

NPS Form 10-900
OMB No. 10024-0018
(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Finkbiner Building

other names/site number Finkbiner Transfer and Storage Company

2. Location

street & number 509-513 W. Olive St. [N/A] not for publication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

04/05/06

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
[] 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:)	_____	_____

Finkbiner Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

5. Classification

Ownership of Property	Category of Property
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input 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	

Number of Resources Within Property	
Contributing	Non-contributing
1	0 buildings
0	0 sites
0	0 structures
0	0 objects
1	0 Total

Name of related multiple property listing.

Historic and Architectural Resources of
Springfield, Missouri

Number of contributing resources previously listed
in the National Register.

N/A

6. Function or Use

Historic Functions

Commerce/Trade: Warehouse

Current Functions

Vacant/not in use

7. Description

Architectural classification

other: commercial warehouse

Materials

foundation Concrete
walls Brick

roof not visible
other _____

See continuation sheet []

Narrative Description See continuation sheet [x].

Finkbiner Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography See continuation sheet [x].

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

#

recorded by Historic American Engineering Record

#

Areas of Significance

Commerce

Period of Significance

ca. 1925-1955

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Finkbiner Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

10. Geographical Data

Acreeage of Property: less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15/	473721	4118217			
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 Debbie Sheals
organization Independent Contractor
date November, 2004
street & number 29 South Ninth Street Suite 204 telephone 573-874-3779
city or town Columbia state Missouri zip code 65201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Craig Wagoner-Brentwood Management
street & number 1010 Elm Street
telephone 417-865-8698
city or town Springfield state MO zip code 65806

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

Summary: The Finkbiner Building, at 509-513 West Olive Street, in Springfield, Missouri, is a large two story commercial warehouse, with load-bearing brick walls and a flat roof. It was built ca. 1925, for the Finkbiner Transfer and Storage Company. It sits at the northeast corner of Olive and Main Streets, and is surrounded by commercial and light industrial buildings of varied ages. Railroad tracks run along the back of the property, and the warehouse is the only building on the lot. The building has a broad symmetrical façade with five bays at the ground floor, and evenly spaced wood windows at the second floor. The front wall is faced with variegated brown bricks, and the rest of the walls are of rough red brick. It has a cubic form and a roughly wedge-shaped footprint; the rear wall runs at an angle to the side of the building, to follow the right-of-way of the adjacent railroad. The interior is open, and largely unfinished. There are two small offices at the front of the ground floor, and open storage space in the remainder of the building. Interior spaces have exposed brick walls and ceiling joists, and an open freight elevator, all of which are early or original. In form and function, the Finkbiner Building offers a representative example of the Warehouse/Industrial Property Type discussed in the Multiple Property Submission cover document "Historic Resources of Springfield, Missouri." It meets the registration requirements set forth in that document, under Criterion A, in the area of Commerce. The building is highly intact and in very good condition, inside and out.

Elaboration: The Finkbiner building occupies a large lot which is located in a light industrial area just northwest of the Springfield Public Square. The lot is on the northeast corner of the intersection of Olive and Main Streets, and is bounded on the north by the tracks and right-of-way of the St. Louis and San Francisco Railroad. (See Figure One, Location Map.) The adjacent properties include a mix of empty lots and large commercial and light industrial buildings; many of the neighboring buildings are vacant or nearly so.

