

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Campbell Avenue Historic District (Boundary Increase I)

other names/site number n/a

2. Location

street & number 318 and 322-326 South Campbell Avenue

[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 [ ]. )

*Mark A. Miles*

*11/07/05*

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 [X] meets [ ] does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ]. )

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[ ] 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

See continuation sheet [ ].

Signature of the Keeper

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**USDI/NPS NRHP Registration Form**

Campbell Avenue Historic District (Boundary Increase I)  
Greene County, Missouri  
Historic and Architectural Resources of Springfield, MO

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	1	1
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
			buildings
			sites
			structures
			objects
		1	1
			Total

Number of contributing resources previously listed in the National Register.  
10

Name of related multiple property listing.  
Historic and Architectural Resources of Springfield, MO

**6. Function or Use**

**Historic Function**  
COMMERCE/TRADE: Specialty Store

**Current Functions**  
SOCIAL: Meeting Hall  
COMMERCE/TRADE: Specialty Store

**7. Description**

**Architectural Classification**  
OTHER: Commercial Block

**Materials**  
foundation limestone  
walls brick  
roof asphalt  
other metal  
glass

**Narrative Description**

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

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**8. Statement of Significance**

**Applicable National Register Criteria**

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

COMMERCE

**Periods of Significance**

1885-1948

**Significant Dates**

1896

**Significant Person(s)**

n/a

**Cultural Affiliation**

n/a

**Architect/Bullder**

unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographic References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

# \_\_\_\_\_

recorded by Historic American Engineering Record

# \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

\_\_\_\_\_

\_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** less than 1.0 acre

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	473900	4117940			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Richard Lee Burton, President and Chief Preservation Officer  
organization Historic Springfield, Inc date August 20, 2004  
street & number P.O. Box 50305 telephone 417-894-8323  
city or town Springfield state MO zip code 65805-0305

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name See Continuation Sheet  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section 7 Page 1

**Campbell Avenue Historic District (Boundary Increase I)  
Greene County, Missouri  
Historic and Architectural Resources of Springfield, MO**

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**Summary:**

The Campbell Avenue Historic District (Boundary Increase I) is located four blocks southwest of the Public Square in Springfield, Greene County, Missouri. It consists of the two one-story brick commercial buildings located at 318 and 322-326 South Campbell Avenue and expands the boundaries of the original Campbell Avenue Historic District (*NR listed 6/25/99*) at its southern terminus along the eastern tier of Campbell Avenue. It contains one contributing and one non-contributing building. The contributing building, at 322-326 South Campbell Avenue, is a Commercial Block building constructed between 1896 and 1902. It has three storefronts and retains its original pressed tin ornamentation at its southern-most bay. Alterations to the northern-most and central bays in the early 1970s have been reversed during a current historic rehabilitation effort. Importantly, the property is only one of two remaining one-story historic buildings with metal facades in Springfield's downtown commercial core. Consistent with the original Campbell Avenue district listing, it is representative of the property type "Downtown Commercial Buildings, ca. 1870-1948" described in the Multiple Property Submission "Historic and Architectural Resources of Springfield, Missouri" within the context "19<sup>th</sup> and Early 20<sup>th</sup> Century Commercial Buildings, ca. 1850-1948." The non-contributing building (318 South Campbell Avenue) was constructed between 1891 and 1896 and also originally had a pressed tin façade. However, the application of a modern stucco-board sheath prior to 1984 fully altered its historic presentation. Overall, the Campbell Avenue Historic District (Boundary Increase I) enhances the historic character of the original listing. Its one contributing building retains substantial integrity of design, materials, workmanship and location. Notably, the inclusion of the only one-story historic building within the expanded Campbell Avenue district boundaries adds a rich dimension to its record of time and commercial development.

**Elaboration:**

The Campbell Avenue Historic District (Boundary Increase I) is located four blocks southwest of the Springfield Public Square on Campbell Avenue, the main western corridor through the downtown commercial center (*See Photos 1 and 2*). It is situated at the southern boundary of the Campbell Avenue Historic District (*NR listed 6/25/99*) and surrounded by numerous groupings of Late 19<sup>th</sup> and Early 20<sup>th</sup> Century commercial buildings. The western boundary of the South-McDaniel-Patton Commercial Historic District (*NR listed 3/07/03*) is located one block east at Patton Avenue. The West Walnut Street Commercial Historic District (*NR listed 3/20/03*) is one block south along Walnut Street and a portion of Campbell Avenue. Once connected by a contiguous streetscape of historic commercial buildings, these "pocket" districts have been separated by demolition for surface parking and insensitive alterations. However, recent substantial historic rehabilitation in all three of these National Register-listed districts has contributed significantly to the combined sense of place across the larger commercial area.

**Campbell Avenue Historic District (Listed 6/25/99)**

The Campbell Avenue Historic District is situated primarily along the eastern tier of the 200 and 300 blocks of South Campbell Avenue and extends to a portion of Park Central West. Historically, it is located at the southwest corner of the Original Plat of the Town of Springfield. Within its original boundaries are a total 10 of multiple-story Late 19<sup>th</sup> and Early 20<sup>th</sup> Century brick commercial buildings. These present a variety of architectural styles, including Italianate, Colonial Revival and Commercial Block (or "Brickfront"). This mass grouping is one of the largest contiguous rows of historic commercial buildings within Springfield's downtown core.

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The oldest commercial building within the Campbell Avenue Historic District is located at 318-320 Park Central West. Constructed c. 1885, this three-story brick building is representative of the Italianate style prevalent during the district's early development. Typical of the Italianate-style buildings within the district it has segmental arched windows with metal hoods and cast iron storefront pilasters. Unfortunately, it is missing its original pressed tin cornice, examples of which are found elsewhere in the district.

