

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 Camp Manor Apartments

other name/site number N/A

**2. Location**

street & town 423 East Elm Street N/A not for publication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:

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

Camp Manor Apartments  
Name of Property

Greene County, MO  
County and State

**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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	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

**Function or Use**

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

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Description**

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

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

**Materials**  
(Enter categories from instructions)

foundation concrete  
walls brick  
roof asphalt  
other wood

**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

Camp Manor 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.

**Areas of Significance**

(enter categories from instructions)

COMMERCE \_\_\_\_\_

ARCHITECTURE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1916-1955 \_\_\_\_\_

**Significant Dates**

1916 \_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

**Architect/Builder**

Camp, Ralph; owner/builder \_\_\_\_\_

**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 # \_\_\_\_\_

**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

Camp Manor Apartments  
Name of Property

Greene County, MO  
County and State

**II. Geographical Data**

**Acreage of Property** less than one acre

**UTM References**

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

1 1/5 47714/3/3/5 4/1/17/4/6/0  
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

**III. Form Prepared By**

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

**IV. Items to be Submitted**

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)

**V. Property Owner**

name/title Springfield Commons, LLC  
street & number 205 W. Walnut Street, 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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places

### Continuation Sheet

Historic and Architectural

Section number 7 Page 1

Historic and Architectural Resources  
of Springfield, MO (MPCD)  
Camp Manor Apartments  
Greene County, Missouri

#### Summary:

The Camp Manor Apartments, located at 423 East Elm Street, Springfield, Greene County, Missouri, was constructed in 1916 by Ralph Camp, the owner of the property.<sup>1</sup> As described in the Multiple Property Cover Document (MPCD): "Architectural Resources of Springfield, Missouri," the Camp Manor Apartments is an intact example of the subtype "Commercial Block Apartment building." As it stands today, the Camp Manor Apartments is "a more complex presentation of stylized Commercial Block Apartment building. It has a stepped parapet with limestone cap and ornate limestone brick cornice at the roofline. Its red brick faced is divided into three principal bays, with the outer bays holding tripled windows. The central bay has a paired window on each upper floor, flanked by a small single window on either side. Below, the main entrance has a single door with transom and sidelights. A single window is on either side. This configuration is topped by a large triangulated pediment header."<sup>2</sup>

Like the neighboring Pearl, and the Windsor Apartments, the Camp Manor Apartments was 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, the Camp Manor Apartments is sited amidst single-family dwellings and commercial properties. To the north and west are commercial buildings; to the south and east are wood-framed, single-family residences.

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

#### Elaboration:

The three-story Camp Manor Apartments is of wood frame construction with a brick and wood exterior. The main façade faces south. The centered, deeply recessed main entrance features a single-leaf paneled door flanked by wood-framed, multi-paned sidelights and transom. Above the transom rests a narrow frieze with the

<sup>1</sup>*The Western Contractor*, 22 March 1916, 44.

<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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**National Register of Historic Places  
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**Historic and Architectural**

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**Historic and Architectural Resources  
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words "Camp Manor." The top half of the entrance is further characterized by flanking single-hung, six-over-one windows set below a molded pediment surround. Carved brackets are placed below the molded entablature.

Fenestration at the end bays of the main façade is tripartite, double-hung sash, wood frame eight-over-one with cast stone surrounds and brick and cast stone headers. A few of the original window units have been replaced with one-over-one units (at the third story, far east window and the second story grouping). The paired fenestration at the central bay above the entrance is of the same configuration and embellishment, but is flanked by two narrow double-hung, sash windows. The entrance is reached by concrete stairs flanked by brick railings capped in cast stone. A full-width concrete patio is placed at the main façade.

The type of fenestration of the main façade wraps to the first two bays of the east and west facades. These window units are paired, and a combination of original eight-over-one and non-original one-over-one, double-hung, sash. The remainder of the fenestration of these secondary facades is segmental arched, wood-framed, one-over one, double-hung sash with brick sills. Wide brick piers divided these facades into four sections.

The rear façade of Camp Manor displays, at the central bay, single leaf doors with transoms. Fenestration is segmental arched, one-over one, wood-framed double-hung sash with wood surrounds and brick sills. A wooden stoop reaches the first floor entrance. Other features include a prominent crenellated and stepped parapet with cast stone and tile coping, flat roof and concrete foundation.

The interior of Camp Manor features 24 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 Camp Manor complies with the Registration Requirements as set forth in the MPCD, section F, page 19.

