

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**


1. Name of Property

historic name Windsor Hall Apartments

other names/site number N/A

2. Location

street & number 3420 Locust Street

☒ not for publication 

city or town Kansas City

☒ vicinity

state Missouri

code MO

county Jackson

code 095

zip code 64111

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Mark A. Miles *November 23, 2010*

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

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Signature of the Keeper

Date of Action

Windsor Hall Apartments

Name of Property

Jackson County, MO

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

Name of related multiple property listing

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

Working-Class and Middle-Income Apartment
Buildings in Kansas City, MO

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Low-Rise Walk-Up Apartment Building

Materials

(Enter categories from instructions.)

foundation: Limestone

walls: Brick

roof: Synthetic

other:

Windsor Hall Apartments

Name of Property

Jackson County, MO

County and State

8. Statement of Significance

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 old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1923

Significant Dates

1923

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Koch, William J.; architect

Fisher, Harry E., builder

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

____ previously listed in the National Register

____ previously determined eligible by the National Register

____ designated a National Historic Landmark

____ recorded by Historic American Buildings Survey # _____

____ recorded by Historic American Engineering Record # _____

____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

____ Other State agency

____ Federal agency

☒ Local government

☒ University

☒ Other

Name of repository: **Kansas City Public Library**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Windsor Hall Apartments

Name of Property

Jackson County, MO

County and State

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 363301 4325111
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

11. Form Prepared By

name/title Cydney E. Millstein and Maryann Warfield

organization Architectural & Historical Research, LLC

date July 26, 2010

street & number 1537 Belleview Avenue

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state MO

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Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name 3420 Locust, LLC, c/o Antheus Capital

street & number 32 N Dean St., 2nd Floor

telephone 201.541.8003

city or town Englewood

state NJ

zip code 07631

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

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

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Summary

The Windsor Hall Apartments, located at 3420 Locust Street, Kansas City, Jackson County, is a three-story brick building classified as a "Low-Rise, Walk-Up Apartment Building property type" as established in the Multiple Property Documentation Form "Working-Class and Middle Income Apartment Buildings in Kansas City, Missouri."¹ The property measures 39 feet x 104 feet. Designed by Kansas City architect William Koch and constructed by Harry Fisher, Windsor Hall Apartments was built in 1923, two years earlier than the neighboring Gillham Court Apartments located directly to the west at 3411 Gillham Road (NR, February 2007). Gillham Court Apartments is virtually the same design as Windsor Hall. Distinguished by a deep, full-width front porch with thick piers, Tapestry brick with contrasting stonework, symmetrically placed articulation and a decorative denticulated wood cornice with paired brackets, Windsor Hall displays the "typical size, scale, and massing of an urban Low-Rise Walk-Up Apartment Building designed to fit the narrow lots [characteristic] of Kansas City's older neighborhoods."² The interior features the original double-loaded corridor, main and secondary staircases and much of the original wood trim at the doors and windows. Except for the northern half of the second story, all of the original studio and one-bedroom apartments remain (See Floor Plan, p. 12).³ Overall in good condition, Windsor Hall Apartments retains the majority of its original character-defining elements and integrity, thereby conveying its historic significance and period of construction.

Elaboration

Exterior

The Windsor Hall Apartments is a three-story brick building characterized by a combination of polychromatic common bond brick and contrasting decorative stone at the main and first bays of the north and south facades. The foundation, exposed at the secondary facades, is rough-cut uncoursed limestone. The main façade faces east and measures three bays. A full-width deeply recessed porch featuring a slightly pitched roof with asphalt shingles, wide eaves, wood fascia, and supported by thick brick and concrete piers set on a solid brick and concrete rail, dominates the first story (See Photo, page 12).⁴

¹ Sally F. Schwenk. "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." Multiple Property Documentation Form, National Register of Historic Places. February 2007.

