

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Heercleff

Other names/site number Killarney Cliffs

Name of related Multiple Property Listing Historic and Architectural Resources of Springfield, Missouri

2. Location

Street & number 6405 South Campbell Avenue

n/a	not for publication
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City or town Springfield

n/a	vicinity
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State Missouri Code MO County Greene Code 077 Zip code 65810

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria: A B C D

Toni M. Prawl 09/20/16
Signature of certifying official/Title Toni Prawl, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

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

Category of Property
(Check only **one** box.)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	3	buildings
0	0	sites
2	1	structures
0	1	objects
3	5	Total

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/ secondary structure

LANDSCAPE/ object

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER/ Ozark Rock Masonry

Materials
(Enter categories from instructions.)

foundation: stone

concrete

walls: stone

wood

roof: asphalt

metal

other: stone

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Areas of Significance

ARCHITECTURE

Period of Significance

1921-ca. 1922

Significant Dates

1921

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Historic Resources Survey Number (if assigned): _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Heercleff
Name of Property

Greene County, Missouri
County and State

10. Geographical Data

Acreege of Property 5.7

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 37.097935° -93.299537° 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Andrea Herries and Debbie Sheals
organization Historic Preservation Consulting date September 20, 2016
street & number 29 South Ninth St. #210 telephone 573-874-3779
city or town Columbia state MO zip code 65201
e-mail debsheals@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

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

Heercleff
Name of Property

Greene County, Missouri
County and State

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Heercleff**

City or Vicinity: **Springfield**

County: **Greene** State: **Missouri**

Photographer: **Debbie Sheals**

Date Photographed: **December 2015 and April 2016**

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. East wall of the house. Camera facing southwest.
2. East side of the 5.7 acre parcel along driveway, looking to the house. Camera facing west.
3. East wall of the house with breezeway. Camera facing southwest.
4. Northeast corner of the house. Camera facing southwest.
5. West wall of the house with breezeway. Camera facing east.
6. Inside corner of the house, north and west walls. Camera facing southeast.
7. Southwest corner of the house with polygonal bay. Camera facing northeast.
8. South wall of the house. Camera facing north.
9. South wall of the house. Camera facing north.
10. Southeast corner of the house. Camera facing northwest.
11. Southeast patio with entrance into polygonal bay. Camera facing west.
12. Southeast patio looking to the bend in the James River. Camera facing south.
13. West patio with fieldstone retaining walls. Camera facing west.
14. Stairs to the James River. Camera facing southeast.
15. Horse barn and small livestock shed. Camera facing northwest.
16. Fieldstone pool. Camera facing east.
17. Feature wall in the second level living room. Camera facing west.
18. Second level bay. Camera facing south.
19. Feature wall in the first level living room. Camera facing west.
20. Staircase in the first level. Camera facing northeast.
21. Bedroom in the third level bay. Camera facing south.
22. East bedroom in the third level. Camera facing northwest.
23. Enclosed second level of the breezeway. Camera facing southeast.
24. Guest house. Camera facing northeast.
25. Guest house, stairway to garage. Camera facing east.

Figure Log:

Heercleff

Name of Property

Greene County, Missouri

County and State

Include figures on continuation pages at the end of the nomination.

1. Aerial photo map from Google Earth, place mark. Accessed June 16, 2016.
2. Aerial photo map of the area from Google Earth, screenshot. Accessed June 16, 2016.
3. Site Plan. Plan overlay on topographical map MO_Nixa_20150016_TM_geo. Accessed April 18, 2016
<http://geonames.usgs.gov/pls/topomaps/>; Parcel identification from Greene County Assessor. Parcel Maps for 6405 Campbell Ave, Springfield, MO. Accessed April 6, 2016,
<https://www.greenecountymo.org/assessor/>
4. Land Survey of 6405 S. Campbell, Springfield, MO dated December 2015. Southwest Survey Land Surveyors, Springfield, MO. See larger copy attached as last page of document.
5. Floor Plans of the house and the guest house. First floor house, second floor house, garage.
6. Floor Plans of the house and the guest house. Third floor house, guest house.
7. 1927 parcel map for Township 28, Range 22, Section 26. Greene County Archives. Accessed April 19, 2016. www.greenecountymo.org/assessor.
8. John T. Woodruff and son on west side of the house. ca. 1930s. Springfield History Museum. Accessed January 8, 2015.
9. East wall of the house, 1948. "Country Estate has Historical Interest." Springfield *Leader and Press*, 2 Sept, 1948: 14.
10. Southeast corner of the house, 1966. Doris Cloud Breuer, "Tour of a Castle..." Springfield *Leader and Press*, Sunday, 20 Nov. 1966: 10D.

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Continuation Sheet

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Heercleff

Name of Property

Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

Summary

Heercleff is a riverside estate located at 6405 South Campbell Avenue in Springfield, Greene County, Missouri. The property, which is located on the bank of the James River at the south edge of Springfield, has varied terrain. A large multi-level house/guesthouse building that was constructed in 1921 with cobblestone walls and clipped gable roofs is set into the steep hillside that rises up from the north bank of the river. Multiple fieldstone retaining walls surround the building, and a long set of stone steps lead from the house to the river. The building includes a three-story house with a large polygonal bay that faces south to the river and an ancillary two-story guesthouse with a large garage. Those two sections are connected by an arched rock-walled breezeway that is open on the lower level, and a driveway passes between them. The building was constructed with simple Craftsman style design elements and has retained most of its early or original features. Exterior features include heavy bracketed hoods, cobblestone walls and wide eaves. Most of the original windows have early or original multi-paned wood sashes. Interior spaces have maintained their original patterns of use, with large public rooms on the lower levels and private rooms on the upper floors. Interior finishes are highly intact, including wood floors, plaster walls, beamed ceilings, and stairs that link all levels of the house. Contributing resources on the property include the house, guesthouse and walkway, which are counted as a single building (1921), and two contributing structures--the stone retaining walls, and a large stairway to the river (ca. 1921-22). The building and all contributing structures retain integrity. Five non-contributing resources are located away from the main building; four were built within the past several decades at the northeast edge of the property; a multi-stall horse barn (building), a frame garage (building), a small shed (building) and a metal-roofed carport (structure). The fifth non-contributing resource is a concrete and stone pool (object) built ca. 1960s is situated to the east of the house.¹ The footprint of the main building is unaltered since construction, and a modern enclosure of the breezeway constitutes the only exterior alteration of note. The main building provides a large, intact example of Ozark Rock Masonry construction. It is a good example of Subtype A: Residence, as discussed in the Multiple Property Documentation Form cover document "Historic and Architectural Resources of Springfield Missouri," under the context "Ozark Rock Masonry in Springfield ca. 1910-1955." Other contributing resources fall under the category of Subtype E: Structures in that same document. The period of significance is 1921-ca. 1922, which corresponds to the time period in which all of the contributing resources were constructed. The setting and all contributing resources are intact and meet the registration requirements for the property types listed in the Cover Document.

¹ The pool is identified in Mabel Carver Taylor, "Cavalcade of Homes: Part 89 The Heer-Weaver-Reiser House," *Springfield!* Nov. 1996: 50.

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Heercleff

Name of Property

Greene County, Missouri

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Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

Elaboration

Site and Setting

Heercleff is a 13.3 acre estate comprised of two irregularly shaped parcels intersected by the James River in Springfield, Greene County, Missouri; 5.7 acres lie north of the river, and the remaining 7.6 acres are located south of it. The river is contained by steep banks that have been carved into hillsides and lower banks that stretch out into flat, wide flood plains. The northern parcel of 5.7 acres, which is being nominated here, was purchased in 1921, as part of the original development of the estate. It includes a steep hillside on the north side of the river that borders a sharp bend in the waterway. The incline of the hill increases from the low-lying southeast corner, near the bend in the river, to the northwest corner of the property. Much of the 5.7 acre parcel is open and grass-covered with some large trees, and the north and west boundaries are surrounded by dense vegetation. Limestone outcroppings, trees and shrubbery are scattered around the steep hillside. There are also two cave openings; one east of the house and a larger one to the west.

Additional land south of the river was added to the estate in 1943. It has an elongated shape, with 7.6 acres located on the southwest bank of the river. This area lies in the flat flood plain and is heavily wooded and undeveloped. It is surrounded by open flat land used for agriculture and recreation. (Figures 1 and 2) Because the southern section is separated from the original lot by the river, and was added to the property after the period of significance, it has not been included in the nominated property.

The northern section of the property (5.7 acres) is accessible from Campbell Avenue, now State Route 160, which is a long road that runs north-south into the City of Springfield. An asphalt driveway that begins at the northeast corner of the property passes between a pair of fieldstone posts that support metal entry gates. The driveway leads from Campbell Avenue up a gentle incline for approximately 370 feet to the main building, which is comprised of a large three-story house and a two-story guesthouse joined by an arched breezeway. (Figure 3 and Photos 1-2) The house, guesthouse and breezeway were all built in 1921 as part of a cohesive unit, and are therefore counted as a single contributing building. The building is set in the steep hillside. The three-story house has a south facing wall that overlooks the river, and the guesthouse to the north is tucked into the hillside. (Photo 12) When approaching the building from the driveway, the east wall of both sections can be seen. (Photos 1-3) The driveway passes between the house and guesthouse, under the breezeway, and continues to circle to the north. This is the largest building on the property.

