

City of Springfield

Grant Beach Historic and Architectural Survey

Project No. 29-01-16425-541

FINAL REPORT

April 30, 2002

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Project Summary

Survey Calendar

Planning for the project occurred in May-June, 2001. The survey formally began July 1. It was completed April 30, 2002, save for the final public meeting, planned for June, 2002.

Research Design (Appendix B)

The objectives and propositions of the Research Design in general remain valid.

Number of Properties Inventoried

Historic Property Inventory Forms completed— 639

Extent of Survey

The Scope of Work, Item 5, calls for "A[n]...inventory form for each significant property." However, a form, with photograph, was completed for *every* property in the Project Area (hereafter termed "District"). In surveyors' judgment, such documentation is necessary to provide the reason a property has been adjudged non-contributing.

New Inventory Form and Code (Appendices C and D)

The necessity to design a new inventory form was a task not included in the RFP. Consequently, surveyors were required to think through again the process and purposes of inventory, which in the event proved felicitous.

Study of extant inventory form models revealed weaknesses and shortcomings which the new form sought to overcome. Traditional forms appear designed primarily for single site inventories. Using such forms in multiple property inventories such as the Grant Beach Survey makes it difficult to determine multiple occurrences and their aggregations.

The intention of the new form is to provide inventory information that can ultimately entered into a database. Data that can be objectified are entered into check boxes, thus minimizing textual entries. Property style and type can be reduced to a simple two- or three-digit code for easy entry. (The code is **Appendix D**.)

In the event, database entry has proven not to be feasible at present. So such data analysis as has been made was accomplished with hand-counts. The new form adds a section on porches. Porches are an almost universal feature of Grant Beach neighborhood houses; and their description and analysis has proven valuable.

As explained in the Research Design, relevant categories of style, type and form were taken directly from Virginia and Lee McAlester, *Field Guide to American Houses*. Those categories were coded into the inventory form. Only categories applicable to the present project have been used. For example, from among the McAlesters' dozen or so *eclectic styles*, only five were needed for the Grant Beach project: Italianate, Queen Anne, Foursquare, Craftsman, and Period Revival. Of the McAlesters' *types*, three were utilized: Folk Greek Revival, National Folk, and Folk Victorian. (Among the many hundreds of inventoried examples, only two Italianate examples and two vaguely Folk Greek Revival examples were found.)

Surveying—The Field Inventory

The Project Area was divided into two parts, denominated "Area A" and "Area B." These were then sub-divided into twenty-one "Work Units," each a rational division of spaces typically containing about two city blocks, both sides of the street. Area A had nine work units; Area B, twelve. The greater number of work units in area B results from the fact that its institutional properties were designated as single work units. In February, 2002, a third area was added, denominated "Area C," in order to create a more rational district boundary. Area C was divided into four Work Units. **A map of the work units is in Appendix E.** At the outset of inventory, Flanders and Bohnenkamper worked together in order to test out the new inventory form. Subsequently, Bohnenkamper worked alone. Where judgments of one sort or another were in question, they were discussed jointly.

Survey Results

Historicity of Properties

- The great majority of properties are more than fifty years old.
- The predominating building period was ca. 1900-1930. The earliest properties are 1880's; the latest contributing property is Bailey Education Center (formerly Bailey School), 1952.
- Reliable dating of residential properties has been difficult. County Assessor's records, the primary source, are often inaccurate. However, the more recent the building, the more likely is the recorded construction date to be accurate. So dating properties built near the fifty-year horizon (only a few) has been possible.

Property Types

- Detached single family residences are the predominant property type.
- One-story commercial buildings, and one of two-stories, are found in two clusters. One cluster is contributing, the other non-contributing. There are also two isolated one-story neighborhood store buildings, both contributing.
- Institutional buildings include four contributing churches, two church annexes, a rectory, four schools, two eldercare facilities, a park shelter house, and an historic park pool house, all contributing. (A recent pool house is non-contributing.)

Analysis of Architectural Styles and Types

Of the total 505 contributing dwellings, 340 possess some architectural style; and 165 are non-styled types. Following is a breakdown of styled dwellings:

- Eclectic/Craftsman--188 (55%),
- Victorian/Queen Anne--126 (37%),
- Four-Square---16 (5%),
- Period Revival---10 (3%)
- Italianate---2 (<1%).

Following is a breakdown of typical dwellings:

- Folk Victorian--84 (50%)
- National Folk---73 (43%)
- Field-defined---10 (6%)
- Folk Greek Revival---2 (<1%)

That 92% of styled swellings are of *two styles only* is the most striking stylistic characteristic the District. Only three other styles, constituting but 7% of the total, are represented at all. This despite the period of construction extending over nearly three-quarters of a century (1880's – ca. 1950), and the widespread popularity during that period of other Victorian styles, Italianate, Neo-Classical, and International.

The Eclectic/ Craftsman houses.

Craftsman is not only the most frequently seen style in the Grant Beach Project Area; it is also the most fully expressed style, and is widely exhibited in fully characteristic examples. Unlike many of the Queen Annes, Craftsman houses evidence little intrusion of extraneous stylistic elements, or significant departure from Craftsman principles of form, massing, materials, workmanship, or decorative details.