² Mary Doeden and Kerry Davis. "Gillham Court Apartments Building," National Register of Historic Places Registration Form (MPS), February 2007, Section 7, Page 1.

³ The original floor plan consisted of 24 apartments (studio and one-bedroom units), 8 to a floor. See Additional Section, Page 12 for floor plan.

⁴ Landmarks Commission, Kansas City, Missouri, Insurance Photo c. 1940.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

The main entrance, now boarded up for reasons of security, is centrally placed, and features a concrete threshold and wood surround. Modified from the original, the entry features a single-leaf aluminum framed door with fixed sidelights. Flanking the main entrance are tripartite windows partially boarded up and with security bars. Fenestration is non-original wood framed, one-over-one, double-hung sash. Fenestration at the end bays of the upper floors is also tripartite, non-original, wood framed one-over-one, double-hung, sash; second floor units have been boarded up.

Hallway window units, centrally placed, have retained much of the original materials and design. The second story unit features a pair of original multipaned casement windows each crowned by multipaned fixed transoms. While the third story unit features non-original casement windows, the historic transoms have remained intact.

While the fenestration openings and trim are original, the majority of the original window units at the north and south facades have been removed, with the openings secured with plywood. Non-original windows that are extant are one-over-one, double-hung, sash (and are not covered with plywood). The far east bays of the north and south facades feature paired window openings. The window units at the second and third story of the south façade are non-original wood framed one-over-one double-hung sash, while the window units at the second and third story of the far east bay of the north façade are original six-over-one, double-hung, sash wood framed.

The rear façade of Windsor Hall Apartments faces west. All fenestration but the third story stairwell window (a non-original, one-over-one wood framed sash window) unit has been boarded up.⁵

The exterior of Windsor Hall is further articulated with contrasting cast stone squares set at the corners of the brick window surrounds and in patterns of five (the centered stone is a diamond shape) set between bays of the east or main façade and the far north bays of the north and south facades, and at the porch piers. Bands of slightly raised brick headers further frame the fenestration at the decorative bays. Sills at the main façade are cast stone. The sills at the remaining facades are header brick. A prominent paneled wood cornice displays modestly crafted modillions and paired brackets at the main façade, wrapping to the far east bays of the south and north facades.

Other features of the exterior of Windsor Hall Apartments include basement windows at the north and south facades that have been infilled with CMU block, a rolled membrane roof and terra cotta coping tiles at the roofline of the north and south facades.

⁵ As examined from a 1940s photograph of Windsor Hall Apartments (see page 13), the fenestration of the main (east) façade and the far east bays of the north and south facades were originally wood, six-over-one, double-hung, sash. The centrally placed casement windows and transoms of the east façade displayed multipanes. As mentioned in the main narrative, a few of these original window units remain.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Interior

The Windsor Hall Apartments contains approximately 4,284 square feet, including a double-loaded corridor flanked by four apartments on each of the three floors and a full basement. As previously mentioned, the second floor, north side, has been completely gutted. The extant apartment units have retained their original integrity to varying degrees. There is no main foyer at the first floor. The main staircase, located at the east end of the building, is modest in design with a simple wood newel post and solid rail with wood trim. The rear staircase, placed at the west end of the building, features an open rail with wood balusters and newel posts.

The first floor hallway has retained the plaster walls and wooden chair rail trim. Wooden floors of the hallways at each floor have been carpeted. Many of the original doors leading to the apartments have been removed and stored in the hallways.

Integrity Assessment

The Windsor Hall Apartments Building meets the integrity criteria for Low-Rise Walk-Up Apartment Buildings established in Section F of the Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" and like the neighboring Gillham Court Apartments, designed and constructed by the same architect and builder, is an intact example of this property type. Because a great percentage of its character defining features, including original fenestration locations, brickwork, trim, cornice, foundation, full-width porch, corridors and wall surfaces—all as originally designed and implemented—have been maintained and are in good condition, the historic significance and associations with early 20th century working-class housing is clearly defined. Its location, design, setting, materials, workmanship, feeling and association have been retained.

