

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

**1. Name of Property**

historic name Pearl Apartments and Windsor Apartments

other name/site number N/A

**2. Location**

street & town 728 and 722 South Jefferson Street N/A not for publication

city or town Springfield N/A vicinity

state Missouri code MO county Greene code 077 zip code 65805

**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.)

Mark A. Miles 10/26/05  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> 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:)	_____	_____

Pearl and Windsor Apartments  
Name of Property

Greene County, MO  
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.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

Historic and Architectural Resources of Springfield, MO

0

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC: Multiple Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

OTHER: Commercial Block Apartment Building  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation concrete  
walls brick  
roof asphalt  
other \_\_\_\_\_

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

See continuation sheet(s) for Section No. 7

The Pearl and the Windsor Apartments  
Name of Property

Greene County, MO  
County and State

**Description**

**Applicable National Register Criteria**  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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 of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**  
(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

**Major Bibliographical References**

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

- Previous documentation on file (NPS):**
- preliminary determination of individual listing (36 CFR 67) has been requested
  - previously listed in the National Register
  - previously determined eligible by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey # \_\_\_\_\_
  - recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**  
(enter categories from instructions)

- COMMERCE
- ARCHITECTURE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**  
1926-1955

1937-1955

**Significant Dates**  
1926

1937

**Significant Persons**  
(Complete if Criterion B is marked above)  
N/A

**Cultural Affiliation**  
N/A

**Architect/Builder**  
Hickman, O; owner/builder

**Primary location of additional data:**

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

Greene County Library Center

See continuation sheet(s) for Section No. 9

Pearl and Windsor Apartments  
Name of Property

Greene County, MO  
County and State

**III. Geographical Data**

Acreage of Property less than one acre each

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 4/7/4/3/3/0 4/1/1/7/1/1/0  
Zone Easting Northing

2 / / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Property Tax No.

**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

**IV. Form Preparer (B)**

name/title Cydney E. Millstein and Mary Ann Warfield

organization Architectural and Historical Research, LLC date May 11, 2005

street & number 1537 Belleview Avenue telephone 816.472.4154

city or town Kansas City state MO zip code 64108

**V. 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)

**VI. Contact Person**

name/title Springfield Commons, LLC

street & number 205 W. Walnut, Suite 200 telephone 417.864.7772

city or town Springfield state MO zip code 65806

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and Windsor Apartments  
Greene County, Missouri

### Summary:

The Pearl Apartments, 728 S. Jefferson Street, Springfield, Greene County, Missouri, was constructed in 1926. The Windsor Apartments, 722 South Jefferson Avenue, Springfield, Greene County, Missouri, was constructed in 1937 by O. Hickman, the owner of the property.<sup>1</sup> As described in the Multiple Property Cover Document (MPCD): "Architectural Resources of Springfield, Missouri," the Pearl and the Windsor Apartments are intact examples of the subtype "Commercial Block Apartment building." As it stands today, the Pearl and the Windsor apartments, are the "simplest expression of the Commercial Block Apartment... with their "flat surfaced, unadorned brick façade consisting of three bays of paired window openings with limestone quoins and sills and a single central main entrance with a plain rectangular header. The only variation within the facade is the taller rectangular central third-story window."<sup>2</sup>

The Pearl and the Windsor Apartments, which are located side-by-side and styled almost identically, were constructed during the second phase of apartment building development in downtown Springfield, which began in 1915 and continued for the next three decades. Located within a residential neighborhood, both apartments are sited amidst single-family dwellings, dating from early 1900's to the c. 1980s.

The integrity of location, design, setting, materials, workmanship, feeling and association of the Pearl and the Windsor has been retained in the exterior and interior, meeting the registration requirements as set forth in the MPCD cover document.

### Elaboration:

#### The Pearl Apartments

The three-story Pearl Apartments is of wood frame construction with a brick exterior. The main façade faces west. The centered, deeply recessed main entrance features a single-leaf paneled door flanked by wood-framed,

<sup>1</sup>*The Western Contractor*, 22 September 1937, 22. The Pearl Apartments, located at 728 S. Jefferson Avenue, directly to the south of Windsor, may have been built by Hickman.