Considering houses built before WW II, Craftsman may well be the most common and widespread domestic architectural style in Springfield. Craftsman was the first “modern” design, a design which normally included running water, electrical wiring, and central heat. So Craftsman houses, with their modern conveniences, well arranged interior plans, and attractive appearance have proven livable, and remain popular, to the present.

The Queen Anne houses

As one drives Grant and Broadway avenues, the principal neighborhood thoroughfares, one sees streetscapes set off by several two-story Queen Annes sited on large, often well landscaped corner lots. They establish a character for the streetscape. From these, the best examples, the style ranges downward in size and fineness to very modest single-story houses differing from folk types in little more than the form of their roofs

Virtually all Grant Beach Queen Annes have been re-sided with vinyl siding. It is therefore difficult to know how the walls, and especially the pediments, were originally embellished. Little embellishment is apparent now. Careful examination suggests that probably most of them, with a few exceptions, have always been rather plain.

Queen Anne roofs

One single formulation of Queen Anne roof massing is the most common distinguishing characteristic—and often the only characteristic—that identifies Queen Anne style houses. It is a formulation consisting of a) a dominant pyramid or near pyramid atop the main block; and b) two to four gables (in rare cases only one) springing from the sides of the pyramid well below its peak, which gables cover wings of the house. Sometimes the gable ridges are in the same plane one with another, and sometimes in different planes. Alternatively, large dormers often spring from the pyramid. This Queen Anne roof formulation, though varied in detail, is consistent within the parameters described. Though other types of Queen Anne roofs existed elsewhere in Springfield, some on quite elegant and elaborate houses, builders in the Grant Beach neighborhood did not follow their examples.

Craftsman Porches on Queen Anne houses

The Queen Anne houses all are porched, as one would expect. But the delicate spindlework of Queen Anne porching is very scarce. More common was Free Classical, a late Victorian style derived from the coming Neo-Classical Revival (otherwise absent in Grant Beach). Many porches on Queen Annes are Eclectic/ Craftsman in style

Spindlework is notoriously vulnerable to weathering and at first surveyors assumed that the Craftsman porches seen on Queen Anne houses were replacements of the originals. But the widespread and frequent occurrence of the Craftsman porches led to closer examination. Surveyors are now convinced that they are original.

Mixed-style Queen Annes

The result is that many Queen Annes are of mixed style. Why this seeming anomaly—house and porch of different styles from different time periods?

- The popularity of Queen Anne—and perhaps its *form* as much or even more than its *style*—was very persistent in Grant Beach neighborhood. It was a well known, safe, viable style to market.
- Most of the Grant Beach Queen Annes were built late enough to have exposure to the Craftsman style.
- Craftsman became probably the most popular house style in Springfield during the first half of the twentieth century.
- Apparently there were builders in the Grant Beach neighborhood who liked to frame those pyramid-and-gable roofs, and resisted building in a new style. So they continued the Queen Anne tradition long after its popularity had ended elsewhere. Still, both builders and buyers seem to have wanted an appearance of the Craftsman style out front, and they obtained it in porches.

Craftsman porches on Folk Houses

Many Folk Houses possess Craftsman porches in various degrees of stylistic expression. Such porches are often their only stylistic characteristic.

Integrity

Area-wide integrity

As an *historic neighborhood*, the District possesses high integrity. Streetscapes are remarkably little changed from seventy-five years ago. The appearance of an early twentieth century residential neighborhood is everywhere evident. Upon driving the streets, one is impressed by the lack either of infill or of “gap tooth” clearing.

Few intrusions are present. Only 27 buildings, or 4% of the total, are non-contributing because they are less than fifty years old. The one significant intrusion is a small cluster of recent non-contributing commercial buildings along Grant Avenue from Scott Street to Webster Street.

At the same time, a cluster of contributing commercial buildings is extant around the intersection of Main Avenue and Nichols Street, where they continue to serve business occupants. Two isolated neighborhood store buildings remain—Perry’s Store at the corner of Broadway Avenue and Nichols (vacant), and a mid-block store on Lynn Street west of Broadway, now used as a residence.

“Contributing” and “Non-contributing” defined: “Contributing” and “non-contributing” are NRHP designations. A “contributing” property meets basic requirements of an NRHP-defined historic site. A “non-contributing” property does not meet those requirements. In the present survey, non-contributing properties are either those less than fifty years old or those

adjudged not to possess minimal integrity for qualification. "Integrity" refers not to the degradation of a property (even ruins may be contributing), but to its degree of intentional alteration from the original.

Building Alterations:

Alterations were carefully documented: alterations from the original in form, fabric, appurtenances, decoration, or any other elements significant to the street side appearance of buildings. An exception was color: probable changes in paint color were adjudged insignificant.

Alteration was mostly an issue in dwellings. Institutional or contributing commercial buildings evidenced few significant alterations. The two exceptions were the Franciscan Villa and the Fairbanks School (discussed separately below).

Three degrees of alterations were posited:

1) *Little Altered*

2) *Somewhat Altered*—Houses resided with vinyl or asbestos; porches altered by new concrete floors and steps; original porch posts replaced by metal or other incongruities; porches severely degraded; and/or side additions, such as carports. If major alterations were done within the Period of Significance, and were done in the spirit of the original style, the house would be adjudged *only somewhat altered*.