This apartment complex is situated just north of District II of the Armour Boulevard Multiple Resources

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Statement of Significance:

The Windsor Hall Apartment located at 3420 Locust Street in Kansas City, Jackson County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT and under Criterion C in the area of ARCHITECTURE as documented in the Multiple Property Documentation Form (MPDF) "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." The building has direct associations with the historic contexts developed as part of the MPDF including: "Residential Development Patterns: 1830-1964," "The Evolution of the Working-and Middle-Class Multi-Family Purpose-Built Apartment Building in Kansas City: 1885-1964," and "Architecture of Working- and Middle-Class Apartment Buildings: 1885-1964".⁶ The property meets the MPDF registration requirements. The period of significance for Windsor Hall Apartments is 1923, the time during which the building was constructed. Windsor Hall Apartments was a planned development by Harry E. Fisher of Fisher Realty Company, Kansas City. He also developed the Gillham Court Apartments Building located at 3411 Gillham Road, Kansas City, Missouri, in 1924-25(NR Listing: September 2007).⁷ Windsor Hall Apartments is an example of the Low-Rise Walk-Up Apartment Building property type and meets the integrity thresholds established in Section F of the MPDF. The building is locally significant in the area of Community Planning and Development for its associations with residential buildings designed and located to meet the housing needs, by local realty companies who recognized a shortage of quality housing for an increasing middle-class population. The building is locally significant in the area of Architecture for its association with the Low-Rise Walk-up Apartment Building property type as documented in the MPDF.

Elaboration:

Windsor Hall Apartment Building, located at 3420 Locust Street, was constructed in 1923.⁸ It is one of numerous apartment buildings within Kansas City that were developed and built by real estate developer, Harry E. Fisher.⁹ Fisher hired Kansas City architect, William J. Koch to design the Windsor Hall Apartment Building.¹⁰

Fisher's realty firm spent approximately \$50,000 on building Windsor Hall according to the building permit. The property measures 39 feet by 104 feet, and is three stories high

⁶ Mary Doeden and Kerry Davis. "Gillham Court Apartments Building," Section 8, Page 8.

⁷ Ibid, Section 8, Page 9.

⁸ Kansas City Landmarks Commission, Building Permit Number 13635, June 1, 1923.

⁹ "The Greater Kansas City Area: Building Projects," *Western Contractor*, 6 June 1923, 38.

¹⁰ Ibid, 38.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

with twenty-four self-sufficient apartments.¹¹ The building location was directly adjacent to the Gillham Road streetcar line, which allowed easy access for commuting to work and various shopping districts, including downtown Kansas City.¹²

The following contractors and suppliers were contracted by Fisher Realty: Laitner Brothers, heating and cooling; Otto Brothers, electrical wiring; American Sash and Door, millwork; Sutermeister Stone Company supplied and laid the cut stone; Calhoun, Mantel and Tile Company completed the tile work; beds were supplied and installed by Murphy Door Bed Company; and miscellaneous steel and wire work were completed by KC Wire and Iron Works Company.¹³

In addition to the building permit issued for 3420 Locust during the first week of June 1923, two other building permits were issued to Fisher Realty Company. An identical twenty-four-unit apartment building was being constructed at 3415 Paseo Boulevard, at a cost of \$50,000, while a smaller version of the Locust building, with approximately eighteen apartments, was built at 3338-3340 Virginia. The smaller building at 3338-3340 Virginia was estimated to cost about \$25,000. Fisher retained the same contractors hired to construct Windsor Hall. Both buildings were located near street cars lines but they are no longer extant.

