

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Wilshire Apartments

other names/site number N/A

2. Location

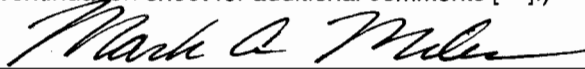
street & number 520 South Jefferson [N/A] not for publication

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 [x] 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 [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [].)



FEBRUARY 20, 2008

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:

[] entered in the National Register.
See continuation sheet [].

[] determined eligible for the National Register.
See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other. (explain:)

Signature of the Keeper Date of Action

Wilshire Apartments
Greene County, Missouri

5. Classification

Ownership of Property

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

Category of Property

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

Number of Resources Within Property

Contributing	Non-contributing
1	0 buildings
0	0 sites
0	0 structures
0	0 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.

N/A

6. Function or Use

Historic Functions

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/multiple dwelling

7. Description

Architectural classification

Other: Commercial Block Apartment Building

Materials

foundation concrete
 walls brick

 roof not ivsible
 other stone

See continuation sheet []

Narrative Description

See continuation sheet [x].

**Wilshire Apartments
Greene County, Missouri**

**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.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography See continuation sheet [x].

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:

Areas of Significance

- Commerce
- Architecture
- _____
- _____
- _____

Period of Significance

ca. 1919-1957

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

10. Geographical Data

**Wilshire Apartments
Greene County, Missouri**

Acreege of Property: _____ less than one acre _____

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	474299	4117437			
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 Gail Emrie and Debbie Sheals
 organization Debbie Sheals, Consultant date 10/29/07
 street & number 29 S. 9th St. Suite 204 telephone 573-874-3779
 city or town Columbia state Missouri zip code 65201

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 FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name CJC I, LLC atn: Curtis Casey, manager
 street & number 205 Park Central East, Suite 315
 telephone 417-869-3300
 city or town Springfield state MO zip code 65806

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

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

Summary: The Wilshire Apartments building, at 520 South Jefferson, Springfield, Missouri is a six-unit apartment building with brick veneer walls, a flat roof, and a scored concrete foundation. It was built ca. 1919 and has seen few changes since. The three story building faces west to Jefferson Street, which is a busy street on the southeast edge of the central business district. It is the only resource on the level lot, and there is a small parking area to the rear. The façade is symmetrically arranged, with an arched central entrance, recessed corner porches on each level, and simple Classical Revival ornamentation. The brick walls have been painted a dull pink, and unpainted limestone accents are used around the front windows and porch openings. A wide terra cotta cornice along the top of the façade is also unpainted; it matches the pale color of the limestone accents. The building has a rectangular plan, with a partially enclosed frame porch that spans the entire back wall. The back porch is early or original, with newer vinyl wall cladding and railings. The interior of the building, which features a central front stairway, and two apartments on each floor, is highly intact. The stairway has an early or original balustrade with square newel posts and tapered balusters, and none of the apartments have seen notable alterations to plans or finishes. The building is an intact example of the Commercial Block subtype of the Early 20th Century Apartment Buildings property type, as discussed in the Multiple Property Submission Cover Document, "Historic and Architectural Resources of Springfield, Missouri." It meets the registration requirements set forth in that document, under Criterion A, in the area of COMMERCE, and under Criterion C, in the area of ARCHITECTURE. The building is in good condition, and continues to look and function as it has since the day it was built.

Elaboration:

The Wilshire occupies a large lot in the 500 block of South Jefferson Street, between Elm and Cherry Streets, in Springfield, MO. It is located on the southern edge of the downtown commercial center, adjacent to residential neighborhoods to the south and east, and just under ¼ mile from the Public Square. The property to the north has a one-story commercial building and to the south is a one-story brick apartment complex of a later date. Saint Agnes Catholic Church and Elementary School are across Jefferson Street to the west, and the area to the east is largely residential.

The building is set back slightly from Jefferson Street and there is a small landscaped area between the façade and the sidewalk. A narrow lawn runs along

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

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

The front wall and the front bays of the side walls feature smooth bricks laid with a running bond, and the bricks on the side and back walls are coarser, and laid with a common bond. All of the bricks on the front and side walls are painted or otherwise coated; the current dull pink color may have faded from a brick red. The back brick wall, which is also painted, but sheltered from the weather by the frame porch, is a darker red that is closer to a common brick color. (Rehab plans call for a color change in the near future.) The architectural detailing of the exterior was spared during that paint job, and the pale colors of the stone and terra cotta contrast with the darker painted masonry.

