

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Mid-town Historic District (Boundary Increase I)

other names/site number N/A

2. Location

street & number Portions of the 1200 and 1300 blocks of North Robberson Avenue, the 1100 and 1200 blocks of North Jefferson Avenue and the 300 and 400 blocks of East Webster Street [n/a] not for publication
city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65802

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

Claire F. Blackwell
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

16 June 2002
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	50	17	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	50	17	Total

Number of contributing resources previously listed in the National Register.

Name of related multiple property listing.

N/A

422

6. Function or Use

Historic Function

DOMESTIC/single dwelling
 DOMESTIC/multiple dwelling
 DOMESTIC/out structures
 RELIGION/religious facility

Current Functions

DOMESTIC/single dwelling
 DOMESTIC/multiple dwelling
 DOMESTIC/out structures
 RELIGION/religious facility
 VACANT

7. Description

Architectural Classification

LATE VICTORIAN: Queen Anne
 Late Gothic Revival
 Bungalow/Craftsman
 OTHER: Early and Late Catalogue/Builder

Materials

foundation Stone
 Concrete
 walls Wood
 Brick
 Stucco
 Synthetics
 Asbestos
 roof Asphalt
 other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

#

recorded by Historic American Engineering Record

#

Areas of Significance

ARCHITECTURE

EDUCATION

Periods of Significance

1871 - ca. 1939

1892 - ca. 1939

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: City of Springfield

10. Geographical Data

Acreage of Property 13.5 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	474140	4119700	15	474440	4119600
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	474440	4119280	15	474140	4119420

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Richard Lee Burton, President and Chief Preservation Officer
organization Historic Springfield, Inc. date January 10, 2002
street & number PO Box 50305 telephone 417/831-2627
city or town Springfield state MO zip code 65805-0305

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name (See Continuation Sheet)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Summary:

The Mid-town Historic District (Boundary Increase) is located one block north of the City of Springfield Government Plaza and the Greene County Justice Complex. It consists of portions of the 1100 and 1200 blocks of North Robberson Avenue, the 1200 and 1300 blocks of North Jefferson Avenue and the 300 and 400 blocks of East Webster Street. The boundary increase expands the original Mid-town Historic District (listed 7/13/89) to the west from its southwest corner, connecting to the 1100 and 1200 blocks of North Benton Avenue. The expansion area includes a total of forty-five (45) primary structures, of which thirty five (35) are contributing buildings. Most of these properties (41 of the total 45) are historic domestic single dwelling buildings constructed between 1890 and 1925. The earliest building in the boundary increase (1223 North Robberson Avenue) was constructed c. 1890 and is a one-story Queen Anne cottage. The most significant phase of development in the expansion area occurred between 1895 and 1920 and is reflected in the predominance of one- to two-story wood frame domestic dwellings in variants of the Early and Late Catalogue/Builder style (32 of the total 43). Of these, eighteen (18) are one- and one and one-half story dwellings with a vernacular L-shape plan. The third phase of development reflected in the district occurred between 1920 and 1925. It includes a grouping of four (4) Craftsman-influenced Bungalows at the intersection of North Robberson Avenue and East Calhoun Street and a mirrored twin pair of two-story brick veneer Craftsman-influenced style buildings at 1215 and 1217 North Robberson Avenue. In addition to these domestic single dwelling buildings, the Mid-town boundary increase includes the Trinity Lutheran Church (c. 1919), a Late Gothic Revival style church building at 1116 North Jefferson Avenue. It also has three (3) multiple-dwelling apartment buildings: a contributing brick four-plex building at 1201-1203 North Robberson Avenue (c. 1915) and two non-contributing modern brick multiple-unit apartment buildings at 1212 and 1218 North Jefferson Avenue. The boundary increase also includes a total of 17 garage out structures, of which 10 are contributing buildings to its historic character. The Mid-town Historic District (Boundary Increase) contains a dense mass of contiguous domestic dwelling buildings that retain substantial integrity of design, location, association and feel. It is a strong enhancement to the original Mid-town district submission.

Elaboration:

Mid-town Historic District (Listed 7/13/89)

The Mid-town National Register Historic District is located within the center of a large residential area in the north central section of Springfield, Greene County, Missouri. This historic neighborhood is bounded on the north by the Commercial Street National Register Historic District (listed 5/24/83), on the south and southeast by two major institutions, Drury University and Ozark Technical College, and on the west by the Springfield's Government Plaza district, including facilities for Springfield Public Schools (R-12), City Utilities and Greene County and City government. It is characterized by large shade trees, brick and concrete sidewalks and wide streets. It is platted in a grid plan with all streets running in north/south and east/west directions. Houses within the district and neighborhood have fairly uniform setbacks of 25' to 35' from the streets, with both front and rear rectangular yards.

The Mid-town district consists primarily of single-family domestic dwellings built between 1880 and 1915 in support of the development and subsequent merger of the North Springfield and Springfield communities at the end of the 19th Century. The properties are in the majority one- to two-story houses built in vernacular and high style period designs, reflecting the diversity of its working, middle and upper class residents. In addition to the main residential houses present, the district also has associated with them a large collection of early 20th century stables, garages, outbuildings and other elements (sidewalks, walls, etc.) that contribute significantly to its historic character. Churches, a neighborhood school and a commercial building (those structures generally associated with historic neighborhoods) are scattered throughout the district. Also included in the southern end of the district are buildings within the oldest section of Drury University's campus. From the 1930's until its National Register listing in 1989, the Mid-town district experienced little new construction or significant alterations within its designated boundaries.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Mid-town Historic District (Boundary Increase I)
Greene County, MO

At the time of its original National Register listing on July 13, 1989, the Mid-town district had 422 contributing resources and 108 non-contributing. Among these were two individual sites previously listed on the National Register, the Bentley House (listed 11/14/80) and Drury's Stone Chapel (listed 10/21/82). Within the contributing resources were 260 primary structures, including two churches, one commercial building, one neighborhood school and six buildings on Drury's campus. The remaining 250 primary structures extant at the time of the original listing were single domestic dwelling buildings.

The oldest residences in the district were built between 1870 and 1895 in Italianate-influenced designs. Several dozen unaltered examples of this period style were extant at the time of the original listing, mostly in the blocks north of Division Street and near Drury's campus (See Figure 1). Influences of the Queen Anne style from this early period are also evident throughout the district in high style examples like the Bentley House (NR Building No. 51) at 603 East Calhoun Street, as well as in more restrained detailing of over a dozen simpler two-story asymmetrical frame houses. From 1890 to 1910, the most dominant house form built in the district was the Gable Front and Wing, or T-plan, residence (See Figure 2). The Queen Anne and Eastlake detailing, found in earlier examples of this form, was later replaced by influences of the Colonial Revival style. During this same period, a number of high style Colonial Revival, Dutch Colonial and Neo-Classical designs were built, most notably along North Benton and North Washington Avenues. From 1900 to 1925, vernacular expressions of the Colonial Revival style were built throughout the district. After 1915, the most prevalent house form built was the 1-½ story Craftsman or Bungalow style residence (See Figure 3). Bungalows are found on most blocks within the district, but are particularly common along North Summit and North Clay Avenues. The dominance of the later Colonial Revival vernacular and Bungalow period styles along the eastern boundary of the district is reflective of the development pattern of the historic neighborhood as it expanded east. A few examples of later residences in the Tudor Revival style are also found in the district (See Figure 4). The two contributing church buildings in the district, St. Johns' Episcopal Church at 515 East Division Street and Central Christian Church at 1475 North Washington Avenue (NR Buildings No. 134 and 278, respectively), reflect the architectural preferences at the earlier and later stages of its development (See Figure 5).

Mid-town Historic District (Boundary Increase)

The area within the Mid-town district boundary increase reflects the southwestern expansion of residential development within the area at the beginning of the 20th Century. At the same time as later period construction was occurring on North Summit and North Clay Avenues, at the southeastern corner of the original Mid-town submission, one- to two-story domestic dwellings were also being built at the west on the southern end of North Robberson and North Jefferson Avenues (See Photos 1-3). As noted above, the earliest construction within the Mid-town residential neighborhood occurred on the 1500 block of North Robberson and North Jefferson, just south of Commercial Street. The 1500 block of North Jefferson Avenue is within the boundaries of the original Mid-town submission.

The earliest building in the Mid-town boundary increase is located at 1223 North Robberson Avenue (See Photo 4). Constructed c. 1890, this small scale one-story Queen Anne residence reflects the high style present throughout the Mid-town area during its initial development. Its projecting gable wing has a pediments faced with wood fishscale shingles and chamfered corners with pendants. The decorative porch is embellished with a spindlework entablature, spindlework fan brackets and turned wood posts. This property is representative of the Late Victorian aesthetic utilized in a more modest-sized form.

The heaviest period of construction within the Mid-town boundary increase occurred between 1895 and 1920. It is represented in numerous one- to two-story examples of Early and Late Catalogue/Builder style. A total of fourteen (14) of the primary buildings within the area are larger two-story Catalogue/Builder residences. The earliest of these are in the Queen Anne variant style. Examples include the properties at 1202 North Robberson Avenue, 1119 North Jefferson Avenue and 1228 North Jefferson Avenue (See Photos 5-7). These are characterized by complex hip roofs (often with gables) and projecting gable wings, forming an L-shape plan. Gable pediments have decorative carved or shingle surface treatments. The corners of the gable wings are sometimes chamfered. They have porches with various support methods, including turned wood posts and

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Mid-town Historic District (Boundary Increase I)
Greene County, MO

wood pylons on top of piers. The two-story Catalogue/Builder residences constructed after this earliest period retain the L-shape plan with projecting gable wing. However, they are much simpler in detailing. The property at 1208 North Jefferson Avenue reflects the more restrained style evolving at this time (See Photo 8). The properties at 1125 and 1129 North Jefferson Avenue also reflect the introduction of brick walls for residential construction in the Mid-town area (See Photo 9). This twin pair of two-story brick Late Catalogue/Builder residences also is representative of the escalation of speculative residential construction driven by the heavy demand for housing during the first two decades of the 20th Century. The latest two-story Catalogue/Builder residences in the Mid-town boundary increase area are in the Foursquare variant style. The Foursquare located at 1207 North Jefferson Avenue and the pair at 1234 and 1238 North Jefferson Avenue are examples (See Photos 10 and 11). These later period Catalogue/Builder residences generally had hip roofs with dormers, wide eaves and full porches. They were often simple in detailing, but sometimes featured decorative pediment, eave and porch treatments.