In 1925, Fisher built Gillham Court Apartments located at 3411 Gillham Road and Gillham Plaza Apartments at 3415 Gillham Road, which is no longer extant. Both buildings were northwest of Windsor Hall and were also designed by William Koch, possibly using similar plans from the Windsor Hall building.¹⁴ Besides numerous multi-family buildings, Koch designed private residences and commercial buildings, including: two private residences for Harry Fisher, 5345 Ward Parkway (1925) and 11 W 53rd Street (1936) which is located in the Simpson-Yeomans-Countryside National Register Historic District Boundary Expansion (NR: September 6, 1984).¹⁵

Research indicates that Harry Fisher and William J. Koch substantially contributed to the residential neighborhoods of Kansas City, Missouri.

Residents of Windsor Hall Apartments

¹¹ Building Permit # 13635

¹² Tuttle-Ayers-Woodward, Co., *Atlas of Kansas City, Missouri, and Environs*, 1925, Historic Map Works: Residential Genealogy. Accessed July 19, 2010. <http://www.historicmapworks.com/Atlas/US/10849/Kansas+City+1925/>

¹³ *Western Contractor*, 38-40.

¹⁴ Sanborn Insurance Company, *Sanborn Insurance Maps: Kansas City Missouri 1909/1951* Vol. 4, sheets 468, 482. http://www.kchistory.org/cdm4/sanborn_splash.php

¹⁵ Cydney Millstein, The Simpson-Yeomans / Country Side Historic District Boundary Expansion Jackson County, Missouri, National Register of Historic Places, (09/06/1984).

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

An examination of City Directories from 1924, a year after the property was completed proved that the majority of the occupants were middle-class and working-class. A list of some of the occupants from that year include: Gordon Fisher, an underwriter for U.S. Fidelity and Surety Company; C. E. Brown, a civil engineer for Burns and McDonnell Engineering Company; T. E. Barrett, travel agent; and Sarah V. Andrew, clerk.

The 1950-1951 City Directory lists the following occupants: Margaret Taylor, a secretary for American Steel and Wire Company; Albert Lockhart, a copywriter for Bruce R. Brewer and Company; Patrick D. Reynolds, a foreman at Armour Meat Packing Company; Nellie Benson, a widow and Bea Giesler and Edna Kelly, nurses.

Fisher Realty Co.: Harry E. Fisher (1892-1941)

J. C. Fisher, an Englishman, was an immigrant to the United States when he met Margarette Ryan of Muncie, Kansas. The two were married. Their son, Harry F. Fisher, was born in Kansas City, Kansas in 1892. Harry remained in Kansas City, Kansas for twenty-seven years where he operated a grocery and meat business. Around 1918, Harry Fisher entered the real estate and apartment hotel business in Kansas City, Missouri as Fisher Realty Company.¹⁶

The prominent Kansas City architect Nelle E. Peters designed several of Fisher Realty's apartment-hotels. It is known that Peters designed eight properties for Fisher (c.1927-1929), which consisted of seven apartment-hotels, including the Melbourne Apartments, 303-305 East Brush Creek Boulevard (1927), the Coronado Apartments, 1212 Linwood (1928; demolished) and the BelleClaire Apartment-Hotel which was located on the southeast corner of Gillham and Armour Road (1927; demolished 1979).¹⁷

Building regulation changes, which were enacted as early as 1925 in Kansas City, had favored larger structures. The once predominant "fours, sixes, and twelves" apartment building, largely designed by the builders in a "box-like" fashion, were no longer of interest.¹⁸ In addition, the apartment building industry took a new interest in hiring architects as an added advantage. Architectural features, as well as interior features became more important to the apartment dwellers of Kansas City.¹⁹

¹⁶ Obituary, "Harry E. Fisher, Realty Dealer, Is Dead at 48," *The Kansas City Journal*, 2 March 1941, n.p., microfilm. Kansas City Public Library, Kansas City, Missouri,

¹⁷ Nelle E. Peters (1884-1974), Architectural Records, Collection KC0041, Western Historic Manuscript Collection, University of Missouri Kansas City, Missouri, Revised, June 16, 2009.