The majority of the district's historic buildings were constructed during the 1890s, including the five two-story Italianate-style buildings located at 210, 212-214, 216-218, 306 and 308 South Campbell Avenue. These reflect the period of construction that accompanied the southwest expansion of Springfield's commercial core from the Public Square. They typically have corbelled brick tables, upper-story arched windows and single storefront bays (the exception is the two storefront bays found at 216-218 South Campbell Avenue). Although smaller in scale than later construction in the district, these two-story buildings a common period trend in which commercial space was expanded through the replacement of smaller one-story wood and brick buildings. The single building at 210 South Campbell Avenue replaced two one-story brick buildings (208 and 210 South Campbell Avenue) constructed on the same site between 1884-1886.

It should be noted that the original Campbell Avenue district submission incorrectly identified the property at 212-214 South Campbell Avenue as a single building constructed c. 1935. In fact, it is two separate commercial buildings constructed between 1886 and 1896. During the mid 1930s/early 1940s the primary west elevations of the two buildings were remodeled and "joined" to create a single Art Deco-style stucco upper façade and two black Carrara glass-framed storefronts. Despite this identification error, and although not its original late 19th century design, the later period stylistic presentation of the extant façade is within the Campbell Avenue district's period of significance and has attained historic value of its own.

The three largest-scale and most stylistically compelling buildings within the Campbell Avenue District are the Busy Bee Department Store (c. 1915) at 324 Park Central West, the two-story brick building (c. 1915) at 220-22 South Campbell Avenue and the S.W. McLaughlin Block (c. 1915) at 310-314 South Campbell Avenue. Characteristically, these all replaced earlier Italianate-style buildings in favor of the more "contemporary" Commercial Block aesthetic, as well as modern functional attributes. The Busy Bee Department Store is the largest building in the district – a brick and concrete four-story building with soldier-bonded belt course, paired upper-story windows with concrete sills, brick jack arching and concrete keystones. The building at 220-222 South Campbell Avenue has a stepped parapet, simple metal cornice and rectangular, tripled Chicago-style windows. The two-story S.W. McLaughlin Block has a stepped parapet, concrete coping and tripled upper-story steel "factory-type" windows, with concrete lintels and sills and bonded-brick panels above.

Constructed c. 1926, the Ross Business Building represents both the district's latest construction and highest style. The singular example of Colonial Revival style in the district, this two-story tan brick Commercial Block has generous terra cotta upper-façade ornamentation, Chicago-style windows and terra cotta broken pediments above its front west and side north central main entrances. It is also particularly noteworthy, along with the Busy Bee Department Store, as

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**Campbell Avenue Historic District (Boundary Increase I)  
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one of only few extant historic properties in Springfield of concrete and brick construction.

The original character of the Campbell Avenue Historic District experienced a significant change in the 1930s with the "modernization" of its commercial storefronts. Typical of this period, as seen throughout Springfield's downtown commercial area, was the replacement of earlier wood-paneled storefronts with Carrara glass or Vitrolite surrounds and glass and aluminum display windows and doors. The Busy Bee Department Store, 220-222 South Campbell Avenue, the Ross Business Building, 306 South Campbell Avenue, 308 South Campbell Avenue and the S.W. McLaughlin Block all received updated storefronts during this period. As noted above, the two buildings at 212 and 214 South Campbell experienced the most significant change when they were combined as a single stucco Art Deco-style upper façade, with two Carrara glass storefront bays below.

In the five years since its National Register listing, the Campbell Avenue Historic District has seen significant revitalization efforts, primarily with support from the Federal and Missouri State Historic Rehabilitation Tax Credit programs. The buildings at 212-214 South Campbell Avenue, 308 South Campbell Avenue, the Ross Business Building and the S.W. McLaughlin Block Building have been acquired by new owners and are currently being rehabilitated under National Park Service-approved plans. Capital improvements, although not necessarily within the *Secretary's Standards for Rehabilitation of Historic Buildings*, are also being made on the buildings at 208-210, 220-222 and 306 South Campbell Avenue. To some extent, these rehabilitation efforts are reversing the storefront alterations implemented during the 1930s in order to return to earlier designs and materials. However, this later period "modernization" will continue to be represented in the rehabilitation of 212-214 South Campbell Avenue, which will retain its stucco Art Deco-style upper façade and Carrara glass storefront surround. In conjunction with rehabilitation projects in the South-McDaniel-Patton Commercial Historic District to its east and the West Walnut Commercial Historic District to its south, the rehabilitation work in the Campbell Avenue Historic District is not only ensuring the sustainability of this historic commercial area. It is also creating a greater contiguity between once disparate pockets of smaller historic districts by addressing conditions of extreme deterioration and diminishing alterations among "connecting" properties. The result is a greater combined sense of place across a broader commercial area.

The most significant endangerment to the Campbell Avenue Historic District is the continued languishment and diminishment of the Busy Bee Department Store, located at 324 Park Central West. Once the most impressive commercial building within the district, it continues to suffer from water intrusion and structural deterioration. Over the past 5 years, it has regularly been cited under the City of Springfield's Dangerous Building Ordinance. Its original brick veneer is progressively separating from its concrete structural walls and its original wood windows are substantially lost. Although its ownership has recently re-organized, no specific rehabilitation plan is currently in place to halt the conditions of endangerment.

**Campbell Avenue Historic District (Boundary Increase I)**

The properties within the Campbell Avenue district boundary increase, like those in the original listing, reflect the southwest expansion of Springfield's downtown commercial core away from the Public Square. Constructed between 1891 and 1902, the two one-story brick Commercial Block buildings were part of the second phase of development

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within the area along South Campbell Avenue. Both were built on previously undeveloped lots, closing an earlier gap between this north-south commercial corridor and earlier development along West Walnut Street (*See Figures 1 - 3*).