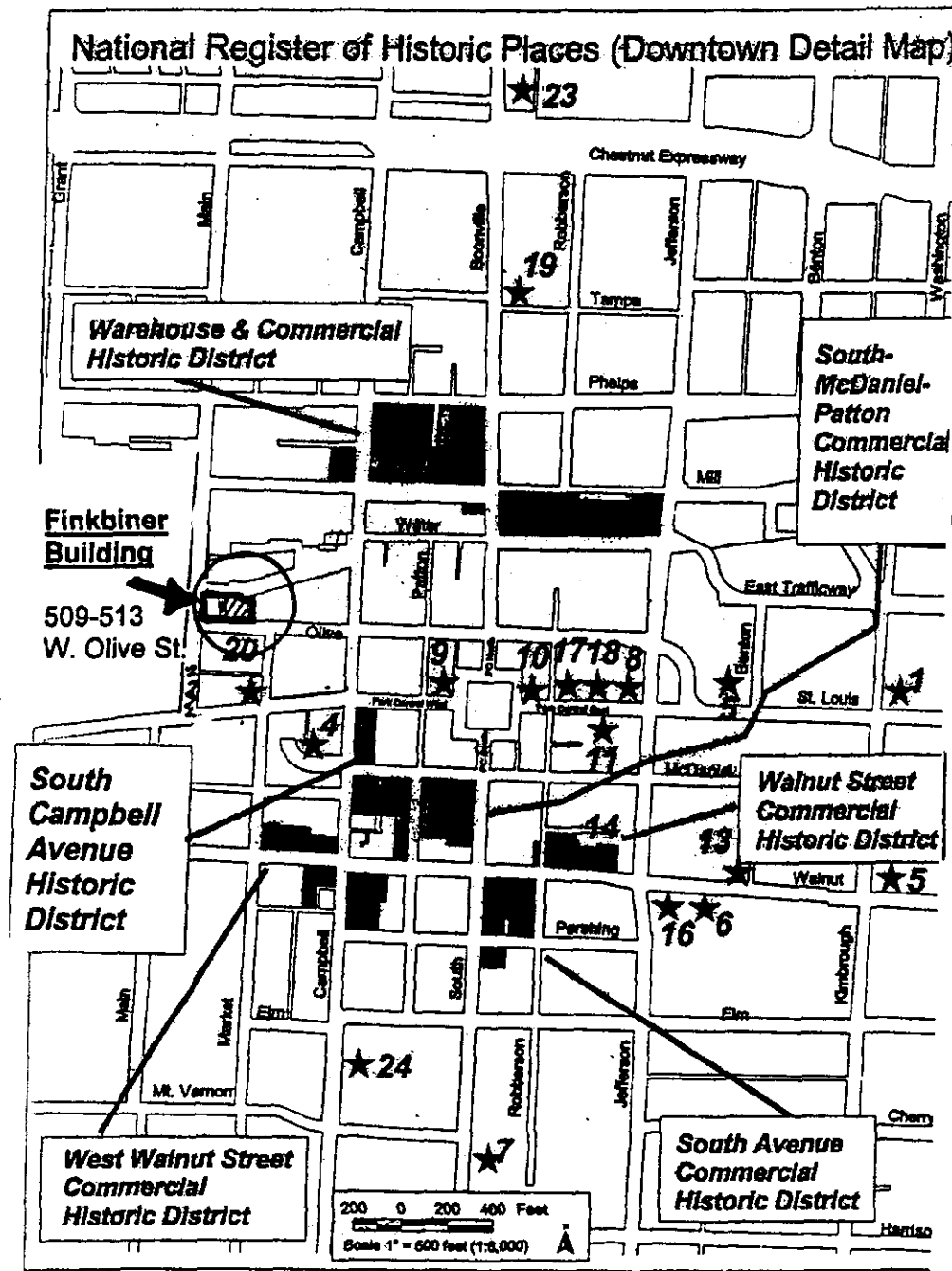
The building sits directly on the sidewalk, facing south to Olive Street. It shares a side wall with a large commercial building to the east. The west elevation faces a gravel parking lot, which covers almost half of the lot. The back wall of the building faces north to the railroad tracks, which are still in use. The back wall angles slightly to follow the bend of the lot and adjacent railroad right-of-way. (See Figure Two, First Floor Plan.) A long concrete platform and single-story shed wrap around the northwest corner of the building. The concrete platform is early or original; the shed was added to it sometime in

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

Section number 7 Page 2

Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri

Figure One: Location Map, with nearby National Register sites. Base map prepared by the City of Springfield. Numbered stars represent individually listed properties.



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

Section number 7 Page 3

Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri

the mid-1950s.¹ The shed has a nearly-flat roof and corrugated tin walls.

The wide façade of the building is faced with variegated brown brick and topped with a stepped parapet and a simple corbelled cornice. The façade is divided into five wide bays, each of which has a broad opening at the first floor, and a pair of double-hung windows at the second floor. The steps of the parapet correspond with the bays, and the cornice runs in a single broad line above the second floor windows. The upper windows have simple one-over-one wood sashes and cut limestone or concrete sills and lintels.

The ground floor of each bay contains a large rectangular opening in the masonry wall. The openings are separated by brick piers, and are all the same height. Currently, there are two tall overhead doors, two office storefronts, and one fully enclosed opening. The office fronts each have a standard entrance door and large windows; all of the materials are newer. The fully enclosed bay is filled with concrete block, which are set back a few inches from the edges of the original opening. A large sign for the Finkbiner Company is painted on the newer concrete block wall. The drive doors are in original openings; the doors themselves are relatively new. All of the ground floor openings themselves are intact, and all appear to be used much as they were during the period of significance.

The west side wall also has a large drive door on the main level, as well as single window openings on the first and second floors. The drive door is set back several yards from the front edge of the building, and flanked by window openings. That doorway appears to be early or original as well; the door itself is several decades old. The widely spaced windows all have early or original metal-framed sashes which are in fair to good condition. The west wall is faced with rough bricks, which were painted white many years ago.

The back wall is also constructed of rough red bricks (unpainted) and filled with widely spaced metal-framed windows. The back window openings have the same type of metal sashes found in the west wall. All are intact and in fair to good condition. The window openings have sailor course brick lintels and rowlock sills, all of the same type of rough red brick used elsewhere.

The interior of the building is very simple. With the exception of a pair of small offices near the front of the ground floor, the interior is open and unfinished. There is a small office near the east end of the façade; it has a single walk door and a small display window on the façade, and newer finishes on the ceiling and walls. The main office for

¹ The shed does not appear on a 1930s Sanborn map, but is there for a 1963 edition, and former owner George Paul remembers his family adding it sometime in the 1950s.