¹⁸ *Ibid.*

¹⁹ *Ibid.*

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Harry Fisher was one of the original members of the Apartment and Home Builders' Association (AHBA). A number of changes, upon studies and recommendation made by the AHBA, were made to the city zoning laws relating to apartment building regulations. In May 1927 the association enlarged their membership to include virtually all builders of apartments and apartment hotels. Construction was at a high point and the competition was hard on smaller investors. As a member of the Association, they could discuss concerns for their investments and come to agreements that otherwise would not have occurred. Charles E. Phillips, one of the most prolific real estate developers in Kansas City who also contracted Nelle E. Peters as his main architect, D. L. Keller and McCanless Realty were also members of the Association.²⁰

Although he never quit building for the middle-class, Fisher was also an early proponent of the Apartment House Co-operative movement in Kansas City c. 1928. The Apartment House Co-operative movement began in New York City in the early 1920s and quickly spread. Apartments built as co-operatives were owned by the individual tenants while the land and outer building may have also been owned by the tenants or by a firm such as Fisher's.²¹ Two hotels built by Fisher's firm for this purpose are extant: Melbourne Apartments at 303 Emmanuel Cleaver Boulevard (Nelle E. Peters, architect) and White Hall Apartments (Wm. J. Koch, architect) located at 323 Emmanuel Cleaver Boulevard, were built in 1926.²²

The Melbourne is a sixteen-suite apartment building with an underground parking garage. These apartments were purchased for use as a primary or secondary residence for the wealthy commuter. Each suite purchased was automatically assigned a parking stall in the garage. If a resident owned additional vehicles, they were charged an extra fee for each additional stall for their use in the garage.²³

Harry E. Fisher died at the age of 48 on March 1, 1941. He had been recuperating from a major operation just two weeks earlier when he suffered a fatal heart attack in his home at 11 W. 53 Terrace. At the time of his death, there were seven, four-unit buildings nearing completion at 45th Terrace and Broadway.²⁴

²⁰ "Apartment and Home Builders Association," *The Kansas City Star*, 26 May 1927, n.p. Microfilm clippings, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

²¹ National Association of Housing Co-operatives, History, On-Line, Accessed September 2010.

<http://www.coophousing.org/DisplayPage.aspx?id=162&bMenu=76&bltem=162> In 1752 Benjamin Franklin initiated the beginning of an insurance protection co-operative which protected against fire damage to housing structures. His model of a co-op led to the development of other forms of co-op businesses, eventually moving into apartment co-ops in the 1920s.

²² Sanborn Insurance Maps, *Sanborn Insurance Maps: Kansas City, 1909/1950* Vol. 6. On-Line, http://www.kchistory.org/cdm4/sanborn_splash.php

²³ "Apartment House Co-operatives," *The Kansas City Star*, 28 February 1928, n.p. Microfilm clippings, Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri.

²⁴ Obit, *The Kansas City Journal*, 2 March 1941.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
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Architect: William J. Koch (1880-1947)

William J. Koch was born to August William Koch and Rebecca Koch (nee Julian) on January 15, 1880, in Covington, Kentucky. At the age of 27, William relocated to Kansas City, Missouri where he resided at 3652 Campbell. He died in Menorah Hospital, Kansas City, Missouri at the age of 63.²⁵

In 1910, Koch worked as a draftsman for the Phoenix Stone and Lime Company. In 1920 he is listed as a draftsman for the J. C. Nichols Building Department. The exact date of his relationship to the Fisher Realty Company is unknown. By 1923 the city directory shows William J. Koch working as an architect under his own name.²⁶

Koch designed apartments, business buildings and residences for Fisher Realty. Koch designed numerous apartment buildings for Fisher between 1923 and 1936. In 1936, as previously stated, he designed Harry Fisher's private residence at 11 W. 53rd Terrace.²⁷