The façade is symmetrically arranged, with a prominent central entrance bay, and recessed corner porches at each level. It is topped by a simple stepped brick parapet that rises a few feet above the cornice. The parapet has stone or terra cotta coping, and like the cornice, wraps around to the front bays on the side walls. The cornice is supported by ornamental brackets that mark the corners and the central bay of the façade. A stone belt course runs beneath the cornice at the top of the third floor, and matching stone is used for architectural detailing around the windows and porches of the façade. The porches have square brick corner posts that are topped with simple limestone capitals, and matching limestone is used to accent the arched ground floor entrance. Similar stone detailing accents the brick jack arches above the front windows, and all of the windows in the building have limestone lug sills.

The arched entry is accented by a classical door surround and flanked by large metal light fixtures that are early, but not original. The brick arch over the entry has a stone keystone that is currently obscured by a domed canvas awning. Attached to the exterior of the keystone is an early cast iron light fixture with a white glass globe. Unusual metal dragon heads with eye bolts are attached to the architrave above the doorway; they appear to be original, and may have been used to support chains for a flat entrance canopy at some point.

Figure Two. Detail of Dragon Head fixture.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

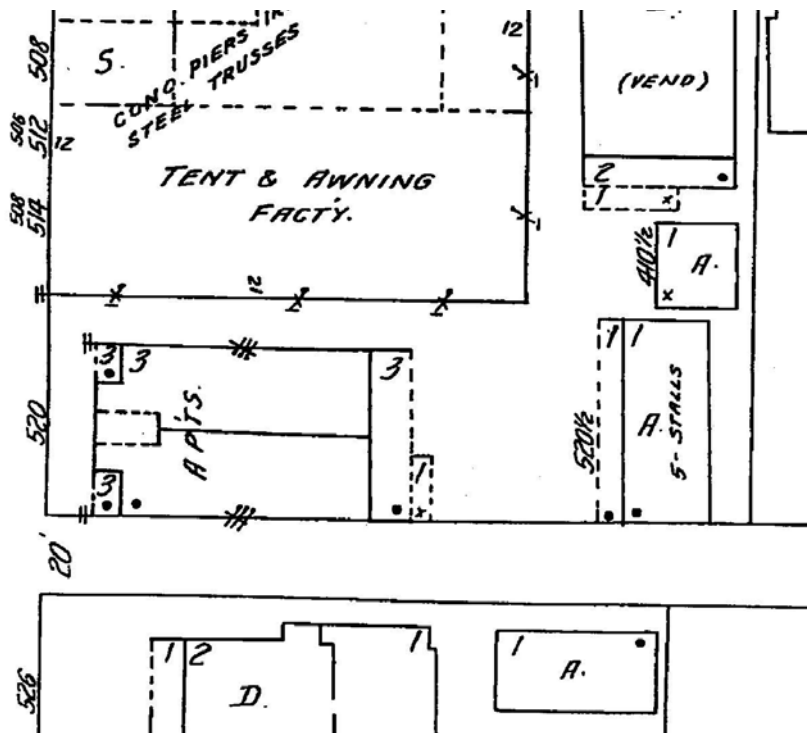
Section number 7 Page 4

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

The side and back walls are simpler, with widely spaced windows and little to no added ornamentation. The windows have soldier course headers and limestone lug sills and none of the original openings appear to have been altered. Many of the window openings have newer double-hung sashes. The building has a partial basement, full height in the rear part of the building, with a crawl space in the front twenty feet. The scored concrete foundation exposed on the side elevations has window openings to the rear full basement.

At least some components of the frame back porch are early or original. The porch spans the back wall and contains stairs to each level, along with small open porches that provide access to the back doors of the apartments. The outside corners of the porch have been framed in to create new rooms; most of those now contain bathrooms or laundry rooms. The exterior of the porch has been covered with vinyl siding, and the railings for the stairways are newer; the stairs themselves, along with the support posts and porch decking, are early or original.

Figure Three.
1933 Sanborn Map
Detail. North is up.