3) *Greatly Altered*—Porches enclosed; facades structurally altered so as to change main block massing; additions that significantly altered roof lines; large amounts of incongruous fabric such as PermaStone; horizontal lap siding replaced with vertical siding; fenestration blinded in residing, etc. Such houses were adjudged *greatly altered*, and were categorized non-contributing for lack of sufficient integrity.

Alteration Breakdown—all buildings:

Little altered—90 (14%)

Somewhat altered—401 (64%)

Greatly Altered—114 (18%)

[Non-contributing because less than fifty years old—27 (4%)]

Vinyl and asbestos residing—Most contributing dwellings accorded a "somewhat altered" status have been resided in vinyl or asbestos. The Queen Annes have suffered this alteration more frequently than the Craftsman houses. Whether much decorative detail has been lost thereby, especially in gables, is difficult to ascertain. Most of the Queen Annes in Grant Beach seem to have been relatively plain at the outset. Where window and door frames were preserved during residing, a sense of the original style is usually maintained. The elimination of original frames is devastating in its effect on integrity. Most such houses were described as being "greatly altered," and so adjudged non-contributing.

Porch degradation—Deteriorated porches are found throughout Grant Beach neighborhood, especially on the east-west cross streets. Some have recently been or are now being repaired or replaced. Their design, quality of materials, and workmanship are often mediocre.

Alteration of the Franciscan Villa

This property, a senior housing and care facility, is the accumulation of numerous building episodes, all additions to and alterations of the original St. John's Hospital. Although many of those episodes were done within the Period of Significance, the result bears only a resemblance to the original. Especially degrading is a blank, nondescript wooden pavilion which completely covers the original monumental entry.

Looking toward nomination, NRHP policy would exclude the Franciscan Villa from being contributory to a *district* under Criterion C, Architectural History, because of its extensive alteration. The property could presumably be contributory to an historic district under Criterion A, History, where alteration is a lesser concern. However, a case would still have to be made that sufficient integrity remains for the property to be included at all. **State needs be consulted on this point.**

Alteration of Fairbanks School

This property results from three separate building episodes: 1906, 1962, and 1996. It would ordinarily be classified non-contributing on grounds of integrity. However, it retains special architectural as well as historical significance.

The core of the building is the original 1907 two-story brick school. It is the only example of that era of school design remaining in Springfield. The additions of the 1960's and 1990's make of the whole a museum of sorts, displaying three contrasting styles of school design. To add to its historical significance, the school was named for Jonathan Fairbanks, founder and first superintendent of the City's public schools. He was still in office when Fairbanks School was constructed.

Grant Beach Park

The Grant Beach Park possesses many elements of historical and architectural significance. An archaeological site discovered in the park is significant both for its historical interest to the public and for its research potential. A summary of the park's contributing elements follows:

- Buildings: Shelter House and original Pool House.
- Structures: Stone walls, masonry benches, stone cooking fireplaces, concrete cover for a pre-sewer septic tank.
- Objects: World War I memorial granite monolith; and the Frisco railroad exhibit, consisting of a Baldwin locomotive, tender, mail car, Pullman car, and caboose.
- Archaeological site: the ca. 1876 woolen mill

Historical Objectives and Research

The Period of Significance: Ca. 1880-1952.

The overall historical objective is to make the case that the Grant Beach Project

Area qualifies as an National Historic District under NRHP Criterion A, Significance in History, as well as Criterion C, Significance in the History of Architecture.

The basis of the Criterion A argument is as follows:

- a) The District is significant historical neighborhood as the residence of a definable segment or class of the Springfield population during the Period of Significance. It also exemplifies the process of neighborhood development in Springfield.
- b) The District contains a number of properties individually significant to the history of Springfield.

Historicity of the District

Three basic sources have been identified to provide the story of its beginnings, its "founding," so to speak, in the final two decades of the nineteenth century. They are:

- 1) Dr. Edwin Hall, *Springfield Inhabitants, 1880*, a publication in book form of the U.S. Manuscript Census of 1880 for Springfield, with addenda;
- 2) The *Bird's Eye View of Springfield, 1886*, a highly detailed drawing of the entire city based on a balloon-borne photograph (**Appendix F**)
- 3) Various city directories.

The U.S. Manuscript Census

Clues to the answer of such questions as "Who lived in the District during its period of significance? How can the character of such a population be ascertained?" may be found in the U.S. Manuscript Census. The Manuscript Census consists of the very sheets upon which census takers wrote as they went door to door.

The U.S. Census from 1850 to 1880 contains valuable information about individuals and families, including addresses, names of all household residents, the relationships of family members one to another, and the names of non-family residents such as servants, boarders, etc. Further occupant information includes race, occupation, age, and state or country of birth. (By studying the places of birth of the children a nuclear family's migration pattern can be established. For example, in the case of parents and an eldest child born in Saxony, a second child born in Wisconsin, and subsequent children born in Missouri, the migration pattern of a German family, including the timing of the migration, is revealed.) This household "picture" is valuable in other ways, including the means to compare White and Black households, which were typically quite different in social composition.