<sup>2</sup>Richard Lee Burton, "Historic and Architectural Resources of Springfield, MO," Multiple Property Documentation Form, National Register of Historic Places, November 25, 2002, F-17.

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Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and Windsor Apartments  
Greene County, Missouri

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entrance. Fenestration of the main façade is paired, double-hung sash, wood frame five-over-one with cast stone lug sills and brick and cast stone headers. The one variation to the fenestration configuration is the central bay units that are five-over-one; the window at the third story displays paired, fixed, multi-paned units above. The entrance is reached by concrete stairs.

The north façade, eight bays wide, is similarly characterized. Fenestration is paired, double-hung sash, wood frame four-over-one with cast stone lug sills and brick and cast stone headers. Window units at the third bay (moving west to east) are a smaller version of the double-hung, multi-paned units. Basement window units are multipaned, wood awning style. The fenestration of the north façade is duplicated at the south façade.

The rear façade of the Pearl, extended by two bays at an unknown date, displays the exact same features as that of the main or west façade. A metal fire escape is placed at the center bay. Other features include a prominent parapet with cast stone coping, flat roof and concrete foundation.

The interior of the Pearl features 18 apartment units, the majority of which are one-bedroom. Historic features including the double-loaded corridors, wood trim, plaster finishes and wood floors are extant and in good condition. There are arched doorways from the dining room to the kitchen. The condition of the interior of the Pearl complies with the Registration Requirements as set forth in the MPCD, section F page 19.

### **The Windsor Apartments**

The three-story Windsor Apartments is of wood frame construction with a brick exterior. The main façade faces west. The centered, deeply recessed main entrance features a single-leaf paneled door flanked by wood-framed, multi-paned sidelights and tripartite transom. A wide, molded entablature with the words "Windsor Apartments" crowns the entrance. Fenestration at the end bays of the main façade is paired, double-hung sash, wood frame four-over-one with cast stone lug sills and brick and cast stone headers. The one variation to the fenestration configuration is the central bay units that are five-over-one; the window at the third story displays

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Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and Windsor Apartments  
Greene County, Missouri

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paired, fixed, multi-paned units above. Basement windows are four-over-one, double-hung, sash. The entrance is reached by concrete stairs.

The north façade, measuring eleven bays wide, is similarly characterized. Fenestration is paired, double-hung sash, wood frame four-over-one with cast stone lug sills and brick and cast stone headers. Window units at the first, fourth, and ninth bays (moving east to west) are a smaller version of the double-hung, multi-paned units. Basement fenestration displays similarly styled units with a four-over-one double hung configuration, in addition to multipaned, awning style windows. The fenestration of the north façade is duplicated at the south façade.

The rear façade of the Windsor, displays the exact same features as that of the main or west façade with one exception: the unit at the third story, center bay displays a four-over-one configuration. Other features include a prominent parapet with cast stone coping, flat roof and concrete foundation. A one-story, brick and wood garage is located to the rear of the building.

The interior of the Windsor features 28 apartment units, the majority of which are one-bedroom. Historic features including the double-loaded corridors, wood trim, plaster finishes and wood floors are extant and in good condition. There are arched doorways from the dining room to the kitchen. The condition of the interior of the Pearl complies with the Registration Requirements as set forth in the MPCD, section F page 19.

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Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and Windsor Apartments  
Greene County, Missouri

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### Summary:

The Pearl Apartments, 728 South Jefferson Street and the Windsor Apartments, 722 South Jefferson Street, Springfield, Greene County, Missouri, are eligible for listing in the National Register of Historic Places under Criterion A and C and are locally significant in the following areas, meeting the registration requirements as set forth in the MPCD document: **COMMERCE:** The development of the Pear and the Windsor Apartments coincides with the historic context identified in the MPCD: "Early 20<sup>th</sup> Century Apartment Buildings, 1900-1945." The Pear and the Windsor Apartments, like similar housing stock in Springfield, "ha[ve] significance because of [their] association with the urbanization of Springfield's downtown as the city became an increasingly important commercial hub for Southwest Missouri during the early 20<sup>th</sup> century. The development of apartment buildings (like the Pear and the Windsor) 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 growth. In this regard, the extant grouping of historic multiple-dwelling domestic properties reflects the launch of the important apartment building industry that remains a vital part of Springfield's commercial interests today."<sup>3</sup> **ARCHITECTURE:** The Pearl and the Windsor Apartments are representative of the stylistic preferences and functional requirements of the period. Because these types of apartments were developed within the aesthetic of single-dwelling neighborhoods they are particularly noteworthy for the initial design approach taken to complement the established residential feeling and sense of place, later evolving to a more distinctive urban aesthetic.<sup>4</sup>

