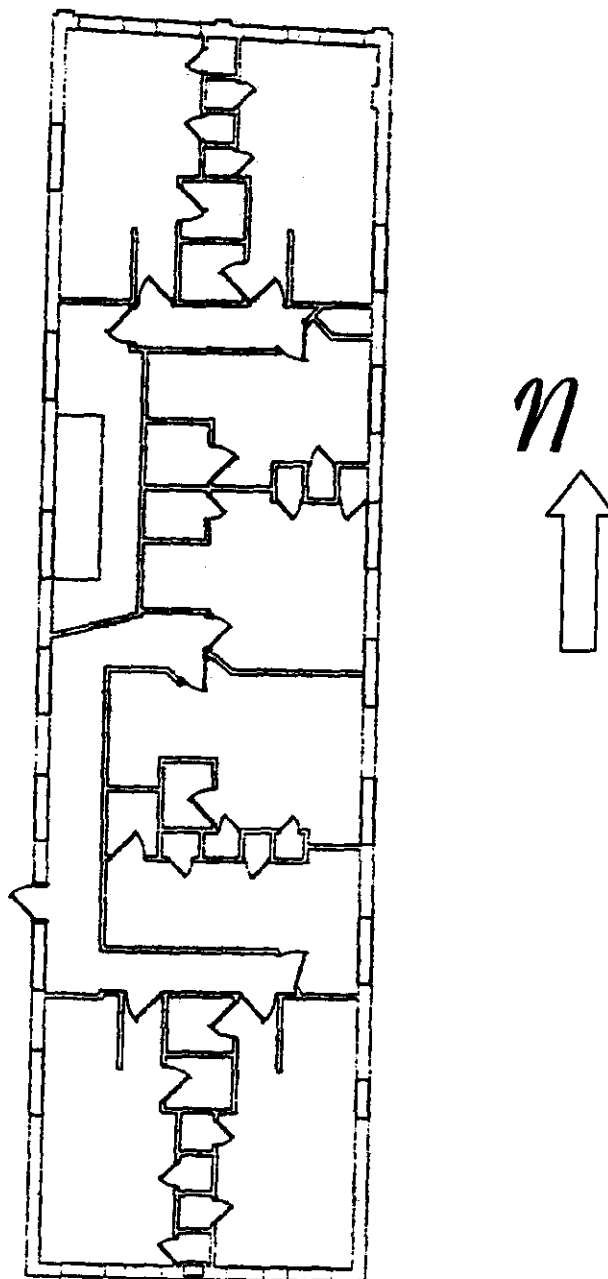
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Figure 3: Drawing. Third floor plan. College Apartments, 408 East Walnut Street. Not to scale (Sapp Design Associates, P.C.; 3750 South Fremont; Springfield, MO 65804)



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**College Apartments
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The College Apartments building at 408 East Walnut Street in Springfield, Greene County, Missouri, is locally significant under Criterion A in the area of COMMERCE. Constructed c. 1910, the building housed an expansion, and after 1922 the sole location, of Springfield Business College through 1927. It was subsequently expanded and remodeled c. 1928 for use as a multiple-dwelling apartment building. It meets the registration requirements established in the amended Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and is within the historic context of "Early 20th Century Apartment Buildings, ca. 1900-1945." It is particularly representative of the property type "Downtown Apartment Buildings, ca. 1900-1945." In the area of COMMERCE, it is significant for its role in the commercial history of Springfield through its association with the apartment housing industry that emerged as a result of the urban transformation of downtown Springfield's core between 1900 and 1945. The emergence of this multiple-dwelling apartment type was a response to the city's increasing demand for working and middle class residential rental accommodations. The College Apartments building is noteworthy among Springfield's extant historic downtown apartment buildings because it is in closest proximity to the public square. It is also the only example of an earlier commercial building expanded and converted into multiple-dwelling apartments to meet the city's housing needs. It is the only example of the property type configured with a side hall plan. Stylistically, the subject project is a unique Classical-influenced representation of the Commercial Block Apartment subtype prevalent in Springfield during the early 20th century. It is particularly distinctive as a later period building presenting an earlier period stylistic expression. The period of significance is determined as 1928-1953, beginning when the earlier two-story building was converted into the three-story College Apartments and ending at the minimum age criterion. The subject property is appropriately named the College Apartments because its significance and extant exterior design and interior floor plans are associated with its most prominent and sustained period of use as a multiple-dwelling apartment building. While the building subsequently had other names under changes in ownership, College Apartments was its first apartment use identification. It retains substantial integrity of design, materials, workmanship, association and location.

Background:

Significant economic expansion and population growth in Springfield and the surrounding area during the late 19th and early 20th centuries stimulated demands for both educational and housing facilities to meet the needs of the town's businesses and residents. The College Apartments building located at 408 East Walnut Street represents commercial interests in capitalizing on each of these demands, although at different times in its history. The subject property was constructed in 1910 as a freestanding two-story expansion of Springfield Business College, which operated in its main facility situated adjacent on the east at the southeast corner of Walnut Street and Jefferson Avenue.