The U.S. Manuscript Census for 1890 was destroyed by fire; so the Census of 1880 has particular value. The manuscript census is usually on microfilm only, and is a very "raw" and difficult source to utilize. So Dr. Hall's *Springfield Inhabitants, 1880*, published in book form with accessible information, is an especially valuable source. Using it, one may establish the foundational character of the Grant Beach neighborhood. (It was used to just such an effect in the Walnut Street survey. It should have been used in the preparation of the Mid-Town NRHP nomination.)

The date 1880, the date of the census Dr. Hall documented, is a very early date for the Grant Beach neighborhood, which was in the first stages of its development. Still, the earliest character of a neighborhood typically persists into the future. There are many reasons for this phenomenon. Birds of a feather do indeed tend to flock together. The cost of living in different locales of the city—land, lot size, house size and construction cost—tend to organize society spatially by classes of status and means. Neighborhoods once established are slow to change their socio-economic character. Even with the succession of generations

that occurs roughly every twenty years, a given area may change but little, all other things being equal (admittedly, all other things do not always remain equal). So it seems to be in the Grant Beach District. The neighborhood seems yet to possess a similar socio-economic character as at the first—character of occupations, family background, socio-economic status, and other social characteristics. So the people who lived there in 1880 probably differed little from those who lived there in 1950. Even the Afro-American population persisted, though *de facto* segregation seemed to become more pronounced over time. In 1880, Blacks were much more widely dispersed throughout the neighborhood than at present.

Perhaps the greatest impact upon the cultural landscape was the introduction of the automobile. Service stations and repair garages were introduced. Houses built in the 1920's began to have little detached garages. Even today most garages are detached.

Dr. Hall's primary purpose in *Inhabitants* was to aid genealogists; and he cross-referenced names that appeared in the 1880 census with later names sources. Addresses are provided, which would seem at first glance to provide a perfect guide to what kinds of people lived in the project area in the latter years of the nineteenth century.

However, there are difficulties. Some street names have been changed; and in the 1940's Springfield changed its street address numbering system. Addresses previous to the change do not accord with current addresses. The research is incomplete. It would need to be continued to prepare an NRHP nomination. However, paired with the 1886 *Birds Eye View* (see below), some historical generalizations may be advanced:

- By 1880, on a line northwest from the Public Square to the woolen mill—present Grant Beach Park (in 1886 still well out in the country)—a new residential neighborhood was in process of building. By 1886, most of its dwellings were in the southeast quadrant of the present District. The remainder of the land was still quite open.
- Springfield's population surged from 1865 to 1880; and many newcomers were taking up residence in this new northwest neighborhood.
- The population was both White and Black, with whites in the great majority. Most of the Whites had arrived in Springfield since the Civil War, as indicated by their places of birth and the places of birth of their children. Families tended to be young, with many children living at home. Not uncommonly, adult unmarried and employed children continued to reside with their parents.
- Residents were from both northern and southern states, somewhat more from the North than from the South.
- The population was "Blue Collar," consisting of artisans, mechanics, skilled craftsmen, and unskilled laborers. Many worked at the nearby woolen mill.
- The skilled craftsmen and artisans, with very few exceptions, were the Northerners. The unskilled laborers, including most Blacks, were Southerners.
- Middle-class occupations were rare, though a few shopkeepers were present. One resident, styled in the census with "Dr." in front of his name, proved to be a grocer and druggist who compounded his own medicines.
- Many recent German immigrant families, together with some Irish, were in the neighborhood.

- Enclaves of African-American residents were present. Franklin Street was a densely occupied African-American community. Large numbers often lived together in a single dwelling, sometimes having differing family names. (Nothing remains today along Franklin Street to remind of that population.) African-Americans who lived on "white" streets resided in back yards or in the alleys.

The 1886 Bird's Eye View of Springfield (Appendix F)

In the decades immediately after the Civil War, a new civic fancy was marketed to America's urban middle classes—a "Bird's Eye View" of one's own city. The Bird's Eye View was a perspective drawing done from an aerial viewpoint, then lithographed for mass marketing. Springfield had two, one in 1872 and another in 1886. The 1886 View was the better of the two, and was certainly made from a balloon-borne camera photograph. It is indeed a drawing; but its details, including details of individual buildings, were very accurate.

The viewpoint was above southeast Springfield, looking northwest. The present Grant Beach District was in 1886 still at the edge of the city; but development in that direction, west of Boonville Avenue and north of Chestnut Street, can clearly be seen. Of particular interest is the woolen mill and its campus beyond the edge of town. The woolen mill campus was to become Grant Beach Park. (That portion of the 1886 *View* is reproduced in Appendix F.)

