

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name South-McDaniel-Patton Commercial Historic District [preferred]

other names/site number n/a

2. Location

street & number Portions of the western tier of the 300 block of South Ave., the southern tier of the 300 & 400 blocks of West McDaniel St. and the western tier of the 300 block of South Patton Ave. [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65806

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [].)

LaVerne Brondel Signature of certifying official/Title LaVerne Brondel/Deputy SHPO 1/24/03 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:

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

Signature of the Keeper

Date

USDI/NPS NRHP Registration Form

South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	12	3
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site	buildings	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	sites	
	<input type="checkbox"/> object	structures	
		objects	
		12	3
		Total	

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

Number of contributing resources previously listed in the National Register.
0

6. Function or Use

Historic Function
DOMESTIC: Multiple Dwelling
COMMERCE/TRADE: Specialty Store
RECREATION AND CULTURE: Music Facility

Current Functions
DOMESTIC: Multiple Dwelling
COMMERCE/TRADE: Business
COMMERCE/TRADE: Specialty Store
COMMERCE/TRADE: Restaurant
VACANT

7. Description

Architectural Classification
LATE VICTORIAN
OTHER: Commercial Block

Materials
foundation limestone
concrete
walls brick
terra cotta
stucco
roof asphalt
other metal
wood

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.

Areas of Significance

COMMERCE
ARCHITECTURE

Periods of Significance

1872 – 1952

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: City of Springfield

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10. Geographical Data

Acreage of Property 2.4 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	473920	4118020	15	474070	4118020
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	474070	4117920	15	473940	4117860

[] 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 December 9, 2002

street & number P.O. 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 Various (See Continuation Sheet)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The South-McDaniel-Patton Commercial Historic District is one block south of Springfield's Public Square in an area west of its primary southern corridor. It includes fifteen (15) buildings within the 300 block of South Avenue, the 200 and 300 blocks of West McDaniel and the 300 block of South Patton Avenue, inclusive of the property at the northwest corner of the intersection of South Patton Avenue and West Walnut Street. Properties within the district are single- and multiple-story brick commercial buildings constructed between 1872 and 1930. They reflect the Late Victorian style and later Commercial Block (or "Brick Front") type popular during this period and continue to be used for their original commercial purposes. Storefront alterations are generally limited to the use of modern replacement materials within the storefront windows and doors. The original dimensions of the storefront openings and some significant architectural elements are still evident. The upper stories of this dense group of historic commercial buildings are substantially intact. Of the fifteen (15) properties within the district, twelve (12) retain significant integrity and are contributing buildings that fulfill the registration requirements established for "Downtown Commercial Buildings, ca. 1870-1948" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri." Of the three (3) non-contributing buildings, two (2) have been covered with stucco surfaces; but, with appropriate rehabilitation, they could potentially be returned to their historic character. The third non-contributing building is a historic resource, but was altered with an insensitive façade treatment during a 1999 rehabilitation effort. This treatment could be reversed.

Elaboration:

The South-McDaniel-Patton Commercial Historic District is located in a two-block area south of the Public Square in Springfield, Greene County, Missouri (*See Sketch Map 1*). The area lines the western tier of the southern corridor into the square as established in the Original Plat of the Town of Springfield. It includes fifteen (15) buildings within the 300 block of South Avenue, the 200 and 300 blocks of West McDaniel Street and the 300 block of South Patton Avenue, including the corner building at 301 West Walnut Street at the northwest corner of the intersection of Patton and Walnut. The western boundary of the district is adjacent to a portion of the Campbell Avenue Historic District (*NR listed 6/25/99*) located at the 200 and 300 blocks of South Campbell Avenue to the west. The Walnut Street Commercial Historic District and the South Avenue Commercial Historic District (*both also NR listed 6/25/99*) are located one block to the southeast. The West Walnut Street Commercial Historic District (*NR listed 3/20/02*) is one block west of the subject district. While once a larger dense, contiguous area of Late 19th and 20th Century commercial buildings, these current districts have been divided into smaller distinct groupings of historic resources by the demolition and insensitive alteration of surrounding buildings over the last thirty years. The buildings are placed at a zero-setback from the modern poured concrete sidewalks.

The eastern boundary of the South-McDaniel-Patton district has eight (8) buildings along the western tier of South Avenue between West McDaniel and West Walnut Streets (*See Photos 1 and 2*). The grouping of buildings across South Avenue on the eastern tier contains a surface parking lot (replacing a demolished historic commercial building) and numerous buildings severely altered during the early 1970's era of downtown Springfield revitalization. The modern building at the northwest corner of South Avenue and Walnut Street, adjacent to the southeast corner of the district, replaces three early period two-story brick commercial buildings destroyed by fire.