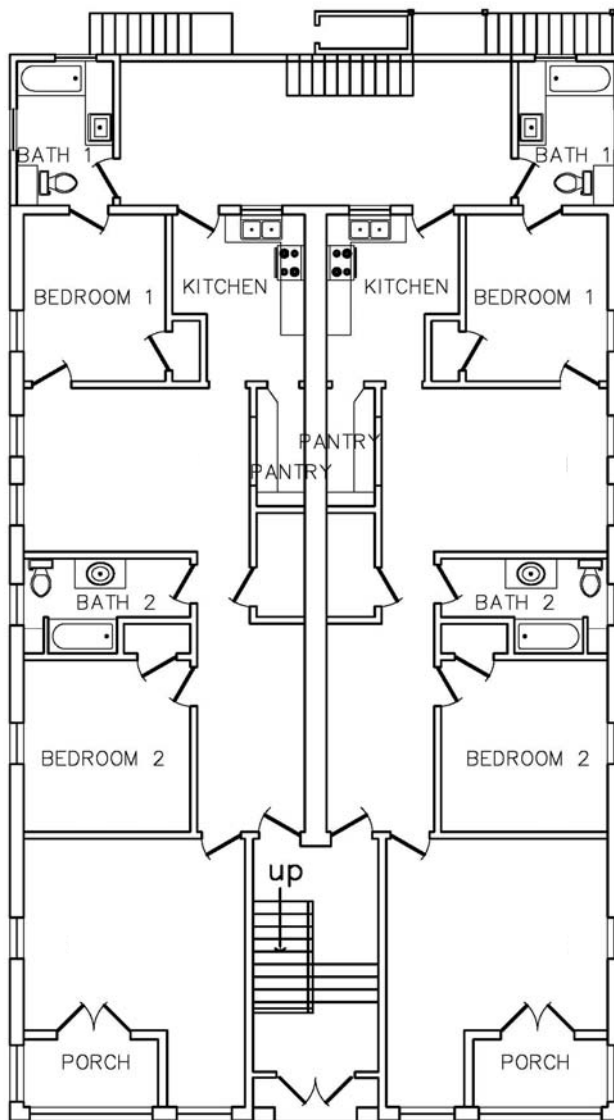
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

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

Figure Four. Typical Floorplan. Courtesy of Casey and Associates Architects. (Not to scale)



existing floor plan (typ. floors 1-3)

1

NORTH



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

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

The front door of the building is located in a frame wall that is set back from the plane of the arched main entrance a few feet. That frame wall appears to be modern, and was probably installed in the 1970s, when Springfield Planning and Zoning records show that the building was remodeled.¹ Early Sanborn maps indicate that the central stairway may have been open to the weather when the building was new. The new construction is set back from the plane of the wall and does not overly detract from the historic façade.

The doorway leads to a small foyer and a central stairwell that provides access to all six apartments. The stairway has carpeted stairs and early or original painted wood balustrades. A modern wood wainscot has been installed, although baseboards, window and door trim are all early and in good condition. The stair landings between floors are lighted by paired eight-light windows that are early or original. (Photo 10.) The woodwork around the apartment doorways is early or original; the doors themselves are modern, and the lights in the transoms above have been replaced with solid wood panels.

The six apartments are highly intact, and all have apparently original plans and most early millwork. The units each have a spacious entry, and the front rooms have wood and glass doors that lead to the recessed porches. Almost all interior millwork is in place and in good condition. Millwork includes five-panel doors with cap molding, some with transoms, deep baseboards, crown molding, some decorative beams, and hardwood floors.

The Wilshire Apartments have functioning in their original capacity since they were constructed ca. 1919. The building has seen no major changes in form or patterns of fenestration and it looks and functions much as it did during the period of significance. It is a good example of the Commercial Block subtype of Early 20th Century Apartment Buildings.