The period of significance of the Pearl Apartments is 1926 (the date of construction) through 1955, the end date established by the discretionary cut-off period of the National Register. The period of significance of the Windsor Apartments is 1937 through 1955, the end date established by the discretionary cut-off period of the National Register.

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<sup>3</sup>Ibid, F-18.

<sup>4</sup>Ibid, F-18-19.



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Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and Windsor Apartments  
Greene County, Missouri

### Elaboration

The MPCD document states "The initial population explosion experienced in Springfield following the arrival of the railroad in 1870 continued through the early decades of the 20<sup>th</sup> century. One effect of this growth was a pressing demand in housing for the city's new residents."<sup>5</sup> The MPDF document also states "The demand for residential housing during the early 20<sup>th</sup> century is reflected in the history of land annexation during this period...with regard to residential housing development, the 1910 annexation toward the south was particularly important."<sup>6</sup> "Springfield's rising population also created demand for multiple-dwelling rental housing," which included the Pearl and the Windsor Apartments.<sup>7</sup>

"Downtown apartment buildings are early 20<sup>th</sup> century multiple-dwelling domestic properties constructed in Springfield between 1900 and 1945 to meet the demand for middle and upper middle class residential rental accommodations around the city's downtown commercial core. The need for multiple-dwelling apartment buildings emerged as Springfield transformed from an agricultural-based community to an urban commercial center. The apartment building sector emerged as a significant interest within Springfield's commercial development as residential renters turned from early boarding house and hotel options for accommodations to longer-term apartment facilities."<sup>8</sup>

The second building campaign of apartment construction (1915-1945), as witnessed by the Pearl and the Windsor, offered, "a greater expression of Springfield's urban ambitions. The apartment buildings constructed during this second campaign were of a much larger scale and more direct commercial aesthetic. The simplest presentations provided little embellishment to the vernacular Commercial Block form," as demonstrated in the Pearl and the Windsor Apartments.<sup>9</sup>

The Pearl Apartments, built in 1926 during the second campaign of apartment construction in Springfield, was

<sup>5</sup> Ibid, E-23.

<sup>6</sup> Ibid, E-24.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid, F-15

<sup>9</sup> Ibid, E-25

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originally the home of middle-class individuals including, a manager, foreman, salesman, buyer, and wire chief for the St. Louis and San Francisco Railroad.<sup>10</sup> One year later, L. McCutcheon, a partner in McCutcheon Brothers' Auto sales, was listed as an occupant of the Pearl Apartments.<sup>11</sup> Over the ensuing years, the Pearl was the home of a variety of white-collar workers, as indicated by subsequent city directories.

The Windsor Apartments, built in 1937 by O. Guy Hickman during the second campaign of apartment construction in Springfield, was originally the home of middle-class individuals including, an attorney, an administrator for the United States Forest Service, an administrative assistant for the U.S. Weather Bureau, and signalman for the St Louis and San Francisco Railroad.<sup>12</sup> O. Guy Hickman, the builder of the Windsor, lived in the building and was the apartment manager in 1938.<sup>13</sup> Over the ensuing years, the Windsor was the home of a variety of white-collar workers, as indicated by subsequent city directories.