The earliest building, at 318 South Campbell Avenue, was constructed between 1891 and 1896 (*See Photo 3*). Originally, the primary west elevation had a pressed tin upper façade, typical of one-story commercial buildings of the period. However, it was substantially altered in the early 1990s with the application of a modern stucco sheathing and no longer retains integrity.

The building at 322-326 South Campbell Avenue (c. 1896-1902) is a contributing building of the district boundary increase (*See Photo 4*). It consists of three storefront bays at the primary west elevation. Over time, it has been subdivided into two separate land parcels under different ownerships: the northern-most and central bays, now 322-324 South Campbell Avenue, and the southern-most bay, now 326 South Campbell Avenue. The sub-division of the property ultimately lead to alterations to a portion of the building.

The upper façade of the northern-most and central bays were covered in the early 1970s with a modern metal sheathing; and, the original storefront was reconstructed with aluminum and glass display windows and brick bulkheads. However, the southern-most bay retains its original metal upper façade. This includes a simple pressed tin cornice, pilaster caps and rough-faced brick-pattern fascia. The storefront below was remodeled in the 1920s and has single-paned transoms with molded ribbed glass, glass and copper display windows and limestone bulkheads. It has a recessed main entrance with a glass and wood door and tile floor. Although not original to the date of construction, the extant storefront is within the period of significance of the Campbell Avenue district and, therefore, has achieved historic value. The extant original materials, design and workmanship of the upper façade at the southern-most bay has provided accurate documentation and architectural evidence for the recent rehabilitation of the previously altered bays.

**Integrity Statement:**

Overall, the Campbell Avenue Historic District (Boundary Increase I) retains substantial integrity and fulfills the registration requirements established for "Downtown Commercial Buildings, ca. 1870-1948" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri." The 1984 survey of Historic and Architectural Resources of Springfield, MO, identified the property at 322-326 as two individual buildings, both potentially eligible for district listing. No changes have been made to them prior to current historic rehabilitation efforts.

The subject property was excluding from the boundaries of the original Campbell Avenue Historic District. Presumably, the two one-story buildings were excluded because of the gap between the southern terminus of the original district boundaries and the northern-most bay of 322-326 South Campbell Avenue, that time identified as an individual property at 326 South Campbell Avenue. Further research has confirmed that this is part of a larger three-bay building including 322-324 South Campbell Avenue. It does substantially retain its integrity of materials, design, workmanship and location.



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Although the increase also places the altered one-story building at 318 South Campbell Avenue within the expanded boundaries, this property is the only non-contributing building throughout the larger historic district. As such, it does not significantly impact the density of historic buildings within its expanded boundaries. Overall, the boundary increase enhances the Campbell Avenue district's historic character. In particular, it adds to its streetscape one of only two remaining historic one-story metal facades in Springfield and the only one-story buildings within the district, reflecting the smaller commercial operations in the area during the turn-of-the century.

**Individual Property Descriptions:**

11. **318 South Campbell Avenue** – Built between 1891 and 1896. A one-story brick commercial building with a rectangular plan, consisting of three storefront bays at its primary west elevation. The property was fully altered prior to 1984 with the removal of its original pressed tin metal façade and the application of a modern stucco-board sheath. *Non-contributing Building*
  
12. **322-326 South Campbell Avenue** – Built between 1896 and 1902. A one-story brick Commercial Block building with a rectangular plan, consisting of three storefront bays at its primary west elevation. The upper façade of the southern-most storefront (326 South Campbell Avenue) retains fully intact its original pressed tin ornamentation, which includes a simple pressed tin cornice, decorative tin pilaster caps and a wooden sprandrel, surfaced with rough-faced, brick-patterned pressed tin fascia. The storefront dates to a 1920s remodel and is framed by brick pilasters surfaced with rough-faced pressed tin. It retains its original transoms with most of its molded ribbed glass still intact. It has a recessed single-door main entrance with large display windows, copper mullions and limestone bulkheads. The central entrance opening has a hexagonal tile floor. The upper facades and storefronts of the central and northern-most bays (322-324 South Campbell Avenue) were severely altered during an early 1970s remodel. However, a current historic rehabilitation of this portion of the property has reversed these alterations, with the removal of a modern metal sheath at the upper façade and replication of its original pressed tin ornamentation. *Contributing Building*