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With the exception of the later Commercial Block building at 301 South Avenue (c. 1915), the buildings within the district along South Avenue are all Late Victorian-style multiple-story brick commercial buildings constructed between 1872 and 1886, replacing earlier wood frame structures constructed as Springfield's commercial base expanded south beyond the Public Square. They originally housed merchant and light manufacturing businesses, such as hardware, millinery, meat and dry goods stores and cigar-making and printing operations. These Late Victorian-style buildings stand as the earliest, most dense grouping of commercial buildings in and around Springfield's downtown core. Because of early period rear additions, they fully fill their lots and extend west to the eastern tier of South Patton Avenue, which originally served as a service alley. The rear west elevations of these buildings have multiple freight entrances and loading platforms. The base of an erected-steel water tower is still extant at the south end of the original service alley (*See Photo 3*).

The earliest and largest property within the district is the Rogers & Baldwin Hardware Co. building located at 313-315 South Avenue. Constructed as a three-story assembly hall and opera house in 1872, the building was acquired by Rogers & Baldwin in 1891 and expanded and remodeled to its current five-story form (*See Figure 1 and Photo 3.5*). Currently under historic rehabilitation, the property retains its c. 1891 Late Victorian façade with pressed metal embellishments, decorative arched window bays and limestone detailing. The most intact representation of the Late Victorian style is the Crenshaw Hardware Co. building (c. 1884) adjacent to the Rogers & Baldwin building south at 317 South Avenue (*See Photo 4*). It retains its original pressed metal cornice, cast iron window hoods and limestone treatments; and, its storefront with cast iron coffered pilasters is virtually unchanged. Although its brick façade has been painted, the Simmons-Burk Clothing Co. building at 307 South Avenue is one of the more intriguing Late Victorian-style buildings in Springfield's downtown, presenting elaborate Baroque-influenced roofline and window treatments (*See Photo 5*). Another early period brick commercial building is the E.S. Price & Co. building (c. 1886-1891) located along the western tier of South Patton Avenue (*See Photo 6*). Originally a livery and feed sales operation, this was one of several horse travel-related businesses around the service alley behind South Avenue. The lot adjacent to the south of the livery (now a surface parking lot) has always been undeveloped and originally served as a wagon yard.

The northern boundary of the South-McDaniel-Patton district is located along the southern tier of West McDaniel Street (originally called South Alley) between South Campbell Avenue on the west and South Avenue on the east (*See Photos 7 and 8*). The five (5) buildings here, plus the corner building at 301 South Avenue, are all reflective of the Commercial Block type constructed between 1915 and 1930. As such, they represent the second building campaign evident within the district boundaries. Prior to this period, the southern tier of West McDaniel was only slightly developed and contained an early period carriage factory and bottling works. The later buildings were occupied by a variety of small businesses, including a barber, a billiard hall and a tire company. These later period brick Commercial Block buildings share a vernacular storefront configuration: transoms; display windows in one, two or more bays; brick surrounds; recessed main and side secondary entrances; and lower window panels or bulkheads. The storefronts generally have experienced some alterations. The two-story Commercial Block buildings have upper facades with parapeted rooflines symmetrically fenestrated windows with various brick and/or stone embellishments. They are simply embellished with various corbelled brick and limestone horizontal banding. The three contiguous properties

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beginning with the corner building at 301 South Avenue (c. 1915) and extending west to include 208 West McDaniel Street (c. 1926) and 212 West McDaniel Street (c. 1925) appear to have been a continuous development by the same concerns (*See Photo 9*). They are identical in stylistic treatments, with flat parapets and simple corbelled brick tables. They are symmetrically fenestrated with single opening bays grouping multiple windows, topped by soldier-bonded brick lintels with limestone corner blocks and resting on limestone sills.

The northern tier of West McDaniel Street on the 200 block was developed during the earlier 1886-1891 period and housed various businesses including a livery (later a veterinary hospital), a saloon, a bowling alley and a billiard hall. These buildings faced the Public Square at the north along an area extending from its southwest corner called "Kirby's Arcade". Later development on the square closed "Kirby's Arcade;" and, the northern tier buildings were altered to face what became West McDaniel Street. They have been excluded from the district because they no longer retain substantial integrity. The area west of this grouping of buildings at the northwest corner of the intersection of West McDaniel and South Patton was never fully developed and was maintained as a largely open space. An early blacksmith shop was later converted into a bus station. The corner is now a paved lot and the site of the downtown Springfield transit station.

The other building constructed within the later period of development in the district is The John W. Williams Building (c. 1926) found at the northwest corner of West Walnut Street and South Patton Avenue (*See Photo 10*). It marks the southwest corner of the district boundaries. This one-story Commercial Block building is one of the most decorative and intact properties within the South-McDaniel-Patton district; and, it is the only example of the use of terra cotta as an exterior material. Its lattice-patterned face, projecting pilasters with rounded caps and recessed lancet panels and the elaborate building signage topped with finials are presented with various colors of terra cotta. Its highly decorative design and materials clearly distinguish it from the more utilitarian presentations of the Commercial Block properties on West McDaniel Street.