Individual properties of probable historical significance:

- Grant Beach Park and its constituent historic elements and archaeological site
- the Mary E. Wilson Home
- the Franciscan Villa
- the four schools: St. Joseph's, Bailey, Fairbanks, and Weaver
- the four contributing churches: St. Joseph's, St. John's, Grant Avenue Baptist, and The Church of God
-

The Mary E. Wilson Home was a home for elderly and "genteel" ladies established by the beneficence of its namesake. Mary Wilson was a widow of means who was a private money lender in Springfield, possibly among other enterprises. She died in 1920, bequeathing the bulk of her estate for the establishment of a home for needy, but not destitute or indigent, females. The estate funds were used primarily to enlarge and remodel the property at 920 N. Main Avenue (now 1020). The exterior was styled in the then fashionable Tudor Revival Style; but the original Victorian interior of the core house remained unaltered. The Mary E. Wilson Home was unique in Springfield for the kind of clientele it served and for the kind of service it provided that clientele. Though not explicitly discriminatory, neither, apparently was it exactly open to the public.

The Franciscan Villa is the current name for a large Roman Catholic eldercare facility in the District. Its historical significance is that the core of the building was the first St. John's Hospital, built 1906 (incidentally the same year St. Joseph's Church [R.C.] was built just around the corner). St. John's was one of two comprehensive hospitals in Springfield until after the mid-twentieth century. The other was Burge Protestant Hospital (later renamed The Lester E. Cox Hospital).

Recommendations

- 1) Proceed with the process leading to NRHP listing of a Grant Beach Historic District. The preceding report details the many strengths of the district judged by NRHP criteria.
- 2) NRHP criteria of significance relevant to the Grant Beach District are Criterion A, History; Criterion C, Architecture; and Criterion D, Research Potential (for the Woolen Mill Archaeological site).
- 3) District boundaries could be strengthened by the addition of a modest number of properties on the west, north, and east of the present District boundaries.
- 4) The Area between the present south District boundary and old Chestnut Street constitutes an historic neighborhood with NRHP potential.

Bibliography/ Historical Sources

McAlester, Virginia and Lee. *A Field Guide To American Houses*. New York: Alfred A. Knopf, 1998.

Hall, Dr. Edwin. *Springfield, Missouri, Inhabitants, 1880*.

Springfield City Directory, 1905.

Eckstein, Maurus (Reverend Father), "St. Joseph's Church," in Fairbanks and Tuck, History of Greene County, Vol. I. pp. 638-639.

History of Weaver Elementary School. NP., ND.

Conversation with Leonard Spellman, Springfield life resident, September 30, 2001. As a child, Spellman attended baseball games at White City Park, present site of the Assemblies of God Headquarters.

Mary E. Wilson Estate Papers, Greene County, Missouri, Archives.

Charles Heer File, Greene County, Missouri, Archives.

St. Joseph's Church File, Greene County, Missouri, Archives.

St. John's Hospital, Articles of Incorporation, Greene County, Missouri, Archives.

Maps

"Location Map, Grant beach Park," (plat map). Greene County, Missouri, Archives.

"NW 1/4 of N.E. 1/4 of Sec.14 Twp. 29 Range 22." Plat of Regan Woolen Mill site. Greene County, Missouri, Archives.

Bird's Eye View of Springfield, Missouri, 1886.

"Map of the North Half of Springfield, Missouri."

An Illustrated Historical Atlas Map of Greene County, Missouri. NP: Brink, McDonough and Co., 1876.

Appendix A

Numerical Summary of Inventory Data

Total number completed inventory forms—639

Contributing—564

Non-contributing—75

Percent contributing—88%

Per Cent non-contributing—12%

Numbers in NRHP categories:

Buildings—525

Structures—5 groups (includes groups of similar park structures)

Objects—6

Districts—0

Sites—1

Contributing properties:

A. Dwellings—living units:

single family 501

duplex 3

other* 1

total 505

- *1870's two-story brick hotel, now apartments.

B. Dwellings—style or type:

Eclectic/Craftsman 188 (55% of total)

Victorian/Queen Anne 126 (37% of total)

Four-Square 16

Period Revival 10

Italianate 2

National Folk (type) 73

Folk Victorian (type) 84

Field-defined (i.e. do not fit into established styles or types) 10

Comment: Many houses are stylistically in a crossover zone between Queen Anne and Folk Victorian. Usually the key factor in denominating a house Queen Anne rather than Folk Victorian, all other features being similar, was the complexity of its roof configuration. A house with both pyramidal roof and springing gables was generally classified Queen Anne. Lacking the pyramidal feature and possessing only a horizontal ridge or ridges, though possessing some Victorian feature or features, the house was usually classified Folk Victorian.

C. Dwellings—Wall materials (excludes porches, additions, and rear extensions):

Frame 457 (91% of total)

Brick 2

Stone 4

Stucco 3

Mixed materials

Frame/Brick 7

Frame/Stone 6

Frame/ Shingle 1

Frame/Stucco 5

Comment: All mixed materials were on Eclectic/Craftsman houses.

D. Dwellings—Roofs, pyramidal or hipped pyramidal: 226 (45% of total)

E. Dwellings—Asbestos or vinyl residing 165 (75% of the total)

F. Dwellings—Porch style:

Craftsman 188 (55% of the total)

Craftsman porches on Queen Anne or Folk Victorian houses 52

Craftsman porches on other non-Craftsman houses 32

Free Classical 72

Comment: Craftsman porches feature wood, brick, stone, and /or stucco in piers, columns, and railings.