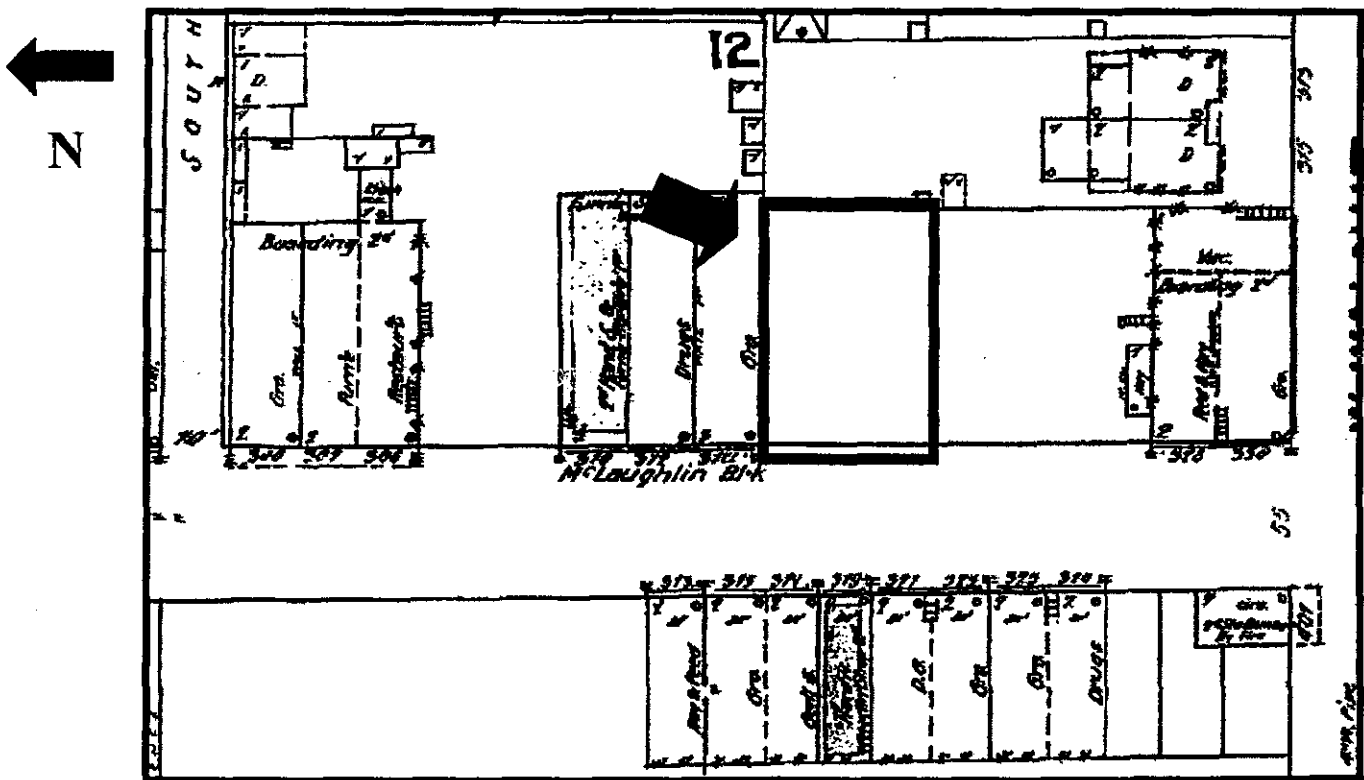
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**Campbell Avenue Historic District (Boundary Increase I)  
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**Figure 1: Historic Map.** Site of 318 South Campbell Avenue prior to construction noted. Not to scale (Map: 1891. Sanborn Fire Insurance Maps.)



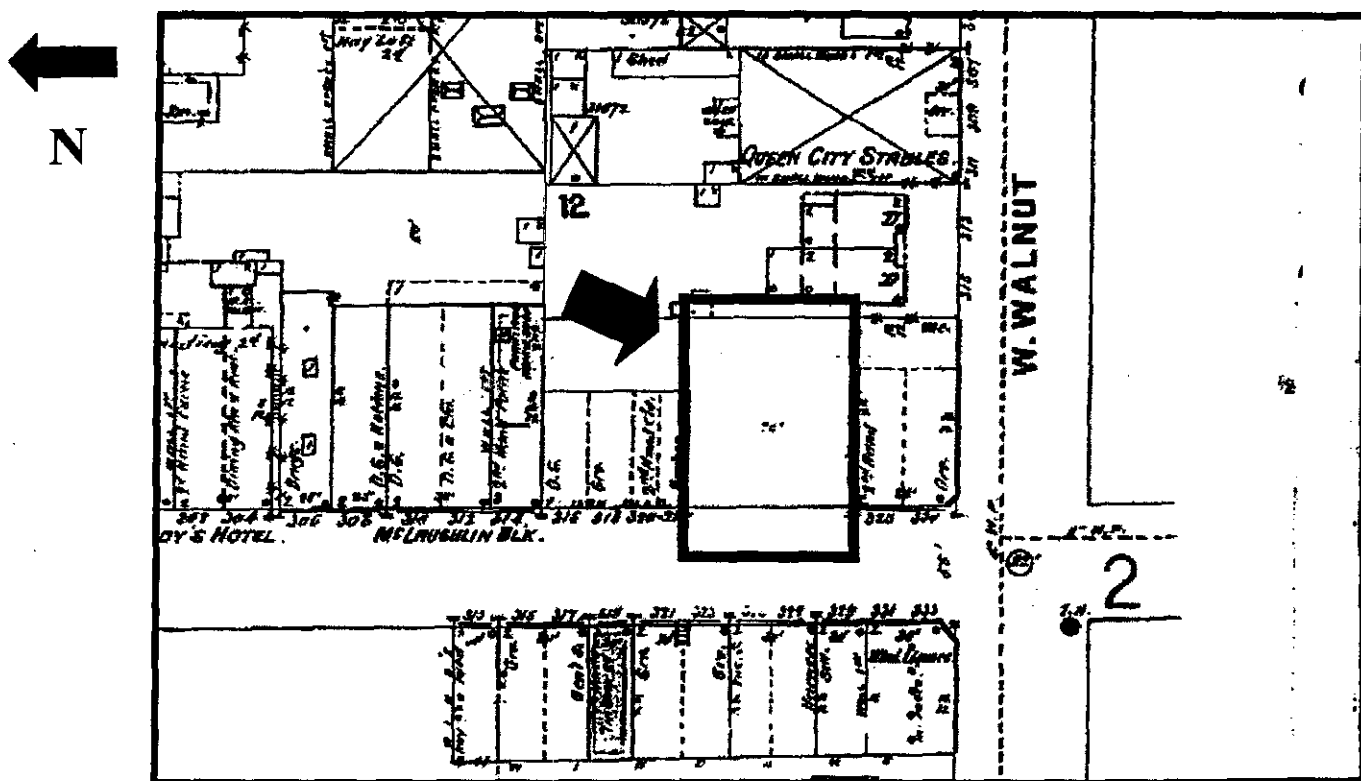
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**Campbell Avenue Historic District (Boundary Increase I)  
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**Figure 2: Historic Map.** Site of 322-326 South Campbell Avenue prior to construction noted. Property at 318 South Campbell Avenue had been constructed by this time. Not to scale (Map: 1896. Sanborn Fire Insurance Maps.)