Resources

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Heercleff

Name of Property

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Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

Exterior Stairway, Contributing Structure, ca. 1921-22

A long steep staircase that leads up from the north bank of the river to the house is a contributing structure. It is aligned with a three story polygonal bay that is centered in the south wall of the house. (Photos 9 and 7) The concrete staircase is approximately five feet wide with two flights of fifteen to twenty stairs each, and a wide landing between. The landing and an area at the top of the staircase have angled retaining walls that echo the shape of the bay in the house. (Photo 14 and Figure 3) The lowest landing has two fieldstone pillars at the edge of the angled retaining walls that are topped with concrete planters. The stair risers are faced with fieldstone and the treads are covered with square, smooth marble tiles. Thin metal railings are on both sides of the staircase. The staircase appears to be early or original, and was probably built at the same time as the house; ca. 1921. It is in fair condition; many of the tiles on the steps have broken loose and several edges and corners of the stairs are crumbling. (Appendix A)

Retaining Walls, Contributing Structure, ca. 1921-22

The steep hillside is terraced with fieldstone retaining walls of varying length and height that run in an east–west direction along the hill and also surround the building. All of the walls are counted as a single contributing structure. They appear to be early or original, with a construction date of ca. 1921. The rock walls often abut natural limestone outcroppings along the hill, following the natural terracing of the hillside. The placement of the walls has created a courtyard on the west side of the guest house, along with planters and several small patios used for seating areas that face the river. (Photos 7 and 13) One of the patios, which is located less than one hundred feet west of the main house, is covered by a wood pergola and backed by an outdoor fireplace. The pergola and fireplace appear to have been added within the last fifty years. Two larger terraces built into the hillside are wide enough to serve as walking paths. The uppermost path is near the main building, and the second one intersects the lower staircase landing. (Photos 8-10). They are in fair to good condition; a few areas show signs of being repointed and some sections of the walls are covered with an overgrowth of shrubbery, vines, and trees of varying age and size. (Appendix A)

Pool, Non-Contributing Object, ca. 1960s

The single non-contributing object is a round pool made of concrete and fieldstone. It lies to the south of the driveway, about eighty feet from the east boundary of the property. (Photo 16) The perimeter of the pool has a six foot wide walkway bordered by a fieldstone retaining wall. A small circular island in the middle of the pool can be reached by crossing a wood planked bridge. The diameter of the entire object is approximately 35 feet. A focal point of the pool is a wall built of flat field stones along the east side; it is currently overgrown with vines and vegetation.

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The pool is older, but may not be original, with a construction date of ca. 1960s. It is in fair condition.

Garage, Barn, Shed, Non-Contributing Buildings, all ca. 1980s

There are three non-contributing buildings in the northwest corner of the grounds. The first building is a garage with a stone and concrete foundation, wood walls and a gable roof covered with asphalt shingles. A central dividing wall creates two separate sections inside the building; the north side has wide doors for vehicle access and the south section has a single pedestrian door. The foundation appears to date to the late 1920s or 30s, and the rest of the building was constructed in the late 20th century. The second non-contributing building is a five-stall horse barn with red metal walls, a low pitch metal gable roof and a large roll top door in the east wall. It appears to be less than thirty years old. (Photo 15) To the east of the horse barn is a low shed that appears to have been used for small live stock or as dog kennels. This small building is similar in appearance to the horse barn, with red metal walls and a metal roof, and roughly the same age as the barn. All of the non-contributing buildings are set away from the main building. They are unobtrusive and do not detract from the historic setting.

Carport, Non-Contributing Structure, ca. 2000

The single non-contributing structure is located near the northwest corner of the house. It is a free standing, metal roofed carport constructed with the same materials as the barn and shed. Although this newer structure is closer to the main building, it is visually obscured from the main approach to the house, has a low roof line and no walls. It does not detract from the form and style of the main buildings and is scheduled to be removed in the near future. (Appendix A)

House and Guesthouse, Contributing Building, 1921-ca. 1922

Exterior

The house and guesthouse, which have rock walls, are arranged in an L-shape and connected by a rock-walled arched breezeway. An intersecting clipped gable roof covers all three sections. (Photos 1, 5, 6) The south facing, three-story house is approximately sixty feet wide and has a large polygonal bay filled with windows overlooking the river. (Photos 8-9) Red-stained concrete patios flank either side of the polygonal shaped bay. They are edged with long sections of molded concrete railings and balustrades that abut fieldstone piers topped with concrete planters. (Photos 8-13) The two-story guesthouse sits perpendicular to the north wall of the house. It has a three bay garage on the first floor and a guesthouse on the second floor. (Photos 1-2, 4-5) There is a newer deck and staircase on the north side of the guesthouse. (Photos 1, 4) Together, the east walls of the two sections and the breezeway are over ninety feet in length.

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The breezeway is open on the ground level, providing a pass through for vehicles to the west facing garage bays. The upper level is enclosed, and affords a walkway between the second floor of the guesthouse and the third floor of the house. The breezeway was originally open, and when it was enclosed in the mid-1990s the roof was extended from the guesthouse to intersect the house. (Photos 3-6 and Figures 8-9) The roofs covering both buildings and the breezeway are covered with asphalt shingles and have wide overhangs with flat brackets at the east and west ends of the house. The two ends of the house and the north end of the guesthouse roof are clipped. The soffits of the roof are enclosed with modern materials. The soffits were covered in the mid-1990s, and since that time a few sections of the covering have come loose, revealing the originally exposed and painted overhangs.

All sections of the building are constructed of Ozark Rock Masonry, a vernacular construction method that became popular beginning in the first part of the twentieth century in Springfield.² The foundation and all sides have highly textured rock walls which feature small relatively spherical rocks. (Photo 3) The rocks are randomly arranged, intermixing the naturally occurring variations in size, texture and color of the fieldstones of the Ozark region. Six chimneys protruding through the roofs are also made of Ozark Rock Masonry. All of the chimneys appear to be early or original, and at least three of them can be seen in a historic image of the northwest corner, where the two sections meet. (Photos 4-6, and Figure 8)

The doorways of the building are painted white and stand out against the subtle brown coloring of the fieldstone walls. They are all early or original and most have retained horizontally arranged multi-light transoms. The doors are newer and may have been installed within the past few decades. The south wall of the house has three doorways at the first level; two have sliding doors on the east and west angled walls of the bay, and there is a single door in the east end of the wall. These doors provide access to the south facing patios. There are two single doorways in the north wall of the second level of the house. Both of the doorways face the driveway and one is located under the breezeway. The doorways in the lower bay and on the north wall of the second level are shaded by early or original hoods that have Craftsman style brackets and newer copper colored standing seam metal roofs. (Photo 11) On the west wall of the guesthouse, single entry wood doors flank the three garage bays which are filled with roll top paneled doors. A third pedestrian doorway into the garage is centered in the south wall of the guesthouse, under the breezeway. The guesthouse is also accessible through a single door at the north wall. Most of the doors, including the garage doors, are in fair condition.

² Debbie Sheals, "Ozark Rock Masonry in Springfield: ca. 1910-1955," National Register MPDF Cover Document, 2005.

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The fieldstone walls of both sections have original squared window openings and painted concrete lug sills. The window framing and sashes are painted white, like the doorways and doors. Most of the windows are filled with one of two styles of sashes; original multi-paned wood casements and eight over eight, double-hung wood sashes. All of these windows are covered by modern storm windows. The majority of the openings on both sections are filled with casements which vary in size. The larger casement windows in the second floor of the house have multi-paned transoms which match the transoms above the doorways. The two banks of casement windows in the east and south walls of the same level of the house are shaded by long awnings supported with decorative wood brackets that match the hoods over the doors on the north and south walls. (Photo 1, 3, 4, 8-10) The double-hung sashes with divided lights likely date from the mid-1960s, when the owners at that time remodeled parts of the interior. These sashes are on the south wall of the house, facing the river, and in two expanded openings on the second floor of the east wall. The two window openings in the east wall were enlarged by 1948.

The only windows not filled with these two types of sashes are located in the walls of the north side of the guest house, the enclosed upper level of the breezeway and one window in the first floor bay. The north wall of the guest house has four openings with newer 1/1 double-hung sashes that flank the door, and the breezeway has large, single pane metal framed sliding sashes. The first floor of the bay has a modern, single light replacement sash in the original opening. These newer sashes do not impact the integrity of the building.

The exterior of the building retains integrity with fieldstone walls, original patterns of fenestrations, and decorative Craftsman elements. The large number of early or original casement windows and transoms help to identify Heercleff to its time and place. The enclosure of the second level of the breezeway does not detract from the overall feeling of the residence, and there have been no other changes to the exterior of the buildings.