G. Dwellings—Porches altered or stylistically nondescript:

Stylistically nondescript 129 (38% of the total)

Altered or degraded 102 (30% of the total)

"Decorative" metal posts or railings 93 (27% of the total)

No railing 57

Comment: Some Free Classical porches did not originally possess railings.

H. Commercial Buildings-- 8

Comment: Includes a early side street brick auto garage; and "Pappy's," a barbecue eatery attached to a house.

I. Churches—4

J. Church Annexes—2

Comment: One annex was originally a large Craftsman-style dwelling.

K. Church Rectory—1

L. Eldercare facilities—2

Comment: These include the Mary E. Wilson Home and the Franciscan Villa—the original St. John's Hospital.

(The following properties are all in Grant Beach Park)

M. Recreational Buildings—2

Comment: The shelter house and the 1929 pool house.

N. Structures—12

Comment: These include various stone walls, decorative walkway pylons, cooking fireplaces, concrete bench and table sets, stone and concrete drinking fountains, and the concrete cover of a septic tank. They also include the Frisco Railroad display of locomotive, tender, several cars, and a caboose.

O. Object—1

Comment: A granite WW I memorial pylon.

P. Site

Comment: Site of the ca. 1870's woolen mill. An historical archaeology site.

Appendix B
Research Design

Grant Beach Survey

RESEARCH DESIGN

Robert Flanders, Project Director

June 11, 2001

Part I OBJECTIVES

The overall objectives of the Grant Beach Survey are to investigate, inventory, and evaluate properties in a select project area. The evaluation will assess viability for NRHP nomination. In order to plan for registration, project boundaries will be evaluated and recommendations made for their modification if desirable. Nomination is possible for a district or districts, for single, previously identified historic institutional properties, or for both.

The Grant Beach Survey will be the first survey of a large residential neighborhood in Springfield. Thus it will model the process.

The Grant Beach Survey will inaugurate use of a newly designed inventory form which will permit insertion of inventory data into the City of Springfield GIS database.

Part II GEOGRAPHIC AREA OF SURVEY

The area has been chosen 1) because of its NRHP potential, 2) because the neighborhood needs assistance in maintaining property values, and 3) for other preservation/maintenance reasons.

The project area is a *portion* of that part of northwest Springfield bounded by the following business and transport corridors: on the east, Campbell Avenue; on the west, Kansas Expressway; on the north, Division Street; and on the south, Chestnut Expressway. The project area is irregularly bounded, and comprises 461 acres.

The project area is divided into two parts—Area A (western portion) and Area B (eastern portion). The boundaries of each are irregular.

Area A possesses historic and historic architectural district potential. It includes a large concentration of detached single family dwellings of high integrity that are more than fifty years old (*Springfield, Missouri Historical and Architectural survey, 1987*, and recent drive-by survey). Area A also contains historic Grant Beach Park, the first public park in Springfield. Other potentially significant properties in Area A: Fairbanks Elementary School and historic neighborhood business buildings.

Area B contains historically and architecturally significant institutional properties: Franciscan Villa (the original St. John's Hospital, the first hospital in Springfield), St. Joseph's Church and Rectory (RC), St. Joseph's School, St. John's Church (UCC), Grant Avenue Baptist Church, the Church of God, Weaver Elementary School, and the Mary E. Wilson Home (private residence for elderly women). Area B also contains dwellings more than fifty years old, but in smaller numbers, fewer of which are likely to contribute than in Area A. Properties in Area B might constitute an historic district; they might be listed individually, or they might be nominated in some combination. Single site listings could be accomplished by amendment to the City's existing Multiple Property Listing.

Verbal Boundary Description

(Note: Project area boundaries often follow the back of property lines. Therefore, the verbal description utilizes streets whenever possible to indicate the course of project bounds.)

Beginning on Main Street at the Corner of Central Street, northward, both sides, to Scott Street. Thence east on Scott, north side only, to Campbell Avenue. Thence north on Campbell, west side only, to Webster Street. Thence west on Webster, south side only, to Main. Thence north on Main, both sides, to Lynn Street. Return south to the corner of Main and Calhoun. Thence west on Calhoun, both sides, to Grant Avenue. Thence north on Grant, both sides, to Division Street. Thence west on Division, south side only, to Missouri Street. Thence south on Missouri, east side only, to Hovey Street. Thence west on Hovey, south side only, to Broadway. Thence south on Broadway, both sides, to Hamilton Street. Thence west on Hamilton, both sides, to Johnston Street. Thence south on Johnston, east side only, to Calhoun. Thence west on Calhoun, south side only, to Kansas Expressway. Thence south, east side only, to Webster. Thence east on Webster, south side only, to Johnston. Proceeding further east on Webster, both sides, to Broadway. Thence south on Broadway, both sides, to Nichols, save that the last property on the east side, that one facing on Nichols, is excluded. Return

north on Broadway to the corner of Scott. Thence east on Scott, both sides, to the corner of Grant. Thence south on Grant, both sides, to Central. Thence east on Central, north side only, to Main, the beginning point.

Part III Methodology

Project personnel are Robert Flanders, Project Director and Principal Investigator; and David Bohnenkamper, Architectural Consultant.