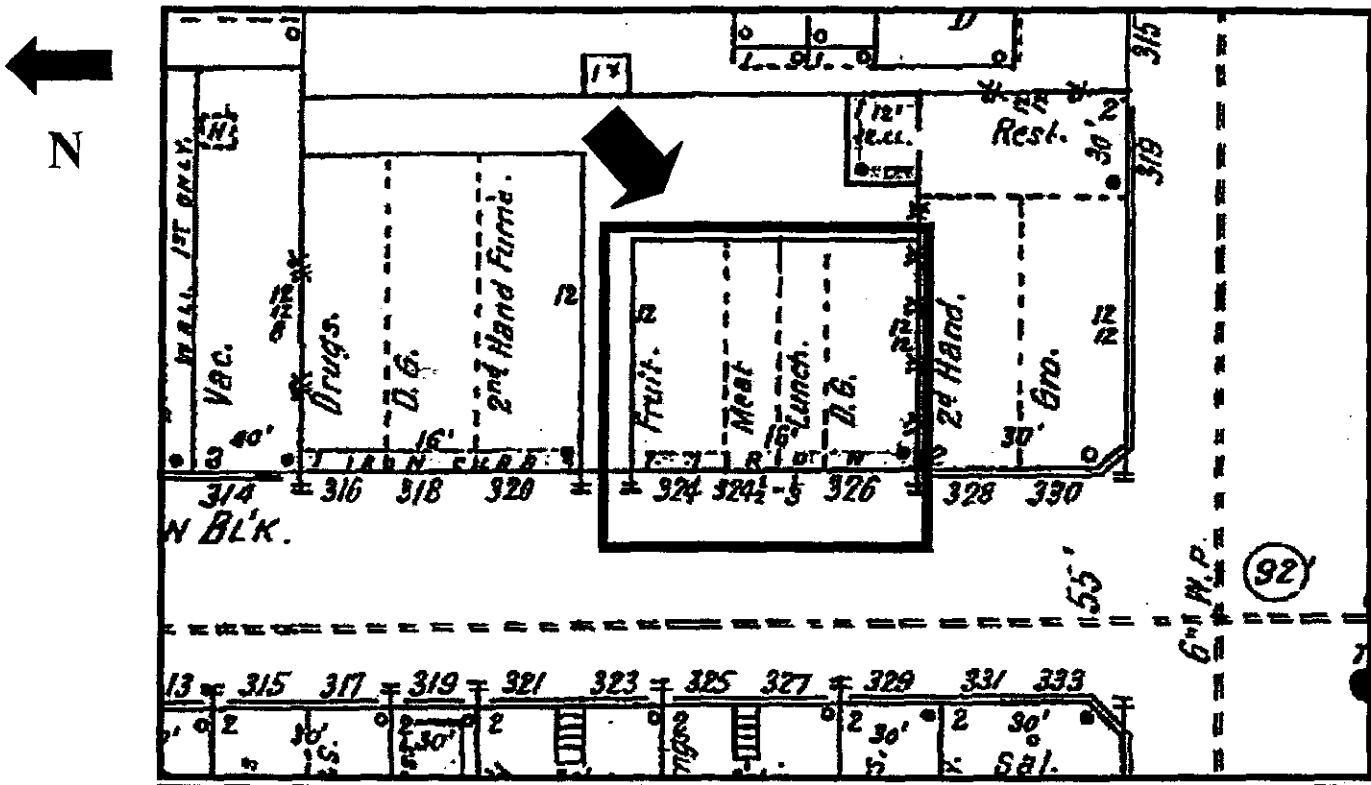
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**Figure 3: Historic Map.** Site of subject property after construction noted. Not to scale (Map: 1902. Sanborn Fire Insurance Maps.)



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**Campbell Avenue Historic District (Boundary Increase I)  
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**Summary:**

The Campbell Avenue Historic District (Boundary Increase I), located on the 300 block of South Campbell Avenue in Springfield, Greene County, Missouri, is locally significant under Criterion A in the area of COMMERCE. Constructed between 1891 and 1902, the two buildings within its boundaries originally housed retail fruit and meat sales, restaurant and dry goods operations and have continued through out their history as the locations of various small businesses. The subject property meets the registration requirements established in the amended Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and is within the historic context of "19<sup>th</sup> and Early 20<sup>th</sup> Century Commercial Buildings, ca. 1850-1948." The one-story brick Commercial Block building at 322-326 South Campbell Avenue is a representative example of the property type "Downtown Commercial Buildings, ca. 1870-1948." Importantly, it is one of only two remaining one-story commercial buildings with metal facades in Springfield. In the area of COMMERCE, the boundary increase area is significant for its role in the commercial history of Springfield through its association with traditional small retail businesses that served the household needs of the city's booming population. Earlier one-story buildings within the original Campbell Avenue district boundaries were demolished during an active construction boom at the turn-of-the-century to make way for larger scale multiple-story commercial properties. The boundary increase enhances the district's record of time and commercial development, providing evidence of the early presence of one-story buildings in the area. The period of significance of the Campbell Avenue Historic District (Boundary Increase I) is 1891-1948, beginning with the earliest date of construction and ending with the minimum age criterion at the time of the Campbell Avenue district's original National Register listing.

**Background:**

Integral to the development of Springfield in the 19<sup>th</sup> century was the establishment of small retail operations that provided household and farming goods and services to its early settlers and later population boom. Initially, these small retail operations were concentrated around the town's Public Square and on outlying streets near areas of residential development, such as along West Walnut Street. With the growth of Springfield as an emerging commercial hub for Southwest Missouri, the Public Square saw construction of larger scale buildings to house professional and business offices, banks, wholesalers and department-store type retailers. These replaced earlier one- and two-story wood and brick buildings on the same sites and displaced the smaller retailers to streets surrounding the square, like South Campbell Avenue.