The Early and Late Catalogue/Builder styles are also present in numerous one- and one and one-half story domestic dwellings. This is the largest grouping in the Mid-town boundary increase, accounting for eighteen (18) of the total forty-three (43) primary structures. They are scattered throughout the area between the larger two-story residences. Like their two-story counterparts, the earliest of these smaller dwellings have complex hip roofs (also with gablets) and projecting gable wings. They have multiple gable and shed roof dormers. The gable wing corners are sometimes chamfered. Small porches partially fill their facades. A variety of decorative elements embellish these earlier buildings, such as pendants and eave brackets. This earlier construction is reflected in the properties at 1108, 1115 and 1239 North Jefferson Avenue and 418 East Webster Street (See Photos 12-15). The later one- and one and one-half story Catalogue/Builder residences also present the vernacular L-shape plan, but are simpler in detail. They have either hip or gable roofs and projecting gable wings. Porches are also a common element. Examples include the properties at 1211 and 1236 North Jefferson Avenue and 1209 North Robberson (See Photos 16-18). Unfortunately, this grouping of buildings has also suffered the most from insensitive alterations over time. Of the eight (8) non-contributing buildings in the Mid-town boundary increase area, half are among these smaller Early and Late Catalogue/Builder dwellings.

The last period of residential construction present in the Mid-town Historic District (Boundary Increase I) occurred between 1920 and 1925. Most prevalent from this period are the four (4) one-story Craftsman-influenced Bungalow style dwellings located at 1237, 1303, 1305 and 1315 North Robberson Avenue (See Photo 19). These have gently pitched gable roofs, overscale porches supported by brick columns or wood pylons on top of piers and a combination of wood, brick, stone and stucco surface materials. They have various decorative elements associated with the Craftsman aesthetic, such as simple modillions at the wide eaves, exposed rafters and simple bracing brackets. In addition to this grouping of Bungalows, the last buildings constructed in the boundary increase area during the Mid-town district's period of significance were a mirrored twin pair of two-story wood frame and brick veneer domestic dwellings, located at 1215 and 1217 North Robberson Avenue (See Photo 20). In relation to the stylistic idiom present in the area from this time, these unique buildings can best be described as two-story variants of the Craftsman-influenced style found throughout Mid-town. Each of these paired buildings has a gable roof with jerkinhead. The gable pediment is surfaced with stucco and has exposed batten timbers. The corners of the buildings are defined by tan brick quoins. Tan brick is also used to punctuate the window openings with soldier-bonded headers, bull header-bonded sills and side quoins. The main entrances are framed by brick pilasters with tan brick quoins and corbelled brackets supporting concrete headers. Uncovered porches almost fully cover the east facades and have low red brick pier walls with concrete caps. These are highly distinctive within the entire Mid-town neighborhood area. There is one modern domestic single dwelling building within the boundary increase, located at 217 East Calhoun Street.

In addition to its single domestic dwellings, the boundary increase area also has a church building, consistent with the traditional neighborhood mix found in the original Mid-town Historic District submission. Constructed in 1919, the Trinity Lutheran Church building is located at 1116 North Jefferson Avenue and is an interesting example of later period Gothic Revival style (See Photo 21). It is dominated by a unique parapeted bell tower at its northwest corner. It has multiple gable roofs. Its gable pediments

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Mid-town Historic District (Boundary Increase I)
Greene County, MO

have stepped parapets and it has exposed carved rafters at its rooflines. Rectangular stained glass windows on its west façade and triple stained glass windows in arched openings at its sides all have transoms. The main entrance has a double door within an arched opening filled with stained glass transoms and framed overall by limestone quoins. The building is embellished with limestone coping and quoins. Today, it serves the All Saints Catholic Church, which is carefully addressing issues of delayed maintenance to the building.

The remaining three primary structures in the Mid-town boundary increase area are domestic multiple dwelling buildings. The building located at 1201-1203 North Robberson Avenue is a brick two-over-two four-plex apartment house (See Photo 22). Constructed c. 1915, it is distinctive within the Mid-town and surrounding area, as it predates the period of urban transformation to multiple dwelling construction that occurred in the 1920's and 1930's. It has a flat roof topped with a low flat parapet with limestone block coping. Its east façade has symmetrical fenestration with four bays and a two-story stacked porch with a flat roof. The second story porch has square wood columns and a wood balustrade with square balusters. The first story porch is supported by iron columns with Tuscan capitals resting on square concrete plinths. The window and door openings have concrete lintels. The original mosaic tile floors still remain in front of the recessed main entrances. The two large modern apartment buildings at 1212 and 1218 North Jefferson Avenue are non-contributing buildings (See Photo 23).

The boundary increase contains, in addition to its three (3) non-contributing modern primary structures, a total of seven (7) domestic single dwelling buildings that are non-contributing to its historic character. Although constructed during the district's period of significance, these buildings have experienced insensitive exterior alterations over time that have diminished their individual integrity. These alterations include the use of modern siding, changes to original fenestration and/or window opening dimensions, roofline changes, the in-fill of original porches, large rear additions and significant deterioration due to neglect. Generally, a combination of these insensitive treatments, or the severity of any single alteration, has substantially impacted a building's historic character. It should be noted that modern siding and/or porch alterations are present in other properties determined to be contributing buildings. However, in these cases, the overall impact has not been to significantly diminish their integrity of design or association. Examples where siding and porch alterations have substantially impacted the historic character of a property are the non-contributing buildings at 1220 and 1224 North Robberson Avenue (See Photos 24 and 25).

The Mid-town boundary increase area has numerous garage and earlier period carriage house out buildings that contribute to its overall historic character. Of the total twenty-two (22) secondary structures extant in the boundary area, fifteen (15) are contributing buildings associated with their original historic single domestic dwellings. These are generally characterized as one- or two-bay wood frame square or rectangular buildings surfaced with wood lap siding. They have gable or hip roofs with exposed rafters. Earlier carriage house types are more stylized and often have dormers.

In addition to the primary and second structures, the boundary increase area retains some of its original streetscape features. Numerous properties have original limestone or poured concrete retaining walls at the front. The property at 1214 North Robberson retains its original herringbone-patterned brick sidewalk in front. Cut limestone curbing is extant on the northern and southern tiers of the 300 and 400 blocks of East Webster Street leading east to North Benton Avenue. This is some of the only original limestone curbing remaining in the Mid-town area. As in the original Mid-town submission, these historic objects all reflect the character of the residential neighborhood during its early development and enhance the feeling of time and place in the boundary increase area.

Individual Property Descriptions:

The following describes individual properties (numbered 307-350) within the Mid-town Historic District boundary increase area. Properties within the original Mid-town district nomination were numbered 1-306.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- 307.** **1201-1203 North Robberson Avenue** – Constructed c. 1915. A two-story brick multiple dwelling apartment building with a rectangular plan of two-over-two apartments. It has a flat roof and rests on a cast stone foundation. The roofline is topped with a low flat parapet with limestone block coping. Its east façade has symmetrical fenestration with four bays. The first and fourth bays of the second story are single wood sash double-hung windows with concrete lintels and sills. The two central bays are single doors with transoms and concrete lintels. The first and fourth bays of the first story duplicate the windows from above. The two central bays are each recessed double doors, with one entering into the first floor apartment and one into the second floor apartment above. A single concrete lintel spans the two double door openings. The original mosaic tile floors still remain in front of the recessed entrances. A two-story stacked porch with a flat roof fills the façade. The second story porch has square wood columns and a wood balustrade with square balusters. The first story porch is supported by iron columns with Tuscan capitals resting on square concrete plinths. It has a low concrete railing. A modern wood handicapped ramp is found at the north side of the primary elevation. (Contributing)
- 308.** **1202 North Robberson Avenue** – Constructed c. 1900. A two-story wood frame domestic dwelling in the Early Catalogue/Builder/Queen Anne style. It has a hip roof with gablet and gable wing and rests on a limestone foundation. The main roofline is supported by brackets on top of a wide board entablature. The gable pediment of the projecting wing has a carved fan motif and cornice returns with brackets. A shed roof porch fully covers the west façade, including the projecting wing. The porch is supported by turned wood posts and has a spindlework entablature on carved brackets. (Contributing). A two-bay wood frame garage is found at the rear of the property. It has a gable roof and rests on a concrete block foundation. Its original wood shipboard siding and double hinged doors are intact. (Contributing). A fixed-course limestone retaining wall with poured concrete steps is at the front of the property.
- 309.** **1207 North Robberson Avenue** – Constructed c. 1910. A one-story wood frame domestic dwelling in the Early Catalogue/Builder style with an L-shape plan. It has gable roof with a projecting gable wing on the south side of the east façade. It rests on a limestone foundation. An original porch that covered the north side of the façade has been in-filled. However, the infill is sufficiently sensitive to minimize its impact on the property's overall historic character. The presence and dimension of the original porch is still evident. The original wood lap siding is covered with asbestos tile. (Contributing). A random-coursed limestone retaining wall with poured concrete steps is found at the front of the property.
- 310.** **1208 North Robberson Avenue** – Constructed c. 1905. A two story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip roof and a projecting gable wing on the north side of the west façade. It rests on a fixed-course limestone foundation. The west face of the main hip roof has a gable dormer. The gable pediment of the projecting wing has cornice returns. A hip roof porch with dentil work cornice fills the south half of the façade. It is supported by wood pylons on square brick piers with concrete caps and has a simple wide board balustrade. The poured concrete steps have low brick side pier walls with concrete caps. A modern metal awning detracts from the porch. The original wood lap siding has been covered with modern siding. (Contributing). A one-bay wood frame garage is found at the rear of the property. It has a hip roof. A shed roof car port has been added to its south elevation (Contributing). A limestone retaining wall with concrete steps is found at the front of the property.
- 311.** **1211 North Robberson Avenue** – Constructed c. 1905. A one-story wood frame domestic dwelling in the Early Catalogue/Builder style with an L-shape plan. It has a gable roof with a projecting gable wing on the north side of the east façade. The gable wing pediment has cornice returns supported by brackets. The building rests on a limestone foundation. A porch covers the south side of the façade and is supported by wood pylons. It has a modern aluminum awning and iron railing. The original wood lap siding is covered with asbestos tile and plywood.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Mid-town Historic District (Boundary Increase I)
Greene County, MO

(Contributing). A random-coursed limestone retaining wall with limestone block steps is found at the front of the property.