There has been no new building construction in the South-McDaniel-Patton district since 1930, consistent with the overall context of downtown Springfield's commercial development. Alterations to the extant historic properties have occurred over time, primarily to update first-story storefronts during changes of use or stylistic preferences. The most notable impact on the district occurred during the early 1970's period of downtown Springfield modernization when the aluminum sheath was installed on the large Late Victorian-style building at 313-315 South Avenue. Fortunately, the c. 1891 façade is almost fully intact underneath and plans are currently being developed to remove the modern sheath. The three (3) non-contributing buildings within the district boundaries (323 South Avenue, 305 South Avenue and 214 West McDaniel Street) resulted from insensitive façade rehabilitation within the last decade. These buildings currently house thriving restaurant and entertainment businesses, which are contributing to the economic revitalization of Springfield's commercial core. However, they do not support or enhance the district's historic character.

The South-McDaniel-Patton district is beginning to experience the same upswing in sensitive historic rehabilitation that has revived commercial interest in the Campbell Avenue and West Walnut Street districts to its west and the South Avenue and Walnut Street districts to its south and southeast. Within the past five years, the buildings at 208 and 300

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West McDaniel Street have been rehabilitated and house successful eateries. Currently, the three-story Commercial Block building at 212 West McDaniel Street is being rehabilitated for mixed commercial and luxury loft use. Work is proceeding on the livery building at 311-313 South Patton Avenue to adapt it for restaurant use. As noted above, the Rogers and Baldwin Hardware Co. building at 313-315 South Avenue has recently been acquired; and, plans for its rehabilitation are in development. The Simmons-Burk Clothing Co. building at 309 South Avenue is being marketed for acquisition and redevelopment. These efforts are expected to enhance and sustain the historic character of the South-Patton-McDaniel district specifically and to contribute generally to the re-emergence of downtown Springfield as a thriving commercial and residential urban center.

Individual Property Descriptions:

1. **325 South Avenue.** Queen City Meat Market building. Built c. 1884. A two-story brick commercial building in the Late Victorian style and with a rectangular plan. It has a flat parapet at the roofline accented with a simple dentil-patterned and banded brick entablature. Three symmetrically-placed diamond-shaped embellishments are found between the entablature and the second story windows. The second story has four symmetrically-placed tall arched windows. These have projecting soldier-bonded brick surrounds, each with a limestone keystone at its apex. A horizontal band of limestone crosses the façade beneath the second story windows and serves as their sills. The first-story storefront has been in-filled with tan 1930's-era Carrara glass tile. However, the original dimensions of the storefront opening are still evident. The storefront also retains its original configuration of recessed main entrance and north side secondary entrance. A pressed metal cornice still remains above the storefront. The building has been painted white. (*Contributing*)
2. **323 South Avenue.** S.H. Horine Building. Built c. 1879. A two-story brick commercial building. Historic photographs indicate that the subject property was originally constructed in the Late Victorian style. However, a later period fire (c. 1940) severely damaged the building and its façade was remodeled in a simple Commercial Block aesthetic with a flat parapet, square second-story windows and glass storefront. A rehabilitation of the property in 1999 significantly altered the façade, adding a FYPON parapet, entablature and arched window surrounds. It no longer reflects its true character or sense of time and place. (*Non-contributing*)
3. **321 South Avenue.** Keet & Rountree Mercantile Co. building. Built c. 1886. A four-story brick commercial building in the Late Victorian style and with a rectangular plan. The subject property has a flat parapet with limestone cap. The face of the parapet is embellished with a hatch-work pattern of projecting bull header brick. Paired half-round brick brackets on either side suggest that the building perhaps originally had a pressed metal cornice above. The fourth story has four symmetrically-placed rectangular windows. These are separated by columns with rounded pressed brick at their edges, creating a curved window surround. A painted metal sign with "Keet & Rountree Dry Goods Co." (its later period business name) is centered below the parapet. The third and second stories have three bays. Each bay is formed by double-story arched opening with three-course voissiors topped by a single course of projecting bull-header brick. Rounded pressed brick creates the curved surround. The third story has double windows within an arched opening. The second-story windows openings are rectangular and

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topped by a single course of projecting bull-header brick. Rounded pressed brick creates the curved surround. The third story has double windows within an arched opening. The second-story windows openings are rectangular and are filled with a square 2-over-2 window with single-pane transom above. The extant windows are not original. A panel with a tripled pattern of hatch-work brick is found in each bay between the third- and second-story windows. The first-story storefront has been altered. However, the original opening dimensions are still evident. The storefront retains its original cast iron coffered pilasters, which carry the manufacturer's name ("Phoenix Foundry Springfield, MO"). The sign channel above the storefront has been stuccoed. It appears to originally have had a pressed metal entablature. The building has been painted. *(Contributing)*

4. **317 South Avenue.** Crenshaw Hardware Co. building. Built c. 1884. A three-story brick commercial building in the Late Victorian style and with a rectangular plan. It has a flat parapet with an overhanging pressed metal cornice of alternating modillions and brackets. The upper façade has six symmetrically-placed bays of tall arched windows. These have cast iron hoods and limestone sills; and, they retain their original or early period single-paned double-hung wood sashes. The first-story storefront is framed by its original cast iron coffered columns (marked "Foundry Machine Co. Springfield, MO"). The columns support a pressed metal entablature consisting of a cornice with modillions and end brackets. The original awning mechanism is extant. Overall, the subject property is the most intact of the Late Victorian-style buildings within the district boundaries. *(Contributing)*