In 1884, the eastern tier of South Campbell Avenue from College Street (now Park Central West) south approaching West Walnut, the area encompassed within the expanded Campbell Avenue district boundaries, had a total of five buildings.<sup>1</sup> These included two adjacent two-story commercial buildings facing College Street at the southeast corner of the intersection of Campbell Avenue and College Street – a hardware store at 825 and a buggy shop at 826. Further south on Campbell Avenue, a one-story building at 724 (now the site of 210 South Campbell Avenue) housed the **Springfield Laundry Company**. The only other structures between here and West Walnut Street were a two-story domestic dwelling at 723, a one-story commercial building at 722 with a one-story domestic dwelling behind and a one-story domestic dwelling at 721. South Alley, a 38-foot wide service alley approximately at the center of this area,

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extended from Campbell Avenue east to South Street (now South Avenue).

Over the next two years, heavy commercial construction began in the Campbell Avenue district area and dramatically changed its streetscape. By 1886, the three-story building at then 310-312 College Street (now the oldest extant building within the district at 318-320 Park Central West) had been completed and housed a drug store and confectionery at street level and a boarding house at the upper two floors. The one-story Springfield Laundry Company building was vacant. A two-story commercial building had been constructed adjacent at its south at 741 South Campbell (now the extant building at 212). It was occupied by grocery and meat retailers. Another two-story brick commercial building had been built at 738-739 South Campbell Avenue on the northeast corner of Campbell and South Alley. It housed a meat retailer and a saloon at its two street-level storefronts and a boarding house on the second floor. Under construction at this time on the southeast corner of Campbell and South was a two-story brick building at 736-737 (demolished for construction in 1926 of the extant two-story **Ross Business Building** at 300 South Campbell Avenue). To accommodate these two new corner buildings, South Alley was narrowed from its original 38-foot width to 20 feet. A wagon yard was established on the site of the earlier one-story building at 722 South Campbell, reflecting the increase of commercial freight traffic in the area.<sup>2</sup>

The growth along South Campbell Avenue also is reflected in the change in street addresses implemented by 1891, at which time the expanded Campbell Avenue district area had become the 200 and 300 blocks. The streetscape was further developed c. 1890 with the construction of the **McLaughlin Block Building**, an impressive three-story brick commercial building at 310-312 South Campbell Avenue. The two street-level storefronts initially housed a secondhand store with furniture repair and a drug and grocery retailer. The second story was used for furniture storage, while the third floor stood vacant for several years. The second three-story commercial building constructed within the Campbell Avenue district area, it replaced the wagon yard and one-story domestic dwelling previously on the site.<sup>3</sup>

The eastern tier of Campbell Avenue between College and Walnut Streets was almost fully developed by 1896. Buildings had been constructed at 214, 306, 308 and 318-320 South Campbell and house numerous small commercial businesses. The two-story building at 214 was occupied by the **Queen City Hotel and Restaurant**. Along with **Woody's Hotel**, which opened on the second floor of 300, the presence of hotel operations along South Campbell Avenue reflected the rise in demand for hotel accommodations in the area stimulated by the completion of Springfield's second railroad passenger depot just west on Main Avenue. The **Palace Drug Store** began operations at 306; and, a dry goods and notions retailer opened in 308. The new one-story building had three storefronts and housed a grocer, a secondhand store and a barber. The only undeveloped site along this commercial streetscape was at the site of what is now 322-326 South Campbell Avenue.<sup>4</sup>

The construction of two new commercial buildings by 1902 completed development of this area. A two-story brick building with a pressed tin façade was constructed at 216-218 South Campbell Avenue, replacing the earlier two-story domestic dwelling on the site. It housed a restaurant and drug store. Construction on a one-story brick building, also with a pressed tin façade, was completed at 322-326 South Campbell Avenue. Fruit and meat retail businesses and a lunch restaurant began operations here. Another change in the streetscape, was the replacement of the old one-story

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Historic and Architectural Resources of Springfield, MO**

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Springfield Laundry Building at 208-210 with a new two-story brick building. It housed a wholesale and retail fruit supplier.<sup>5</sup> The number of "duplicated" small commercial businesses in the area (e.g., drug stores, grocers, fruit retailers, secondhand stores) reflected increased consumer demand that occurred with Springfield's population growth and the business opportunities in small commercial operations that provided these goods.

For close to 15 years, Campbell Avenue streetscape remained unchanged. Although turnover occurred among the small businesses in the area, no new construction occurred. However, by 1915, a period of redevelopment began with the construction of larger-scale buildings which replaced those built at the end of the 19<sup>th</sup> century. The **Busy Bee Department Store**, a four-story brick and concrete Commercial Block building, was constructed on the southeast corner of Campbell Avenue and College Street (now 324 Park Central West). The Busy Bee grew to be one of Springfield's largest retailers in the first half of the 20<sup>th</sup> century and a hallmark for its Jewish-dominated clothing industry. A new two-story building replaced the earlier one at 220-222 South Campbell. Finally, S.W. McLaughlin built a new two-story Commercial Block on the site of the three-story building he had constructed in 1890.

The completion in 1926 of the **Ross Business Building** at 300 South Campbell, on the site of an earlier two-story building at the southeast corner of Campbell Avenue and McDaniel Street (previously South Alley), marked the end of construction in the area. Designed by local architects **Hawkins and Abbitt** for Mrs. Sarah Ross, this two-story Colonial Revival-influenced brick and concrete building has a beautiful presentation of terra cotta ornamentation and has certainly the highest-style façade in the Campbell Avenue district. It is most noted historically as housing **The Style**, an upscale ladies store. Architecturally, it is one of only few brick and concrete buildings in Springfield.