Springfield Business College had been formed in 1905-1906 when Springfield Normal School was taken over by State Normal School (the antecedent of today's Southwest Missouri State University). As a part of this development effort, J.A. Taylor, a director and instructor of Springfield Normal School, consolidated its business department with Queen City Business College, which he also owned and operated.¹ Queen City Business College, founded in 1892, was

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the city's first business school. It was located on the third floor of the Late 19th Century Neo-classical commercial building at 311-315 St. Louis Street (now East Park Central Square).^{2,3} To house his larger, consolidated educational operations, Mr. Taylor constructed the three-story brick Classical-influenced Commercial Block building located at 400 East Walnut Street at the intersection of Jefferson Avenue.⁴ This location was particularly strategic. It placed the business school on the Walnut Street trolley route, which provided convenient mass transportation for its students. It also placed it next door to the Commercial Club of Springfield (later the Springfield Chamber of Commerce) located west across Jefferson at the southwest corner of the intersection. The consolidated business college operated initially at this location as Queen City Business College prior to being renamed Springfield Business College. In this facility, Springfield Business College offered courses in typewriting, accountancy, stenotype, salesmanship and other business disciplines.

Springfield Business College achieved significant success during its early years of operations, at least sufficient to warrant construction in 1910 of a two-story brick building on the adjacent lot east of its main facility for use as expanded classroom space.⁵ The new freestanding expansion facility was designed to replicate the Classical-influenced façade treatment of the earlier property, which provided the college with a "mini-campus" feel (See Figure 1). However, by the end of its first 10 years, the college's space needs had significantly contracted, perhaps as a result of competition from Draughon Business College which was established in 1904 at 218 West Walnut Street. It is certain that the college no longer determined it necessary to offer its students residential accommodations. In 1918, Mr. Taylor converted the original college building for mixed commercial use, establishing the Marquette Hotel on the upper stories with a first-floor lobby at the northwest corner of the building. Six commercial storefronts, three on the north elevation and three on the west, were also constructed.⁶ Springfield Business College continued to occupy the three Walnut Street storefronts, along with the two-story building at 408 East Walnut.

(For additional information on Springfield Business College and the Marquette Hotel, reference the National Register property "Marquette Hotel," listed May 5, 2000.)

In 1924, W.W. Thomas replaced Mr. Taylor as head of Springfield Business College, acting as its president. Mr. Thomas had previously served as superintendent of Springfield Public Schools (from 1917-1924), following the long tenure of the highly revered Jonathon Fairbanks (1875-1917).⁷ With new leadership at the business college came a further contraction of the its operations. The three Walnut Street storefronts of the original main facility were subsequently leased to other commercial interests and the college's classes were concentrated in the two-story property at 408 East Walnut.⁸ Springfield Business College continued its operations at this location through 1927 (See Figure 2). In 1928, Springfield Business College relocated south on Jefferson Avenue to the E.M. Wilhoit Building and merged with its competitor, Draughon Business College. It was at this time that the subject property at 408 East Walnut Street was converted into the College Apartments to capitalize on the burgeoning demand for multiple-dwelling residential rental accommodations around Springfield's commercial core. Again, the site location at the southeast gateway to the public square and along the mass transit route made it ideal for its planned use.

To maximize rentable space for the new College Apartments, the first-story storefront was in-filled with brick and a

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story was added. The renovated building was configured with a side main entrance at the west and a side hall interior plan providing access to a total of 20 apartments (seven on the first floor, nine on the second and four on the third). The front north apartment on the first floor served as the building manager's apartment and was provided with a fireplace along the east perimeter wall. This was the only fireplace in the building. By 1929, the renovations were completed and at least two apartments were occupied. Mr. William T. Bagley, the first building manager, occupied the front first-floor apartment with his wife Catherine and son Wesley. Curtis L. Danforth, a clerk with the Toombs-Fay Sash and Door Co., also rented an apartment.⁹ In 1930, all 24 apartments were occupied. The College Apartments continued operating at this location through 1953 and beyond as a multiple-dwelling downtown apartment building. It is from the period 1928-1953 that the subject property derives its significance as a representative example of the "Downtown Apartment Buildings" property type. While occupancy in its apartments remained steady in later years, the fortunes of the College Apartments followed the overall decline of Springfield's downtown in the late 1960s and early 1970s.

Later efforts to rename and revitalize the building as the Park Central Apartments (concurrent with redevelopment of Springfield's Public Square to Park Central Square) were unsuccessful in reversing its fortunes and the building experienced significant decline in conditions and status of its residents. By the mid-1990s the property had been vacated. A fire set by arsonists in 1999 resulted in a citation by the City of Springfield for dangerous building conditions. The building was subsequently stabilized and has recently been acquired by Park Central Properties for historic rehabilitation to return it to its historic function. The current rehabilitation takes advantage of a renewed interest in and demand for residential living accommodations in downtown Springfield's urban setting.

(For information on the development of Springfield's apartment building industry, reference the historic context "Early 20th Century Apartment Buildings, 1900-1945" in the amended Multiple Property Submission, "Historic and Architectural Resources of Springfield, Missouri.")

Criterion A: COMMERCE

The subject property meets the registration requirements for individual site listing established for the property type "Downtown Apartment Buildings, ca. 1900-1945" in the amended Multiple Property Submission "Historic and Architectural Resources of Springfield, MO." As stipulated in the cover document, the College Apartments building served as a multiple-dwelling apartment building for a predominance of its history and continues to reflect this historic function. This use is most evident today in its exterior design and the configuration of interior hallway and multiple-room floor plan.

Commercial Association –

The College Apartments building is significant because of its association with Springfield's apartment building industry, rooted in the urbanization of the city's downtown which became an increasingly important commercial hub for Southwest Missouri during the early 20th century. The development of apartment buildings within previously established residential neighborhoods surrounding Springfield's commercial core was in response to the rising demand for middle- and upper middle-class multiple-dwelling rental housing during the city's period of greatest economic

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growth. Since its conversion in 1928 from the two-story Springfield Business College expansion building (constructed 1910), it has served as a multiple-dwelling apartment, retaining this historic function through its present rehabilitation. Its façade and interior side-hall, multiple-room plan are substantially intact and continue to reflect its character and associations as a historic downtown apartment building.