Although the city shows only twelve buildings designed by Wm. Koch for Fisher Realty between 1924 and 1936, there may be many others that were by his hand. To attest to this statement, the Windsor Hall Apartment Building, constructed in 1923, and two additional apartment buildings were also designed by Koch for Fisher: 3415 Paseo Boulevard, a twenty-four unit apartment; and 3338-3340 Virginia, a smaller building, possibly containing eighteen units. Fisher applied for building permits for all three apartment buildings the same week and contracted the same construction/supply teams as previously stated in Section 8 of this nomination.²⁸

Summary Statement

During this period Kansas City was undergoing major changes in its infrastructure and population. During these years, the number of residential areas increased and the city expanded its boundaries. The Liberty Memorial World War I monument (NHL, 2006) was

²⁵ William Julian Koch, Standard Certificate of Death, Missouri Digital History Database, accessed July 19, 2010.

²⁶ Polk City Directories, 1910, 1920, 1923, 1925.

²⁷ Kansas City Landmarks, "Harry E. Fisher," Landmarks Survey Database, acquired July 2010.

²⁸ *Western Contractor*. While searching this publication for the Windsor Hall information it was noted that at least eight other separate buildings were designed by Koch for Fisher. As the search was only through approximately six to eight months of this publication, there may be many other contracts between Koch and Fisher that have not been found to date.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
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implemented and neighborhoods were going through major shifts as people moved to the fringes of the expanding city limits. Much has been written about J. C. Nichols and his contributions such as Country Club Plaza, yet the contributions to the history of Kansas City by men like Harry E. Fisher and William J. Koch are also important to this time period for their development of the housing environment and improving the city through planning and development during a period of perhaps the greatest residential growth seen in Kansas City history.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Bibliography

Published

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<http://www.historicmapworks.com/Atlas/US/10849/Kansas+City+1925/>

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http://www.kchistory.org/cdm4/sanborn_splash.php/

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Kansas City Landmarks. Commission, Building Permit #13635, June 1, 1923.

_____. "Harry E. Fisher." Printout. Landmarks Survey Database.

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Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
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National Register of Historic Places
Continuation Sheet

Section number 10 Page 12

Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Verbal Boundary Description

The East 125.3 feet of the North ½ Lot 17 and the East 125.3 feet of Lot 18, Block 1, KENWOOD ANNEX, a subdivision in Kansas City, Jackson County, Missouri.

Boundary Justification

The nominated property includes the entire parcel historically associated with Windsor Hall Apartments, Kansas City, Jackson County, Missouri.

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 13

Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri

Key to Photographs

The following is true for all photographs:

Windsor Hall Apartments
Working –class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County
Photographer: Richard Welnowski
Date: June 2010.
Digital images submitted with nomination.

1. Main or east façade; view facing west
2. Main or east and south facades, view facing northwest
3. South façade; view facing northwest
4. South façade; view facing northeast
5. North façade; view facing east, southeast
6. Rear or west façade; view facing east
7. Front porch at the east façade; view facing north
8. First floor main stair and hallway; view facing west
9. First floor hallway; view facing west
10. One-room apartment, second floor; view facing northeast
11. Rear stairway, first floor; view facing west