¹ Springfield Planning and Zoning, Real Estate Information Record, Plat #597.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

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

Summary:

The Wilshire apartment building, at 520 South Jefferson, in Springfield, Greene County, Missouri, is significant as an early urban apartment building in Springfield, MO. It is an intact example of the Commercial Block subtype of the Early 20th Century Apartment Buildings property type, as discussed in the Multiple Property Submission Cover Document, "Historic and Architectural Resources of Springfield, Missouri." As such, it is locally significant under Criterion A, in the area of Commerce and under Criterion C, in the area of Architecture, in association with the historic context "Early 20th Century Apartment Buildings, ca. 1900-1945." It was built ca. 1919, and it continues in its original function, with notably few alterations. The period of significance runs from the time it was constructed, ca. 1919 to 1957, the standard fifty year cut-off point. Its location at the edge of downtown Springfield is typical of the property type, and its high level of finish reflects the increased demand for urban middle- and upper-middle class rental housing of the early 20th century. It is an outstanding example of the second period of apartment building development in downtown Springfield, which began around 1915. The Wilshire embodies the characterizing features of this property type: a flat parapeted roof, rectangular form, symmetrical fenestration, central main entrance, and Classical Revival styling. The use of contrasting stone and terra cotta detailing, pilasters, arches, keystones, dentils, and ornamental brackets help to establish the Wilshire as a notable example of the Downtown Apartment Building property type.

Elaboration:

The early 1900s were a period of prosperity and growth in Springfield, and it was during this period that the town evolved from a rural burg to a young city. Springfield saw a major growth spurt after the arrival of train service in 1870; the population of the city increased from 6,524 in 1880 to 23,267 in 1900, and that trend continued in to the early years of the 20th century.² That expanded population brought an equally expanded need for housing, and the city saw significant residential development in the late 1800s and early 1900s. During that time, new residential neighborhoods developed on all sides of the commercial center around the public square, including the area now occupied by

² Forstall, Richard L., "MISSOURI, Population of Counties by Decennial Census: 1900 to 1990". Population Division, US Bureau of the Census.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

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

the Wilshire.

Although there was a marked increase in the pace of residential development in the last decades of the 19th century, the emphasis was on single family housing, even in the neighborhoods closest to the commercial center. Prior to 1900, most multi-family housing in the downtown area was geared to temporary occupants and/or to those of modest means. As noted in the MPS cover document, rental housing in Springfield in 1905 was comprised mostly of hotels, boarding houses, and furnished rooms.³

The new century saw the development of what was for the city a relatively new type of residence, the downtown apartment building. Downtown Springfield apartment buildings were a solution to a rising demand for multiple-dwelling rental housing that was close to the commercial center and to public transportation. They were commonly built near the city center, on main transportation corridors such as Jefferson Street and South Avenue, both of which saw significant numbers of new apartment building in the new century. It was also in this period that rental housing first came to be considered as a middle- to upper-middle class housing type.

During the first period of apartment construction in Springfield, 1900 to 1915, the Porched Square apartment type, which featured designs that would blend with residential neighborhoods, was popular. After 1915, however, the larger Commercial Block subtype developed. Commercial Block apartments had a more urban aesthetic that often blended characteristics of commercial and residential architecture. These buildings often incorporated a variety of decorative styles including Classical Revival and Art Deco. The type of Classical Revival styling seen on the Wilshire was particularly popular, for apartments as well as civic and commercial buildings of the period. The Greene County Courthouse, a high style Classical Revival building constructed in Springfield during the early 1900s, helped popularize the style locally.

The Wilshire Apartments provide an early, typical example of the Commercial Block property type. It is located on a busy street, close to the public square, and features a level of styling that would have been attractive to upper-middle class renters. The Wilshire is one of several such buildings that

³ Richard Lee Burton, "Early 20th Century Apartment Buildings, ca. 1900-1945." Multiple Property Submission Amendment, Nov. 25, 2002. E-24.