The growth and commercial importance of Springfield's apartment industry is indicated by the significant increase in the number of multiple-dwelling apartment buildings during the early decades of the 20th century. In 1917, the first "Apartment Buildings" was listed as a commercial business segment in the city directory, Springfield had six multiple-dwelling apartment buildings.¹⁰ All but one of these was located on either Walnut Street or Elm Street in the single-dwelling residential neighborhood east of downtown. This number increased to 29 in 1929, the year the College Apartments first opened for occupancy.¹¹ In addition to other apartment buildings on Walnut and Elm, this increase included expansion south from downtown on South, Jefferson and Kimbrough and several apartment buildings west. By 1952, the number of apartment buildings listed in the directory rose to 49.¹² These later listings included single-family residential properties converted for apartment use (such as Grey Gables located at 814 East Walnut Street) and larger commercial buildings that rented upstairs apartments (such as Landers Theater at 311 East Walnut Street). However, through 1945 the majority were originally constructed to function as downtown apartment buildings. The most common characteristic is that they were situated in the area surrounding the southwest and southeast quadrants of the city's commercial core originally developed as single-family residential neighborhoods.

The College Apartments building is unique among extant historic downtown apartment buildings in Springfield because of its origin as a two-story commercial building reconstructed and enlarged specifically for multiple-dwelling apartment use. While other commercial and residential properties were subsequently adapted for apartment reuse, such as those noted above, they did not experience complete reconstruction to provide the aesthetic and functional characteristics of the downtown or "urban" apartment building. The subject property can also be seen as the most "urban" of Springfield's downtown apartment buildings because it is closest to the public square and, therefore, most situated within the commercial setting. While the area east of the College Apartments retains evidence of the single-family residential neighborhood present at the time of its construction and later reconstruction, the streetscapes south and north on Jefferson and west on Walnut continue to reflect Springfield's historic downtown commercial development of the late 19th and early 20th centuries. In this regard, the subject property provides a physical demarcation of this transitional period of Springfield's downtown. Other examples of the property type farther from the public square are more squarely situated within the residential neighborhood setting.

Representative Architectural Style –

The College Apartments building is a representative example of the multi-storied Commercial Block Apartment subtype of Downtown Apartment Building properties that emerged during the second period of multiple-dwelling development in downtown Springfield beginning c. 1915. Properties within this subtype were constructed almost exclusively in the area southeast of the Public Square and designed to provide a larger, more stylized and "urban" commercial presentation than those of the earlier period Porched Square Apartment subtype. They are characterized by the presentation of individualistic detailing within the common features of a flat, parapeted roof, rectangular form,

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**College Apartments
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symmetrical fenestration, brick wall surfaces, central main entrance and hallway floor plan. It should be noted that the College Apartments building, with its west side main entrance and side hall floor plan, is the only extant example of the Commercial Block Apartment that distinguishes itself from the common central floor plan characteristic of the subtype.

Comparatively, the College Apartments building has several distinctions among Springfield's downtown apartment buildings. Although the 1928 apartment conversion was undertaken during a later period of Revival stylistic preferences in the late 1920s, the Classical-influences of its and its "sister" building's original facades (constructed 20 years earlier) were retained. These Classical details are noted in the corbelled brick and limestone cornice at the flat parapeted roofline, vertical limestone banding and tall brick pilasters framing the multiple-bay facades. Therefore, the College Apartments property has the distinction of being a later period building presenting an earlier period stylistic expression. For this reason, it blends harmoniously (almost unobtrusively) with the western streetscape of late 19th century commercial buildings. It also can be viewed as occupying a uniquely centrist position on the stylistic continuum among Springfield's extant Commercial Block Apartment properties. It certainly possesses a higher-style aesthetic than the matched pair of three-story brick apartment buildings, the Windsor and the Pearl, located at 722 and 728 South Jefferson Avenue. Yet, it does not reach the more ambitious and grand level of Art Deco design found in the Ambassador Apartments (c. 1929-1930), located at 1235 East Elm Street, which represents the farthest, most stylized end of the continuum.

As noted, the College Apartments building retains a substantial presence of original design, material and space reflecting its historic and ongoing function as a multiple-dwelling downtown apartment building. The building is currently being rehabilitated to address exterior and interior diminishment to its historic character. These include removal of exterior paint, appropriate window replacement and reversal of lowered ceiling heights. The property's unique side hall plan and historic functional traffic flow are intact. The current rehabilitation is being implemented with greatest sensitivity to retaining and enhancing its architectural integrity. Although interior plaster wall surfaces have deteriorated, the building is structurally sound and other significant materials, including wood flooring, window and door trim, and the original staircase configuration and balustrade are intact. The College Apartments building, as a distinctive downtown apartment building, reflects significantly its association of time and place.

CHRONOLOGY:

The following is a chronological account of the College Apartments building through its period of significance:

- 1906 Queen City Business College, subsequently renamed Springfield Business College, begins operations in the new three-story brick Commercial Block building located at 400 East Walnut Street, at the southeast corner of Walnut Street and Jefferson Avenue.
- 1910 Springfield Business College expands its facilities into a new two-story brick Commercial Block building located at 408 East Walnut Street, adjacent to the east of its first building.
- 1918 Springfield Business College building at 400 East Walnut is converted into the Marquette Hotel. The business college continues its operations at 408 East Walnut.