The Pearl and the Windsor Apartments, sited southeast of Springfield's downtown, addressed the need for the growing population of Springfield. Although South Jefferson Street, where the apartments are located, is a secondary thoroughfare, its proximity to the central business district made it easy for apartment dwellers to access the amenities of the urban core, either by walking or taking advantage of trolley lines that existed on the neighboring main streets. Because of the location of apartments such as the Pearl and the Windsor, it can be said that the economy of Springfield was bolstered by the development of these urban, multiple-dwelling apartment buildings, whereby the occupants took advantage of mass transportation and added to the every growing economy of business located in downtown Springfield. As such, the building of urban apartments became to be recognized as a "discrete commercial industry" in themselves. They not only changed the face of the built environment, but also added a significant number of construction jobs and subsequent dollars to the city as a

<sup>10</sup> *Polk City Directory, Springfield, Missouri, 1926-1927.* (New York: Polk City Directory Company, 1927). There was no listing for the Pearl Apartments in the 1925 directory. No building permits, water permits or any other archival data about this property were available. The Sanborn Maps for Springfield, pertinent to this study, were published in 1910 and 1933 and 1948.

<sup>11</sup> McCutcheon Brothers Vehicle and Harness Company was one of the most extensive, best-known and reliable vehicle firms in the Southwest. The company was acted as sales agents for Pekin and New Ebbert farm wagons, Blue Ribbon vehicles, and wholesale manufacturers of light and heavy harness. The officers of the company were listed as O. J. McCutcheon, president; and L. C. McCutcheon, secretary.

<sup>12</sup> *Polk City Directory, Springfield, Missouri, 1938.* (New York: Polk City Directory Company, 1938), 416.

<sup>13</sup> *Ibid.*

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whole.

Because the Pearl and the Windsor Apartments have served as multiple-dwelling apartment buildings for a predominance of their history and have continued to reflect this historic function, they meets the registration requirements as outlined in the MPCD document to be considered eligible under Criterion A for COMMERCE. They also meet the registration requirements under Criterion C for ARCHITECTURE as they remain a strong representation of the stylistic and functional characteristics associated with the Downtown Apartment Building Type. They possesses a “distinctiveness of stylistic design and/or substantial integrity of design, material and craftsmanship in comparison to other extant apartment buildings within the period of significance. The Pearl and the Windsor display intact original fenestration and wall surface materials. In addition, the original interior surfaces, detailing and circulation patterns” are intact (see above).<sup>14</sup>

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<sup>14</sup>Richard Lee Burton, F-19.

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Continuation Sheet**

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**Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and Windsor Apartments  
Greene County, Missouri**

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**Bibliography**

Burton, Richard Lee. "Historic and Architectural Resources of Springfield, MO," Multiple Property Documentation Form, National Register of Historic Places Nomination, November 25, 2002.

Greene County Assessor's Office. Files on-line.

*Dunham's City Directory, Springfield, Missouri.* Springfield: Dunham Directory, 1936-1940.

Polk City Directory. Springfield, Missouri. New York: Polk City Directory, 1936-1940.

Sanborn Insurance Map Company. *Springfield, Missouri.* New York: Sanborn Map Company, 1910, 1933, 1948.

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10/photo Page 9

Historic and Architectural Resources  
Of Springfield, MO (MPCD)  
Pearl and the Windsor Apartments  
Greene County, Missouri

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### Verbal Boundary Descriptions:

#### The Pearl Apartments:

Southern Addition, N 53.3 Ft, S 69.7 Feet, W 155 Ft., Lot 122, Springfield, Greene County, Missouri.

#### The Windsor Apartments:

Southern Addition, S 39.66 Ft Lot 123 and N 14.33 Ft, W 205 Ft and N21 Ft, Springfield, Greene County, Missouri.

### Boundary Justification

The nominated properties includes the entire parcels historically associated with the Pearl and the Windsor Apartments, respectively.