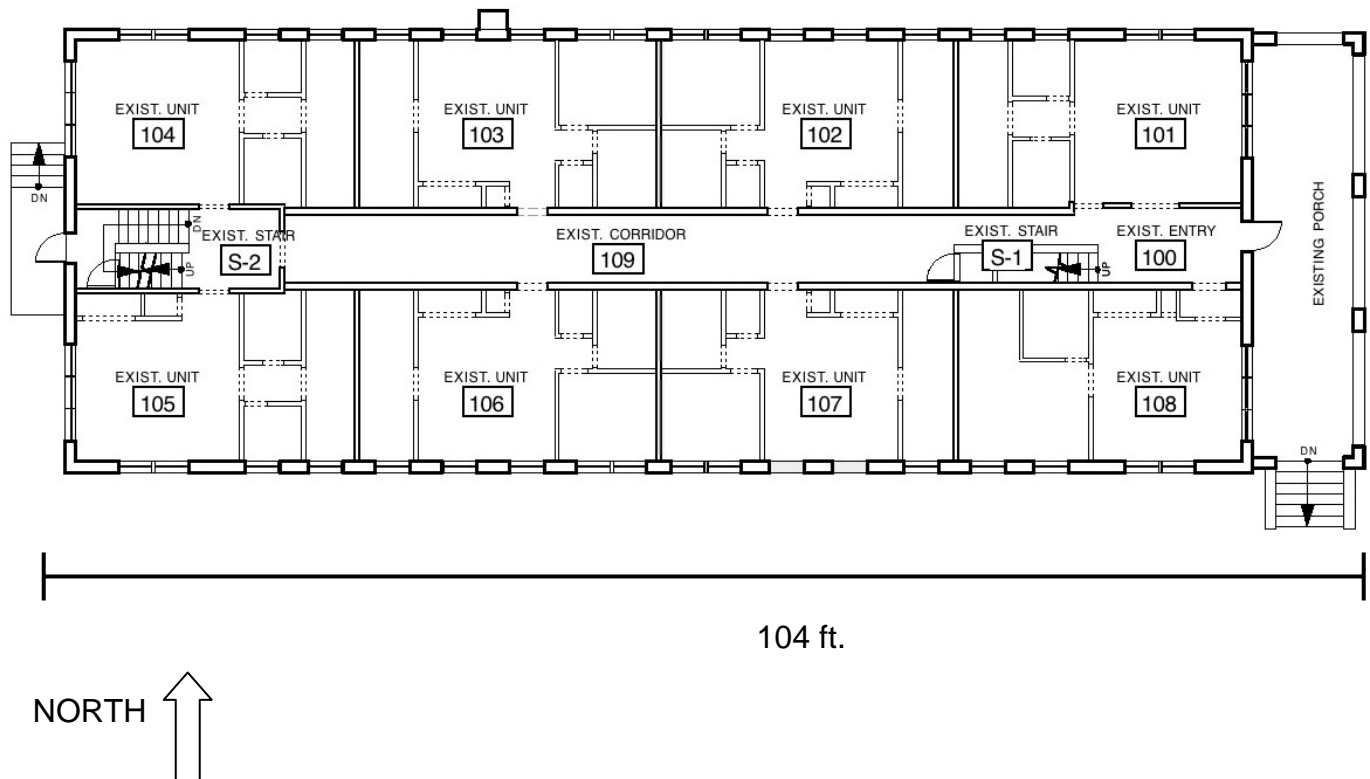
Figure Log

1. First Floor Plan
2. Windsor Hall Apartments, c. 1940, historic photograph.
3. Sanborn Fire Insurance Map

National Register of Historic Places
Continuation Sheet

Section number Additional Page 14

Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri



Windsor Hall Apartments, 3420 Locust, Kansas City, MO: First Floor, Existing Conditions. Courtesy of Laura Pastine, form field studio, Kansas City, MO