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-
- 1928 Springfield Business College merges with Draughon Business College and discontinues operations at 408 East Walnut. The property is converted into a multiple-dwelling apartment building named College Apartments. First story storefront is infilled and a third story is added. However, the façade is replicated to retain its original Classical-influenced design and harmony with its adjacent west "sister" building (now the Marquette Hotel).
- 1929 College Apartments begins its first full year of operations.
- 1953 College Apartments still in operation at its original site.
- 2002 College Apartments building (most recently Park Central Apartments) is acquired, following a period of vacancy and deterioration, by Park Central Properties to rehabilitate for continued use as multiple-dwelling apartments.

End Notes:

1. Jonathan Fairbanks and Clyde Edwin Tuck. Past and Present of Greene County, Missouri. (Indianapolis: A.W. Bowen, 1915), p. 428.
2. Shanna Boyle and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri. (Virginia Beach, VA: The Donning Company Publishers, 1997), p. 54.
3. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1896." (Sanborn Map Company, New York).
4. Deb Sheals, Preparer. National Register of Historic Places. Marquette Hotel. Greene County, MO. Listed May 5, 2000. pp. 8.7-8.11.
5. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1910." (Sanborn Map Company, New York).
6. The Walnut Street storefronts were numbered 402, 404 and 406, while the Jefferson Avenue addresses were 404, 406 and 410. A 402 address was subsequently added to the Jefferson Street side of the building. Dunham's Springfield City Directory. (Springfield, MO: Dunham Directory Co., Publishers. 1922), npa.
7. Dick Grosenbaugh, ed. So That All May Learn. A History of the Springfield, Missouri Public Schools. (Springfield, MO: Springfield Public Schools. September 1995), pp. 30-36.
8. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1927), p. 32.
9. A prior relationship between the Bagots and Mr. Taylor can be assumed. At the time, Mr. Taylor owned and operated the Ben Franklin Hotel, Wesley Bagot's employer. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1929), pp. 78, 84, 129, 386 and 453.
10. Dunham's Springfield City Directory. (Springfield, MO: Dunham Directory Co., Publishers. 1917), p. 607.
11. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1929), pp. 465-466.
12. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1952), p. 160.

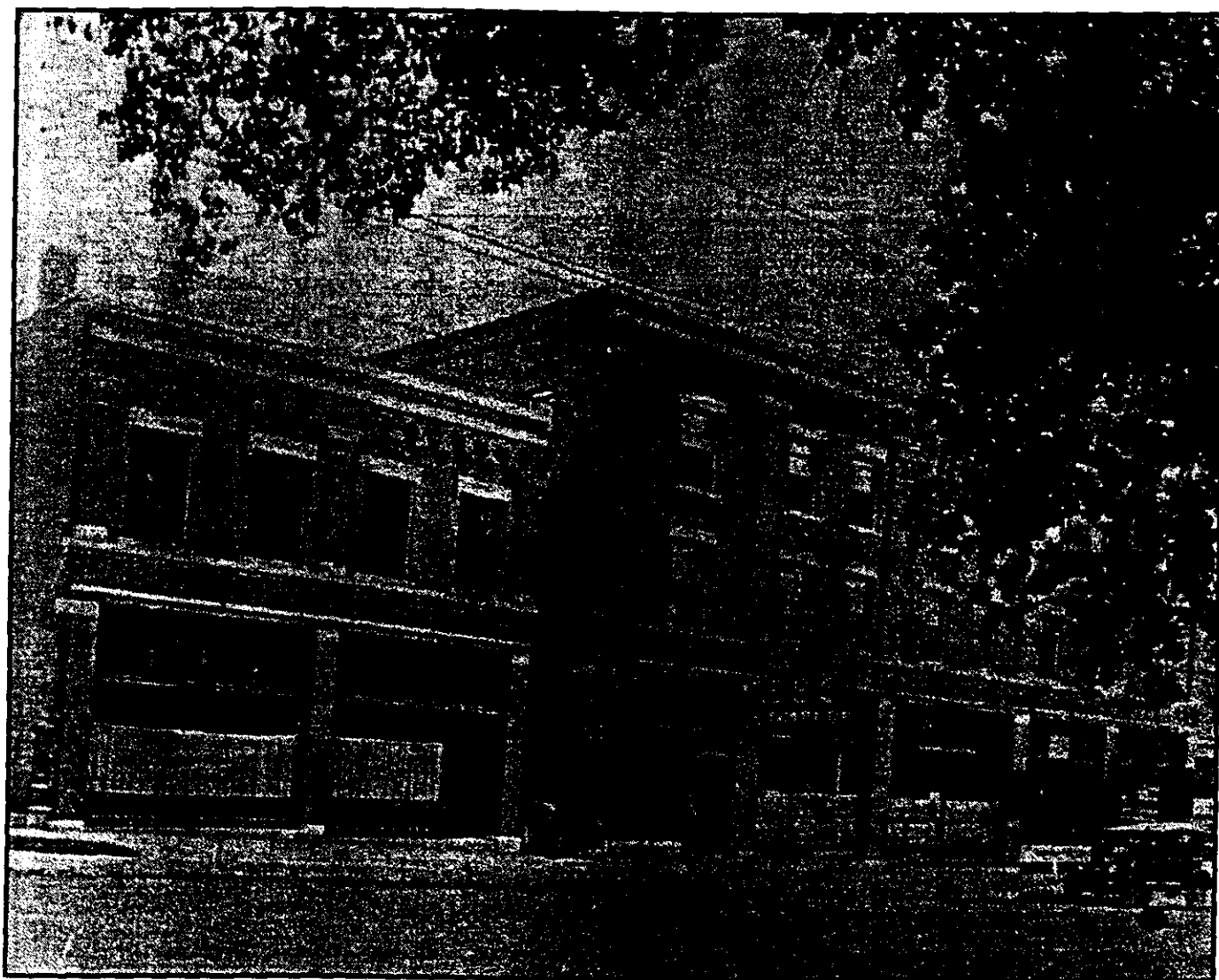
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Figure 1: Historic Photograph. 408 East Walnut Street. Subject property at the left, prior to reconstruction as a three-story apartment building (Photo: Springfield Chamber of Commerce. Springfield Greet's You. Springfield, MO: Springfield Chamber of Commerce. 1919-20. From the collection of The Library Center, Springfield-Greene County Public Libraries. Used with permission.)