313-315 South Avenue. Rogers & Baldwin Hardware Co. Built c. 1872-1891. A five-story brick commercial building in the Late Victorian style and with a rectangular plan. The subject property was originally constructed as a three-story building, with a tall, highly ornate parapet. The two upper stories each had seven symmetrically-placed bays of arched window openings. The property was acquired by Rogers & Baldwin Hardware Co. in 1891 to provide expanded space for its growing business. At this time, the building underwent an extensive remodeling, dividing the third story into two levels, adding a fifth story and installing a new upper façade. Its upper façade was previously obscured by an early 1970's aluminum façade, but the sheath has been removed during the current rehabilitation of the property. The extant façade treatment underneath the aluminum sheath dates to the 1891 remodeling and is substantially intact. It has a stepped parapet with a pressed metal entablature, featuring rectangular brackets at each end and on either side of the rectangular pediment. The upper façade consists of three symmetrically-placed bays marked by the entablature brackets above. The first (south) and third bay (north) bays have two window openings on each upper floor, while the central bay has three windows. The fifth-story window openings are square and have double windows. A second pressed metal entablature separated the fifth and fourth stories. The first and third bays of the fourth floor have arched single windows, with arched surrounds incorporated into the metal entablature. These arches rest on flat brick pilasters rising up from the second story and topped with metal capitals. The central fourth story bay has rectangular single windows with pressed metal hoods and cast iron sills. The third and second stories have rectangular single windows with pressed metal hoods across all three bays. The third-story windows have cast iron sills. A limestone band separates the second and first stories and serves as the sill plate for the second-story windows. Numerous decorated cast iron tie-rod plates are center along the vertical brick columns that separate the upper window bays. The first-story storefront has been completely altered and currently has angled pre-cast panels between its displays windows. However, the early 1891 cast iron columns are extant beneath. *(Contributing)*

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5. **309 South Avenue.** Simmons-Burk Clothing Co. building. Built c. 1882. A two-story brick commercial building in the Late Victorian style and with a rectangular pattern. The parapet has a short rounded pediment and unique Baroque-influenced brickwork cornice. The upper façade has two symmetrical bays, each formed by an interesting grouping of variant window and embellishment treatments. Centered within the pediment is a recessed brick panel with two half-round arches and a single-course bull-header segmental header. It is flanked on either side beneath the cornice by a rectangular recessed panel. A long, narrow recessed panel extends from the central arched panel down to the first-story storefront, dividing the façade into its two bays. Each second-story bay consists of three window openings. The first and third openings are rectangular single windows with rounded upper corners. They have elaborate brick hoods and triple single-pane sashes. The second opening has tall, narrow paired arched windows beneath a simpler brick hood. The paired windows have 3-over-one lights. A second, more decorative brick hood "floats" above the paired windows. All the windows across the second story have limestone sills. The first-story storefront is in-filled with a plywood surround framing modern display windows and a recessed main entrance. However, the original storefront opening dimensions are still evident; and, the property retains substantial overall integrity. The building has been painted. (*Contributing*)
6. **305 South Avenue.** Phoenix Building. Built c. 1884. A two-story brick commercial building with a rectangular plan. The property has been substantially altered subsequent to the 1984 historic and architectural resource survey. It has a flat parapet with tile coping. A simple corbelled brick entablature and the upper façade have been surfaced with stucco or pre-cast panels. The second story has seven symmetrically-placed arched window bays. A limestone band or brick beltcourse (now resurfaced) crosses the façade beneath the windows and serves as their lintels. The first-story storefront is divided into two bays on either side of a central secondary entrance to the upper story. Each bay has a recessed main entrance at its outside frame. Original cast iron coffered pilasters are extant. The building no longer retains its historic character. (*Non-contributing*)
7. **301 South Avenue.** Built c. 1915. A two-story brick Commercial Block corner building with a rectangular plan. It has a flat parapet with tile coping and a corbelled brick table that wraps around the primary east and side north elevations. The second story of the east elevation has a large rectangular window opening. It has a flat single-course soldier-bonded brick lintel with limestone corner blocks and a limestone sill. The opening is filled with four single-paned double-hung wood sash windows. The two central windows are narrower than those on the outside and separated from them with a wider meeting rail. The second story of the north elevation has four symmetrically-placed window openings, repeating the design of that at the east. However, these are filled with tripled windows. The first story storefront has a recessed corner main entrance supported with a square brick column. Display windows fill the east elevation, while a single display window wraps around to the north. A modern shed-roofed canopy covers the storefront. A tripled-window, repeated from those above, and a flushed single-door secondary entrance are found at the west end of the north first story. The upper-story and first-story north windows are clad. The first floor has recently been rehabilitated for restaurant use. (*Contributing*)
8. **208 West McDaniel Street.** Built c. 1926. A small-scale two-story brick Commercial Block building with a square plan. It has a flat parapet with tile coping and a simple corbelled brick table beneath. The second story has a tripled-window opening, repeated from the earlier building at 301 South Avenue. It has a flat single-course