- 312. 1214 North Robberson Avenue** – Constructed c. 1905. A two-story wood frame domestic dwelling in the Late Catalogue/Builder style with an irregular plan. It has a combination hip and gable roof and rests on a fixed-coursed limestone foundation. The gable pediment at the west façade has a double window. A hip roof porch covers the north half of the façade and wraps around the northwest corner to a projecting wing on the side north elevation. The porch has a triangulated gable pediment at the main entrance. Its original supports have been replaced with modern metal grillwork; and it has been covered with asbestos tile. (Contributing). Poured concrete steps are at the front of the property. An original brick sidewalk in a herringbone bone pattern is found at the street.
- 313. 1215 North Robberson Avenue** – Constructed c. 1925. A two-story wood frame domestic dwelling in a Craftsman-influenced style with red brick veneer and tan brick quoins. It has a gable roof with jerkinhead. The gable pediment is surfaced with stucco and has exposed batten timbers. The building has its original wood sash double-hung windows. The top sash is one-over-three, while the bottom sash has a single pane. Tan brick is used to punctuate the window openings with soldier-bonded headers, bull header-bonded sills and side quoins. The east façade has two bays. The first bay of the second story is a double window and the second bay is a single window. The first bay of the first story is a triple window. The main entrance is found at the second bay. It is framed by brick pilasters with tan brick quoins and corbelled brackets supporting a limestone block header. A half-round arch with plaster embellishment is found above the door header. A soldier-bonded band of tan brick separates the building from its concrete foundation. An uncovered porch almost fully covers the east façade. It has a low red brick pier wall with limestone caps. (Contributing). A poured concrete retaining wall with concrete steps is found at the front of the property.
- 314. 1217 North Robberson Avenue** – Constructed c. 1925. A two-story wood frame domestic dwelling Craftsman-influenced style with red brick veneer and tan brick quoins. It has a gable roof with jerkinhead. It is a mirrored twin of the adjacent north building at 1215 North Robberson Avenue. (Contributing). A poured concrete retaining wall with concrete steps is found at the front of the property, continued from that at 1215 North Robberson Avenue.
- 315. 1220 North Robberson Avenue** – Constructed c. 1910. A two-story wood frame house in the Late Catalogue/Builder style. It has a gable roof and rests on a cast stone foundation. It appears that a hip-roofed porch originally covered the full lower west façade. However, north side of the porch has been enclosed. The south side of the porch has also been partially in-filled. It is supported by wood pylons on stuccoed piers with concrete caps. The original wood lap siding has been covered with modern siding. The impact of the insensitive porch alterations and the modern surfaces have a significant negative impact on the scale, design and overall historic character of the building. (Non-contributing). Poured concrete steps are at the front of the property.
- 316. 1223 North Robberson Avenue** – Constructed c. 1890. A one-story wood frame domestic dwelling in the Queen Anne style with an L-shape plan. Its original wood lap siding is intact. It has a gable roof with a projecting gable wing on the north side of the east façade. The gable wing pediment has a perforated/cross gable treatment and is faced with wood fishscale shingles. The corners of the projecting wing are chamfered and have spandrel brackets and pendants. The original wood sash double-hung windows have pent roof headers supported by carved brackets. A porch covers the south side of the façade. It has a spindlework entablature and spindled fan brackets between turned wood posts connected by a fretwork balustrade. It rests on a limestone foundation. (Contributing). A single wide-bay garage is found at the rear of the property. It has a gable roof and wood shipboard siding and rests on a concrete foundation. (Contributing). A limestone retaining wall with concrete steps is at the front of the property. A limestone wall surrounds the back yard.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- 317.** **1224 North Robberson Avenue** – Constructed c. 1915. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an original L-plan. It has a hip roof with a gablet and a gable wing on the north side of the west facade. The building rests on a fixed-course limestone foundation. An original hip roof porch on the south side of the facade has been in-filled. The original lap siding has been covered with modern siding. (Non-contributing). A modern garage is found at the northeast corner of the property. (Non-contributing). A poured concrete retaining wall with concrete steps is found at the front of the property.
- 318.** **1225 North Robberson Avenue** – Constructed c. 1920. A one and one-half story wood frame Bungalow style domestic dwelling. It has a gable roof and rests on a concrete foundation. A gable roof porch covers the south 2/3 of east facade. It is supported by wood pylons on concrete piers. The building is covered with modern siding. (Contributing). A one-bay wood frame garage with gable roof is found at the rear of the property. It has a shed roof carport addition. (Contributing). Poured concrete steps are at the front of the property.
- 319.** **1232 North Robberson Avenue** – Constructed c. 1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a gable roof and a projecting gable roof on the south side of the west facade. It rests on a cast stone foundation. A hip roof porch fills the north half of the facade and wraps around the northwest corner of the building. It is supported by wood pylons on cast stone piers. The piers have been painted. Modern spindlework fan brackets have been added, but are inappropriate to the period style. The original lap siding has been covered with modern siding. (Non-contributing). A one-bay wood frame garage is found at the northeast corner of the property. It has a gable roof with exposed rafters and a side door entrance. (Contributing). A poured concrete retaining wall with concrete steps is found at the front of the property.
- 320.** **1236 North Robberson Avenue** – Constructed c. 1905. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a gable roof and a projecting gable roof on the north side of the west facade. It rests on a concrete block foundation. A hip roof porch fills the south half of the facade. It has modern screening. The original lap siding has been covered with modern siding. A small one-story addition is at the rear. (Contributing). A poured concrete retaining wall with concrete steps is found at the front of the property.
- 321.** **1237 North Robberson Avenue** – Constructed c. 1915. A one and one-half story wood frame domestic dwelling in a Craftsman-influenced Bungalow style. It has a gable roof and rests on a limestone foundation. A shed roof dormer projects from the center of the east roof face and has exposed rafters, corner boards and a triple window. The gable roof extends over a porch that fully covers the east facade. Exposed rafters and a plain entablature are beneath the roofline. It is supported by wood pylons on top of random-coursed limestone piers. The balustrade has plain wide board balusters. The central poured concrete steps have low side pier walls of random-coursed limestone with concrete caps. The central main entrance has tall Craftsman-style sidelights. The wide eaves of the gable pediments at the side elevations have brackets. (Contributing). Poured concrete steps are at the front of the property.
- 322.** **1303 North Robberson Avenue** – Constructed c. 1920. A one-story wood frame domestic dwelling in a Craftsman-influenced Bungalow style with stucco veneer. It has a gable roof and rests on a concrete foundation. The main gable pediment extends over a porch that fully covers the east facade. The wide eaves have simple modillions. A rectangular louver is center beneath the gable apex. A plain entablature supports the pediment on top of square stucco-faced columns. The columns have decorative wood battens. Tall stuccoed piers define the central main entrance on to the porch. The poured concrete steps have low brick side pier walls with concrete caps. The rooflines at the side elevations have exposed rafters. (Contributing). A one-bay wood frame garage is found at the rear of the property.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Mid-town Historic District (Boundary Increase I)
Greene County, MO

It has a hip roof with exposed rafters, wood shipboard siding and hinged double doors. (Contributing). Poured concrete steps are at the front of the property.

- 323. 1305 North Robberson Avenue** – Constructed c. 1925. A one-story wood frame domestic dwelling in a Craftsman-influenced Bungalow style with an L-shape plan. It is faced with brick veneer. It has a gable roof with exposed rafters at the roofline and a projecting gable wing at the south. It rests on a concrete foundation. The wide eaves of the gable wing pediment are supported by simple bracing brackets. The pediment is faced with stucco and has vertical wood battens. The main gable roof extends over a porch that covers the north side of the east façade. The porch is supported at the northeast by a single square brick column. It has a brick pier wall with a concrete cap. The concrete steps have low brick side pier walls with concrete caps. The building is a unique blend of the Bungalow style with the vernacular L-shape plan found in earlier Catalogue/Builder homes in the area. (Contributing). A one-bay wood frame garage with brick veneer is found at the rear of the property. It has a gable roof with exposed rafters. The gable pediment is faced with asbestos tile. It has a modern overhead door. (Contributing)
- 324. 1311 North Robberson Avenue** – Constructed c. 1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip roof and rests on a cast stone foundation. A gable wing is found on the north side of the east façade and has cornice returns. A hip roof porch covers the south side of the façade and is supported by wood pylons on top of cast stone piers. The original lap siding is covered with asbestos tile. (Contributing). A single wide bay shed roof garage is found at the end of the property. It is substantially altered and deteriorating condition. (Non-contributing)
- 325. 1315 North Robberson Avenue** – Constructed c. 1925. A one-story wood frame domestic dwelling in a Craftsman-influenced Bungalow style with wood lap siding. It has a gable roof and rests on a concrete foundation. The wide eaves of the east-facing roof gable are supported on bracing brackets. A hip roof porch with exposed rafters at the roofline covers the east façade. It is supported by wood pylons on top of brick piers with concrete caps. Tall brick piers with concrete caps define the central main entrance on to the porch. The poured concrete steps have low brick side pier walls with concrete caps. (Contributing). A one-bay wood frame garage is found at the northwest corner of the property. It has a gable roof with a single bracing bracket at the gable apex. Its original wood lap siding and hinged double doors are intact. (Contributing)
- 326. 1110 North Jefferson Avenue** – Constructed c. 1890-1905. A one and one-half story wood frame domestic dwelling in the Early Catalogue/Builder style with an L-shape plan. It has a complex hip roof and projecting gable wings with cross gables on its west façade and side south elevation. The building rests on a fixed-course limestone foundation. A gable dormer with brackets is found on each of the west and south roof faces. The corners of the west and south gable wings are chamfered and have spandrel brackets with pendants. A hip roof porch fills the south side of the west façade. It is supported by modern square posts on brick piers with limestone caps. The corner brick pier has been partially removed. The porch has a modern wood railing. The stairs have low side brick stepped pier walls with limestone caps. The original wood lap siding is intact. (Contributing)
- 327. 1115 North Jefferson Avenue** – Constructed c. 1890-1905. A one and one-half story wood frame domestic dwelling in the Early Catalogue/Builder style with an L-shape plan. It has a combination hip and gable roof and a projecting gable wing on the north side of the east façade. It rests on a fixed-course limestone foundation. The east face of the main roof has a gable dormer. The apex of the gable wing pediment has a spandrel bracket. Simple bracket supports the roof eave at the northeast corner board. A hip roof porch fills the south side of the façade. It is supported by round wood columns with Tuscan capitals. The main entrance is uniquely placed on the south side of the gable wing. (Contributing)

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Mid-town Historic District (Boundary Increase I)
Greene County, MO

328. 1116 North Jefferson Avenue (Trinity Lutheran Church) – Constructed c. 1919. A one-story brick church building in the Late Gothic Revival style. It has a gable roof and rests on a concrete foundation. A square bell tower at the northwest corner of the building dominates its west façade. The tower has an interesting parapet with limestone coping. A raised step at the southwest corner of the tower parapet was a limestone batten that extends vertically to a band of soldier-bonded brick with limestone quoins below. Small, minor steps are found at the remaining corners of the tower parapet. The top brick band serves as the header for a wood perpendicular tracery louver. Another brick band with limestone quoins separates the top of the bell tower from the first story below. This acts as the header for a rectangular double window of stained glass with a stained glass transom. A central gable pediment contains the main double door entrance into the church narthex. It has a stepped parapet with limestone coping. The gable roof has extended carved rafters. A rectangular wood louver with a soldier-bonded brick header with limestone quoins is centered beneath the parapet. The entrance has rounded arch framed by limestone quoins. The arch is filled with four square stained glass transoms. The concrete steps to the main entrance have side brick pier walls with limestone caps. These were recently rebuilt according to historic photographic documentation. A pair of rectangular stained glass windows with stained glass transoms. These have soldier-bonded brick headers with limestone quoins.