### Key to Photographs

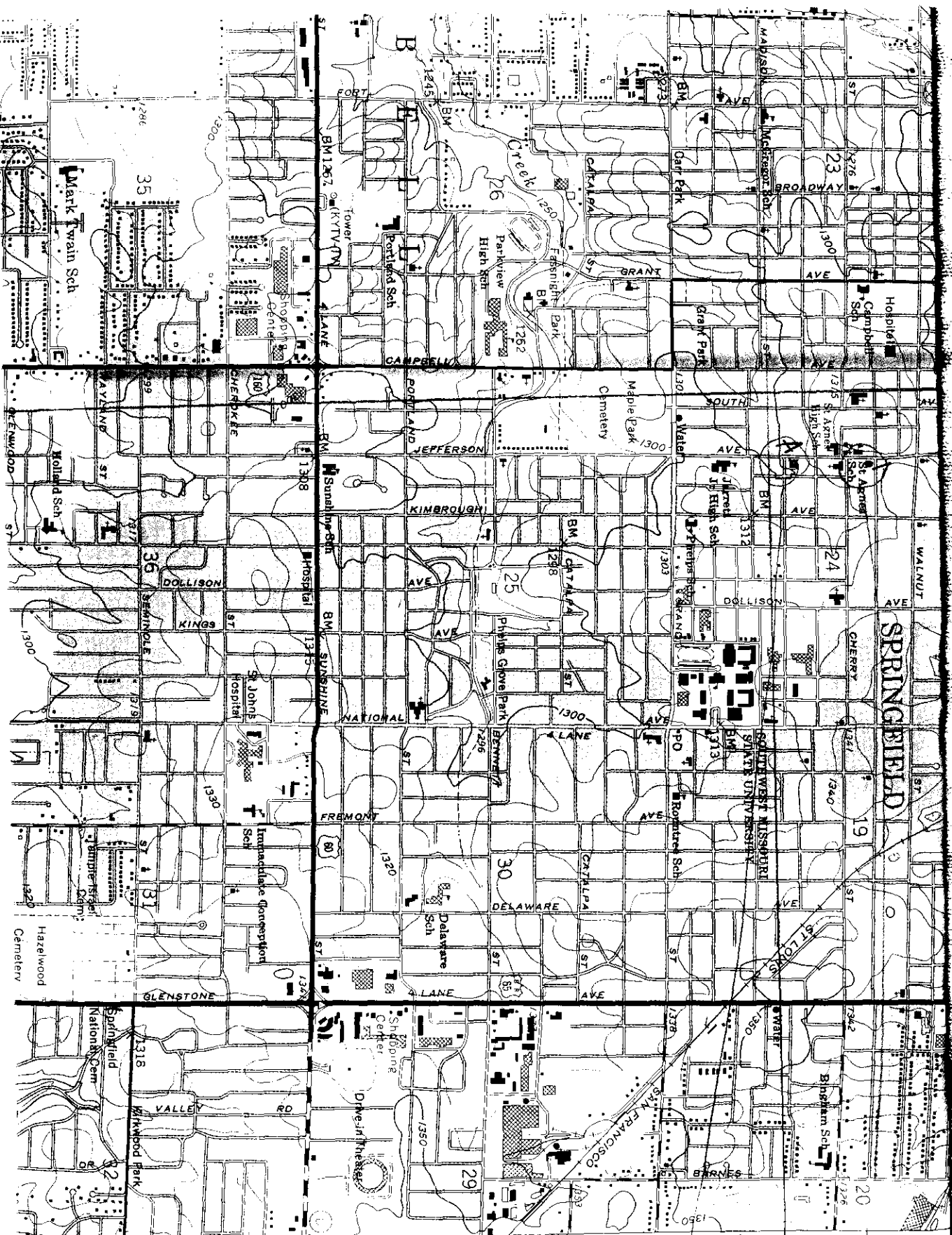
Jeff Nichols, photographer; April 29, 2005. All negatives are housed at the office of Architectural & Historical Research, LLC, Kansas City, Missouri.

### The Pearl Apartments

1. The main or west façade; view facing east
2. Detail of the main entrance; view facing east
3. The main and south facades; view facing northeast
4. The south façade; view facing north
5. The rear or east façade; view facing west
6. The rear and north facades; view facing southwest
7. The main and north facades; view facing northeast
8. Typical interior

### The Windsor Apartments

1. The main or west façade; view facing east
2. The main and south facades; view facing northeast
3. The south and rear façades; view facing northwest
4. The rear or east façade; view facing west
5. The north and west facades; view facing southeast
6. Detail of the north facade; view facing south
7. Detail of the north façade; view facing southwest
8. Typical interior



4117  
 Camp Knave Properties  
 (Galloway) 7358 II NW  
 D/S/444330/4117110  
 Galloway M6  
 Paul Rootman +  
 Wilson +  
 D/S/444335/4117400  
 (Galloway) Co. M6