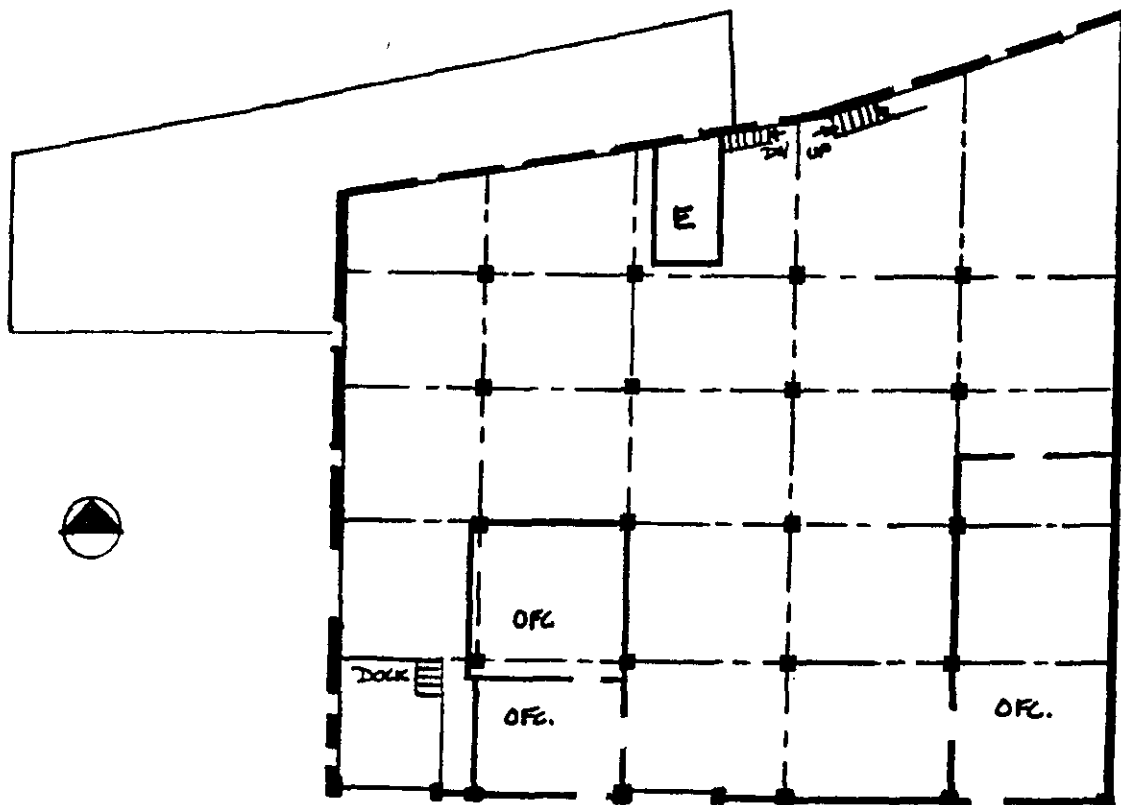
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri

the moving company is located in one of the western bays, behind glass block glazing. That office also has a single walk door and small open windows within the glass block wall. Finishes within are simple, and the walls and ceiling in that space appear to be over fifty years old.

Figure Two. First Floor Plan. Drawn by Debbie Sheals. The dashed lines indicate exposed support beams on the interior of the building. The second floor has the same footprint, with no interior partitions.



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

The rest of the interior spaces have been used as warehouse space since the building was constructed, and all are open and unfinished. Evenly spaced square wooden posts support wooden cross-beams on each floor, and floor and ceiling joists are exposed on both floors. The unpainted brick exterior walls on the interior of the building show no sign of ever having had any finish. The lower level has a poured concrete floor, and the second floor has early or original wood flooring.

A large open freight elevator is located along the back wall. The elevator provides access to a small loading area near the railroad tracks below, and to the open second floor. A set of open wooden stairs along the back wall near the elevator provides access to the second floor, and a separate stairway leads down to the back loading dock. There is also a small raised loading dock near the westernmost front bay; it is set back several yards from the front wall and drive-door.

The Finkbiner building housed the same company from the time it was built until just a few weeks ago (late 2004) and it strongly reflects that long history of use. It has seen no major changes to form or patterns of fenestration, and is largely intact, inside and out. The building today looks very much as it did when the Finkbiner Company moved into their new headquarters in the 1920s, and is immediately recognizable to its period of significance. It is a good early 20th century example of the Warehouse/Industrial property type.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

Summary: The Finkbiner Building, at 509-513 W. Olive Street in Springfield, Missouri, is significant as the long-time headquarters of the oldest moving company in Springfield, MO. It was built ca. 1925 for the Finkbiner Transfer and Storage Company, and housed that company for the next three quarters of a century. The Olive Street building was used as a moving company headquarters and warehouse longer than any other building in the city. The warehouse was built relatively early in the history of automobile use, and is sited near railroad tracks as well as major roadways. That location reflects the multiple transportation modes utilized by the company for much of its early history. The Finkbiner building is an intact, representative example of the Warehouse/Industrial Property Type discussed in the Multiple Property Submission cover document "Historic Resources of Springfield Missouri." It meets the registration requirements set forth in that document, and falls under the historic contexts of "19th and Early 20th Century Commercial Buildings, ca. 1850-1948," and Industrial Development in Springfield, 1838-1945." It is significant under Criterion A, in the area of Commerce, with a local level of significance. The period of significance runs from the time it was constructed, ca. 1925, to 1955, the standard fifty year cut-off point. The building today looks very much as it did when the Finkbiner Company completed construction of their new headquarters, and it continues to reflect its long commercial history.