The south elevation contains the pediment of the main gable roof. It has an asymmetrical stepped parapet with limestone coping. Centered beneath the pediment apex is a triple stained-glass window inside a three-course bull header bonded brick segmental arch. Stained glass transoms fill the arch. A single door side entrance is found at the west of this triple window. It has a stained-glass transom beneath a soldier-bonded brick header with limestone quoins. A third band of soldier-bonded brick with limestone quoins separates the first story from the basement below. The building's cornerstone is found at the northwest corner of the bell tower at this lower brick band. The west façade has a double rectangular window at the bell tower and a pair of narrow rectangular windows on its south side. Another pair of basement windows is centered beneath the arched triple window on the south elevation. An early period gable roof brick addition is located at the rear east of the building. The gable roof has exposed carved rafters, which are obscured by a modern metal gutter. The sides of the addition have three bays of arched triple windows repeated from that of the the original building. A pair of basement windows with two-course bull header-bonded brick segmental arches is centered beneath each of the triple arched windows. With the wing addition the side south elevation has four symmetrically placed stained glass window bays. A parking lot is found on the south side of the property. The church building now serves the Queen of All Saints Catholic Church, which has placed a wood beam cross at the central gable pediment. (Contributing)

329. 1119 North Jefferson Avenue – Constructed c. 1895-1900. A two-story wood frame domestic dwelling in the Early Catalogue/Builder/Queen Anne style with wood lap siding. It has a combination hip and gable roof with gablet and a projecting gable wing on the north side of the east façade. It rests on a limestone foundation. The gablet and gable wing pediments are faced with decorative wood shingles. The gable wing pediment also has a single window with a triangulated window centered below its apex and a pent roof across its base. The wing has chamfered corners and a skirt of decorative wood shingles between the first and second stories. A hip roof L-shape porch fills the south side of the façade. It is supported by wood pylons on limestone block piers. (Contributing). A two-bay flat roofed garage with wood siding is found at the rear of the property. It is in extremely deteriorated condition. (Non-contributing)

330. 1125 North Jefferson Avenue – Constructed c. 1905-1910. A two-story brick domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip roof with wide eaves and slat board soffits. A projecting gable wing is on the south side of the east façade. The building rests on a random-coursed limestone foundation. The gable wing pediment is faced with alternating butt and fishscale wood shingles and has cornice returns. The original windows are single-pane wood sash double-hung. They have two-course segmental arch headers and limestone sills.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Mid-town Historic District (Boundary Increase I)
Greene County, MO

A hip roof porch fills the façade and wraps north around the gable wing. The porch has a massive triangulated gable pediment at the north above the entrance. It is supported by round wood posts. (Contributing). A two-bay wood frame garage with a square plan is found at the rear of the property. It has a hip roof and original wood shipboard siding. (Contributing)

- 331. 1128 North Jefferson Avenue**— Constructed c. 1905-1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip roof and a projecting gable wing at the south side of the west façade. It has a limestone foundation that has been faced with stucco. A shed roof porch with a triangulated pediment over the main entrance fills the north side of the façade. The original porch supports have been removed and replaced with modern metal grillwork. A modern one-story addition is found at the rear east of the building. The original wood shipboard siding has been partially covered with modern metal siding. A large one-story addition with three-rental apartments has been added to the rear of the building. (Non-contributing)
- 332. 1129 North Jefferson Avenue**— Constructed c. 1905-1910. A two-story brick domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip roof with wide eaves and slat board soffits. A projecting gable wing is on the south side of the east façade. The building rests on a cast stone foundation. It is in the same design as the adjacent south building at 1125 North Jefferson Avenue, except its porch is in a smaller scale. (Contributing). A small one-bay wood frame garage is found at the rear of the property. It has a gable roof. Its original wood siding has been covered with plywood. Its doors are no longer extant. (Non-contributing)
- 333. 1202 North Jefferson Avenue** — Constructed c. 1905-1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a combination hip and gable roof and a projecting gable wing at the north side of the west façade. It has a limestone foundation. A hip roof porch fills the south side of the façade, but appears to have been partially in-filled. The original porch supports have been removed and replaced with modern metal grillwork. The original wood lap siding has been covered with modern vinyl siding. (Non-contributing). A large two-bay concrete block garage fills the rear of the property. It has a gable roof. (Non-contributing)
- 334. 1205 North Jefferson Avenue** — Constructed c. 1905. A two-story wood frame domestic dwelling in the Early Catalogue/Builder style with an irregular plan. It has a combination hip and gable roof with wide eaves and rests on a limestone foundation. The large gable dormer on the east roof face has a triple window. A hip roof porch fills the east façade and wraps around the southeast corner. It has a triangulated gable pediment above the main entrance on the north side. The porch is supported by wood columns with Ionic capitals on top of paneled wood piers. It has a turned spindle balustrade. The original lap siding is covered with modern siding (Contributing)
- 335. 1207 North Jefferson Avenue** — Constructed c. 1910. A two-story wood frame domestic dwelling in the Late Catalogue/Builder/Foursquare style. It has a combination hip and gable roof with wide eaves and modillions. It rests on a limestone foundation. The large gable dormer on the east roof face is covered with decorative wood shingles and has a single double-hung window. A hip roof porch fills the east façade. It has a small triangulated gable pediment faced with wood shingles above the main entrance on the north side. The porch has a dentil work cornice and is supported by wood pylons on top of brick piers with limestone caps. It has a turned spindle balustrade. The single door main entrance has a transom. The original lap siding is intact, but in deteriorated condition. (Contributing). A one-bay wood frame garage with a square plan is at the rear of the property. It has a hip roof with exposed rafters and original shipboard siding. (Contributing).
- 336. 1209 North Jefferson Avenue** — Constructed c. 1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip roof and rests on a fixed-course limestone foundation. A gable wing is found on the north side of the east façade and has cornice returns. A low-pitched hip roof porch covers

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Mid-town Historic District (Boundary Increase I)
Greene County, MO

the east façade and is supported by square pylons on top of painted brick piers with limestone caps. The porch has a wide board balustrade. The single door main entrance has a transom. The poured concrete steps have side brick piers with limestone caps. The original lap siding has been covered with modern siding. (Contributing). A low poured concrete retaining wall is at the front of the property.

- 337.** 1212 North Jefferson Avenue – A modern three-story brick multiple-dwelling apartment building with a rectangular plan and low-pitched hip roof. (Non-contributing)
- 338.** 1218 North Jefferson Avenue – A modern three-story brick multiple-dwelling apartment building with a rectangular plan and low-pitched hip roof. It is a part of the same complex as the building at 1212 North Jefferson. Together the buildings form an L-plan site with a large paved parking lot at the rear. The apartment complex replaces historic buildings previously on the property and are an unfortunate diminishment to the district boundaries. (Non-contributing)
- 339.** 1219 North Jefferson Avenue – Constructed c. 1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style. It has a hip roof and a gable wing on the south side of the east façade. The gable wing pediment has cornice returns. A hip roof dormer is found on the north side of the east roof face. The building rests on a concrete foundation. A hip roof porch covers the east façade. It has a small triangulated gable with cornice returns over the main entrance. The original porch supports have been replaced. The single door main entrance has a transom. The original wood lap siding has been covered with asbestos tile. (Contributing).

At the rear of the property is a one and one-half story wood frame building. It has a gable roof and rests on a concrete foundation. The east-facing gable pediment is covered with wood butt shingles and has cornice returns. A pent roof supported by brackets is at the pediment apex above two window bays. The side north roof face has a large gable dormer that repeats the treatment of the gable on the east. The first story is covered with original wood lap siding. A small gable roof porch supported by turned wood posts is on the east. This building may have been a carriage house for a larger surrounding property converted in a later period to a domestic dwelling. (Contributing). A low poured concrete retaining wall is at the front of the property.

- 340.** 1225 North Jefferson Avenue – Constructed c. 1915. A two-story wood frame domestic dwelling in the Late Catalogue/Builder style with a unique U-plan. It has a combination hip and gable roof and has paired projecting wing gables on the south and north sides of the east façade. It rests on a cast stone foundation. The complex roofline has wide eaves with slat board soffits. A large central gable roof dormer on the east roof face is positioned between the two projecting gable wings. The dormer and gable wings each have a large triangulated pediments on top of a pent roof. The large windows of the second and first stories of the gable wings have been replaced with smaller units; and, the openings have been in-filled with shingles. A small hip roof porch covers the main entrance found between the two gable wings. It is supported by wood pylons resting on a poured concrete staircase and base. The porch is presumably a later alteration, as it is not characteristic of the period style. Hip-formed pent roofs have been added above the first story windows on the east face of the gable wings. A large later period addition appears to have been made to the rear west elevation of the building to adapt it for multiple-dwelling use. The original wood lap siding has been covered with asbestos tile. (Non-contributing). A four-bay wood frame garage with wood lap siding is found at the rear of the property. It has a hip roof with exposed rafters at the roofline. The northern most bay still has its hinged double doors. It is in deteriorating condition. (Contributing)
- 341.** 1228 North Jefferson Avenue – Constructed c. 1900-1905. A two-story wood frame domestic dwelling in the Early Catalogue/Builder/Queen Anne style. It has a hip roof and projecting gable wing with chamfered corners at the north side of the west façade. The building rests on a fixed-course limestone foundation. A central brick chimney rises through the west roof face. The gable wing pediment is faced with wood fishscale shingles. An ocular louver has been

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Mid-town Historic District (Boundary Increase I)
Greene County, MO

added beneath the pediment apex. The chamfered corners of the gable wing have wide corner boards. A shed roof porch fills the south side of the west façade. It is supported by aluminum replacement columns on top of its painted original brick piers with limestone caps. The porch has a carved bow balustrade. The single door at the main entrance is slightly offset from the stairs and has a transom. The building has a large gable dormer on its side south roof face. A two-story stacked porch with a shed roof, turned wood posts and carved bow balustrades has been added to the side south elevation. (Contributing)