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soldier-bonded brick lintel with limestone corner blocks and a limestone sill. The first-story storefront has an offset flushed main entrance and is filled with glass display windows. A single-door secondary entrance to the second story above is located at the west of the storefront. (*Contributing*)

9. **212 West McDaniel Street.** Built c. 1925. A three-story bevel-edged brick Commercial Block building with a rectangular plan. It has a flat parapet. The two upper stories each have two symmetrically-placed window openings, also repeated from the earlier building at 301 South Avenue. These originally had paired windows with double-hung wood sashes. However, they have been partially in-filled with wood board and batten siding and have smaller single pane window units. The parapet area above the upper façade is constructed of a different brick type than the rest of the wall surface below, indicated that some later period alterations were made to the building. Because of its stylistic associations with the buildings at 301 South Avenue and 208 West McDaniel, it is reasonable to assume that the subject property originally had a corbelled brick table beneath the parapet. The first-story storefront was in-filled with wood board and batten siding and had an iron gate across the recessed double-door main entrance. However, it has been uncovered during building's current rehabilitation, exposing its original opening. A single course of bull header bonded brick crosses the façade at the top of the storefront. Beneath are found the openings for ten square single-pane transoms. The main entrance has modern aluminum and glass doors with a transom light above. On either side of the main entrance are glass display windows on top of modern concrete bulkheads surfaced with small square tiles. A single-door secondary entrance opening to the second floor is located to the east of the main storefront. The door is no longer present. Despite the alterations to the upper parapet, the property still retains substantial integrity and contributes to the historic character of the district. (*Contributing*)
10. **214 West McDaniel Street.** Built c. 1925. A two-story brick commercial building with a rectangular plan. The property has been substantially altered subsequent to the 1984 historic and architectural resource survey. At that time the façade was obscured by a solid corrugated metal sheath. It is currently surfaced with stucco or pre-cast panels. It has a flat parapet. The second story has two symmetrically-placed bay openings, each with a grouping of tripled modern windows. The first story has a single-door flushed main entrance at the east and two central bay openings with tripled windows, repeated in smaller scale from those above. (*Non-contributing*)
11. **230 West McDaniel Street.** Built c. 1925. A two-story brick Commercial Block corner building with a rectangular plan. It has a patterned parapet with limestone coping. The second story has two symmetrically-placed bays, each consisting of a grouping of two paired windows separated by a brick column, but connected by a limestone sill. A limestone wraps around the primary north and side west elevations above the second-story windows and serves as their lintels. The first story of the north elevation is divided into two storefronts by a square brick column with limestone quoins at the top and a limestone plinth. This column is repeated in larger scale at each corner of the first story. The storefronts have modern in-fill, which covers the original transom area. A limestone band tops the storefront opening. The second story of the side west elevation has six asymmetrically-placed window bays with

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limestone sills. The first, second, fourth and fifth bays have single windows, while the third and sixth have paired windows. The first story has a display window wrapped around from the north storefront. (*Contributing*)

12. **300 West McDaniel Street.** Built c. 1920. A one-story brick Commercial Block corner building with a rectangular plan. It has a flat parapet with a metal cap. The primary north elevation has four storefront bays, each with a square transoms, a recessed main entrance, glass display windows and concrete bulkheads. The plain brick surround rests on limestone plinths. The first (east) bay is wider than the others, having eight transoms across the top. The remaining bays each have five transoms. The side east elevation has two display window openings at the front (north) end of the building, each with four transoms across. (*Contributing*)
13. **311-313 South Patton Avenue.** E.S. Price & Co. Building. Built c. 1886-1891. An early brick commercial building with Classical details. It was constructed to house a livery and feed business and has two sections. The first (south) section of the building is one-story and has three bays. A stepped parapet with tile coping is at the roofline. Three symmetrically-placed rectangular panels with bull-header bonded surrounds are centered above the bay openings. The first and third bays each have large paired windows with 2-over-2 lights and separated by a wide meeting rail. The central second bay has a slightly recessed double-door entrance with four multi-paned square transoms above and multi-paned side lights. It originally had small offices. The second (north) section of the building has two stories and a flat parapet with tile coping. The second story has four symmetrically-placed arched windows. These have three-course bull header brick segmental arches and brick sills. The windows are double-hung 4-over-3 sashes. The top of the upper sash is arched. The first story has a large square main entrance with a modern metal overhanging garage door. It is flanked on each side by a large square 2-over-2 wood framed window and a single-door secondary entrance to the second story. The lower portion of the first story below the window openings has been surfaced with concrete. During its early period, the front of the second story served as a lodging or boarding house, while the rear had the hayloft. The first story contained the horse stalls. The subject property is currently being rehabilitated. (*Contributing*)
14. **301 West Walnut Street.** The John W. Williams Building. Built c. 1926. A one-story brick Commercial Block corner building with a rectangular plan. It has a flat roof with terra cotta coping. The primary south and side east elevations are surfaced with architectural terra cotta. The building has a southwest corner entrance framed by three large square pilasters of off-white terra cotta that rise slightly above the parapet. These have rounded caps and rest on plinths covered with gray terra cotta. The pilasters have recessed lancet panels. The wall face above each of the south and east entrance openings has a latticework pattern on an off-white terra cotta field. A projecting terra cotta panel framed with off-white terra cotta trim is centered between the columns above each of the openings and also rises above the pediment. The panels have the name "The John W. Williams Building," and are accented at the top with terra cotta finials. The primary south has a single storefront opening framed by terra cotta pilasters. The opening is divided by a small square off-white terra cotta column with a recessed lancet panel and resting on a gray terra cotta plinth. The first (west) section of the storefront has four square transoms of single-paned clear luxor glass, while the second section is only two transoms wide. The side east elevation has six bays separated by terra