House, Interior

The interior of the three-story house is nearly as intact as the exterior. The lowest level has a large open room with original wood beams along the high ceiling and an arcade that links to the south polygonal bay. (Photo 19 and Figure 5) It features an original brick fireplace on the north wall that is flanked by casement windows and built in shelves. The fireplace has been painted white, and red tile floors have been laid throughout the entire lower level. A smaller room east of the living area appears to have been the original kitchen. It now contains a small sauna and steam room along the north back wall. All three levels of the house are linked by early or original stairs and almost all original millwork is intact and in good condition. (Photos 20, 22)

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Name of multiple listing (if applicable)

The middle floor has a similar layout, with an open living area and a brick fireplace on the west wall and the bay opening in the south wall. (Photos 17, 18 and Figure 5) The fireplace and bookshelves in this room are fronted by a wide brick arch that frames the feature wall. To the east of the living room is a dining room with wood beams on the ceiling, low cabinets on the east wall, and a red tile floor. A kitchen that was installed in the mid-1960s is located to the north of the dining room. It has a door that opens to the ground level of the breezeway. The walls dividing the living room, the dining room and the kitchen have gypboard archways that are not original; the outline of squared openings can be seen in the wall finishes. The kitchen was updated again in the 1980s or 1990s and a window was removed from the north wall to make room for cabinets at some point. The exterior of the window opening has been filled with matching cobblestone. The third floor of the house contains two large bedrooms and two bathrooms. (Figure 6) The west bedroom fills the third level of the southern facing polygonal bay, and there is a large bathroom to the north of it. (Photo 21) The large bedroom and bath appear to have been created out of two smaller bedrooms. The east bedroom was created from two smaller rooms when a wall was removed sometime before 1966. A large portion of the west wall in this second bedroom features a built in dressing armoire and closet.

Guesthouse, Garage and Breezeway, Interior

The upper level of the breezeway can be accessed from a door in the north wall of second bedroom of the house, as well as a door in the south wall of the guesthouse. The area was enclosed in the mid-1990s. It has wide, wood-planked floors laid at an angle, exposed rafters and four skylights. (Photo 23) The five-room guest house was updated in the 1990s when the breezeway was enclosed. (Figure 6) It has newer finishes, with flat gypsum board walls, simple trim and carpeted floors. (Photo 24) One of two bedrooms is on the south end, with an L-shaped dining and living room in the center, and a small galley kitchen and multipurpose/ utility room near the north entrance door. An early or original winding staircase connects the guesthouse living quarters and the garage on the first level. (Photo 25) The garage contains three bays for vehicles as well as a small workshop, all of which have utilitarian finishes that include rough stone walls and concrete floors. The guest house and garage are in fair to good condition.

Integrity

For almost 100 years Heercleff has overlooked the James River. The rural estate maintains integrity in location and setting with areas that are densely forested and others that are more open and grass-covered to afford views down to the wide river bend. The footprint of the Ozark Rock Masonry building has not been changed and much of the original materials and Craftsman style architectural qualities help Heercleff maintain its sense of time and place. The building also maintains integrity by continuing to display original patterns of use, with large public spaces on the lower and main level and private spaces on the upper floors. Modern interior alterations have

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been minimal and generally confined to the kitchen and baths. The cobblestone walls of the 1921 historic building, along with the associated rock structures and landscape features, provide highly intact examples of an Ozark Rock Masonry construction in the Springfield area. The building serves as a large and exceptional example of the residential subtype discussed in the Cover Document. All of the contributing resources are clearly eligible for inclusion in the National Register under the MPDF context "Ozark Rock Masonry in Springfield ca. 1910-1955."

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Summary

Heercleff at 6405 S. Campbell Avenue, Greene County, Springfield, Missouri is locally significant under Criterion C, in the area of ARCHITECTURE. In 1921, construction began on a large Ozark Rock Masonry building, built on a 5.7 acre rural parcel along the James River. The building consists of two large sections that are joined by an arched breezeway of the same construction method and material. Together, the three components create a single building and are counted as a single resource. They were built for Frances X. Heer, owner and manager of the Heer's Department Store in Springfield. The building is a highly intact example of Ozark Rock Masonry construction, Subtype A: Residence, as discussed in the Multiple Property Documentation Form for "Historic Architectural Resources of Springfield Missouri" under the context "Ozark Rock Masonry in Springfield ca. 1910-1955." The residence sits near the center of the 5.7 acre parcel, which includes a steep hillside overlooking the river. Multiple fieldstone retaining walls (counted as a single resource) and a long rock staircase were built at approximately the same time as the house ca. 1921- ca. 1922. They are good examples of Subtype E: Structures, within the same MPDF. All three resources are contributing. The residential building displays Craftsman style design elements that are common to the property type, including wide eaves and heavy brackets at the windows and doorways. According to the MPDF, fieldstone construction and the Craftsman movement were frequently associated and similar elements can be seen in other buildings surveyed for the MPDF. The Heer family lived at Heercleff until 1929. Since that time, it has been owned by several prominent business owners and public figures including the Weavers of the well-known vaudeville act "The Weaver Brothers and Elviry." In 1943, a second 7.6 acre parcel was added to the estate by Frank Weaver. The resources of the original 5.7 acre parcel have seen no major alterations since the main building was completed. The period of significance is 1921-ca. 1922. Construction of the house began in 1921, and it has been assumed that all of the contributing structures were completed by ca. 1922. Heercleff has served as a residence throughout its history and it continues in that function. The upper level of the breezeway was enclosed within the past two decades. The house is highly intact from its original construction and this modern alteration does not detract from the integrity of the design of the building. It continues to maintain integrity of location, design, materials, workmanship, feeling and association. The large residence and the surrounding resources meet registration requirements set forth under the context of the MPDF cover document, and together they offer a large and highly intact collection of Ozark Rock Masonry in Springfield, Missouri.

Elaboration

The house built at the Heercleff estate is a three-story building that overlooks a bend in the James River. A guesthouse with a garage on the first floor was built to the north of the house.

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The building was constructed for Frances X. Heer and his wife Iza May Betty Heer. According to Springfield directories the Heers were living at the estate along Rural Route 3 by 1926, and by 1927 it had been named Heercleff.³ Frances X. Heer was owner and manager of Heer's Department Store in Springfield, the largest department store in the region during the first half of the twentieth century. Development of the rural estate began during a period when the store experienced some of its most renowned growth and success.

Prior to construction, a rural site for the estate was carefully selected by the Heers. In March of 1921 they purchased 3.42 acres from W. L. and Kate Steinert in the northeast corner of the southeast quarter of section 26 of Township 28, Range 22 in the southern area of the City of Springfield, Missouri.⁴ By July of that year an additional 2.27 acres had been purchased from Harry D. and Etta Silsby, who owned adjoining property to the north.⁵ The Right of Conveyance states that the additional acreage would contain a 30 foot wide roadway "to serve as an entrance or access to his own land from said Campbell Street public road, on which land Grantee [Heer] is erecting a residence..."⁶ The 1927 parcel map for Greene County, Missouri shows the combined 5.7 acreage at a western bend of the James River. (Figures 4 and 7) The bend in the river and the natural setting play an important role in the feeling of the estate, as commented on in newspaper articles that featured the property over the years. Iza May Heer's 1955 obituary listed all the residences that the Heers had lived in over their married life, with the cobblestone house receiving special commentary as "their new home on a bluffside curve on the James River..."⁷

The design and construction materials of the Heer's new home reflect a vernacular building method known as cobblestone construction. This method began to gain popularity in the first decades of the twentieth century and is commonly seen throughout the Springfield area. The residential building is a large, highly intact example of Ozark Rock Masonry construction. It exemplifies the characteristics identified with the property type in the Multiple Property Documentation Form "Historic Architectural Resources of Springfield Missouri" under the context "Ozark Rock Masonry in Springfield ca. 1910-1955." The building can be classified under Subtype A: Residence.⁸ Residences are the most common type of resources identified in

³ *Polk's Springfield City Directory 1926, 1927*. Kansas City: R.L. Polk & Co. Ancestry.com. Accessed Jan. 15, 2016.

⁴ Greene County, MO Record of Deeds, Book 419, p. 288. Purchase date March 19, 1921.

⁵ Greene County, MO Record of Deeds, Book 426, p. 152. Purchase date July 27, 1921. Multiple newspaper and journal articles published in later years identify the year of construction as 1919; no other information has been found to support a 1919 construction date.

⁶ Greene County, MO Records Office, Right of Conveyance, book 406, p. 534.

⁷ "Mrs. F.X. Heer Dies After Short Illness," *Springfield National Leader*, 20 Nov 1955: 1A.

⁸ Sheals, F-44.

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the MPDF, which is based upon a study of 119 properties, referred hereafter as the study group.⁹ Residences constitute ninety percent of the study group, with over one third of the houses constructed before 1930, and sixteen percent of those utilize rubble construction.¹⁰

Rubble walls are characteristic of the earliest type of Ozark Rock Masonry; examples in the study group were built between 1910 and 1940.¹¹ The masonry type was often referred to as cobblestone in the 1920s and 1930s.¹² These walls are made with highly textured fist to head sized rocks that are often gathered from the surrounding land and used basically as they were found, as facing of a poured concrete structural system.¹³ The walls are commonly constructed without additional treatment or finish and convey a sense of simplicity and durability. The rock finish serves as a dominant element of the house because it is seen on the majority of the exterior walls. The Cover Document requires that an individually eligible building under this property type must have at least three or more elevations with Ozark Rock Masonry; all the walls of the building at Heercleff, which includes the house, guesthouse and arched breezeway, feature cobblestone walls of Ozark Rock Masonry construction.¹⁴

The residence at Heercleff is exceptional in its size and setting. Most of the houses identified in the Cover Document study group are smaller, one- to one-and-a half story buildings with simple plans, yet the three-story house and a two-story guesthouse at Heercleff are clearly larger buildings.¹⁵ Craftsman style architectural features inside the house and guesthouse along with the large open rooms on the main levels with smaller private rooms on the upper floor are common details and patterns of use in the smaller survey houses too, but Heercleff is unique with its three-story bay and connection of the main house and guesthouse using an open elevated breezeway.