United States Department of the Interior
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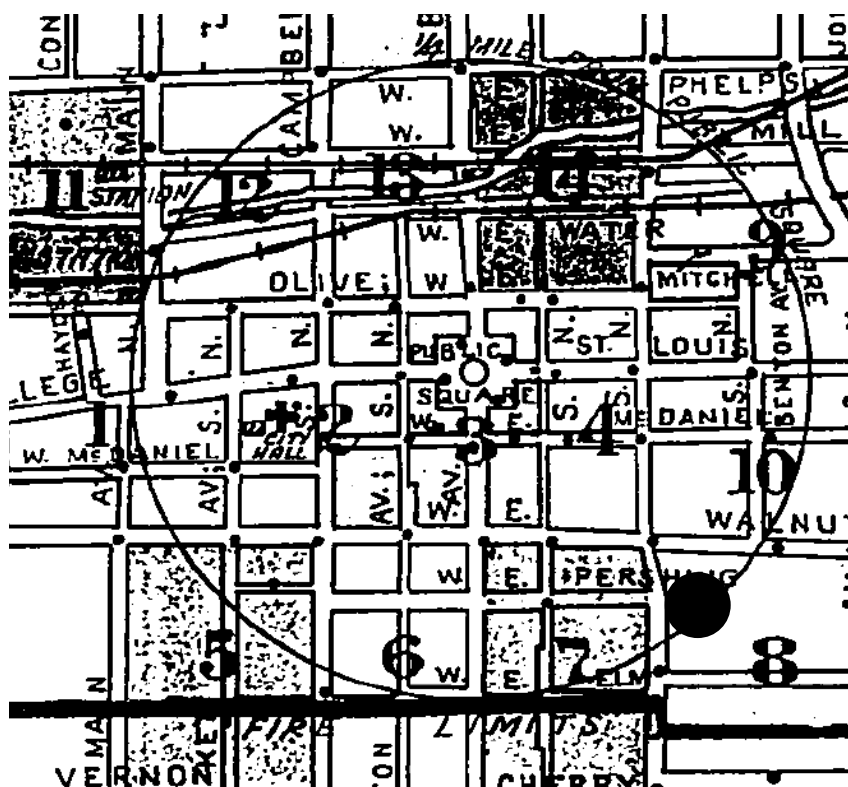
National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

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

were built in the immediate vicinity in the late 1910s and the 1920s; the MPS cover document notes that this property type “emerged almost exclusively in the area southeast of the Public Square.”⁴ The building is similar in style to the Camp Manor Apartments, 423 E. Elm, which were built a block away at approximately the same time. Two blocks to the south on Jefferson are the Windsor and Pearl Apartments, comparable buildings that were constructed later in this phase. All three of those buildings were listed in the National Register 12/06/05, in association with the Multiple Property Submission Cover Document.

Figure Five. 1933 Sanborn Map, showing location of the Wilshire in relation to the Public Square. North is up.



4 “Historic and Architectural Resources of Springfield, MO,” F-16.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

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

The Wilshire Apartments were probably built by or for Hattie Wright, who inherited the land from her mother in 1918.⁵ The building was constructed soon after that, as the real estate tax assessment for the property jumped from \$7,300 in 1919 to \$17,030 in 1921, and they were first listed in the City Directory in 1919. Sanborn maps show that they have occupied this lot with few alterations ever since. The building changed hands a number of times in the following years but remained a multiple-dwelling rental property throughout its history.

A review of Springfield City Directories shows that the apartments were considered upper-middle class housing when new, and that they were a favored address for widows throughout their early history. Early occupants included members of prominent families and the owners of well-known businesses in the adjacent commercial center. The 1922 directory shows that two of the six units were occupied by doctors, and one was the home of F. G. McQueary, a founder of the McQueary Brothers Drug Company. Josiah Keet lived there in the late 1920s, and listings in the 1940s and 50s for a "Jos. Keet" may have been for a son or other relative. Josiah Keet was a partner in the Keet and Rountree Mercantile Company, an important business in the downtown area in the late 1800s and early 1900s; his store was just a few blocks from this building, on South Avenue.

Another early resident, Mrs. Laura L. Fulbright, was from one of the city's best-known families. The Fulbrights were Springfield pioneers; they settled there in 1830, and the Fulbright Spring and Pumping Station takes its name from them. Fulbright is one of several women who were listed as occupants under the title of "Mrs." during the period of significance. It is assumed that they were all widows or they would have been listed with their husbands. Maintenance-free living in a well-appointed building no doubt made the Wilshire an attractive option, for widows as well as businessmen of the time.