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Figure 2: Historic Document. City Directory advertisement for Springfield Business College (Ad: Polk's City Directory, 1927. From the collection of The Library Center, Springfield-Greene County Public Libraries. Used with permission)

S.B.C. LEARN IT RIGHT. S.B.C.

Springfield Business College
ESTABLISHED 1884 INCORPORATED 1904

OUR FACULTY: College Trained Specialists
OUR COURSES: Thorough and Up-to-Date
OUR EQUIPMENT: New and Complete
OUR LOCATION: Best Possible
OUR BUILDINGS: Commodious, Comfortable, Convenient.

We occupy an ENTIRE BUILDING constructed from THE GROUND UP especially for SPRINGFIELD BUSINESS COLLEGE

Ask For Free Catalog

W. W. THOMAS, President
405 E. Walnut Phone 241 Springfield, Mo.

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Sources:

Boyle, Shanna and Julie March, eds. **Crossroads at the Spring: A Pictorial History of Springfield, Missouri.** Virginia Beach, VA: The Donning Company Publishers, 1997.

Dunham's Springfield City Directory. Springfield, MO: Dunham Directory Co., Publishers. 1917, 1922.

Fairbanks, Jonathan and Clyde Edwin Tuck. **Past and Present of Greene County, Missouri.** Indianapolis: A.W. Bowen, 1915.

Grosenbaugh, Dick, ed. **So That All May Learn. A History of the Springfield, Missouri Public Schools.** Springfield, MO: Springfield Public Schools. September 1995.

Polk's Springfield City Directory. Springfield, MO: R.L. Polk & Co., Publishers. 1927, 1929, 1952.

Sanborn Fire Insurance Maps. "Springfield, Missouri, 1896, 1910." Sanborn Map Company, New York.

Sheals, Deb, Preparer. **National Register of Historic Places.** Marquette Hotel. Greene County, MO. Listed May 5, 2000.

Springfield Chamber of Commerce. **Springfield Greet's You.** Springfield, MO: Springfield Chamber of Commerce. 1919-20.

Maps:

1. **Tax Map.** College Apartments. 408 East Walnut Street. Parcel No. 13-24-242-013. Greene County Assessor's Office. May 9, 2002.
2. **USGS Map.** Springfield, MO.

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**College Apartments
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Verbal Boundary Description:

The boundaries of the College Apartments building are determined by the following legal description. The property is illustrated as the heavy black line on the accompanying Greene County Tax Map (Scale: 1" = 200').

BEGINNING EIGHTY-SEVEN AND SEVEN-TENTHS (87.7) FEET EAST FROM THE SOUTH EAST CORNER OF THE INTERSECTION OF JEFFERSON AVENUE AND WALNUT STREET, THEN PROCEEDING EAST THIRTY-NINE AND THREE-TENTHS (39.3) FEET, THEN PROCEEDING SOUTH ONE HUNDRED THIRTY (130) FEET, THEN PROCEEDING WEST THIRTY-NINE AND THREE-TENTHS (39.3) FEET, THEN PROCEEDING NORTH TO THE POINT OF BEGINNING.

Parcel Number: 13-24-242-013

The legal description for the entire parcel is maintained by the Greene County Recorder's Office, according to the recorded plat.

Source: Greene County Tax Assessor's Office
940 Boonville Avenue
Springfield, MO 65802
417-868-4101

Boundary Justification:

The selected boundary includes the land historically associated with the building's period of significance.

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Photographs:

The same is true for all photographs, except where noted:

College Apartments
408 East Walnut Street
Springfield, Greene County, Missouri
Richard Lee Burton
December 15, 2002
Negatives on file with Historic Springfield, Inc.; P.O. Box 50305; Springfield, MO 65805-0305

- Photo 1:** Streetscape. Southern tier of 400 block of East Walnut Street. View from northeast. Subject property is second building from left.
- Photo 2:** Primary north elevation. View from northeast.
- Photo 3:** Primary north elevation. Detail of brick corbel table at roofline above third story. Northwest corner of building. Note replication of brick and limestone detailing from adjacent west Marquette Hotel building.
- Photo 4:** Rear south elevation. View from southeast. Work-in-progress.
- Photo 5:** Side west elevation. Paint has been removed and mortar re-pointed, as necessary. Replacement of modern metal sashes has not been completed.
- Photo 6:** Side west elevation. First story. View from rear south to north, showing proximity of property to adjacent east building.
- Photo 7:** Interior. First floor. West side hall. View from staircase toward north at side main entrance of the property. Ghost line on west perimeter wall reflects removal of suspended ceiling to re-establish original hallway height.
- Photo 8:** Interior. First floor. View up staircase rising north to south along west perimeter wall of side hall.
- Photo 9:** Interior. First floor. Fireplace at side east perimeter wall of superintendent's apartment at front north of property.
- Photo 10:** Interior. Second floor. Front north perimeter wall of northeast corner apartment.