- 342.** 1233 North Jefferson Avenue – Constructed c. 1910. A two-story wood frame domestic dwelling in the Late Catalogue/Builder/Foursquare style. It has a flared hip roof and rests on a limestone foundation. A hip roof dormer is found on the east roof face. The roof has wide eaves with a plain heavy entablature which serves as the header for the second story windows. A large hip roof porch covers the east façade and wraps around the recessed northeast corner of the building. A large triangulated gable pediment slightly projects from the south side of the porch at the main entrance and is faced with wood butt shingles. It has a pent roof base. The porch is supported by slender wood columns and has a turned wood post balustrade. The first story façade has a three-sided bay window slightly off-center to the north. The building's original lap siding is intact. (Contributing). A large three-bay wood frame carriage house is found at the northwest corner of the property. It has a hip roof with a flat ridgeline. A large gable dormer with a double door leading to the hayloft is at the east roof face. This out structure has its original shipboard siding, but it is in an overall deteriorating condition. (Contributing). A limestone retaining wall with concrete steps is found at the front of the property.
- 343.** 1234 North Jefferson Avenue – Constructed c. 1910. A two-story wood frame domestic dwelling in the Late Catalogue/Builder/Foursquare style. It has a flared hip roof with wide slat board eaves and rests on a scored concrete foundation. A flared hip roof dormer at the west roof face is covered with wood butt shingles. A skirted roof porch covers the west façade. It has a dentil work cornice and is supported by wood columns. It has a turned wood spindle balustrade. The original wood lap siding has been covered with modern siding. (Contributing). A cast stone retaining wall with concrete steps is found at the front of the property.
- 344.** 1238 North Jefferson Avenue – Constructed c. 1910. A two-story wood frame domestic dwelling in the Late Catalogue/Builder/Foursquare style. It has a flared hip roof with wide slat board eaves and rests on a scored concrete foundation. A flared hip roof dormer at the west roof face is covered with wood butt shingles, which is obscured by modern siding. A skirted roof porch covers the west façade. It has a dentil work cornice and is supported by wood columns. It has a turned wood spindle balustrade. The original wood lap siding has been covered with modern siding. The building is a mirrored twin of the south adjacent property at 1234 North Jefferson. (Contributing). A small one-bay wood frame garage is found at the northeast corner of the property. It has a gable roof with exposed rafters. It has been covered with modern siding. (Contributing). A poured concrete retaining wall with concrete steps is found at the front of the property, while an earlier cast stone block wall continues around the north side of this corner lot.
- 345.** 1239 North Jefferson Avenue – Constructed c. 1910. A one and one-half story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a complex hip roof with gablet. A gable wing projects from the south side of the east façade. The building rests on a random-coursed limestone foundation. A decorative brick chimney rises through the center of the east roof face through the gablet apex. A shed roof dormer with a small triple window is on the east roof face. The gable wing pediment has a skirted roof. A small hip roof porch fills the north side of the east façade. It is supported by wood pylons and has a modern metal railing. The side north elevation of this corner property has a large triangulated gable dormer with a triple window composed of a tall rectangular central window flanked by smaller square windows. The original lap siding has been covered with modern siding. (Contributing) A modern two-bay garage with gable roof is found at the rear of the property. (Non-contributing). A limestone block retaining wall with concrete steps is found at the front of the property.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- 346. 318 East Webster Street** – Constructed c. 1905-1910. A one and one-half story wood frame domestic dwelling in the Late Catalogue/Builder style. It has a hip roof and rests on a limestone foundation. A massive gable dormer at the north façade appears to have been a more recent alteration. A shed roof porch originally covered the façade; but, it has been partially in-filled on the west side. The original wood lap siding is covered with modern siding. (Non-contributing). A small one-bay wood frame garage is found at the front of the property. It has a gable roof and modern siding. (Non-contributing)
- 347. 320 East Webster Street** – Constructed c. 1905-1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip and a projecting gable wing on the east side of the north façade. The building rests on a limestone foundation. A hip roof porch fills the west side of the façade. It is supported by modern metal grillwork on top of stone piers with concrete caps. It has modern metal awnings. The original lap siding is covered with modern siding. A flat roof carport supported by metal grillwork has been added to the side east elevation. (Contributing). A small one-bay wood frame garage with a square plan is found at the rear of the property. It has a hip roof with exposed rafters. Its original wood shipboard siding is intact. (Contributing)
- 348. 414 East Webster Street** – Constructed c. 1905-1910. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip and a projecting gable wing on the east side of the north façade. The building rests on a random-coursed limestone foundation. A hip roof porch fills the west side of the façade. It is supported by painted iron posts. The original lap siding is covered with modern siding. (Contributing)
- 349. 418 East Webster Street** – Constructed c. 1910-1920. A one-story wood frame domestic dwelling in the Late Catalogue/Builder style with an L-shape plan. It has a hip and a projecting gable wing on the west side of the north façade. The building rests on a concrete block foundation. The gable wing pediment has a pent roof at its base. A hip roof porch with a small triangulated gable pediment above the main entrance fills the east side of the façade. The original porch supports have been replaced with modern metal grillwork. The original lap siding is covered with modern siding. (Contributing). A one-bay wood frame garage is found at the rear of the property. It has a gable roof with exposed rafters and wide vertical board siding. (Contributing)
- 350. 217 East Calhoun Street** – A modern one-story wood frame domestic dwelling with a rectangular plan. It has a gable roof and rests on a concrete block foundation. The narrower gable end faces the street level. The property has modern vinyl siding and is in-fill at the rear of the subdivided lot of the historic property located 1303 North Robberson Avenue (Non-contributing)

Architectural Classifications:

The following provides a summary list of properties within the Mid-town Historic District (Boundary Increase I) by architectural classification. All properties are contributing buildings, except where noted.

LATE VICTORIAN: Queen Anne

316. 1223 North Robberson Avenue

LATE 19TH AND EARLY 20TH REVIVALS: Late Gothic Revival

328. 1116 North Jefferson Avenue (Trinity Lutheran Church)

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Mid-town Historic District (Boundary Increase I)
Greene County, MO

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

- 313. 1215 North Robberson Avenue (Two-story)
- 314. 1217 North Robberson Avenue (Two-story)
- 321. 1237 North Robberson Avenue
- 322. 1303 North Robberson Avenue
- 323. 1305 North Robberson Avenue
- 325. 1315 North Robberson Avenue

OTHER: Early and Late Catalogue/Builder

Two-story

- 308. 1202 North Robberson Avenue (Queen Anne)
- 310. 1208 North Robberson Avenue (L-shape)
- 312. 1214 North Robberson Avenue
- 315. 1220 North Robberson Avenue (Non-contributing)

- 329. 1119 North Jefferson Avenue (Queen Anne)
- 330. 1125 North Jefferson Avenue (L-shape)
- 332. 1129 North Jefferson Avenue (L-shape)
- 334. 1205 North Jefferson Avenue
- 335. 1207 North Jefferson Avenue (Foursquare)
- 340. 1225 North Jefferson Avenue (Non-contributing)
- 341. 1228 North Jefferson Avenue (Queen Anne)
- 342. 1233 North Jefferson Avenue (Foursquare)
- 343. 1234 North Jefferson Avenue (Foursquare)
- 344. 1238 North Jefferson Avenue (Foursquare)

One/One and One-half Story with L-shape Plan

- 309. 1207 North Robberson Avenue
- 311. 1211 North Robberson Avenue
- 317. 1224 North Robberson Avenue (Non-contributing)
- 318. 1225 North Robberson Avenue
- 319. 1232 North Robberson Avenue (Non-contributing)
- 320. 1236 North Robberson Avenue
- 324. 1311 North Robberson Avenue

- 326. 1110 North Jefferson Avenue
- 327. 1115 North Jefferson Avenue
- 331. 1128 North Jefferson Avenue
- 333. 1202 North Jefferson Avenue (Non-contributing)
- 336. 1209 North Jefferson Avenue
- 339. 1219 North Jefferson Avenue
- 335. 1239 North Jefferson Avenue

- 346. 318 East Webster Street (Non-contributing)
- 347. 320 East Webster Street
- 348. 414 East Webster Street
- 349. 418 East Webster Street

In addition to the properties listed above the Mid-town boundary increase includes three multiple-dwelling apartment buildings: the historic brick four-plex building at 1201-1203 North Robberson Avenue (Building No. 307) and the two non-contributing modern brick multiple-unit apartment buildings at 1212 and 1218 North Jefferson Avenue (Buildings No. 337 and 338).

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 15

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 1: 1435 North Washington Avenue (*NR Building No. 266*). Built c. 1895. An example of the Italianate-influenced residential architecture prevalent in the Mid-town district during its early period of development, combined with later asymmetrical plan preferences. (Photo: February 2001. Historic Springfield, Inc. Negative on file.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 16

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 2: 1328 North Benton Avenue (NR Building No. 16). Built c. 1900. A two-story T-plan four bay residence with Queen Anne influences. This form was popular in the Mid-town district during the period 1890-1900. The building is also a locally designated Springfield Historic Site. (Photo: February 2001. Historic Springfield, Inc. Negative on file.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 17

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 3: 1416 North Washington Avenue (NR Building No. 262). Built c. 1925. This one and one-half story brick Bungalow residence is typical of the prevalent style in the Mid-town district after 1915. (Photo: February 2001. Historic Springfield, Inc. Negative on file.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 18

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 4: 1101 North Benton Avenue (NR Building No. 2). Built c. 1925. This one and one-half story brick and stone building reflects Gothic and Tudor influences and is singularly unique within the Mid-town district. (Photo: February 2001. Historic Springfield, Inc. Negative on file.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 19

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 5: St. John's Episcopal Church, 515 East Division Street (NR Building No. 134). Built c. 1886. A one and one-half story stone church building, with interesting Eastlake detailing. It features the oldest known rose window west of the Mississippi River. It is one of two contributing church buildings within the Mid-town district. (Photo: February 2001. Historic Springfield, Inc. Negative on file.)



United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 20

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Summary:

The Mid-town Historic District was listed on the National Register of Historic Places on July 13, 1989. The original listing designated the Mid-town district as significant under Criterion A in the area of EDUCATION and under Criterion C in the area of ARCHITECTURE. Under EDUCATION, it was listed as significant because of its association with the growth and development of Drury College. The establishment of the College in 1873 had a positive impact on the Mid-town neighborhood during the late 19th century, as faculty members settled in the surrounding residential community. Under ARCHITECTURE, the Mid-town district was listed as significant because it represented one of the largest inventories of historic residential architecture in the City of Springfield. Located between the City's two historic commercial centers, Mid-town developed as a preferred neighborhood for a diverse population of working, middle and upper class families. Its variety of both vernacular and high style residential buildings reflects the prosperity and boom development of Springfield during this time. The two periods of significance associated with the Mid-town district are 1871-1939, reflecting the residential architecture within the district, and 1892-1939, reflecting the buildings present on the portion of Drury's campus within the district. The properties within the Mid-town Historic District (Boundary Increase I) are significant consistent with criteria and context established within the original submission. It is unclear why the boundaries of the original Mid-town district were not established to include this dense area of contiguous historic properties. They reflect a diversity of style and scale associated with the later southwestern expansion of the Mid-town Neighborhood following the turn of the 20th Century. Their inclusion now is particularly important in light of the demolition of the grouping of same period domestic dwellings at the southeast corner of the original Mid-town submission subsequent to its listing.