Methodology will follow the rationale: 1) investigate, 2) inventory, and 3) evaluate. Investigation and inventory will take place simultaneously, and will be complimentary.

Flanders and Bohnenkamper together will design and produce the new inventory form to be used in the project.

Bohnenkamper will be responsible for completing the property inventory forms. Inventory of properties will be developed out of visual inspection done from the sidewalk. Names and addresses of owners will come from the Greene County Assessor's data base. Bohnenkamper will also produce all required maps, and be responsible for any other graphic tasks (save photography).

Flanders will be responsible for the documentary research, the personal interviews, the conduct of public meetings, the field photography, the final evaluation, and the interim and final reports.

Sources

- 1) Surveyors will conduct informal interviews with neighborhood residents, especially long-time residents.
- 2) Formal interviews will be sought of church pastors, school principals, long-time business people, Park Board officials, administrator of the Mary E. Wilson Home, and appropriate officials of St. John's Regional Medical Center.
- 3) Documentary research sources include various current City and County records, Greene County Archives, records of the Springfield R-XII School District, Springfield Park Board records, local history collections of the Springfield-Greene County Library Center, and historical documents and records of constituent institutions.
- 4) The NRHP documentation for the Walnut Street and Mid-Town Historic Districts will be consulted.

5) The Greene County Assessor's data base will be the primary source for property owner names and addresses, and for the known dates of property construction.

Research Questions

Research questions will develop from the process of establishing the historic and the historic/architectural contexts outlined above.

Inventory Vocabulary—Architecture.

The architectural vocabulary of the inventory will be that used in Virginia and Lee McAlester, *Field Guide to American Houses*. The McAlester *Field Guide* develops a morphology and taxonomy of type and style that will serve well the needs not only of the Grant Beach Survey but probably those of future Springfield neighborhood surveys as well.

Part IV Expected Results

The surveyors have made thorough preliminary examination of the project area, and find it to be as represented in the RFP. Surveyors anticipate the survey to produce results that will be embodied in a set of recommendations similar to the following:

Area A possesses **district potential** under Criteria A and C, to wit:

- 1) concentration of pre-1951 houses of high integrity;
- 2) high integrity streetscapes;
- 3) other attributes of an historic neighborhood; and
- 4) centered by historic Grant Beach Park.

Fairbanks Elementary School, near the center of area A, would certainly contribute to a district listing. But it possesses characteristics which might significantly contribute to an eventual thematic listing of the historic schools of Springfield. Fairbanks possesses potential under Criteria A, B, and C. Named for Jonathan Fairbanks, founder and first superintendent of the Springfield Public School System, Fairbanks school may be the only site directly associated with this historically significant person (the Fairbanks home has recently been razed). In its architecture, the school is a compound structure composed of elements built in widely separated periods, and is representative of the styles of those times. In this regard it is probably unique among Springfield public schools.

Area B

Area B possesses **district potential** under Criteria A and C. Institutional buildings in Area B possess historical significance as neighborhood service centers. All possess potential architectural significance if presented as contributing to a district.

Area B possesses institutional buildings with **single-site potential** as follows:

- 1) The Franciscan Villa, historic St. John's Hospital possesses potential under Criterion A. Criterion C potential is uncertain; integrity has been compromised.
- 2) The Mary E. Wilson Home— potential under both Criteria A and C, to be determined by further investigation.
- 3) Weaver School and St. Joseph's (parochial) School as single sites possess potential primarily to contribute to an eventual thematic listing of Springfield's historic schools.
- 4) Perhaps the oldest building in the area is a plain two-story brick structure built as a hotel ca.1880's, or even earlier. Potential significance awaits investigation.
- 5) The several churches of Area B are excluded from single site eligibility.

Historical and Architectural Contexts

Analytical contexts will be developed within the frameworks of NRHP Criteria A and C.

The following propositional contexts will be used to assess significance :

- 1) Grant Beach Neighborhood is an historic neighborhood.
- 2) Neighborhood streetscapes retain an extraordinarily high degree of integrity.
- 3) The dwellings, in style, type, form, and structure, typify middle class housing in Springfield during the period of significance, ca. 1880-1950.
- 4) Extant historic business buildings exemplify small businesses that served the neighborhood during the latter part of the period of significance (one of them at least, Pappy's Barbecue, still does). They probably typify similar buildings in other neighborhoods.
- 5) Grant Beach Park has been the recreational open space center for the neighborhood since its creation.
- 6) Grant Beach Park, the first public park, is important in the development of the Springfield Park System.
- 7) Weaver and Fairbanks schools are representative of styles of Springfield public school architecture in two widely separated periods of building.

8) Franciscan Villa, formerly St. John's Hospital--the first Springfield hospital--is significant in the history of Springfield's development as a regional medical center.

9) The churches are historically significant as neighborhood places of worship. They may be architecturally significant as representative examples of styles and /or types favored by the denominations that built them.

10) St. Joseph's Church is a refined example of stone construction utilizing the Napoleon Gray limestone from the local Phenix [sic] Quarry.

11) The Mary E. Wilson Home is an unusual example of a large late -- nineteenth century house of a thus-far undetermined late Victorian style, the exterior of which was later completely remodeled in a Tudor Period Revival style. The interior (of the public rooms at least) retain the original style.