Elaboration: Springfield has benefited from locally held industrial and commercial businesses since the earliest days of settlement. As is usually the case, access to transportation systems has had an impact upon businesses throughout the town's long history. The introduction of rail service to the newly created town of North Springfield in 1870 spurred extensive new development in the community, as did the union of Springfield and North Springfield and the addition of another rail line in the 1880s. A significant period of industrial development just after the turn of the 20th century was followed by the rise of the automobile in the 1910s and 1920s. Automobile and truck service changed the way some companies operated, and spurred the development of new forms of business as well. Heavy trucks offered greater flexibility and more mobility than railroad freight service, and trucks soon became popular for shipping and transfer duties.

The Finkbiner Moving and Storage Company was founded by the Finkbiner family just as trucks were coming into widespread use. The company was founded by Glenn G., Clare M., and Cornelius B. Finkbiner in the late 1910s. A review of Springfield city directories for the early 1900s shows that Glenn and Clare, who were probably brothers,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

were in the grocery business for several years prior to establishing the moving firm. An ad for their shop published in 1908 noted that they had established their grocery store in 1902. In 1908, they were apparently sharing a home as well as a business; their residence was right next door to their grocery store at 960 St. Louis Avenue.

A business directory published in 1911 shows that Glenn Finkbiner was still in the grocery business. That directory may also offer a hint as to why he switched occupations; there were over 120 grocery listings, and only 7 moving and transfer companies.² Whatever the reason, the Finkbiners had changed occupations by the late 1910s, and the company they put together is still in operation today. The first location for the new Finkbiner Transfer and Storage Company was at 212 W. McDaniel Street, just a few blocks east of the present location. Glenn was then president, Cornelius was vice president, and Clare was secretary and treasurer for the company.³ They remained in operation at that location into the mid-1920s, when they moved into the current warehouse at Main and Olive.

Glenn Finkbiner had the Olive Street warehouse built specifically for the moving business which was to occupy it for almost 80 years.⁴ The building and its location reflect its early use. It is close to both commercial and industrial areas, and designed to offer easy access by both train and truck. The Springfield Public Square is just two blocks away, and the land north of the property has been used for light industrial use since the 1800s. (See Figure Three.) The north edge of the lot itself adjoins a still-active railroad right-of-way, and the front doors of the warehouse face the path of historic Route 66, just one block south.

The back wall of the building faces the railroad tracks. A long concrete platform along the northwest corner is raised to allow easy unloading from railcars, and the freight elevator provides access to a loading area at that level as well. That layout made it very easy to move freight from trackside up to the second floor for storage or to the main floor for transfer to a truck or wagon. The concrete platform is also accessible via the open parking lot west of the building, a feature which allowed workers to transfer directly from the rail car to a waiting vehicle.