One local family found it attractive as both a residence and an investment; the Edward Shelpman family owned the property and lived in an apartment there for most of the period of significance. In 1922 Edward and Carrie Shelpman bought the building and moved into one of the apartments. Their grown son Edward Shelpman, Jr. lived with them for a short time, and later had his own

⁵ This property, Lots 1 and 3 in the John Lair Addition, is listed in the 1919 Greene County Land Tax Book, page 153 entry 6054, as belonging to L. H. Kinsinger. L. H. Kinsinger's will dated 1918 left the property to her daughter, Hattie Wright

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

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

apartment there. Mrs. Carrie D. Shelpman lived there alone after her husband died in 1936, and her son took over ownership of the property in 1959. The younger Mr. Shelpman was largely an absentee landlord; it appears he moved out of his apartment in the late 1940s or early 1950s, but he retained ownership until 1970.⁶ Later in the 20th century, as the central business district lost popularity, the Wilshire became less exclusive, but it continued to serve as rental housing, and it continues in that function today.

The Wilshire Apartment Building has served as an apartment building for the entirety of its history, and it clearly reflects its historic function. It meets the basic registration requirements under the area of Commerce as outlined in the cover document, and it is mentioned in that document as a notable example of the property type. The high level of integrity and refined styling also qualify it under the more rigorous requirements for significance in the area of Architecture, which state that eligible apartment buildings will have “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.”⁷ The Wilshire is a significant downtown commercial apartment building that continues to look and function much as it did in the 1920s.

⁶ Greene County Deed Records, County Recorder’s Office, Springfield, MO, Deed Book 1190. p. 203.

⁷ “Historic and Architectural Resources of Springfield, MO,” F-19.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 12

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

SOURCES

See the MPS Cover Document Amendment “Historic and Architectural Resources of Springfield, Missouri” for additional context and property type descriptions.

Burton, Richard Lee. “Early 20th Century Apartment Buildings, ca. 1900-1945.” Multiple Property Submission Amendment, Nov. 25, 2002.

Dunham Directory Company. Dunham’s City Directory of Springfield. Springfield: Dunham Co., 1917, 1919, 1922, 1928, 1933.

Forstall, Richard L. “MISSOURI, Population of Counties by Decennial Census: 1900 to 1990.” Division, US Bureau of the Census, Washington, DC 20233. Accessed October 13, 2007. <<http://www.census.gov/population/cencounts/mo190090.txt> March 27, 1995.>

Greene County Archives and Records Office of the County Clerk. *Greene County Land Tax Book 1919*, Greene County Archives, Springfield, Missouri.

Meyer, Amelia. *Historic Architectural Survey, Potential National Register Listings Section Q and Walnut Street Study Area*. Springfield Planning and Zoning, Springfield, Missouri, 1984.

Sanborn Fire Insurance Company, Map of Springfield, 1910, 1933, 1950.

Springfield Planning and Zoning. *Real Estate Information Record, Plat No. 597*, Springfield, Missouri.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10, photographs Page 13

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

Verbal Boundary Description

The south 56.4 feet of Lot One (1), and the south 56.4 feet of the west 74 feet of Lot Three (3), in John Lair's Addition to the City of Springfield, Greene County, Missouri, according to the recorded plat thereof.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the building.