Elaboration:

Although incorporated in 1838, it was not until after the Civil War and the arrival of the railroad in 1870 that the Town of Springfield experienced significant commercial development and a resulting residential expansion. When a disagreement arose between the railroad and the Town of Springfield over the route of the Atlantic and Pacific line expansion, three businessmen, Dr. E.T. Robberson, Judge C.E. Harwood and former mayor S.H. Boyd, formed the Ozark Land Company and platted the separate township of North Springfield along the original surveyed route about 1-½ miles north of Springfield's Public Square. In response, the City of Springfield annexed the area north of its limits to Division Street, making it the boundary between "Old Town" and "New Town." Judge Harwood constructed his residence here in 1871 at 1352 North Benton Avenue (NR Building No. 24).¹

The first residential development in support of North Springfield occurred in the area along the Jefferson, Benton Washington and Summit corridors between Commercial and Division Streets. The modest frame buildings here were constructed to accommodate the increasing numbers of railroad employees and their families. In addition to these smaller dwellings, large two-story frame and brick residences were built by local merchants and professionals, most of whom owed their livelihoods to the railroad and its operations. At the same time, development began in the area south of Division Street along with the founding of Drury College (now University) in 1873. Four Congregationalists, Rev. James H. Harwood, his brother Charles E. Harwood, Dr. Nathan J. Morrison and Samuel F. Drury, selected the undeveloped area between "Old Town" and "New Town" as the site for this new religious-based liberal arts college.

By 1880, the area designated as the Mid-town Historic District consisted of dozens of single-family dwellings situated within three blocks of Commercial Street and Drury's early campus. The Mid-town area grew at a rapid pace over the next thirty years. In 1880, the Ozark Land Company subdivided 100 acres south of Division Street. Subsequent subdivisions occurred in 1883, 1886, and 1889. The separate townships of Springfield and North Springfield merged in 1887, reflecting the development of the Mid-town area that connected them. The railroad expanded in 1908. The Mid-town district was almost fully developed by 1910, with only a few vacant lots found within the area. Later period expansion occurred southeast of the

¹National Register of Historic Resources. Mid-town Historic District. Greene County, Missouri. Listed July 13, 1989

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 21

Mid-town Historic District (Boundary Increase I)
Greene County, MO

original residential neighborhood toward North Summit and North Clay Avenues east of the original Drury College campus. This area was included within the boundaries of the original Mid-town submission. At the same time expansion also occurred southwest toward North Jefferson and North Robberson Avenues and along East Webster and East Calhoun Street. This westward development connected the east-to-west corridors across the Mid-town residential neighborhood and Drury College with the commercial areas on Boonville Avenue and the trolley service that connected the Public Square with Commercial Street.

The Mid-town Historic District (Boundary Increase I) adds a total of 37 primary structures that contribute and enhance the historic character of Springfield's largest National Register property. Included within these contributing buildings are modest and larger scale examples of the Queen Anne, Catalogue/Builder and Craftsman-influenced Bungalow styles that emerged through the development of the Mid-town residential neighborhood during the period of significance of the original district submission. Other resources such as the Trinity Lutheran Church (1116 North Jefferson Avenue) and numerous carriage house and garage out structures, retaining walls, brick sidewalk and limestone curbing enhance its representation of Mid-town's development and vitality.

Current Endangerment

Today, the original Mid-town National Register Historic District resource is experiencing at its central core great vitality and interest in its preservation as a unique and desirable area for family living. Its location and historic character are significant attractions, which the Mid-town Neighborhood Association promotes through annual events like its Victorian Christmas Home Tour (first held in 1992), July 4th Neighborhood Parade and Spic 'n Span Fall Neighborhood Clean-up. Numerous restoration and rehabilitation projects are evident on most blocks within the district's center. Unfortunately, expansion of institutions within the district over the past 12 years has resulted in the demolition of 24 contributing buildings to the original district submission. Losses include the properties at 1031 North Benton Avenue (NR Building No. 1) and 1538 North Benton Avenue (Building No. 37), which were two of the finest examples of the early period Italianate-influenced style in the district (*See Figure 1*). Areas of concentrated loss of contributing buildings have created large gaps in the contiguous boundaries of the district and isolated small pockets from its core mass. This is particularly evident in the area on North Benton Avenue north of East Calhoun Street and in the southeast corner along North Summit and North Clay Avenues south of East Webster Street, where 19 contributing buildings have been demolished by Drury University for expansion of its academic and residential facilities and surface parking. An additional three contributing buildings on North Summit Avenue are scheduled for near-term demolition to further support its surface parking demands (*See Figure 2*).

Overall, the perimeter of the district is experiencing significant issues of deterioration and delayed maintenance, insensitive renovations and alterations unchecked because of the lack of enforceable design guidelines and, of greatest impact, demolition of contributing buildings for land clearance and redevelopment. Historic single-family dwellings have been altered for multiple dwelling use, historic fabric is being replaced by inappropriate modern surfaces and lack of required maintenance has set a downward course for many buildings, especially along the fringe northeast boundary, toward demolition by neglect. Coupled with the loss of contributing buildings to accommodate land clearance for redevelopment and institutional expansion, these conditions present an alarming scenario for the Mid-town National Register Historic District and its surrounding neighborhood. In recognition of the current threats to the sustainability of the Mid-town district, the Missouri Alliance for Historic Preservation recognized it among its 2001 list of Missouri's Top 10 Most Endangered Historic Places.

The loss of contributing buildings within the original Mid-town district submission has been significant, but there is currently a great deal of optimism among its stakeholders about the potential for halting the trend of demolition and deterioration. The Mid-town Neighborhood Association is a strong and committed champion for this important historic resource. The Mid-town Neighborhood Plan Update adopted by Springfield City Council in May 2001 (first adopted in 1989 and subsequently updated in 1994) is a result of collaboration among residents, the neighborhood association, surrounding institutions and the City of

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 27

Mid-town Historic District (Boundary Increase I)
Greene County, MO

This nomination was prepared for the following sponsor:

Mid-town Neighborhood Association
P.O. Box 214
Springfield, MO 65801

Ken C. Williams, *President*
Paula Ringer, *Vice President*
Pam Bodenhamer, *Secretary*
Nancy Hackett, *Treasurer*

Funding support for the nomination was provided through a Community Better Grant from the following agency:

Community Foundation of the Ozarks

Springfield, MO 65801

Ken C. Williams, *President*
Jan Horton, *Executive Director*

Individual Property Owners:

Based on Greene County Tax Records at August 10, 2001

- | | | |
|------|--|--------------------------|
| 307. | 1201-1203 North Robberson Avenue
<u>Owner:</u> Greene County
940 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-213-009 |
| 308. | 1202 North Robberson Avenue
<u>Owner:</u> Dale A. Ketel TR
1202 North Robberson Avenue
Springfield, MO 65802-1925 | Parcel No. 13-13-216-009 |
| 309. | 1207 North Robberson Avenue
<u>Owner:</u> Greene County
940 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-213-010 |
| 310. | 1208 North Robberson Avenue
<u>Owner:</u> Florence A. Weiss
1208 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-216-008 |
| 311. | 1211 North Robberson Avenue
<u>Owner:</u> Greene County
940 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-213-011 |
| 312. | 1214 North Robberson Avenue
<u>Owner:</u> Patrick E. Blasi TR
3980 North Dysart Avenue
Springfield, MO 65803-4806 | Parcel No. 13-13-216-007 |

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 28

Mid-town Historic District (Boundary Increase I)
Greene County, MO

-
- | | | |
|------|--|--------------------------|
| 313. | 1215 North Robberson Avenue
<u>Owner:</u> Greene County
940 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-213-012 |
| 314. | 1217 North Robberson Avenue
<u>Owner:</u> Greene County
940 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-213-013 |
| 315. | 1220 North Robberson Avenue
<u>Owner:</u> MSHP, Inc.
1440 East Bradford Parkway
Springfield, MO 65804 | Parcel No. 13-13-216-006 |
| 316. | 1223 North Robberson Avenue
<u>Owner:</u> Jay Craig Spangler
1223 North Robberson Avenue
Springfield, MO 65802-1924 | Parcel No. 13-13-213-014 |
| 317. | 1224 North Robberson Avenue
<u>Owner:</u> Kenneth Brewer
1224 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-216-005 |
| 318. | 1225 North Robberson Avenue
<u>Owner:</u> Danny D. Jobe
8109 Route D
Jefferson City, MO 65109-8313 | Parcel No. 13-13-213-019 |
| 319. | 1232 North Robberson Avenue
<u>Owner:</u> Jimmie Bell et al
P.O. Box 11111
Springfield, MO 65808-1111 | Parcel No. 13-13-216-004 |
| 320. | 1236 North Robberson Avenue
<u>Owner:</u> Mary L. Young
3909 East Farm Road 94
Springfield, MO 65803-8815 | Parcel No. 13-13-216-003 |
| 321. | 1237 North Robberson Avenue
<u>Owner:</u> Robert K. Highfill
1037 East Snider Street
Springfield, MO 65803-6201 | Parcel No. 13-13-213-001 |

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 29

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- | | | |
|------|---|--------------------------|
| 322. | 1303 North Robberson Avenue
<u>Owner:</u> Venus Bryant
1303 North Robberson Avenue
Springfield, MO 65802-1926 | Parcel No. 13-13-214-009 |
| 323. | 1305 North Robberson Avenue
<u>Owner:</u> Michael Lanning, Sr.
1305 North Robberson Avenue
Springfield, MO 65802-1926 | Parcel No. 13-13-214-010 |
| 324. | 1311 North Robberson Avenue
<u>Owner:</u> Angela (Bryant) Blakey
1311 North Robberson Avenue
Springfield, MO 65802 | Parcel No. 13-13-214-011 |
| 325. | 1315 North Robberson Avenue
<u>Owner:</u> Shirley L. Carlson TR
1418 North Benton Avenue
Springfield, MO 65802-1906 | Parcel No. 13-13-214-012 |
| 326. | 1110 North Jefferson Avenue
<u>Owner:</u> Randall S. Baldwin
P.O. Box 725
Springfield, MO 65801-0725 | Parcel No. 13-13-218-010 |
| 327. | 1115 North Jefferson Avenue
<u>Owner:</u> Richard Hernandez
1115 North Jefferson Avenue
Springfield, MO 65802-3721 | Parcel No. 13-13-217-027 |
| 328. | 1116 North Jefferson Avenue
<u>Owner:</u> The Society of Saint Pius X SP
1116 North Jefferson Avenue
Springfield, MO 65802 | Parcel No. 13-13-218-032 |
| 329. | 1119 North Jefferson Avenue
<u>Owner:</u> Randall S. Baldwin
P.O. Box 725
Springfield, MO 65801-0725 | Parcel No. 13-13-217-028 |
| 330. | 1125 North Jefferson Avenue
<u>Owner:</u> Carol R. Nordenstrom
1125 North Jefferson Avenue
Springfield, MO 65802-3721 | Parcel No. 13-13-217-029 |