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cotta pilasters, repeated from the south. The first two bays have flushed display windows. The remaining bays have central recessed main entrances flanked by small display windows. The wall surfaces above the storefront bays on both the south and east elevations are surfaced with off-white terra cotta, repeating the lattice work pattern from the corner entrance. The display windows rest on bulkheads covered with gray terra cotta. The subject property is one of the most decorative and intact later period buildings within the district boundaries.
(Contributing)

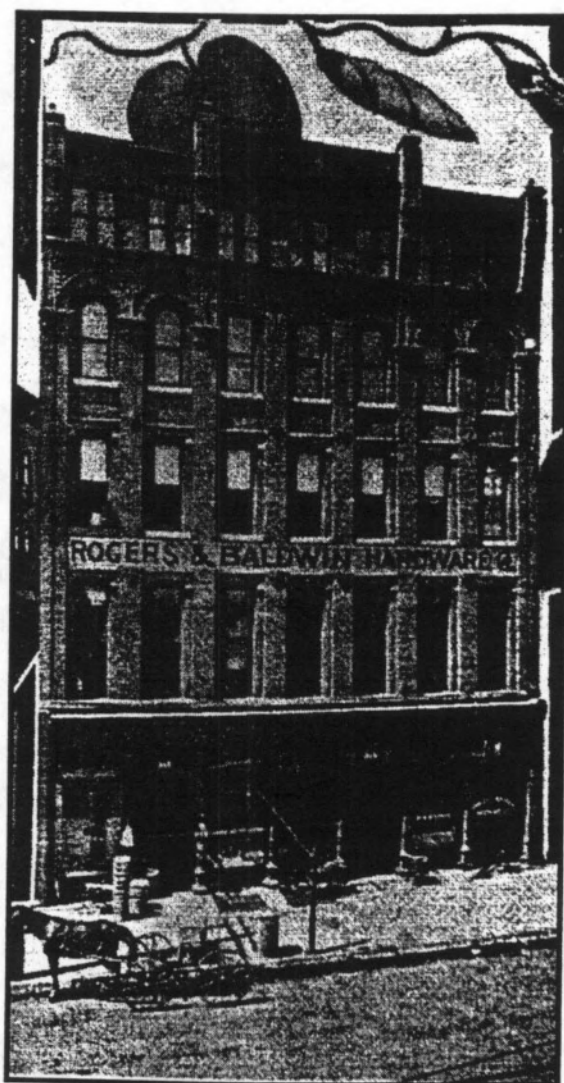
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Figure 1: Historic Photograph. Rogers & Baldwin Hardware Co. building at 311-313 South Avenue (Photo: Merchants and Manufacturers Record of Springfield, Missouri, Springfield, MO: A. Owens Jennings, Publisher. 1906. The Library Center of Springfield – Greene County. Used with permission.)



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Summary:

The South-McDaniel-Patton Commercial Historic District in Springfield, Missouri, is locally significant under Criterion A in the area of COMMERCE and under Criterion C in the area of ARCHITECTURE. It is located one block south of the Public Square at the southwest corner of the intersection of South Avenue West McDaniel Street. In the area of COMMERCE, it is significant for its role in the commercial history of Springfield. It represents the early establishment of commerce along the main route into the south side of the Public Square. The properties along South Avenue housed a variety of early significant Springfield businesses, including the Rogers & Baldwin Hardware Co., Keet-Rountree Mercantile Co., Crenshaw Hardware Co., Simmons-Burk Clothing Co. and S.H. Horine Co. Smaller trades occupied the later properties constructed along West McDaniel Street. The E.S. Price & Co. operated a feed and sales business in the brick livery building at 311-313 South Patton Avenue. This is one of the only extant historic livery buildings in Springfield. In the area of ARCHITECTURE, it is significant as a collective example of Late 19th/Early 20th Century commercial architecture. Constructed between 1872 and 1930, the one-, two- and three-story brick commercial buildings are fine examples of the Late Victorian and Commercial Block (or "Brick Front") styles popular during this period. The district contains several of the earliest remaining downtown commercial buildings within the original Springfield town limits, pre-dating those on the Public Square. These properties retain much of their original integrity of design, materials and craftsmanship. Twelve (12) of the fifteen (15) properties within the district are contributing buildings. They meet the registration requirements established in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and are within the historic context of "19th and Early 20th Century Commercial Buildings." The period of significance is determined as 1872-1952, beginning with the date of the earliest extant building and ending at the minimum age criterion. Six of the properties within the South-McDaniel-Patton Commercial Historic District have been designated locally as Springfield Historic Sites.