2 Bard's and Company, Business Directory of Springfield, (Chicago, Illinois, 1911) p. 48.

3 R. L. Polk and Co., Polk's Springfield Directory, (Kansas City: R.L. Polk and Co., 1922) p. 153.

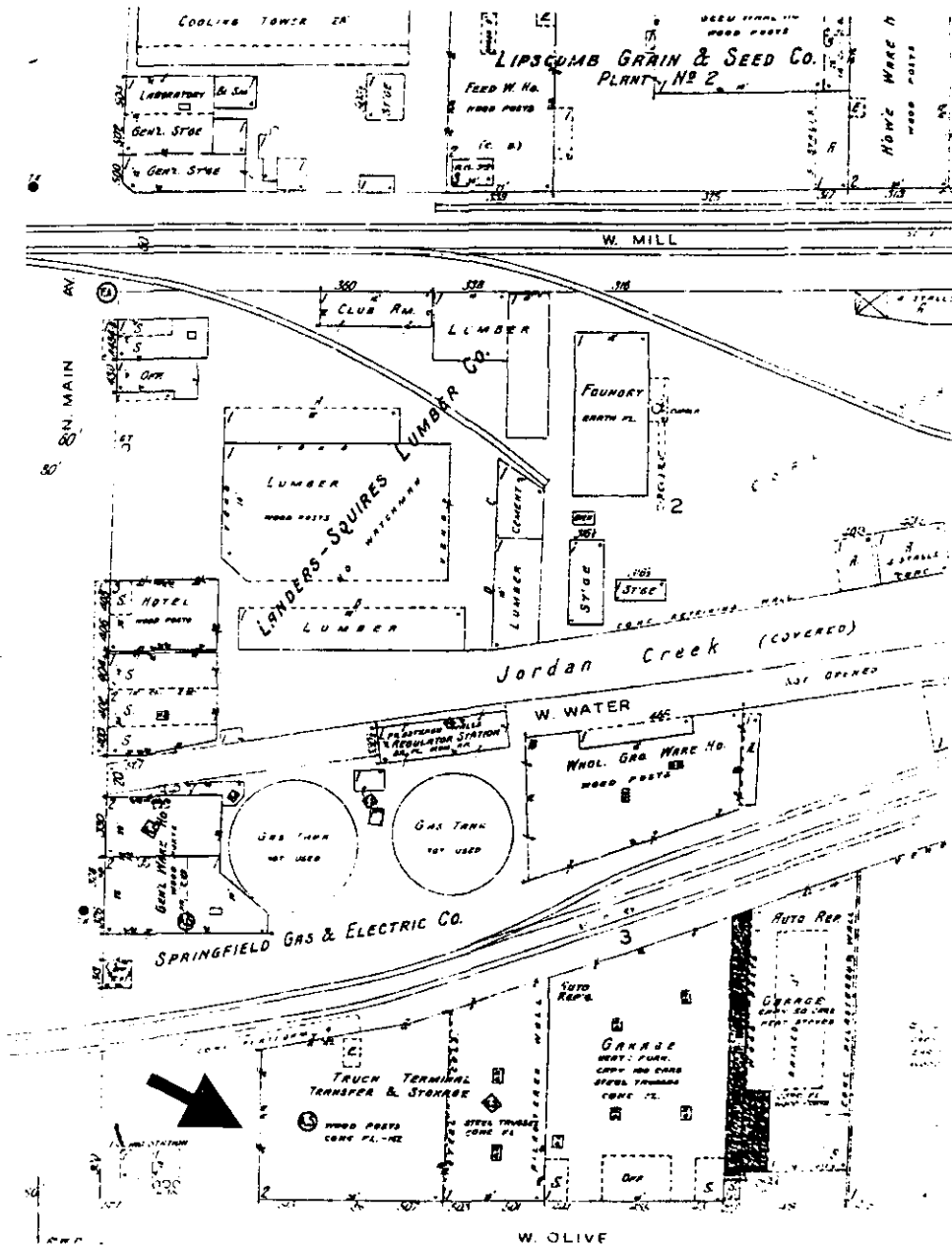
4 Interview with George Paul, at the building, August 18, 2004.

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

Section number 8 Page 8

Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri

Figure Three. 1933 Sanborn Map, with nearby businesses.



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

The front of the building faces the street and was obviously designed for vehicular use. Three of the five large bays on the façade were built with openings wide enough to drive trucks into, or at least to get close enough to unload easily. Two of the three original drive-in bays continue to be used for that purpose today. The westernmost bay has an interior loading dock, which would allow workers to unload delicate cargo in inclement weather. Yet another drive-door on the west wall allows for truck access from the parking lot.

It should be noted that those drive bays were probably used for wagons as well as trucks when the building was new. A photo of the Springfield Warehouse and Transfer Company that appeared in a 1920 publication, for example, shows both trucks and wagons with mule teams in front of that company's large warehouse.⁵ It would not have been unusual for both modes of transportation to be in use in the 1920s and 30s, especially for hauling freight short distances.

Even though this is a simple warehouse, the treatment of the façade reveals an awareness of its public function. The front wall is faced with smooth brown brick and ornamented with a stepped parapet and simple corbelled brick cornice, while the back and side walls are of rougher red brick, with no architectural detailing. The windows are also different on the façade. The second story features large one-over-one wood windows, which presents a more finished look than the industrial metal-framed sash on the back and side walls. The front window openings are also set off by flat sills and lintels.

The Finkbiner family ran the moving company into the 1930s. A city directory published in 1933 shows that by that time, Glenn Finkbiner's wife, (probably widow) Pearl was the president of the company and S. H. Paul was the secretary and treasurer. (There was no vice president.) The company motto was "You Call, We Haul."⁶ In the mid-1930s, S. H. Paul bought the building and the business, and continued to run it under the Finkbiner name. His son, George Paul, owned it until just a few weeks ago.

George Paul, who practically grew up in the building, remembers that the company hauled a lot of paper and flour in the early years, and that they had a good deal of business transferring and storing freight from the railroad. Much of the mid-century business involved hauling freight to and from the Frisco Line freight house. Later, they transferred "piggybacks" from the Missouri Pacific Railroad Line.

⁵ *Springfield Greeted You*, (Springfield: Springfield Chamber of Commerce, ca. 1920.)

⁶ R. L. Polk and Co., *Polk's Springfield Directory*, (Kansas City: R.L. Polk and Co.) 1933, p. 153.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 10

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

The company was also associated with a number of national moving companies. They were the local Allied Van Lines outlet in the 1940s, and in the 1960s were associated with United Van Lines. They have most recently been affiliated with Bekins Van Lines.