The property also offers an unusually large collection of intact Ozark Rock resources, which include one building, (the house and guesthouse with the breezeway) and two structures. In the MPDF study group, thirty-seven percent of the properties have at least two rock buildings on the same lot, with the most common combination of a rock buildings in a single property consisting of a house and a garage.¹⁶ Heercleff has a similar combination, with the house and guesthouse, but both are notably larger than all of the residences in the study group. Ozark Rock structures such as boundary walls, gateposts, and retaining walls are also common and many were dated to

⁹ Sheals, F-33.

¹⁰ Sheals, E-44, F-34, F-41, F-48.

¹¹ Sheals, F-41, E-42.

¹² Sheals F-41.

¹³ Sheals, E-42.

¹⁴ Sheals, F-48.

¹⁵ Sheals, E-44, F-34.

¹⁶ Sheals, F-35.

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the 1920s and 1930s.¹⁷ The structures were built on private residential lots and in public parks, with over fourteen percent of the properties in the survey group having at least one rock structure, in addition to the main building.¹⁸ The structures at Heercleff include a large number of retaining walls, counted as one resource, and a long staircase which leads down to the river. They are classified under Subtype E: Structures in the Ozark Rock Cover Document and serve as model examples of fieldstone structures.¹⁹ The two flights of stairs have smooth marble treads that are rumored to have originally been part of the first Greene County Court House. An article published in 1996 about the history of Heercleff states that the stones were collected from the old courthouse prior to its demolition in 1915.²⁰ Constructed in 1915, the Heer's Department Store was built on the site of the old courthouse and it is possible that F.X. Heer had them collected for future use.

The Heers' time at Heercleff was limited to less than one decade. On December 31, 1928 Frances X. and Iza May Heer sold the Heercleff estate to the Freehold Investment Company.²¹ John T. Woodruff, another prominent businessman in Springfield, was the president of the Freehold Investment Company and also the second largest stock holder.²² According to a front page article that appeared in the *Springfield Daily News* on January 3, 1929, the sale of Heercleff was part of a real estate transaction that included the purchase of the Woodruff office building in Springfield by the Heer-Andes Investment Company.²³ After the sale, the Heers moved to 1137 South Pickwick, where they resided for the rest of their lives.²⁴

Woodruff and the Freehold Investment Company held onto the estate for three years. During that time John Woodruff may have used the house as a secondary residence. A photo of John T. Woodruff and his son, Tom, was taken ca. 1930 in front of the west side of the house; seen in the photo behind the two men is the house, guesthouse and breezeway.²⁵ (Figure 8)

In 1931, Heercleff was purchased by June Weaver of "The Weaver Brothers and Elviry," a nationally known vaudeville troop which originated in the Ozark region in the 1890s.²⁶ June and

¹⁷ Sheals, F-45.

¹⁸ Sheals, F-35.

¹⁹ Sheals, F-45

²⁰ Taylor, "Cavalcade of Homes...", 48.

²¹ Greene County Record of Deeds, Book 548, p. 83.

²² Greene County Record of Deeds, Book 510, p. 370.

²³ "Promoter-Owner Will Construct Chain of Hotels in Ozark Region." *Springfield Daily News*, Jan. 3, 1929: 1-2.

²⁴ "Mrs. F.X. Heer Dies.." 1A

²⁵ John Thomas Woodruff and son Tom, ca. 1930. Scan. Springfield History Museum. Accessed Jan 8, 2016.

²⁶ Greene County Record of Deeds, Book 537, p. 187. Purchase date September 30, 1931; A. B. MacDonald, "The Weaver Brothers and Sister Elviry Built Big Houses and a Fortune with a Saw," *Star (Springfield, MO)* ca. 1931, np

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Frank Weaver, also known as Cicero, purchased Heercleff with intentions of retiring from show business, according to one newspaper article.²⁷ The couple considered Heercleff a beautiful place and felt they would be content to stay there for a long time. In that same article Frank was quoted as saying, “I sleep up there in that second story above the cliff top and more than 100 feet above the creek, and a whole network of tree tops is just outside my window... This is livin’, [sic] hey!”²⁸

The Weavers remained at Heercleff for fourteen years and they also stayed in show business. An article published in the *Springfield Leader and Press* in 1948 states that they traveled and performed for about nine months a year and returned to Heercleff in the summer. They used the large court on the west side of the garage for rehearsals and housed members of the troop in the guesthouse.²⁹ During their ownership of Heercleff, the Weavers expanded the estate to include 7.6 acres located on the southwest side of the James River. The land bought in February of 1943 from L.J. Smith and his wife increased the total 5.7 of Heercleff to 13.3 acres; the current size of the estate.³⁰ This may have been a sign that they had intentions of staying long term, but two years after this purchase the Weavers decided to move to California to pursue roles in the movies, and they sold Heercleff to Ray D. and Leona Kelly.³¹

The Kellys purchased the estate in the summer of 1945 and renamed it Killarney Cliffs, the name it is known by today.³² The couple began to redecorate the house centered on items collected during their travels, and in 1948 the building was featured in a local Springfield paper.³³ Photos from the article show that the exterior had seen only minor alterations.³⁴ Two windows on the third floor of the east wall appear to have been enlarged and were filled with double hung sashes, which differ from the rest of the windows, which had casement sashes. (Figure 9)

In 1960 the Kellys sold Heercleff to Garnette and Emily Lytle, who in turn sold it to Missouri State Representative Paul Canaday and his wife, Ruth by November of 1965.³⁵ The Canadays did major remodeling. Some of the projects included building a kitchen in the second level of the

²⁷ MacDonald, “The Weaver Brothers and Sister Elviry...” n.p.

²⁸ MacDonald, “The Weaver Brothers and Sister Elviry...” n.p.

²⁹ “Country Estate has Historical Interest.” *Springfield Leader and Press*. September 2, 1948: 14.

³⁰ Greene county Record of Deeds, Book 729, P. 347. Purchase date Feb. 26, 1943.

³¹ “Country Estate has Historical Interest,” *Springfield Leader and Press*, September 2, 1948: 14.

³² Greene County Record of Deeds, Book 782, p. 37. Purchase date August 8, 1945; Bruer, Doris Cloud. “Old and New at Killarney Cliffs.” *Springfield Leader Press*, Nov. 13, 1966: 12-13D.

³³ “Country Estate has Historical Interest,” 14.

³⁴ “Country Estate has Historical Interest,” 14.

³⁵ Greene County Record of Deeds, Book 1217, p. 23. Purchase date October 14, 1960; Greene County Record of Deeds, Book 1397, p. 41. Purchase date Nov. 30, 1965.

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house, adding the large circle drive around the guest quarters, and installation of double hung sashes in some of the windows.³⁶ They may have also removed a wall between two smaller bedrooms on the east side of the third floor, and constructed the circular pool on the east side of the property in the 1960s.

In 1966, Doris Cloud Bruer, a local reporter for the Springfield *Leader and Press*, featured the remodeling work of the Canadays at Heercleff in a two-part article titled “Old and New at Killarney Cliffs,” and “Tour of a Castle...” The new kitchen was described in the article, along with changes in colors and furnishings of the living rooms and bedrooms. This article also shows that most of the original materials such as the hardwood floors, plastered walls, and ceiling beams were left in place and unaltered, as they had been by all previous owners. (Figure 10)

Modern changes made to the building by the following two owners involved interior and exterior alteration, but the work did not affect the integrity of the historic building. The Canadays sold the estate during the first half of the 1980s to Jim Parker and Don Cash.³⁷ The alterations made at the estate in the 1980s and early 1990s were generally limited to the kitchens and bathrooms. Updating the kitchen involved closing a window in the north wall of the kitchen, under the arched breezeway, which was filled with matching cobblestone. Glen and Darwinnie Reiser, who owned the property in 1994, enclosed the second level of the breezeway (Photo 23) and covered the eaves and fascia of both buildings with modern materials.³⁸ Those changes did not affect the exterior walls and original footprint of the residential building, and as Glen Reiser commented in a 1996 article “the exterior remains essentially original.”³⁹

Conclusion

Heercleff has served as a home to many families who were rooted in the Ozarks and Springfield community over the past ninety-five years, and it continues to serve as a rural estate today. The residential building, which includes the three-story house, the two story guesthouse and the arched breezeway, is an unusually large and highly intact example of Ozark Rock Masonry construction, and it exemplifies the characteristics identified with the property type in the context of "Ozark Rock Masonry in Springfield ca. 1910-1955." All previous owners have maintained the large Ozark Rock Masonry building and structures of the estate on the James River. The rubble rock walls of the main building, along with the retaining walls and staircase, which are contributing resources, are unchanged. The historic character of Heercleff has been preserved, it is immediately recognizable to its place and time, and it maintains integrity.

³⁶ Taylor, “Cavalcade of Homes...” 49.

³⁷ Taylor, “Cavalcade of Homes...” 49.

³⁸ Taylor, “Cavalcade of Homes...” 50.

³⁹ Taylor, “Cavalcade of Homes...” 50.