As in many commercial areas in Springfield, businesses along South Campbell Avenue in the mid-1935s sought to revitalize their buildings by remodeling their storefronts. Generally, this was done by replacing their original displays windows with aluminum and glass and surrounding them with opaque Carrarra glass, often covering the transoms in the process. This new "modern" look was intended to stimulate renewed hope and increased sales during the pre-war Depression period. The storefronts of the Busy Bee Store, the Ross Business Building and the McLaughlin Block (which housed **Turner's Department Store** at the time) were all remodeled with the popular Carrarra glass material. Most dramatically, the two buildings at 212 and 214 South Campbell were combined and remodeled with a shared stucco upper façade and steel windows and an aluminum and glass storefront and a wide black Carrarra glass surround. The remodeled site became the home of **M.J. Sass Jewelers**, one of Springfield's most prestigious jewelers in the mid-1900s, and the **Blue Home Appliance** store.

*(For more information on population growth and commercial development in downtown Springfield, see the Multiple Property Submission "Historic and Architectural Resources of Springfield, MO" and subsequent amendments. For more information on commercial development along South Campbell Avenue, see "Campbell Avenue Historic District" listed on the National Register of Historic Places on June 25, 1999.)*

**Criterion A: COMMERCE**

The subject property meets the registration requirements for district listing established for the property type

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**Campbell Avenue Historic District (Boundary Increase I)  
Greene County, Missouri  
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“Downtown Commercial Buildings, ca. 1870-1948” in the Multiple Property Submission “Historic and Architectural Resources of Springfield, MO.” Specifically:

In order to be historically significant under National Register Criterion A, a grouping of buildings will be within the downtown commercial areas of Springfield and North Springfield, and reflect traditional businesses, and the growth and development of the community in the 19<sup>th</sup> and early 20<sup>th</sup> century.

The Campbell Avenue boundary increase area enhances the overall historic character and record of the original submission through its association with traditional businesses in turn-of-the-century Springfield and with its growth and commercial development. The businesses housed in 318-320 and 322-326 South Campbell Avenue were indicative of the small retail operations that developed along this area as Springfield’s commercial core expanded southwest from the Public Square. As evidenced by the presence of other dry goods, grocery, fruit and meat businesses on the street, the retailers in these buildings were vital in sustaining the household needs of Springfield’s growing population. Built between 1896 and 1902, these were constructed on the last undeveloped sites in the area and closed the gap between Campbell Avenue and earlier commercial development along West Walnut Street.

Notably, the building at 322-326 South Campbell Avenue is one of only two remaining historic one-story buildings with metal façades remaining in Springfield. It and the altered building at 318-320 are the only remaining historic one-story buildings within the Campbell Avenue district and two of few remaining that were built in downtown Springfield at the turn-of-the century. Earlier one-story buildings constructed in the 1880s during the district’s first period of development were subsequently replaced with larger two-story brick buildings. One-story buildings found in the West Walnut Street Commercial Historic District to the south were built during the 1930s. The South-McDaniel-Patton Historic District adjacent at the east has two one-story buildings along Patton Avenue, a one-story livery stable building and the John O. Williams Building also constructed during the 1930s. The Walnut Street Commercial Historic District has a small wood frame one-story building constructed as in-fill between two larger brick commercial buildings. There are no one-story commercial buildings in the South Avenue Commercial Historic District.

The Campbell Avenue boundary increase enhances the district’s record of time and commercial development, providing evidence of the early presence of one-story buildings within the district. The businesses which operated in the two buildings within the boundary increase area were traditional small retailers necessary to Springfield’s growing population. Although the building at 318-320 South Campbell Avenue in a non-contributing building, it is the only one within the expanded Campbell Avenue district and does not substantially impact its overall density. The inclusion of 322-326 South Campbell Avenue and its unique pressed metal façade is a significant enhancement to the district’s historic character.

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**End Notes:**

1. Sanborn Fire Insurance Maps. “Springfield, Missouri, 1884.” Sanborn Fire Insurance Company, New York.
2. Sanborn Fire Insurance Maps. “Springfield, Missouri, 1886.” Sanborn Fire Insurance Company, New York.
3. Sanborn Fire Insurance Maps. “Springfield, Missouri, 1891.” Sanborn Fire Insurance Company, New York.
4. Sanborn Fire Insurance Maps. “Springfield, Missouri, 1896.” Sanborn Fire Insurance Company, New York.



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**Campbell Avenue Historic District (Boundary Increase I)  
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5. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1902." Sanborn Fire Insurance Company, New York.

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**Campbell Avenue Historic District (Boundary Increase D)  
Greene County, Missouri  
Historic and Architectural Resources of Springfield, MO**

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**Sources:**

Sanborn Fire Insurance Maps. "Springfield, Missouri, 1884, 1886, 1891, 1896, 1902." Sanborn Fire Insurance Company, New York.

Thomason, Philip, preparer. **Historic and Architectural Resources of Springfield, Missouri.** National Register of Historic Places Multiple Property Listing, June 25, 1999.

Thomason, Philip, preparer. **Campbell Avenue Historic District.** National Register of Historic Places. Listed June 25, 1999.

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

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**Verbal Boundary Description:**

The boundaries of the Campbell Avenue Historic District (Boundary Increase I) include the following three land parcels in Block 213, as platted in the City of Springfield and recorded in Greene County, Missouri: These parcels contain all property within the boundary increase area.

13-24-213-008  
13-24-213-009  
13-24-213-010

**Source:** Greene County Recorder's Office  
940 Boonville Avenue  
Springfield, MO 65802  
417-868-4068

**Boundary Justification:**

The selected boundaries encompass all of the land historically associated with the subject property and contiguous to the southern terminus of the original Campbell Avenue district listing. Included within the boundary increase area is a narrow service running east to west between the two buildings. Although it creates a small gap in its contiguity, it is original to the site and reflective of the development and traffic flow of the area's historic commercial operations.