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## National Register of Historic Places Continuation Sheet

Historic and Architectural

Section number 8 Page 3

Historic and Architectural Resources  
of Springfield, MO (MPCD)  
Camp Manor Apartments  
Greene County, Missouri

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### Summary:

The Camp Manor Apartments, 423 East Elm Street, Springfield, Greene County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion A and C and is locally significant in the following areas, meeting the registration requirements as set forth in the MPCD document: **COMMERCE:** The development of the Camp Manor Apartments coincides with the historic context identified in the MPCD: "Early 20<sup>th</sup> Century Apartment Buildings, 1900-1945." The Windsor Apartments, like similar housing stock in Springfield, "has significance because of its 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 Camp Manor Apartments) 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 Camp Manor Apartments is 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 Camp Manor Apartments is 1916 through 1955, the end date established by the discretionary cut-off period of the National Register.

### 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

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

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

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## National Register of Historic Places Continuation Sheet

Historic and Architectural

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Historic and Architectural Resources  
of Springfield, MO (MPCD)  
Camp Manor Apartments  
Greene County, Missouri

pressing demand in housing for the city's new residents."<sup>5</sup> The MPCD 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 Camp Manor 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 Camp Manor, 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, however, more stylized presentations included Classical influences and a juxtaposition of materials used in roofline, door and window ornamentation to offset flat brick wall surfaces," as demonstrated in the Camp Manor Apartments.<sup>9</sup>

The Camp Manor Apartments, built in 1916 by Ralph Camp during the second campaign of apartment construction in Springfield, was originally the home of middle-class individuals including, a travel agent,

<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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Historic and Architectural

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Historic and Architectural Resources  
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Camp Manor Apartments  
Greene County, Missouri

druggist, dentist, insurance agent, government agent and a chiropractor.<sup>10</sup> Ralph Camp, the builder of the apartments and his wife Cleo, lived in the building in 1919.<sup>11</sup> Over the ensuing years, Camp Manor was the home of a variety of white-collar workers, as indicated by subsequent city directories.

Camp Manor, sited southeast of Springfield's downtown, addressed the need for the growing population of Springfield. Although East Elm Street, where the apartment is 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 Camp Manor, 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 whole.

Because the Camp Manor Apartments has served as a multiple-dwelling apartment building for a predominance of its history and has continued to reflect this historic function, it meets the registration requirements as outlined in the MPCD document to be considered eligible under Criterion A for COMMERCE. It also meets the registration requirements under Criterion C for ARCHITECTURE as it remains a strong representation of the stylistic and functional characteristics associated with the Downtown Apartment Building Type. It possesses a "distinctiveness of stylistic design and/or substantial integrity of design, material and craftsmanship in

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<sup>10</sup> *Dunham's City Directory, Springfield, Missouri, 1919.* (Springfield: Dunham City Directory Company, 1919), 64. Although The Western Contractor, May 1916 issue, lists Camp Manor as one of Springfield's construction projects, the first listing of the property in the city directory was 1919.

<sup>11</sup> *Ibid.*

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**Historic and Architectural**

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**Historic and Architectural Resources  
of Springfield, MO (MPCD)  
Camp Manor Apartments  
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comparison to other extant apartment buildings within the period of significance. The Camp Manor displays intact original fenestration and wall surface materials. In addition, the original interior surfaces, detailing and circulation patterns” are intact (see above).<sup>12</sup>

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<sup>12</sup>Richard Lee Burton, F-19.

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National Park Service

**National Register of Historic Places  
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**Historic and Architectural**

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**Historic and Architectural Resources  
of Springfield, MO (MPCD)  
Camp Manor 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, 1916-1940.

Polk City Directory. Springfield, Missouri. New York: Polk City Directory, 1916-1940.

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

*The Western Contractor*, 22 March 1916, 44.

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**National Register of Historic Places  
Continuation Sheet**

**Historic and Architectural**  
Section number 10/photos Page 8

**Historic and Architectural Resources  
of Springfield, MO (MPCD)  
Camp Manor Apartments  
Greene County, Missouri**

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**Verbal Boundary Description**

The West 50 Ft and the S 200 Ft, Block 53, Lairs Reserve, Springfield, Greene County, Missouri.

**Boundary Justification**

The nominated property includes the entire parcel historically associated with the Camp Manor Apartments.

**Key to Photographs**

Jeff Nichols, photographer; April 29, 2005.

All negatives are housed at the office of Architectural & Historical Research, LLC, Kansas City, Missouri.

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