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 30

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- | | | |
|------|--|--------------------------|
| 331. | 1128 North Jefferson Avenue
<u>Owner:</u> Lawrence E. Freeman
1445 North Washington Avenue
Springfield, MO 65802-1937 | Parcel No. 13-13-218-004 |
| 332. | 1129 North Jefferson Avenue
<u>Owner:</u> Vern L. Niederhuth et al
1346 East Harrison Street
Springfield, MO 65804-0120 | Parcel No. 13-13-217-001 |
| 333. | 1202 North Jefferson Avenue
<u>Owner:</u> W. Bryan Magers TR
3000 Carlisle Circle
Springfield, MO 65804 | Parcel No. 13-13-219-011 |
| 334. | 1205 North Jefferson Avenue
<u>Owner:</u> Joseph W. Cave
1205 North Jefferson Avenue
Springfield, MO 65802-1913 | Parcel No. 13-13-216-010 |
| 335. | 1207 North Jefferson Avenue
<u>Owner:</u> Ronald K. Huggins
1207 North Jefferson Avenue
Springfield, MO 65802-1913 | Parcel No. 13-13-216-011 |
| 336. | 1209 North Jefferson Avenue
<u>Owner:</u> Thanc Ngoc Nguyen
1209 North Jefferson Avenue
Springfield, MO 65802-1913 | Parcel No. 13-13-216-012 |
| 337. | 1212 North Jefferson Avenue
<u>Owner:</u> W. Bryan Magers TR
P.O. Box 9122
Springfield, MO 65801-9122 | Parcel No. 13-13-219-019 |
| 338. | 1218 North Jefferson Avenue
<u>Owner:</u> W. Bryan Magers TR
P.O. Box 9122
Springfield, MO 65801-9122 | Parcel No. 13-13-219-017 |
| 339. | 1219 North Jefferson Avenue
<u>Owner:</u> James R. Pope
1014 Heritage Road
Strafford, MO 65757-8711 | Parcel No. 13-13-216-013 |

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 31

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- | | | |
|------|---|--------------------------|
| 340. | 1225 North Jefferson Avenue
<u>Owner:</u> Lewis S. Rauch
850 West Riverdale Street
Springfield, MO 65810 | Parcel No. 13-13-216-014 |
| 341. | 1228 North Jefferson Avenue
<u>Owner:</u> William P. Henry, Sr.
1228 North Jefferson Avenue
Springfield, MO 65802-1914 | Parcel No. 13-13-219-006 |
| 342. | 1233 North Jefferson Avenue
<u>Owner:</u> V. Keith Myers
P.O. Box 335
Hurley, MO 65675 | Parcel No. 13-13-216-015 |
| 343. | 1234 North Jefferson Avenue
<u>Owner:</u> Jim L. Ruble
1163 South Oak Park Avenue
Springfield, MO 65802-5187 | Parcel No. 13-13-219-005 |

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 32

Mid-town Historic District (Boundary Increase I)
Greene County, MO

- | | | |
|------|---|--------------------------|
| 344. | 1238 North Jefferson Avenue
<u>Owner:</u> Billy W. Lancaster
14126 Saint Andrews Drive
Grandview, MO 64030-4101 | Parcel No. 13-13-219-004 |
| 345. | 1239 North Jefferson Avenue
<u>Owner:</u> Robert Stemmons Darby
1239 North Jefferson Avenue
Springfield, MO 65802-1913 | Parcel No. 13-13-216-016 |
| 346. | 318 East Webster Street
<u>Owner:</u> John Middlemas
5253 West Farm Road 54
Willard, MO 65781-7236 | Parcel No. 13-13-217-003 |
| 347. | 320 East Webster Street
<u>Owner:</u> Lloyd Judge
320 East Webster Street
Springfield, MO 65802-1939 | Parcel No. 13-13-217-002 |
| 348. | 414 East Webster Street
<u>Owner:</u> August Baumgartner
1109 North Benton Avenue
Springfield, MO 65802-3715 | Parcel No. 13-13-218-003 |
| 349. | 418 East Webster Street
<u>Owner:</u> Ina V. Boulware
418 East Webster Street
Springfield, MO 65802-1941 | Parcel No. 13-13-218-002 |
| 350. | 217 East Calhoun Street
<u>Owner:</u> James McCutcheon
1239 North Fender Avenue
Springfield, MO 65803-5654 | Parcel No. 13-13-214-008 |

Source: Greene County Tax Assessor's Office
940 Boonville Avenue
Springfield, MO 65802
417-868-4101

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section photographs Page 33

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Photographs:

The following is the same for all photographs:

Mid-town Historic District (Boundary Increase I)
Greene County, Missouri
Richard Lee Burton
November 10, 2001
Negatives on file with Historic Springfield, Inc.; P.O. Box 50305; Springfield, MO 65805-0305

Photo 1: Streetscape. Western tier of 1300 block of North Robberson Avenue from southeast view (Roll 1, Frame 13)

Photo 2: Streetscape. Western tier of 1100 block of North Jefferson Avenue from northeast view at intersection of East Webster Street (Roll 2, Frame 22)

Photo 3: Streetscape. Eastern tier of 1200 block of North Jefferson Avenue from southwest view at intersection of East Webster Street (Roll 3, Frame 8)

Photo 4: 1223 North Robberson Avenue. Primary east elevation (Roll 1, Frame 8)

Photo 5: 1202 North Robberson Avenue. Primary west elevation (Roll 1, Frame 32)

Photo 6: 1119 North Jefferson Avenue. Primary east elevation (Roll 2, Frame 27)

Photo 7: 1228 North Jefferson Avenue. Primary west elevation (Roll 3, Frame 9)

Photo 8: 1208 North Robberson Avenue. Primary west elevation (Roll 1, Frame 31)

Photo 9: 1125 and 1129 North Jefferson Avenue. Primary east elevations from northeast view (Roll 2, Frame 23)

Photo 10: 1207 North Jefferson Avenue. Primary east elevation (Roll 2, Frame 15)

Photo 11: 1238 and 1234 North Jefferson Avenue. Primary west elevations from southwest view (Roll 3, Frame 10)

Photo 12: 1108 North Jefferson Avenue. Primary west elevation from southwest view (Roll 2, Frame 35)

Photo 13: 1115 North Jefferson Avenue. Primary east elevation (Roll 2, Frame 32)

Photo 14: 1239 North Jefferson Avenue. Primary east elevation (Roll 2, Frame 4)

Photo 15: 418 East Webster Street. Primary north elevation from northwest view (Roll 3, Frame 18)

Photo 16: 1211 North Robberson Avenue. Primary east elevation (Roll 1, Frame 4)

Photo 17: 1236 North Robberson Avenue. Primary west elevation (Roll 1, Frame 25)

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section photographs Page 34

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Photo 18: 1209 North Jefferson Avenue. Primary east elevation (Roll 2, Frame 13)

Photo 19: 1237 North Robberson Avenue. Primary east elevation (Roll 1, Frame 10)

Photo 20: 1215 North Robberson Avenue. Primary east elevation (Roll 1, Frame 5)

Photo 21: Trinity Lutheran Church. 1116 North Jefferson Avenue. Primary west elevation from southwest view (Roll 2, Frame 36)

Photo 22: 1201-1203 North Robberson Avenue. Primary east elevation (Roll 1, Frame 2)

Photo 23: 1218 and 1212 North Jefferson Avenue from southwest view. Modern apartment buildings on eastern tier (Roll 3, Frame 6)

Photo 24: 1220 North Robberson Avenue. Primary west elevation (Roll 1, Frame 30)

Photo 25: 1224 North Robberson Avenue. Primary east elevation (Roll 1, Frame 29)

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 22

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Springfield. It is intended to provide a strategic framework for addressing the critical issues of preservation, property maintenance and land use that impact the sustainability of the historic residential neighborhood and the integrity of the National Register Historic District within it. Key "breakthroughs" resulting from this planning process have been a review of previous zoning assumptions, provisions for minimizing the impact of institutional expansion on adjacent residential structures through buffer yard development and recognition of the importance of available institutional master plans for development in addressing the needs of the neighborhood. Importantly, agreement on a possible local historic district zoning overlay specified within the Neighborhood Plan would provide for jurisdictional oversight, maintenance guidelines and design standards as protections for the remaining contributing buildings.

A key priority established within the Mid-town Neighborhood Plan Update is to strengthen the boundaries of the original Mid-town Historic District submission, with emphasis placed on its southwest corner. It is unclear why the portions of North Robberson and North Jefferson Avenues comprising the boundary increase area were not included in the original Mid-town submission. However, it is a highly dense area of contiguous historic properties with substantial integrity and a compelling diversity of Late 19th and Early 20th Century architectural styles and building scales. Its addition to the Mid-town Historic District will provide strong support for sustainable rehabilitation and reinforce its southwest boundary.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 23

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 1: Historic Photograph-1538 North Benton Avenue (NR Building No. 37, Photo 5) Demolished. Built c. 1870. The Italianate-influenced two story brick residence here was the oldest remaining building within the Mid-town district at the time of its original listing. (Photo: August 18, 1988. Thomason & Associates. Negative on file with Missouri Department of Natural Resources)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 24

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Figure 2: 1126 North Summit Avenue (*NR Building No. 194*). Built c. 1890. A one and one-half story T-plan residence with Queen Anne detailing. Located in the 1000/1100 block of North Summit, the building is scheduled for demolition to accommodate surface parking. A total of 13 contributing buildings to the Mid-town district in the surrounding block area have been demolished. (Photo: February 2001. Historic Springfield, Inc. Negative on file.)