Background:

Springfield, located in Greene County in the southwest region of Missouri, was founded in 1829, when John Polk Campbell of Maury County, Tennessee, designated the future site of Springfield in an area just southwest of the Jordan Creek Valley (initially referenced as a branch of Wilson's Creek). A natural spring here and the area's location between the watersheds of the Missouri and White Rivers made it ideal for settlement and a focal point for growth in the region. Three Fulbright brothers (William, John, and Levi) arrived with their families early in 1830 and were quickly followed by other settlers. Greene County was organized in 1833 and was originally composed of the entire southwest corner of the state. In 1835, the U.S. Government opened a land office in Springfield, the only one in the region. That same year, John Polk Campbell donated a land tract of 50 acres to Greene County, cementing Springfield's position as the county seat. In 1836, this tract was surveyed and platted. Mr. Campbell directed the design of the town site according to the plan of Columbia, Tennessee, his previous home.

The Town of Springfield was designed to consist of a central public square accessed by four street corridors situated at the center of each of its perimeter boundaries. The north corridor was named Boonville Avenue, because it led to the town of Boonville, Missouri. The south was simply called South Street (later South Avenue). The east corridor, St. Louis Street, was the main route to St. Louis. The west corridor became known as College

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Street, recognizing the location of Carlton College at its intersection with Main Avenue. In the early 20th Century, the east and west corridors of the square served as Springfield's route along U.S. 66, the national east-west artery that connected cities and rural communities from Chicago to Los Angeles.

The Town of Springfield was incorporated in 1838 and grew moderately during the period prior to the Civil War. Springfield struggled to rebuild during the early post-war years, but received a major boost with the arrival of the railroad. The first train of the Atlantic-Pacific Railway (which became the St. Louis-San Francisco Railway or "Frisco") came on April 21, 1870, and ushered in the same transportation revolution that created a boom throughout the country. The Town of North Springfield was established by the Ozark Land Company to support development of the railroad north of Springfield's Public Square and to capitalize on the business and real estate opportunities it created. The railroad constructed its first freight depot in North Springfield at the head of the intersection of Commercial Street and Boonville Avenue. This location strategically placed the terminal at a main north-to-south corridor between North Springfield and the Springfield Public Square one mile away. The passenger terminal was constructed further east at the intersection of Commercial Street and Benton Avenue. The commercial area of North Springfield that developed along the railroad is reflected in the Commercial Street Historic District (*National Register listed 5/24/83*). The Town of Springfield and Town of North Springfield merged in 1887.¹

By 1884, Springfield's Public Square was well-developed and lined with numerous brick commercial buildings. The second Greene County Courthouse, built in 1861, was located at the northwest corner of the square at College Street. Commercial businesses spread for one block in all directions surrounding the square. Residential areas, particularly in the area southeast of the square along St. Louis, Walnut and South Streets, expanded beyond this initial commercial ring.

In the decade between 1880 and 1890, the population of Springfield more than tripled to 21,850, driven in part by the merger with North Springfield, but more significantly by intense settlement. Springfield's central geographic location, thriving industries and railroad connections made it a major trade and distribution hub and created significant economic opportunities for new residents. It was at this time that Springfield became known as "Queen City of the Ozarks." The areas of commercial and residential expansion were connected and fostered by the establishment of Springfield's trolley line. The first successful effort to put Springfield mass transportation on rail was The Springfield Railway Company, organized by H.F. Fellows, Robert McElhaney and James Stoughton. Its first car was pulled by two horses and made its initial trip on April 15, 1885. The first electrical streetcar, owned by the newly reorganized Metropolitan Electric Railway Company, made its inaugural trip on December 4, 1890. A main trolley route was located on the north-to-south corridor through the Public Square along Boonville and South.²

The railroad was extended from its original North Springfield lines in the early 1890's into the area just north and west of the Public Square with the completion of a branch line of the "Frisco" Railway and Kansas, Fort Scott and Memphis Railroad. In support of this extension, another freight depot was

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constructed on Main Avenue just north of College Street. A second "downtown" passenger terminal was built at 604 West Mill Street at the corner of Main Avenue and Mill Street.