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Appendix A
Resource Count

Contributing Resources	Type	Count	Date or Estimated Age
House, Garage/ Guest House, Breezeway	Building	1	1921- ca. 1922
Stairway near the James River	Structure	1	ca. 1921- 922
Retaining walls	Structure	1	ca. 1921-1922
Non-Contributing Resources			
Multi-stall Horse Barn	Building	1	Less than 30 years old
Frame Garage	Building	1	Less than 30 years old
Small Shed	Building	1	Less than 30 years old
Metal-roofed Carport	Structure	1	Less than 30 years old
Concrete and Stone Pool	Object	1	ca. 1960s

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Sources

- Bruer, Doris Cloud. "Old and New at Killarney Cliffs." *Springfield Leader Press*, Nov. 13, 1966: 12-13D.
- Bruer, Doris Cloud. "Tour of a Castle..." *Springfield Leader Press*, Sun. Nov. 20, 1966: 10D.
- "Country Estate has Historical Interest." *Springfield Leader and Press*. September 2, 1948: 14.
- Google Earth. Accessed April 27, 2016
- Greene County Assessor. Parcel Maps for 6405 Campbell Ave, Springfield, MO. Accessed Mar. 20, 2016, <https://www.greencountymo.org/assessor/>.
- John Thomas Woodruff and son Tom, ca. 1930. Scan. Woodruff Collection, Box 1, Folder 9. Springfield History Museum. Accessed 1-8-2015. <http://springfieldhistorymuseum.org.whsites.net/archives/detail.php?AccessionNumber=1998-518-8&Q=killarney%20cliffs>.
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- U. S. Department of the Interior, U.S. Geological Maps. MO_Nixa_20150016_TM_geo. Accessed April 18, 2016. <http://geonames.usgs.gov/pls/topomaps/>.

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Verbal Boundary Description

The boundaries encompass all of the current legal parcel lying north of the James River, comprising 5.7 acres. They are indicated by the dark line on the surveyor's map, see Figure 4. A larger copy has also been included as the last page of this document.

Boundary Justification

The current boundaries encompass all of the land associated with the estate during the period of significance.

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1. Aerial photo map from Google Earth, place mark. Accessed June 16, 2016.



	Heercleff 6405 S. Campbell Ave., Springfield, MO 65810 Latitude: 37.097935° Longitude: -93.299537°	
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- Aerial photo map of the area from Google Earth, screenshot. Accessed June 16, 2016.



Google earth



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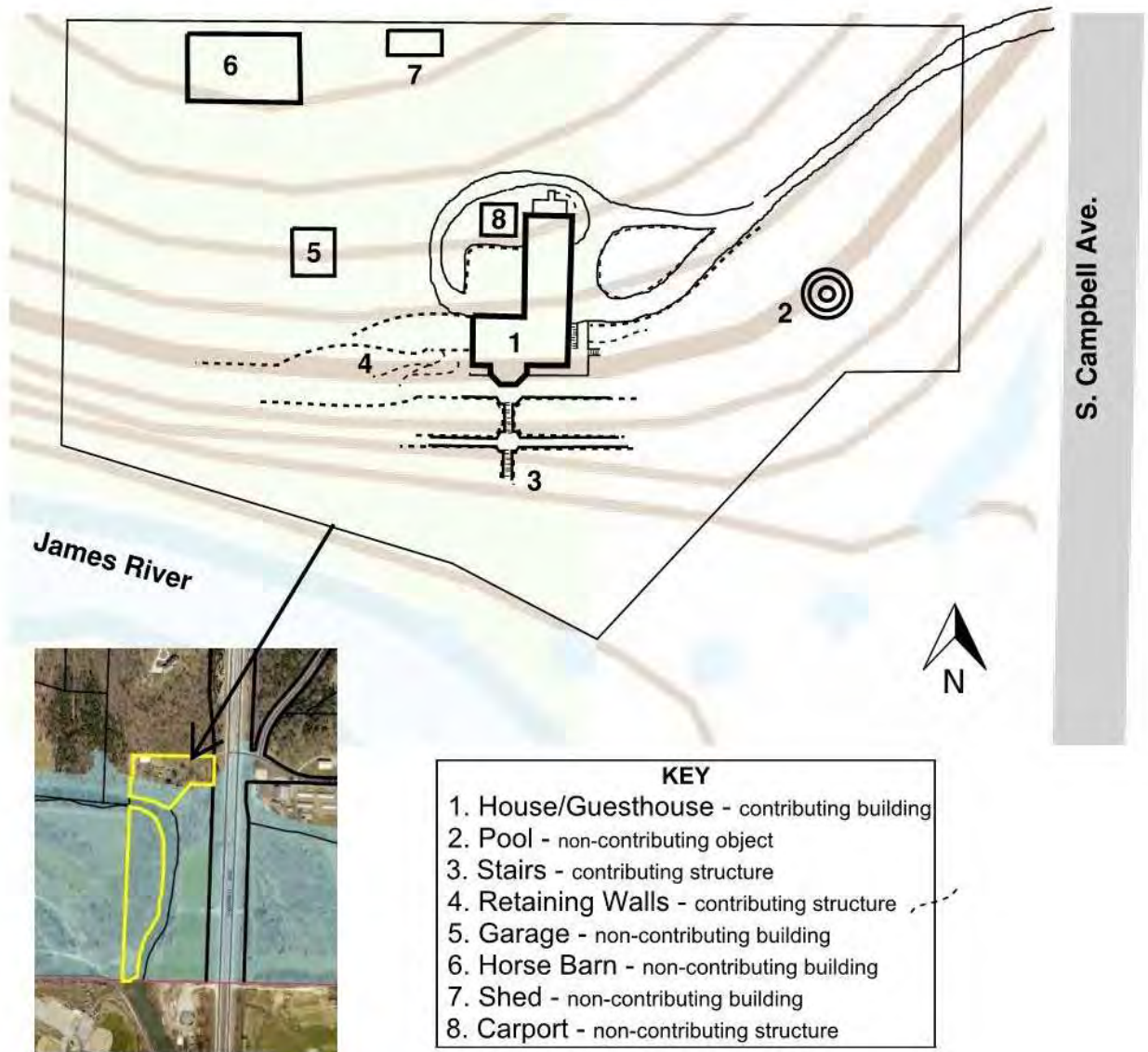
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3. Site Plan. Plan overlay on topographical map MO_Nixa_20150016_TM_geo. Accessed April 18, 2016 <http://geonames.usgs.gov/pls/topomaps/>; Parcel identification from Greene County Assessor. Parcel Maps for 6405 Campbell Ave, Springfield, MO. Accessed April 6, 2016, <https://www.greenecountymo.org/assessor/>



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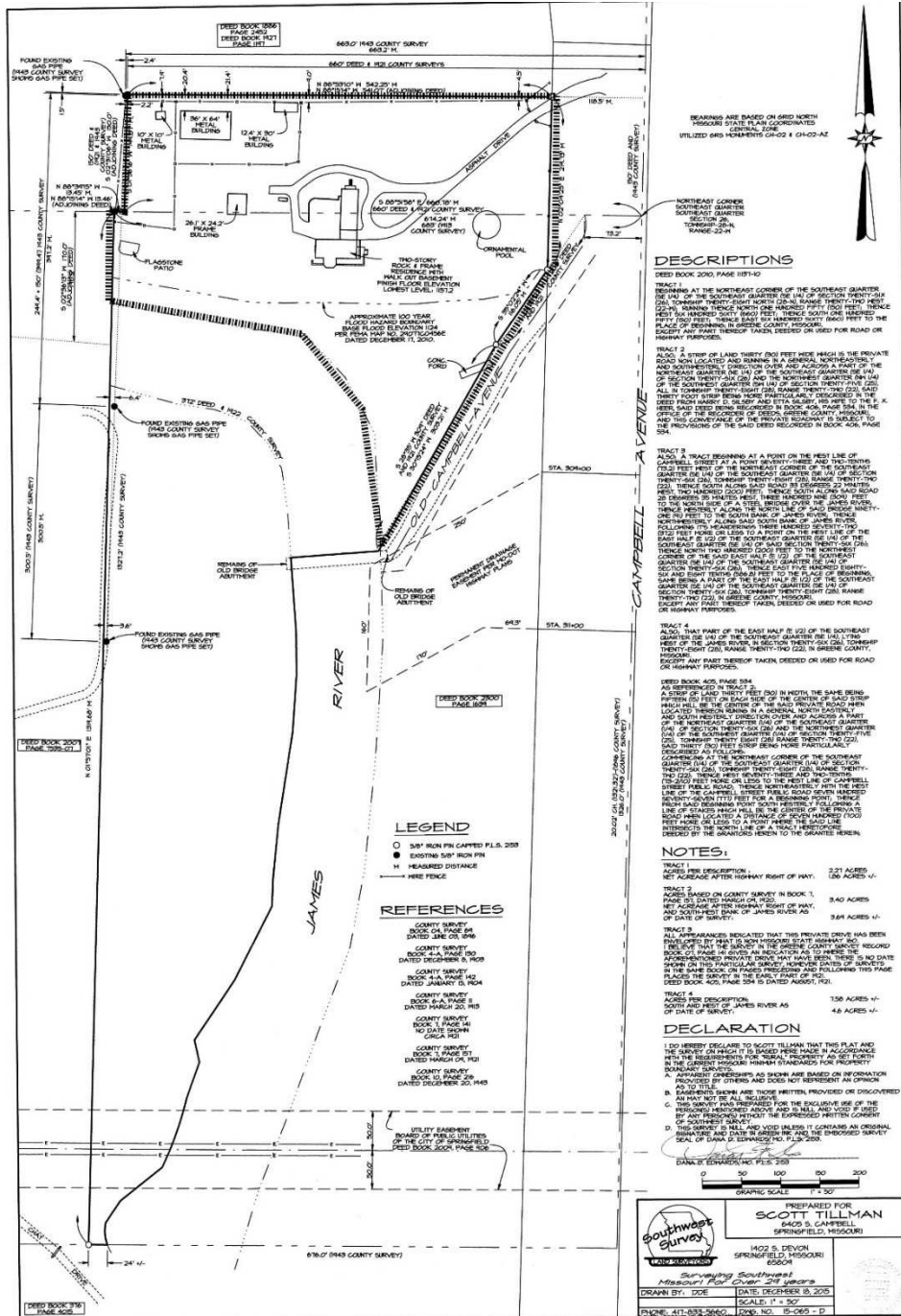
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4. Land Survey of 6405 S. Campbell, Springfield, MO dated December 2015. Southwest Survey Land Surveyors, Springfield, MO. This survey shows the entire parcel; the nominated property boundaries are marked by a heavy dashed line. A larger copy is attached as the last page of this document.