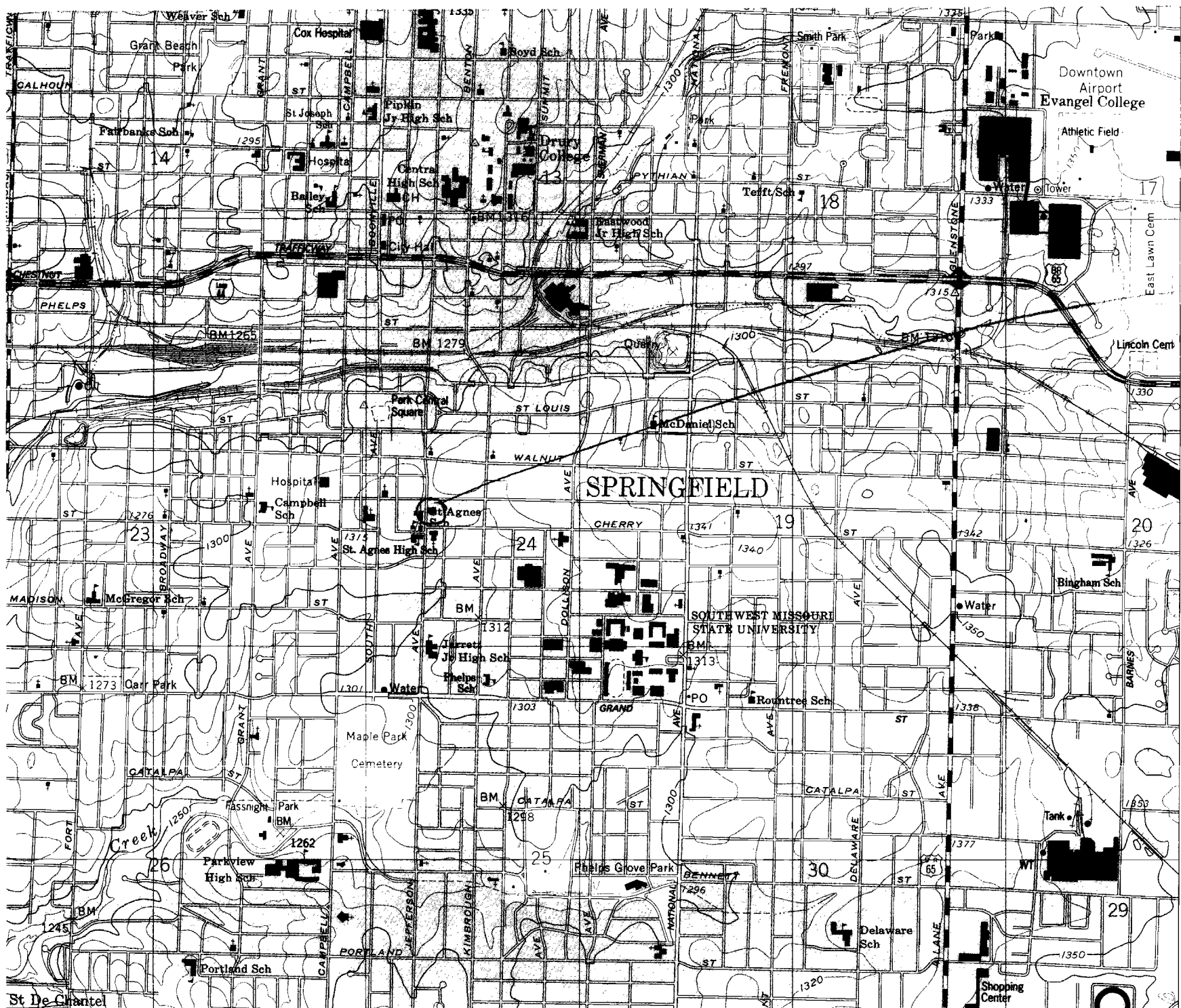
Photographs

The following information is the same for all photographs:

Wilshire Apartments
520 South Jefferson St., Springfield
Greene County, Missouri
Debbie Sheals
January 2008

List of Photographs

1. Façade, west elevation, looking east
2. Southwest corner, with alley, looking northeast
3. South elevation, looking northeast
4. Rear, southeast corner, looking northwest
5. East elevation, looking northwest
6. Northwest corner, looking southeast
7. Main entrance, looking east
8. Cornice detail, looking east
9. Balustrade, first floor landing, looking east
10. Stairwell with west windows, looking east
11. Apartment interior, third floor north looking at porch.
12. Apartment interior, third floor north, entrance foyer
13. Apartment interior, third floor north, looking east
14. Apartment interior, second floor south, looking east



20
19
18
17
16

WILSHIRE
APARTMENTS
520 SOUTH
JEFFERSON ST
12'30"
SPRINGFIELD,
GREEN SW 1/4,
MO
15/4742991
7117437

St De Claret

Shopping Center



A three-story red brick building with a decorative cornice. The ground floor has a central entrance with a green awning and two side windows. The second and third floors have multiple windows, some with white surrounds. A red SUV is parked in front of the building, and a silver car is partially visible on the left. A utility pole and a '2 HOUR PARKING' sign are on the right. The sky is clear blue.

A silver sedan parked on the left side of the street.

A red SUV parked in front of the building.

2 HOUR PARKING











NO PARKING
LOADING ZONE
15 MIN LIFT
←

2
HOUR
PARKING
←

2
HOUR
PARKING
←



520

5
3
1