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Photo 11: Interior. Second floor. West-to-east hallway at rear south of property. View from west side hall toward side east perimeter wall.

Photo 12: Interior. Second floor. Side east and rear south perimeter walls of southeast corner apartment.

Photo 13: Interior. Second floor. Staircase and landing rising north-to-south from second to third floor.

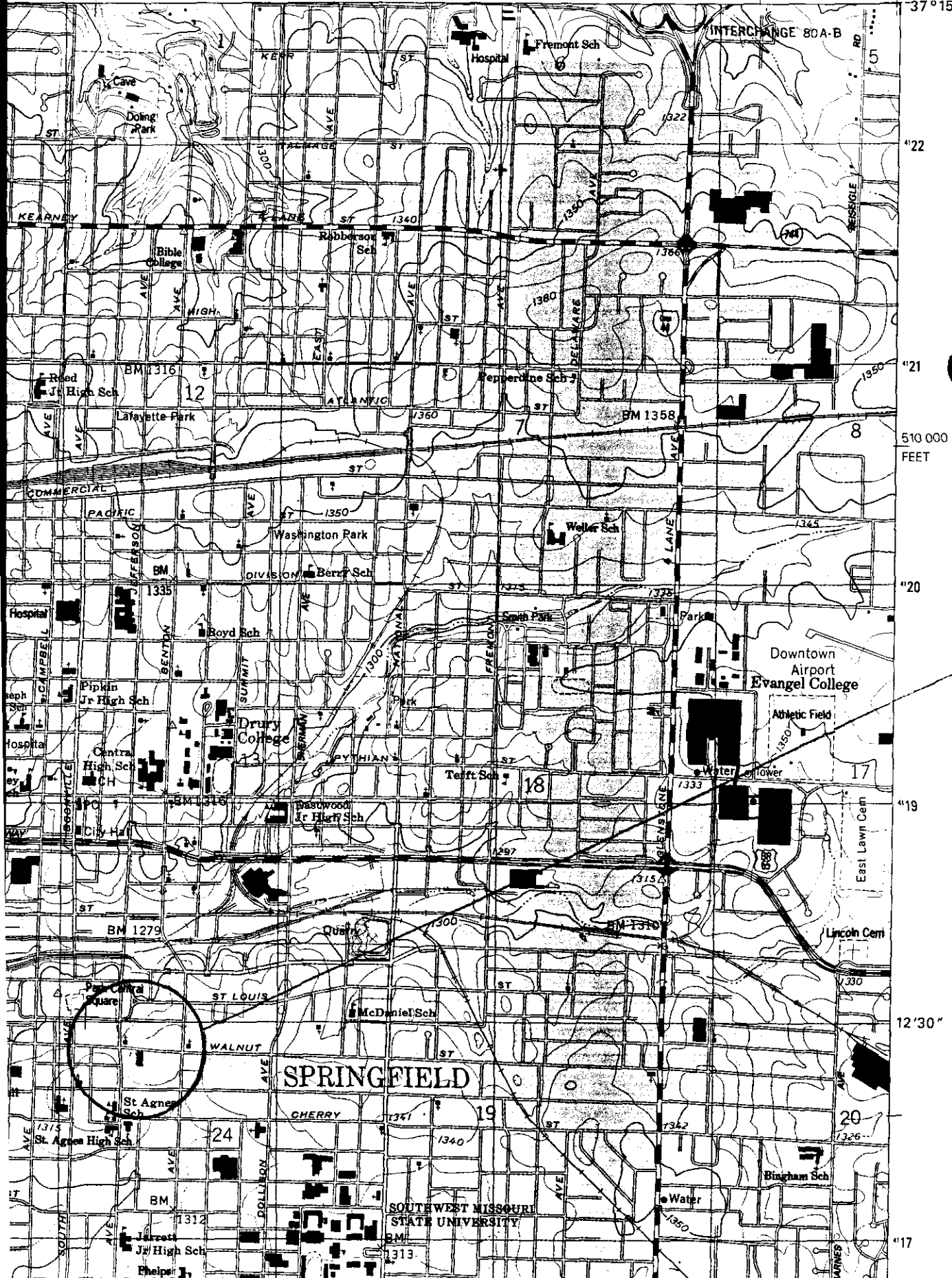
Photo 14: Interior. Third floor. Side east perimeter wall of central apartment.

Photo 15: Interior. Third floor. West side hall. View from rear south toward front north of property.

Photo 16: Interior. Third floor. One of several skylights exposed following removal of several layers of suspended ceiling.