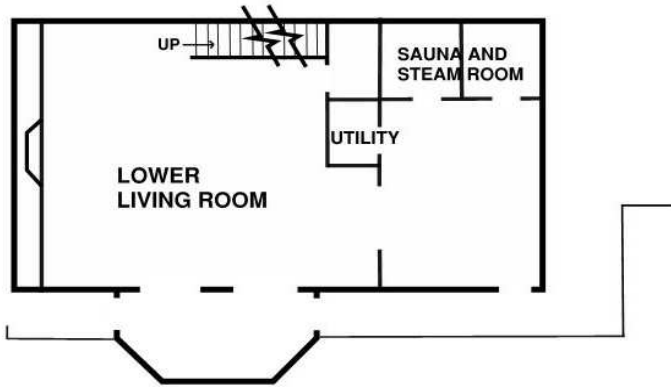


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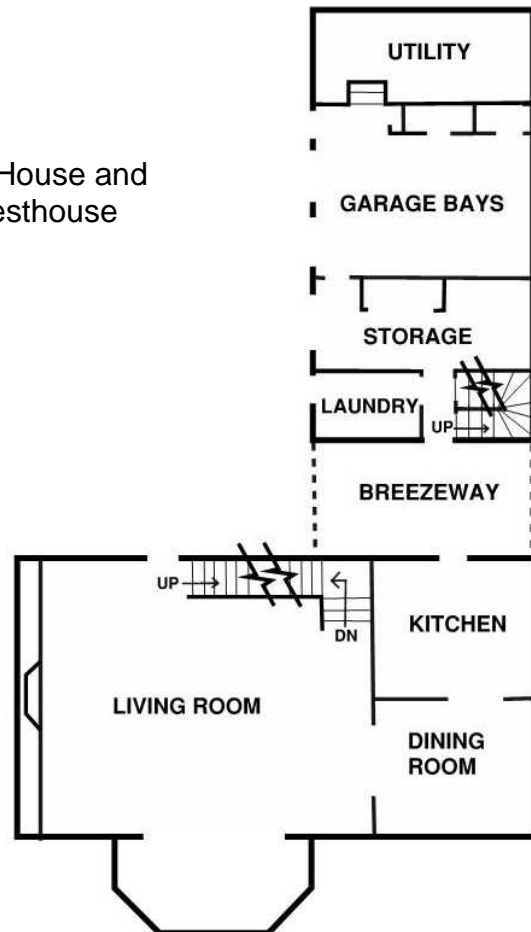
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5. Floor Plans of the house and the guesthouse. First floor house, second floor house, garage of guesthouse.



First Floor House Plans

Second Floor House and
Garage of Guesthouse

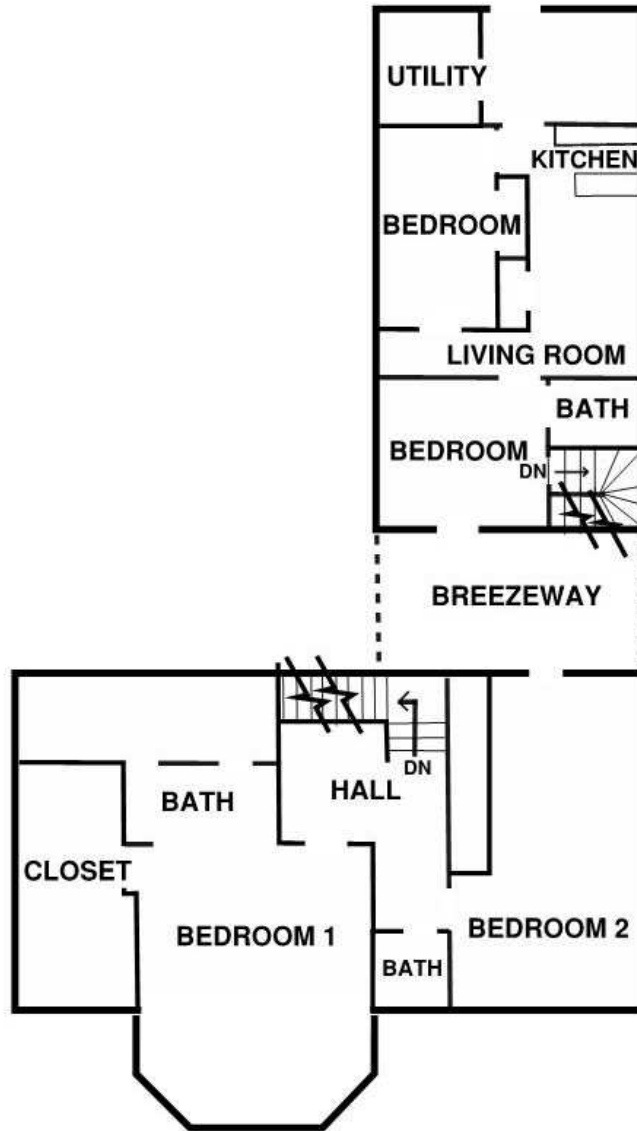


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6. Floor Plans of the house and the guest house. Third floor house, guest house.

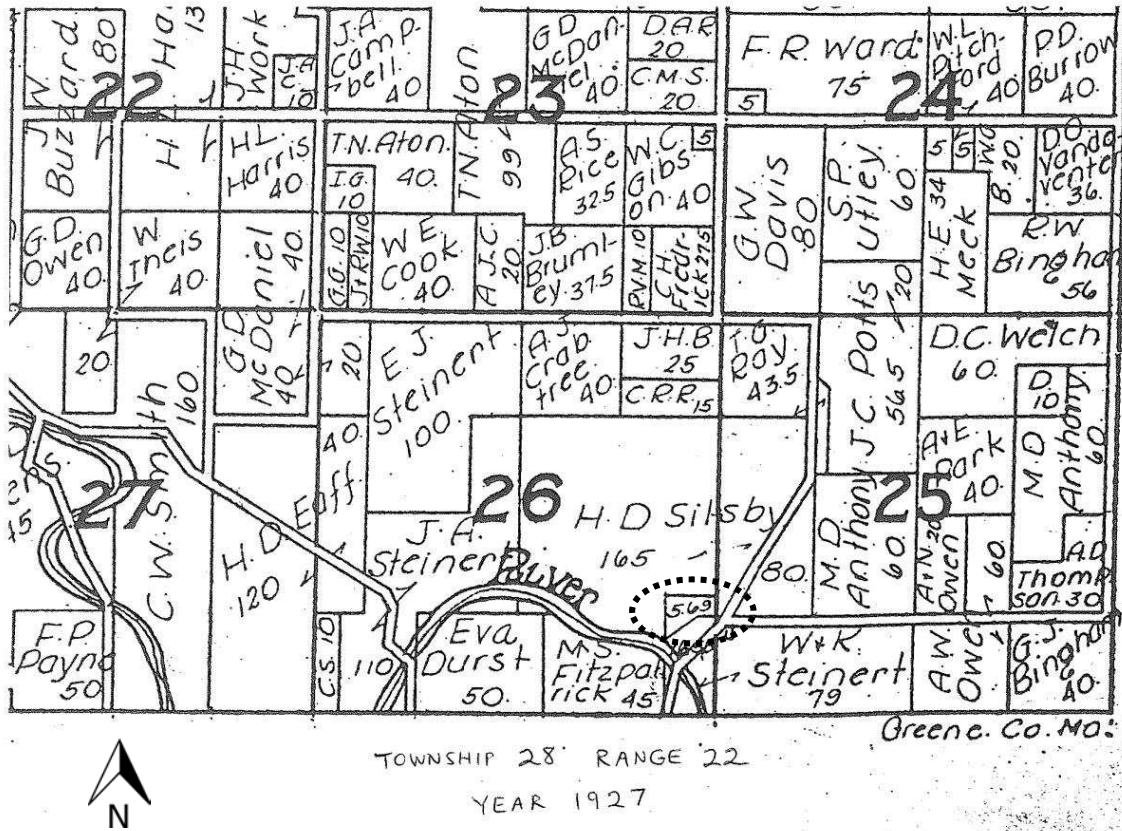


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7. 1927 parcel map for Township 28, Range 22, Section 26. Greene County Archives. Accessed April 19, 2016. www.greencountymo.org/assessor.