United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 25

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Sources:

National Register of Historic Resources. Mid-town Historic District. Greene County, Missouri. Listed July 13, 1989

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 26

Mid-town Historic District (Boundary Increase I)
Greene County, MO

Verbal Boundary Description:

The boundary for the Mid-town Historic District (Boundary Increase I) is illustrated as the heavy black line on the accompanying Greene County Tax Map (Scale: 1" = 200'). They are defined as:

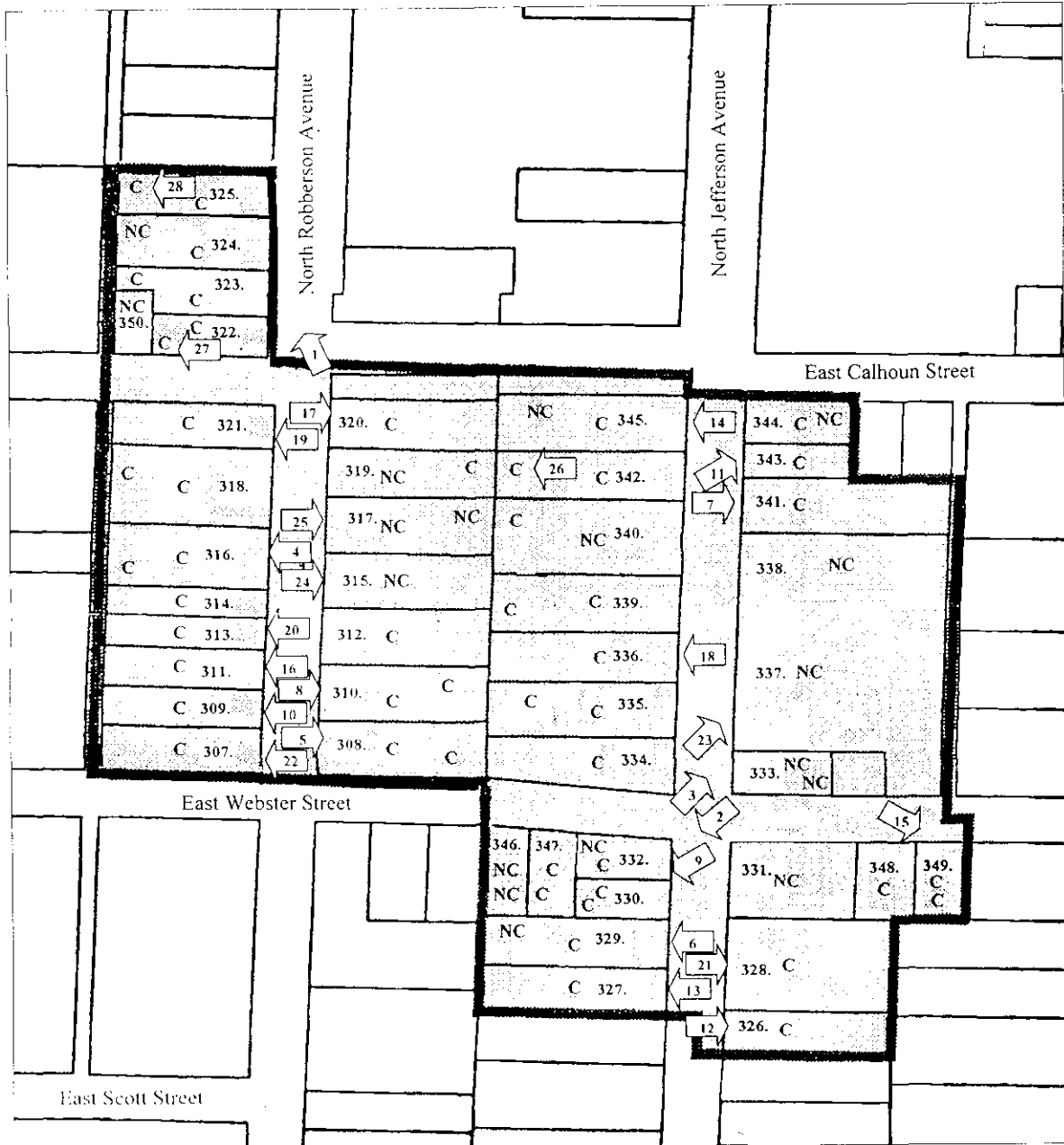
Beginning the property line at the northwest corner of 1315 North Robberson Avenue (Parcel No. 13-13-214-012), proceed east to the west right-of-way of North Robberson Avenue; then proceed south along the west right-of-way of North Robberson Avenue to the south right-of-way of East Calhoun Street; then proceed east along the south right-of-way of East Calhoun stopping at a point parallel to the east property line of 1238 North Jefferson Avenue (Parcel No. 13-13-219-004); then proceed south to the north property line of 1228 North Jefferson Avenue (Parcel No. 13-13-219-006); then proceed east to the west right-of-way of the alley that runs north to south between North Jefferson and North Benton Avenues; then proceed south along the alley to the south right-of-way of East Webster Street; then proceed diagonally east to the property line at northeast corner of 418 East Webster Street (Parcel No. 13-13-218-002); then proceed south to southeast corner of the same property; then proceed west to the property line at northeast corner of 1116 North Jefferson Avenue (Parcel No. Parcel No. 13-13-218-032); then proceed south to the property line at the southeast corner of 1110 North Jefferson Avenue (Parcel No. 13-13-218-010); then proceed west to east right-of-way of North Jefferson Avenue; then proceed along the east right-of-way of North Jefferson Avenue stopping at a point parallel to the south property line of 1115 North Jefferson Avenue (Parcel No. 13-13-217-027); then proceed west to the southwest corner of the same property; then proceed north to the north right-of-way of East Webster Street; then proceed along the north right-of-way of East Webster Street to the east right-of-way of the alley that runs north to south between Boonville and North Robberson Avenues; then proceed north along east right-of-way of the alley stopping at a point parallel to the north property line of 1315 North Robberson Avenue (Parcel No. 13-13-214-012); then proceed east to the point of beginning. This connects the boundary increase to the western boundary of the original Mid-town Historic District at its southwest corner.

Boundary Justification:



The boundaries of the Mid-town Historic District (Boundary Increase I) include a high density of contiguous buildings retaining integrity within portions of the 1200 and 1330 blocks of North Robberson Avenue, the 1100 and 1200 blocks of North Jefferson and the 300 and 400 blocks of East Webster Street. The exclusion of these properties adjacent to the western boundary of the original Mid-town Historic District is attributed to the assumed intentions of institutions at the north and south of the area to expand into these corridors. Since the 1989 listing of the Mid-town district, numerous properties at the north and south fringe of this area have been demolished for land clearance. However, the boundary increase boundaries continue to contain a high density of historic properties with substantial integrity. Previously extant properties north of the boundary increase have been demolished for land clearance for the construction of Drury University's College Park residential development. The properties immediately adjacent to the boundary increase at the south on North Jefferson Avenue are now empty lots, with previously extant historic properties demolished within the past two years. The properties south of the boundary increase area on the southern tier of East Webster Street are modern non-residential structures. The properties adjacent to the boundary increase area on the eastern tier of Boonville Avenue are altered or modern commercial buildings.

Mid-town Historic District (Boundary Increase I)
Springfield, Greene County, Missouri

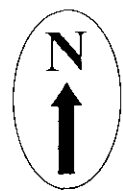
District Map



KEY:

-  Increase Area Boundaries
- 307. (etc.) Building Inventory Number
- C Contributing Building
- NC Non-contributing Building
-  Corresponding Photograph

Map by Historic Springfield, Inc.
Not to Scale

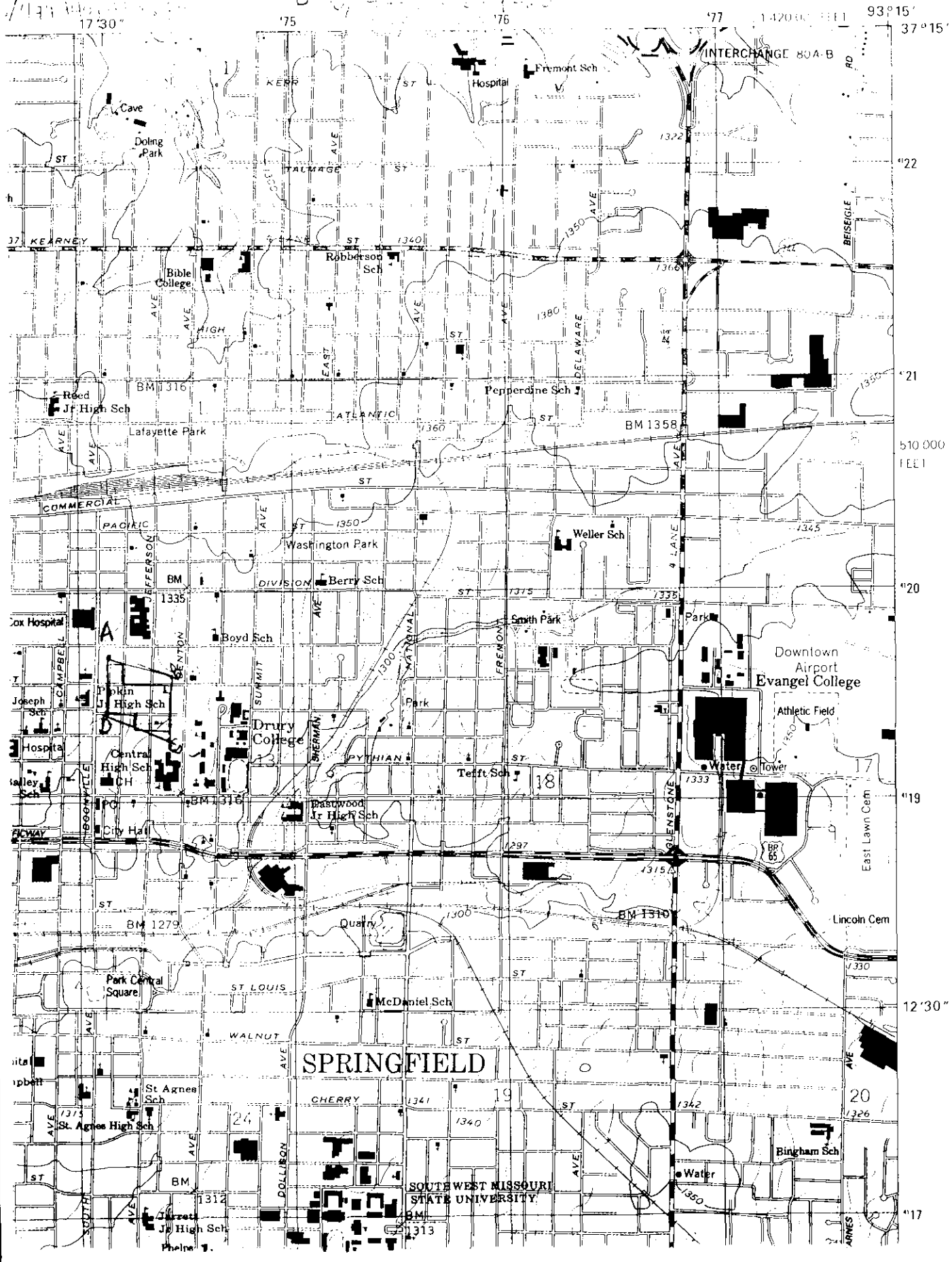


for District (Business) purpose
a - 10000 Scale

Scale 1:24000
5/4/1970/9/1/70
1/1/71

SPRINGFIELD QUADRANGLE

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



SPRINGFIELD

SOUTHWEST MISSOURI
STATE UNIVERSITY



























EXTRA
PHOTOS