The lot directly across the subject property at the western tier of Campbell Avenue was originally the site of the Schwab Brothers Clothing Store; but, it now serves as a surface parking lot and, therefore, excluded from the district's boundaries. Likewise, the lot adjacent at the northeast corner of Walnut Street and Campbell Avenue also is surface parking lot. It previously was the site of the c. 1891 Farmers and Merchants Bank Building, a two-story Late Victorian-style commercial building demolished in the early 1990s.

A narrow service alley runs north-to-south along the east of the subject property. On the eastern tier of the alley is a one-story brick Commercial Block building constructed between 1910 and 1933. It sits on the site of an earlier two-story wood frame boarding house building. This later period Commercial Block has been insensitively altered and no longer retains its integrity. To the east of this property is another surface parking lot, the earlier site of the Queen City Livery Stables, a highly stylized two-story Late Victorian brick pedestrian livery building. These east adjacent lots do not contribute to the historic sense of place and, therefore, are also excluded from the Campbell Avenue district boundary increase area.

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Section Maps/photos Page 16

**Campbell Avenue Historic District (Boundary Increase I)  
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Historic and Architectural Resources of Springfield, MO**

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**Photographs**

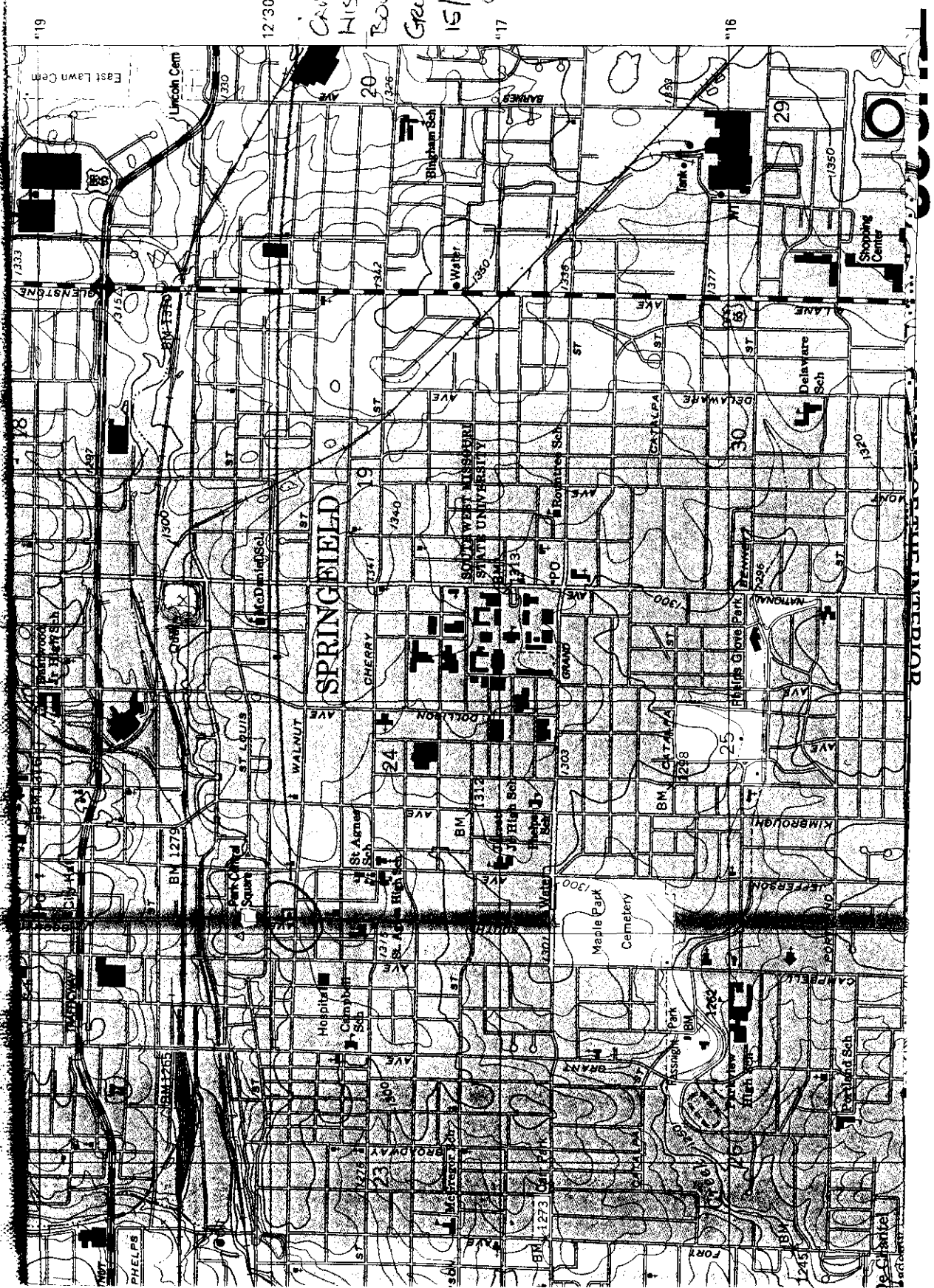
The following information is the same for all photographs:

Campbell Avenue Historic District (Boundary Increase I)  
300 Block of South Campbell Avenue  
Springfield, Greene County, MO  
Debbie Sheals  
October, 2005

**List of Photographs**

1. Streetscape, southern edge of the new boundary, looking north on South Campbell Ave.
2. Streetscape, right to left: 326, 324, 322 South Campbell Ave.
3. Façade—326 South Campbell Avenue.
4. Looking southwest, left to right: 322, 324, 326 South Campbell Ave.
5. Streetscape, looking southeast from Campbell and McDaniel.
6. 322 and 324 South Campbell Ave., facades

CAMPBELL AVE.  
HISTORIC DISTRICT  
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