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8. John T. Woodruff and son on west side of the house. ca. 1930s. Springfield History Museum. Accessed January 8, 2015.



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9. East wall of the house, 1948. "Country Estate has Historical Interest." *Springfield Leader and Press*, 2 Sept, 1948: 14.



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10. Southeast corner of the house, 1966. Does Cloud Breuer, "Tour of a Castle..."
Springfield Leader and Press, Sunday, 20 Nov. 1966: 10D.

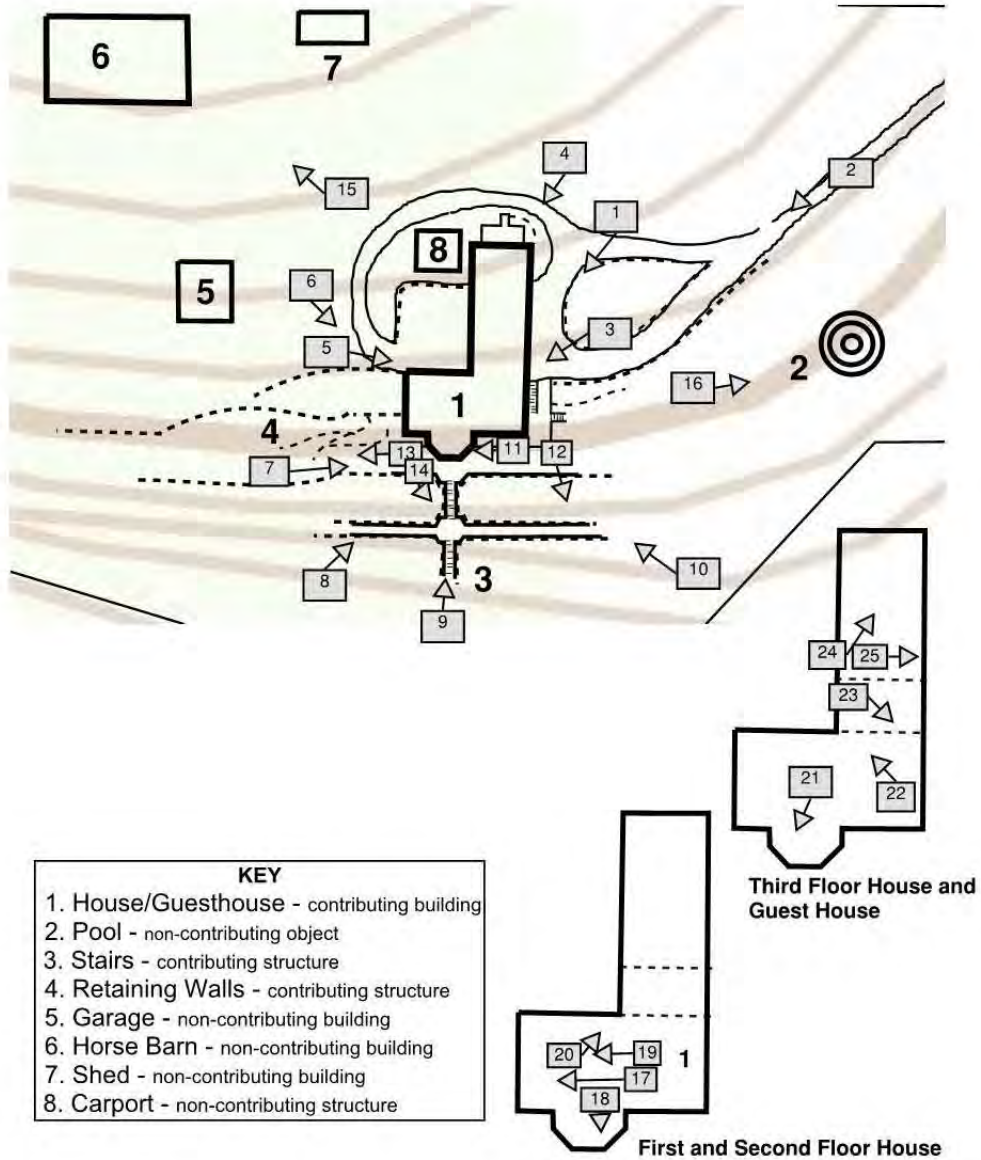


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Photo Key



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1. East wall of the house. Camera facing southwest.



2. East side of the 5.7 parcel along driveway, looking to the house. Camera facing west.



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3. East wall of the house with breezeway. Camera facing southwest.



4. Northeast corner of the house. Camera facing southwest.



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5. West wall of the house with breezeway. Camera facing east.



6. Inside corner of the house, north and west walls. Camera facing southeast.



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7. Southwest corner of the house with polygonal bay. Camera facing northeast.



8. South wall of the house. Camera facing north.



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9. South wall of the house. Camera facing north.



10. Southeast corner of the house. Camera facing northwest.



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11. Southeast patio with entrance into polygonal bay. Camera facing west.



12. Southeast patio looking to the bend in the James River. Camera facing south.



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Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

13. West patio with fieldstone retaining walls. Camera facing west.



14. Stairs to the James River. Camera facing southeast.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 36

Heercleff

Name of Property

Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

15. Horse barn and small livestock shed. Camera facing northwest.



16. Fieldstone pool. Camera facing east.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 37

Heercleff

Name of Property

Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

17. Feature wall in the second level living room. Camera facing west.



18. Second level bay. Camera facing south.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 38

Heercleff

Name of Property

Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

19. Feature wall in the first level living room. Camera facing west.



20. Staircase in the first level. Camera facing northeast.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 39

Heercleff

Name of Property

Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

21. Bedroom in the third level bay. Camera facing south.



22. East bedroom in the third level. Camera facing northwest.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 40

Heercleff

Name of Property

Greene County, Missouri

County and State

Historic and Architectural Resources of Springfield, Missouri

Name of multiple listing (if applicable)

23. Enclosed second level of the breezeway. Camera facing southeast.



24. Guest house. Camera facing northeast.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 41

Heercleff
Name of Property
Greene County, Missouri
County and State
Historic and Architectural Resources of Springfield, Missouri
Name of multiple listing (if applicable)

25. Guest house, stairway to garage. Camera facing east

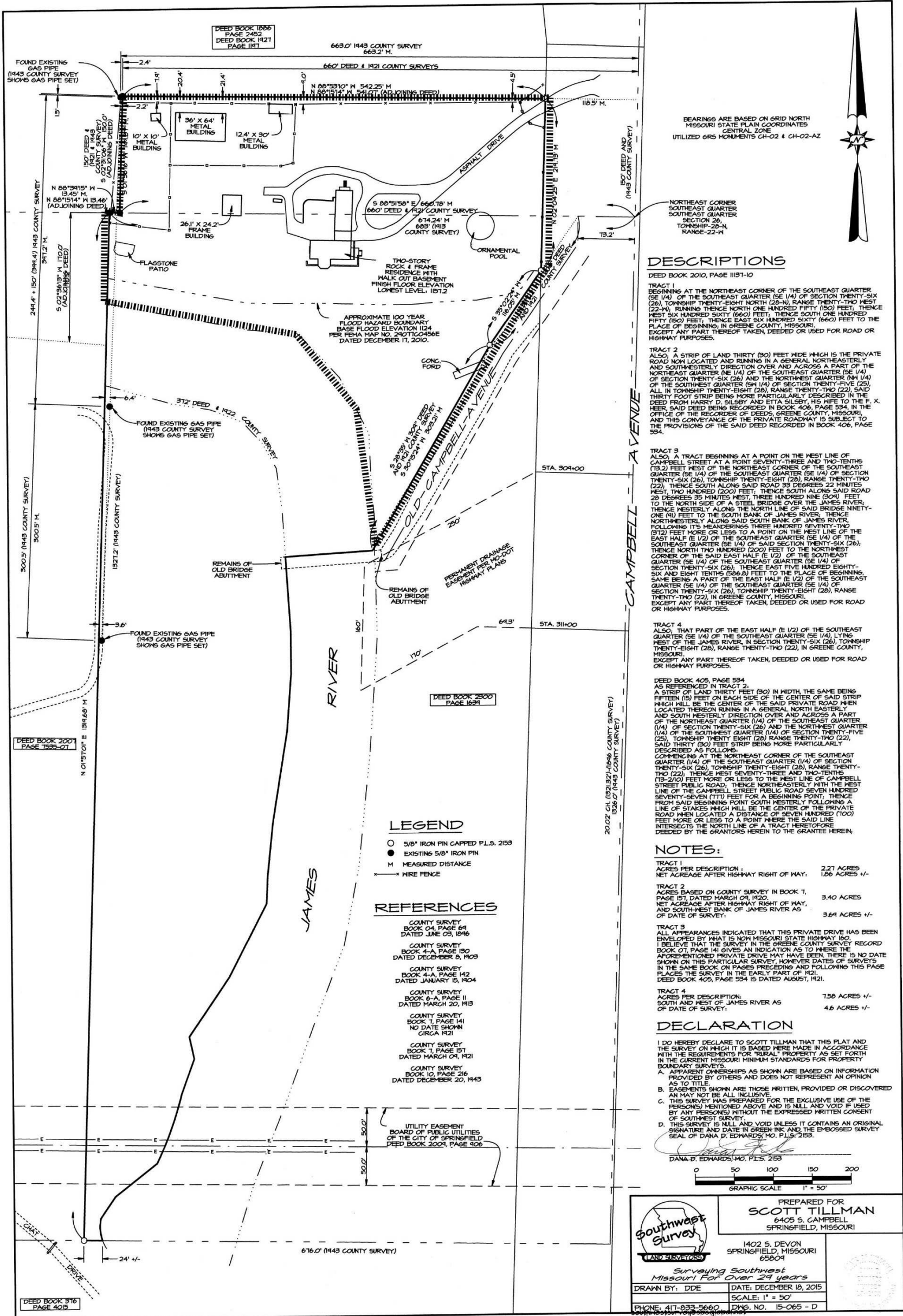


National Register of Historic Places
 Continuation Sheet

Section number Boundary Map Page 42

Heercliff
 Name of Property
 Greene County, Missouri
 County and State
 Historic and Architectural Resources of Springfield, Missouri
 Name of multiple listing (if applicable)

Land Survey of 6405 S. Campbell, Springfield, MO dated December 2015. Southwest Survey Land Surveyors, Springfield, MO. This survey shows the entire parcel; the nominated property boundaries are marked by a heavy dashed line.