The Finkbiner Company is the oldest moving company in the city, and a close review of early directories indicates that the warehouse on Olive Street has the distinction of being used in its original purpose longer than any other early 20th century moving warehouse in the city. The Finkbiner firm was one of three prominent and long-lived moving companies in operation in the early 1900s. It appears that the Springfield Moving and Transfer Company started about the same time as the Finkbiner Company; both of those companies first appear in directory listings in 1922. The Whitehead Transfer and Storage Company started shortly after; they first show up in listings in 1928. All three companies occupied their early headquarters from the mid-1920s into the 1940s or early 1950s, after which Whitehead and Springfield Transfer relocated. City directories and phone books show that both Springfield Warehouse and Transfer and the Whitehead Company changed locations between 1946 and 1952, while Finkbiner remained at the Olive Street location another half-century.⁷

The recently-vacated Finkbiner warehouse on Olive Street strongly reflects its long history as a working commercial building. It is a highly intact early commercial warehouse, and is a good example of the Warehouse/Industrial property type.

⁷ R. L. Polk and Co., Polk's Springfield Directory, (Kansas City: R.L. Polk and Co., 1922, 1926, 1933, 1940, 1955, 1961.)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 11

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

SOURCES

See the MPS Cover Document Amendment "Early Industrial Development in Springfield, 1838-1945." for additional context and property type description.

Bard's and Company. Business Directory of Springfield. Chicago, Illinois, 1906, 1911.

Dunham Directory Company. Dunham's City Directory of Springfield. Springfield: Dunham Directory Co., 1905.

R. L. Polk and Co., Polk's Springfield Directory. Kansas City: R.L. Polk and Co., 1922, 1926, 1933, 1940, 1955, 1961.

Sanborn Fire Insurance Company. Map of Springfield, 1933, 1957, 1963.

Springfield Chamber of Commerce. Springfield Greets You. Springfield: Springfield Chamber of Commerce, ca. 1920.

Thomason, Phillip. "Historic and Architectural Resources of Springfield, Missouri." National Register Nomination, Multiple Property Submission, 1998. On file with the Missouri Historic Preservation Office, Jefferson City, MO.

Interview (with Debbie Sheals):

George Paul, personal interview, August 18, 2004.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 12

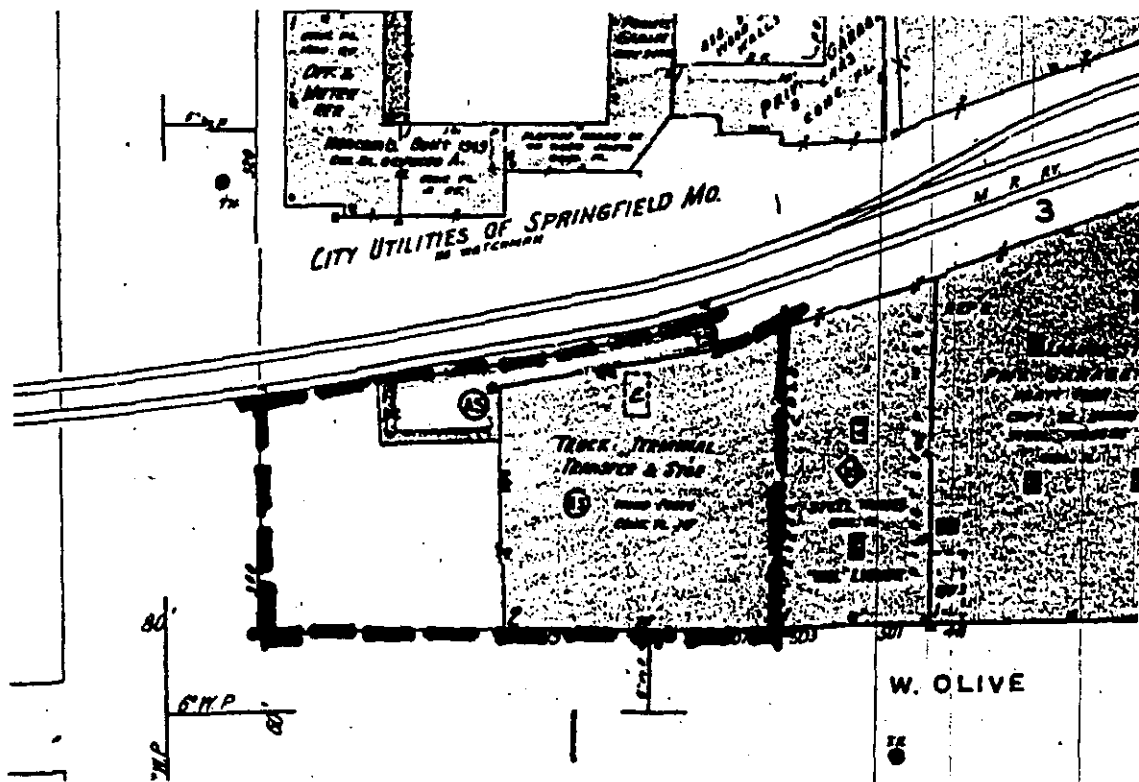
Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri

Verbal Boundary Description

The boundaries are indicated by a heavy dashed line on the attached copy of the 1963 Sanborn Map of the property. They correspond with the current legal boundaries of the property at 509-513 Olive Street, Springfield, Missouri.