SPRINGFIELD QUADRANGLE
 MISSOURI-GRENE CO.
 7.5-MINUTE SERIES (TOPOGRAPHIC)

17'30" '75 R 22 W R 21 W '76 '77 1 420 000 FEET 93°15' 37°15'



College Park Drive 1115
 408 East Walnut Street
 Springfield, Greene County, Missouri
 UTM Reference 15/494360/417840
 (Scale: 1:24K)

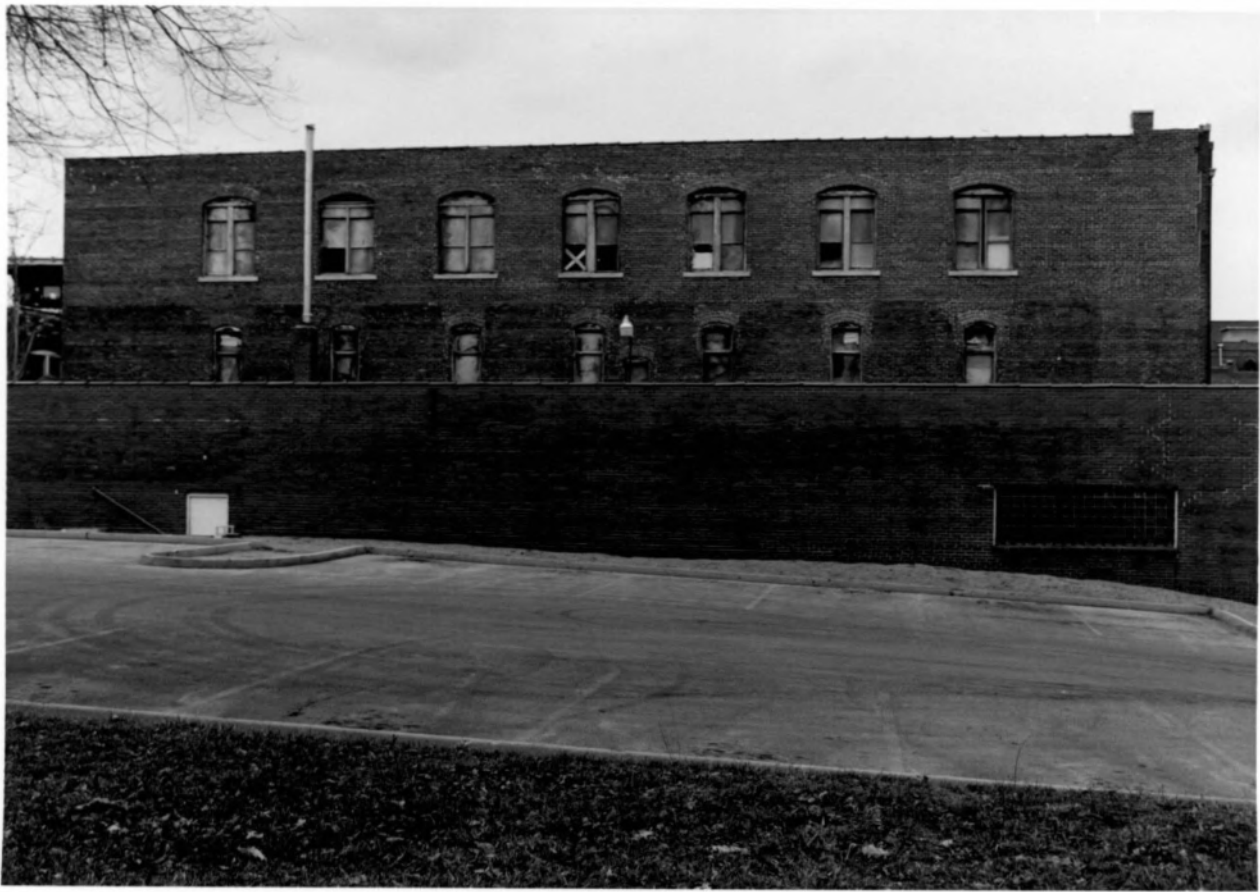


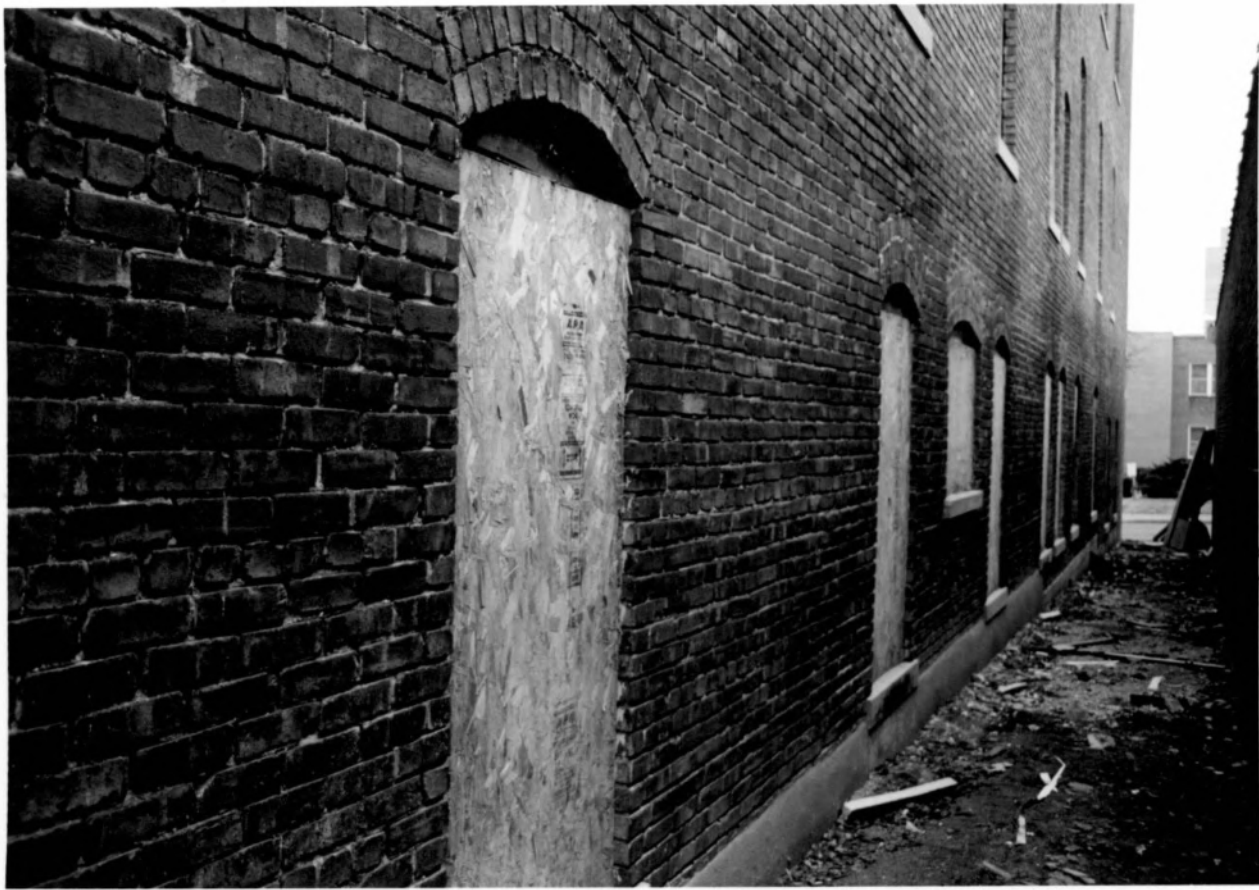






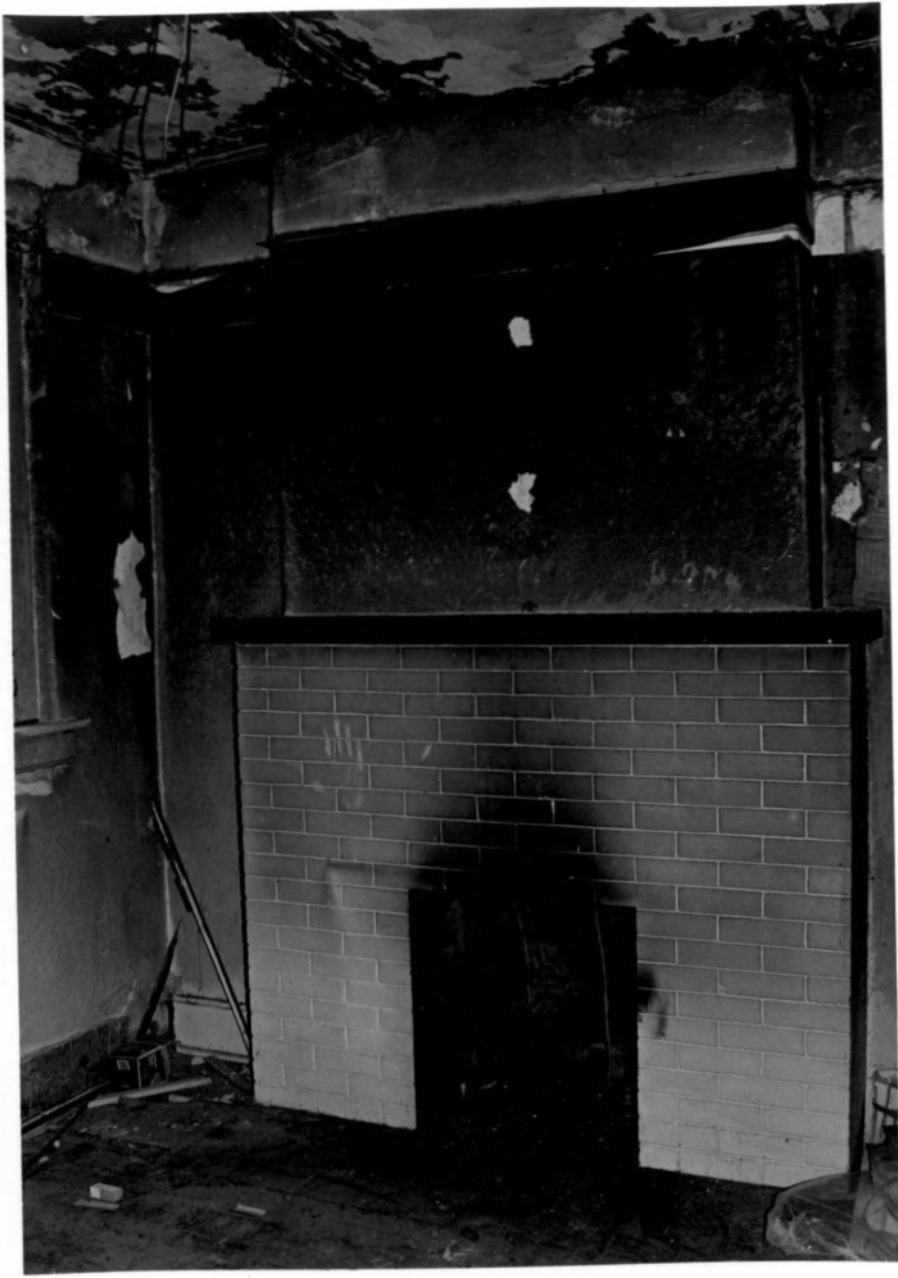


























EXTRA
PHOTOS

