DESCRIPTORS
 DEED BOOK 2010, PAGE 11137-10

TRACT 1
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT NORTH (28-N), RANGE TWENTY-TWO WEST (22-W), RUNNING THENCE NORTH ONE HUNDRED FIFTY (150) FEET; THENCE WEST SIX HUNDRED SIXTY (660) FEET; THENCE SOUTH ONE HUNDRED FIFTY (150) FEET; THENCE EAST SIX HUNDRED SIXTY (660) FEET TO THE PLACE OF BEGINNING IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 2
 ALSO, A STRIP OF LAND THIRTY (30) FEET WIDE WHICH IS THE PRIVATE ROAD NOW LOCATED AND RUNNING IN A GENERAL NORTHEASTERLY AND SOUTHWESTERLY DIRECTION OVER AND ACROSS A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FIVE (25), ALL IN TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), SAID THIRTY FOOT STRIP BEING MORE PARTICULARLY DESCRIBED IN THE DEED FROM HARRY D. SILSBY AND ETTA SILSBY, HIS WIFE TO THE F. X. HEER, SAID DEED BEING RECORDED IN BOOK 406, PAGE 534, IN THE OFFICE OF THE RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, AND THIS CONVEYANCE OF THE PRIVATE ROADWAY IS SUBJECT TO THE PROVISIONS OF THE SAID DEED RECORDED IN BOOK 406, PAGE 534.

TRACT 3
 ALSO, A TRACT BEGINNING AT A POINT ON THE WEST LINE OF CAMPBELL STREET AT A POINT SEVENTY-THREE AND TWO-TENTHS (73.2) FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), THENCE SOUTH ALONG SAID ROAD 33 DEGREES 22 MINUTES WEST, TWO HUNDRED (200) FEET; THENCE SOUTH ALONG SAID ROAD 28 DEGREES 35 MINUTES WEST, THREE HUNDRED NINE (309) FEET TO THE NORTH SIDE OF A STEEL BRIDGE OVER THE JAMES RIVER, THENCE WESTERLY ALONG THE NORTH LINE OF SAID BRIDGE NINETY-ONE (91) FEET TO THE SOUTH BANK OF JAMES RIVER, THENCE NORTHWESTERLY ALONG SAID SOUTH BANK OF JAMES RIVER, FOLLOWING ITS MEANDERINGS THREE HUNDRED SEVENTY-TWO (372) FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26); THENCE NORTH TWO HUNDRED (200) FEET TO THE NORTHEAST CORNER OF THE SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26); THENCE EAST FIVE HUNDRED EIGHTY-SIX AND EIGHT TENTHS (586.8) FEET TO THE PLACE OF BEGINNING, SAID BEING A PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 4
 ALSO, THAT PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LYING WEST OF THE JAMES RIVER, IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

DEED BOOK 405, PAGE 534
 AS REFERENCED IN TRACT 2,
 A STRIP OF LAND THIRTY FEET (30) IN WIDTH, THE SAME BEING FIFTEEN (15) FEET ON EACH SIDE OF THE CENTER OF SAID STRIP WHICH WILL BE THE CENTER OF THE SAID PRIVATE ROAD WHEN LOCATED THEREON RUNNING IN A GENERAL NORTH EASTERLY AND SOUTH WESTERLY DIRECTION OVER AND ACROSS A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY EIGHT (28) RANGE TWENTY-TWO (22), SAID THIRTY (30) FEET STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), THENCE WEST SEVENTY-THREE AND TWO-TENTHS (73.2) FEET MORE OR LESS TO THE WEST LINE OF CAMPBELL STREET PUBLIC ROAD, THENCE NORTHEASTERLY WITH THE WEST LINE OF THE CAMPBELL STREET PUBLIC ROAD SEVEN HUNDRED SEVENTY-SEVEN (777) FEET FOR A BEGINNING POINT, THENCE FROM SAID BEGINNING POINT SOUTH WESTERLY FOLLOWING A LINE OF STAKES WHICH WILL BE THE CENTER OF THE PRIVATE ROAD NOW LOCATED A DISTANCE OF SEVEN HUNDRED (700) FEET MORE OR LESS TO A POINT WHERE THE SAID LINE INTERSECTS THE NORTH LINE OF A TRACT HERETOFORE DEEDED BY THE GRANTORS HEREIN TO THE GRANTEE HEREIN,

LEGEND

- 5/8" IRON PIN CAPPED P.L.S. 2153
- EXISTING 5/8" IRON PIN
- M MEASURED DISTANCE
- HIRE FENCE

REFERENCES

- COUNTY SURVEY BOOK 04, PAGE 64 DATED JUNE 03, 1846
- COUNTY SURVEY BOOK 4-A, PAGE 130 DATED DECEMBER 8, 1903
- COUNTY SURVEY BOOK 4-A, PAGE 142 DATED JANUARY 15, 1904
- COUNTY SURVEY BOOK 8-A, PAGE 11 DATED MARCH 20, 1915
- COUNTY SURVEY BOOK 7, PAGE 141 NO DATE SHOWN CIRCA 1921
- COUNTY SURVEY BOOK 7, PAGE 151 DATED MARCH 04, 1921
- COUNTY SURVEY BOOK 10, PAGE 216 DATED DECEMBER 20, 1943

NOTES:

TRACT 1
 ACRES PER DESCRIPTION: 2.27 ACRES
 NET ACREAGE AFTER HIGHWAY RIGHT OF WAY: 1.86 ACRES +/-

TRACT 2
 ACRES BASED ON COUNTY SURVEY IN BOOK 7, PAGE 151, DATED MARCH 03, 1922.
 NET ACREAGE AFTER HIGHWAY RIGHT OF WAY, AND SOUTH-WEST BANK OF JAMES RIVER AS OF DATE OF SURVEY: 3.40 ACRES +/-

TRACT 3
 ALL APPEARANCES INDICATED THAT THIS PRIVATE DRIVE HAS BEEN ENVELOPED BY WHAT IS NOW MISSOURI STATE HIGHWAY 160. I BELIEVE THAT THE SURVEY IN THE GREENE COUNTY SURVEY RECORD BOOK 071, PAGE 141 GIVES AN INDICATION AS TO WHERE THE AFOREMENTIONED PRIVATE DRIVE MAY HAVE BEEN. THERE IS NO DATE SHOWN ON THIS PARTICULAR SURVEY, HOWEVER DATES OF SURVEYS IN THE SAME BOOK ON PAGES PRECEDING AND FOLLOWING THIS PAGE PLACES THE SURVEY IN THE EARLY PART OF 1921.
 DEED BOOK 405, PAGE 534 IS DATED AUGUST, 1921.

TRACT 4
 ACRES PER DESCRIPTION: 7.58 ACRES +/-
 SOUTH AND WEST OF JAMES RIVER AS OF DATE OF SURVEY: 4.6 ACRES +/-

DECLARATION

I DO HEREBY DECLARE TO SCOTT TILLMAN THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR RURAL PROPERTY AS SET FORTH IN THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

A. APPARENT OWNERSHIPS AS SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.

B. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.

C. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS MENTIONED ABOVE AND IS NULL AND VOID IF USED BY ANY PERSON(S) WITHOUT THE EXPRESSED WRITTEN CONSENT OF SOUTHWEST SURVEY.

D. THIS SURVEY IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE AND DATE IN GREEN INK AND THE EMBOSSED SURVEY SEAL OF DANA D. EDWARDS, MO. P.L.S. 2153.

Dana D. Edwards
 DANA D. EDWARDS, MO. P.L.S. 2153

0 50 100 150 200
 GRAPHIC SCALE 1" = 50'

PREPARED FOR
SCOTT TILLMAN
 6405 S. CAMPBELL
 SPRINGFIELD, MISSOURI

1402 S. DEVON
 SPRINGFIELD, MISSOURI
 65804

Surveying Southwest
 Missouri For Over 29 years

DRAWN BY: DDE DATE: DECEMBER 18, 2015
 SCALE: 1" = 50'

PHONE: 417-633-5660 FAX: 417-633-5660
 DMS. NO. 15-065 - D

















