Boundary Map

The base map is a 1963 version of a Sanborn Map originally printed in 1957. The map is on file at Ellis Library, University of Missouri, Columbia. North is up.



Boundary Justification

The current boundaries encompass all of the land historically associated with the building which retains integrity from the period of significance. The boundaries of the property have not changed significantly since 1933.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number photographs Page 13

**Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri**

Photographs

The following information is the same for all photographs:

Finkbiner Building

509-513 West Olive Street

Greene County, Missouri

Debbie Sheals

September, 2004

Negatives on file with Debbie Sheals 406 West Broadway, Columbia, MO 65205

List of Photographs

See photo key for description of camera angle.

1. Streetscape, looking west on Olive.
2. Façade and southeast corner.
3. Façade, central bays.
4. Streetscape, looking east on Olive.
5. West Elevation, from Main St.
6. Northwest corner.
7. North elevation, from the railroad tracks.
8. First Floor, interior, looking northeast to elevator.
9. First floor interior, looking southeast.
10. Second floor, looking northwest.

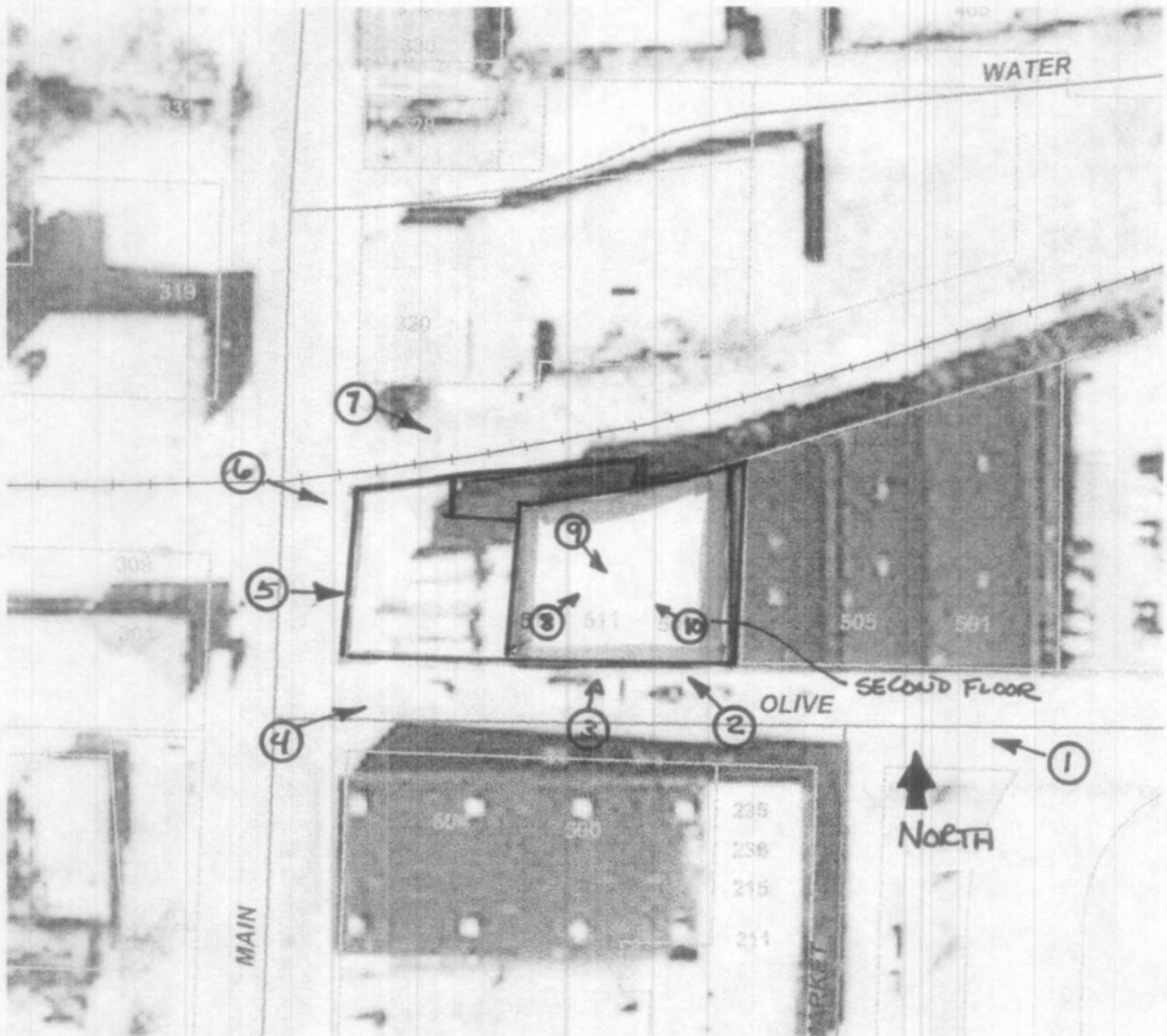
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