National Register of Historic Places
Continuation Sheet

Section number Additional Page 15

Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri



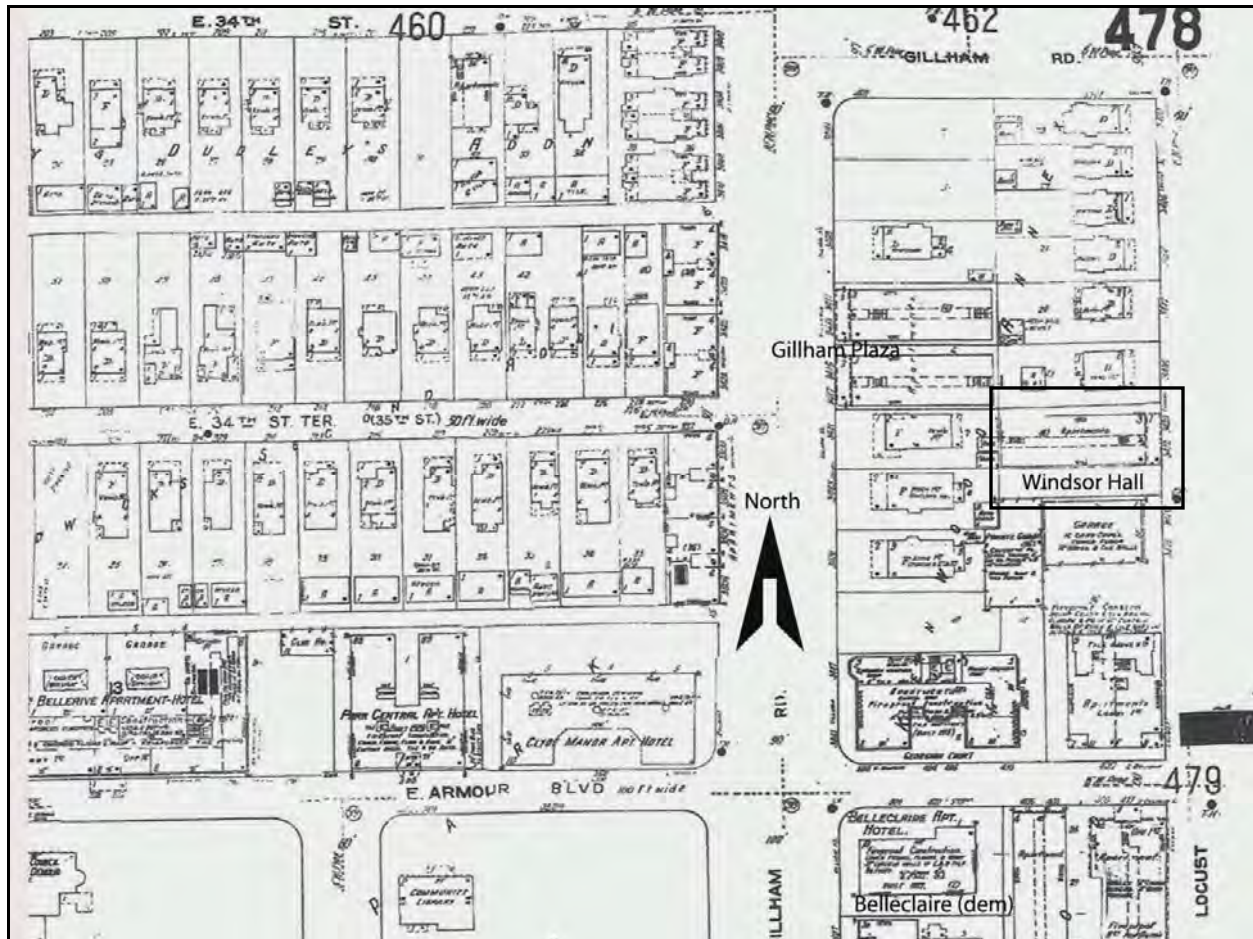
Windsor Hall Apartments, c. 1940. Tax Assessment Photo courtesy of Landmarks Commission, Kansas City, MO

View of main or east façade facing southwest. Original window configuration is illustrated.

National Register of Historic Places
Continuation Sheet

Section number Additional Page 16

Windsor Hall Apartments
Working-class and Middle-Income Apartment Buildings in Kansas City, MO
Jackson County, Missouri



Sanborn Insurance Map: Kansas City, Missouri Vol. IV Sheet 478. 1909/1950 Overlay.



Wind sor Hall Apartments
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Kansas City, MO- KS
Quadrangle
from REC Record Software
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