Appendix C
New Inventory Form

Appendix D
Code

Grant Beach Park Neighborhood Survey
Code for Architectural Styles and Folk Types—Residences

Explanatory Note: The styles and types listed below are drawn from the vocabulary of styles and types defined and established in Virginia and Lee McAlester, *A Field Guide to American Houses*. However, the present list is limited to those styles and types actually found in the Survey, and exclude all others (of which there are many).

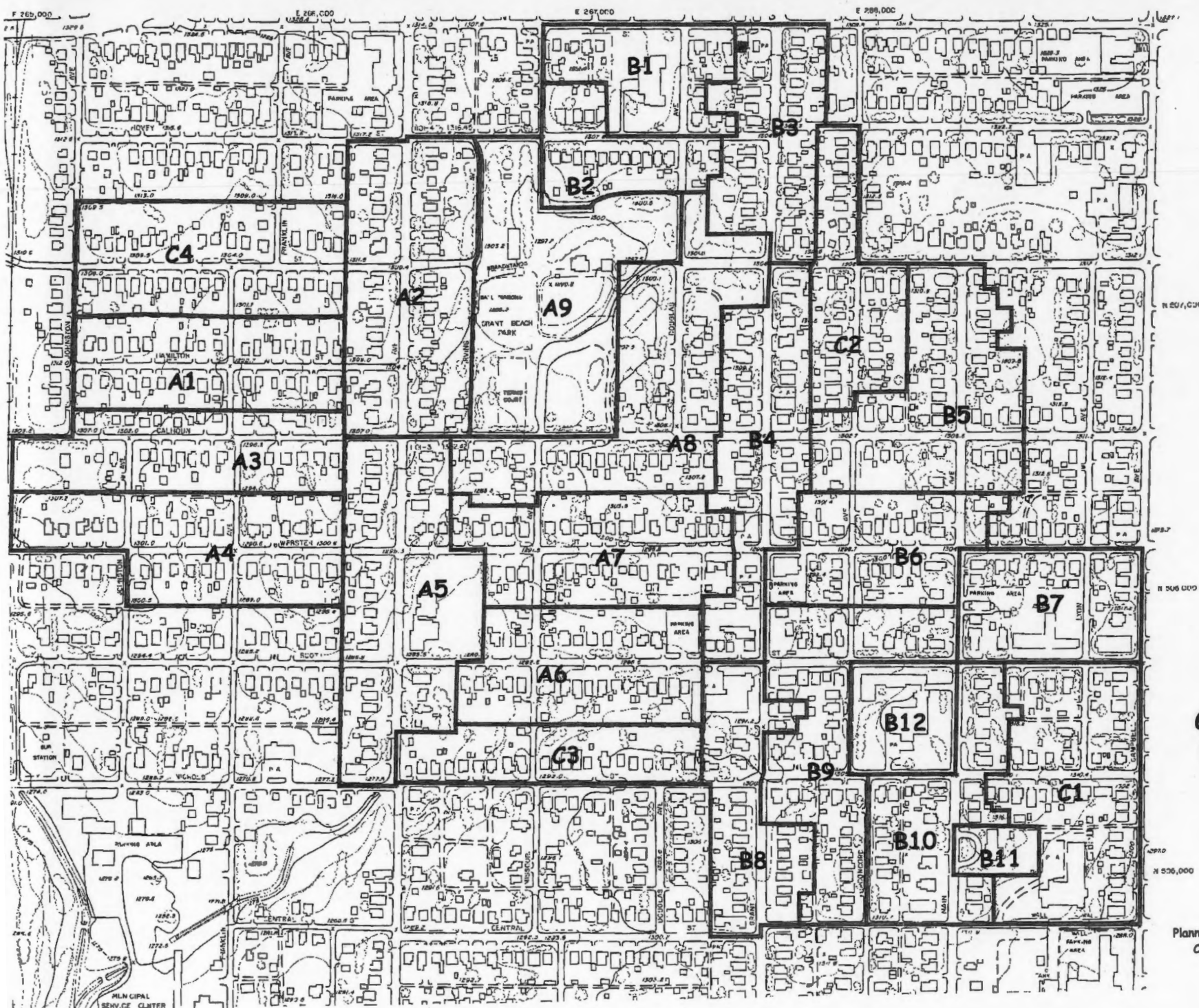
Architectural Styles

V/QA	Victorian / Queen Anne
E/Cr	Eclectic / Craftsman
F/EG	Folk / End Gable
E /CR	Eclectic / Colonial Revival
E/CR/FS	Eclectic / Colonial Revival / Foursquare

Folk Types

F/V	"Folk Victorian"
F/EG	Folk / End Gable
F/FG	Folk / Front Gable
F/FGW	Folk / Front Gable and Wing
F/HP	Folk / Hall and Parlor
F/I	Folk / I-House
F/MSG	Folk / Mass Plan Side Gable
F/P	Folk / Pyramidal
F/FSq	Folk / Foursquare

Appendix E
Map of Work Units



Grant Beach Work Units



Planning & Development Department
City of Springfield, Missouri
2-9-2002