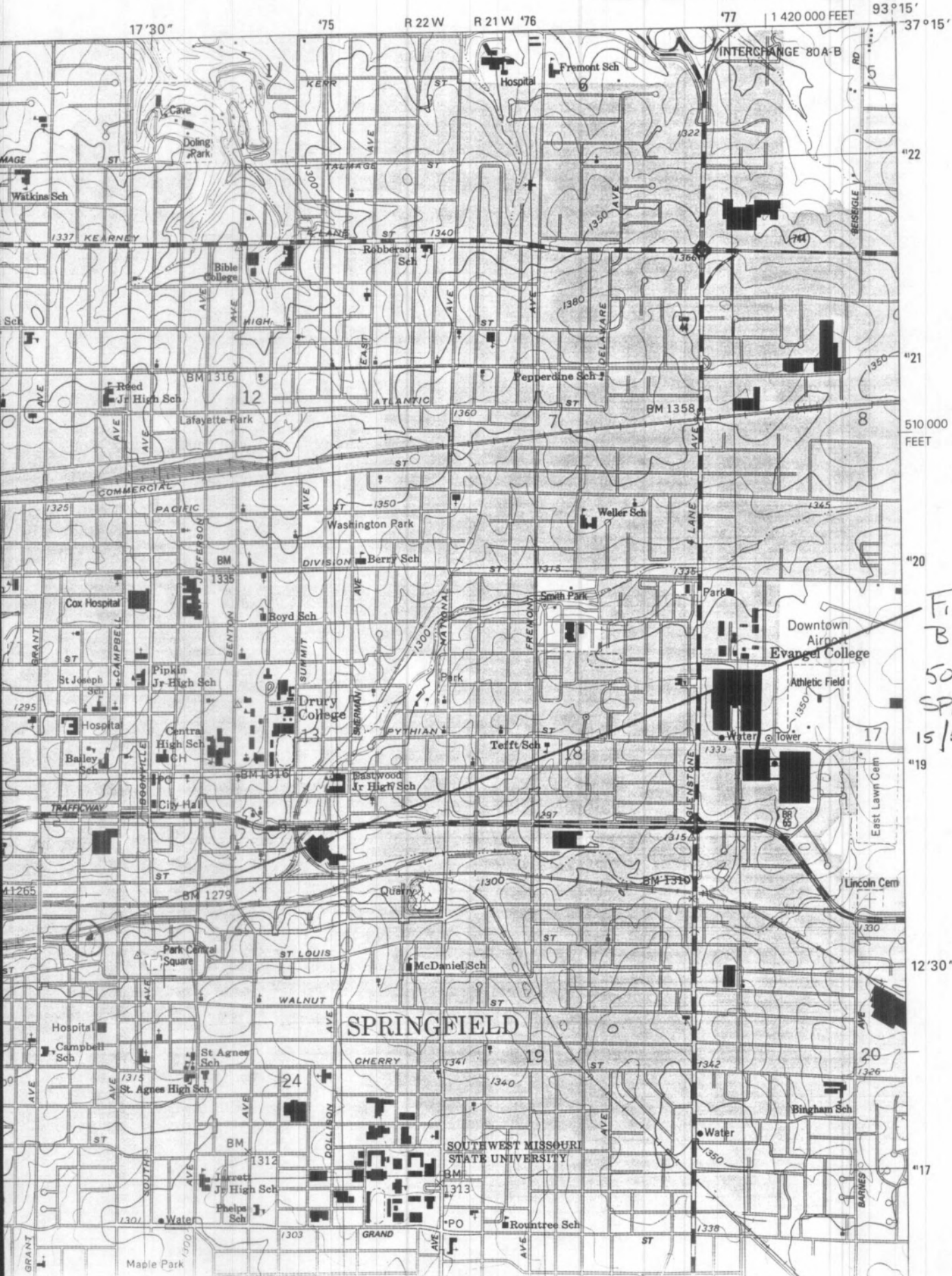
Section number photographs Page 14

Finkbiner Building
Greene County
Historic and Architectural Resources of Springfield, Missouri

Photo Key.



SPRINGFIELD QUADRANGLE
 MISSOURI-GRENE CO.
 7.5-MINUTE SERIES (TOPOGRAPHIC)



FINKBINER
 BUILDING
 509 W OLIVE
 SPRINGFIELD, MO
 15/473721E/
 1118=17N

TINKS INC
BUILDING
SPRINGFIELD,
GREENE CO,
MISSOURI
15/42572-E /
111-1-11



510 000
FEET

"21

"20

12'30"

"17

SPRINGFIELD

Downtown
Airport
Evangel College
Athletic Field

SOUTH WEST MISSOURI
STATE UNIVERSITY