At the close of the 19th Century, commercial development continued to develop beyond the Public Square core along its main corridors, but at different levels of intensity. Businesses and industrial concerns grew rapidly north on Boonville and west on College, stimulated obviously by access to the railheads. The commercial development of St. Louis to the east of the square and South, particularly along cross streets like McDaniel, Pershing and Elm, occurred at a slower pace beyond the first two or three blocks, primarily because of the rise in residential construction in these areas. It was not until the second and third decades of the 20th Century that a new building campaign transformed them into commercial settings.

(For a further discussion on the history and development of Springfield, reference the Multiple Property Submission, "Historic and Architectural Resources of Springfield, Missouri." Additional information on the commercial and residential expansion south of Springfield's Public Square, reference the listings for the Campbell Avenue, South Avenue Commercial, West Walnut Street Commercial, Walnut Street Commercial and Walnut Street Historic Districts.)

Criterion A: COMMERCE

The South-McDaniel-Patton Commercial Historic District meets the registration requirements for district listing under Criterion A in the area of COMMERCE established for the property type "Downtown Commercial Buildings, ca. 1870-1948) in the Multiple Property Submission "Historic and Architectural Resources of Springfield, MO." Specifically, the district consists of a contiguous grouping of single- and multiple-story commercial buildings within Springfield's downtown core. These properties retain substantial integrity as defined within the registration requirements and reflect their historic associations with the businesses which they served during Springfield's commercial development in the Late 19th and Early 20th Centuries (*See Page F.4 of the Springfield MPS Cover Document*). Particularly, noteworthy are the two distinct building campaigns (Pre-1891 and 1915-1930) that occurred during the period of significance and their association with the development patterns of the commercial area south of Springfield's Public Square.³

Early Development: The South Avenue Corridor

The buildings at the eastern boundary of the district, with the exception of 301 South Avenue, were built between 1872 and 1891 and are the single largest grouping of extant Late Victorian commercial properties within Springfield's downtown core. As such, they reflect the early development of commerce along the main south corridor into Springfield's Public Square. Significant businesses, such as Rogers & Baldwin Hardware Co. and Keet & Rountree Mercantile Co. (later Keet-Rountree Dry Goods), established early locations on the 300 block of South Avenue and continued in operations here throughout the period of significance. Other major business concerns, including Crenshaw Hardware Co., Simmons-Burk Clothing Co. and S.H. Horine Co., occupied buildings on South Avenue during its early period of development; but, subsequently closed. Aside from these larger commercial interests, smaller trades and merchants, including printing operations, photography studios, meat

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markets, millineries and groceries, operated in South Avenue locations between McDaniel (then South Alley) and Walnut Streets (*See Figures 1 and 2*).

The earliest building within the eastern boundary of the district is the **Rogers & Baldwin Hardware Co.** building, located at 313-315 South Avenue. The building was originally constructed c. 1872 by the Odd Fellows Building Association as a three-story Late Victorian brick commercial building. The International Order of Odd Fellows occupied by the second floor of the building.⁴ The Springfield Opera House leased the third floor and opened Springfield's first opera hall, holding its inaugural performance on April 22, 1875. In that year, suffragist leader Susan B. Anthony spoke in the theater to Springfieldians advocating the women's right to vote.⁵ In 1882, the building was acquired by William H. Mansfield, who continued to operate the opera hall. From that time, the building became known as the Mansfield Opera House; and, despite subsequent significant changes in form and use, it continues to be most widely recognized by that name. In 1891, William C. Rogers and Alfred A. Baldwin acquired the property to house their fast-growing business, the Rogers & Baldwin Hardware Company.

Rogers and Baldwin opened their wholesale hardware business shortly after arriving in Springfield in 1885. In that year, they acquired the building at 317 South Avenue (c. 1884), which previously housed the Crenshaw Hardware Co. In 1891, Rogers and Baldwin acquired the Mansfield Opera House adjacent to the north in order to meet the space needs of their quickly expanding business. Upon acquiring the building, Rogers and Baldwin completely remodeled it, dividing the third floor opera hall into two stories, adding a fifth story to the top of the building and completing a new façade. Later additions were made to the rear west of the building. As late as 1925, the Rogers & Baldwin Hardware Co. also expanded into the two-story brick commercial building at 309 South Avenue (c. 1882), which earlier housed the Keet-Rountree Mercantile Co. and then the Smith-Burk Clothing Co. Rogers & Baldwin Hardware Co. operated at 313-315 South Avenue until June 1956, when it acquired and relocated to the McGregor Hardware Co. building at 309 East Water Street. The property at 313-315 South Avenue has been designated a Springfield Local Historic Site (*Listed 7-22-85*).

As noted above, the **Keet & Rountree Mercantile Co.** was established prior to 1886 and located in the two-story brick building at 309 South Avenue. This significant dry goods wholesaler subsequently built and relocated to the four-story brick building at 321 South Avenue (c. 1886). By 1891, Keet & Rountree was operating in both the 309 and 321 South Avenue buildings. At about this time, Keet & Rountree acquired the adjacent north property at 317 South Avenue, presumably from Rogers & Baldwin. The business was later renamed the Keet-Rountree Dry Goods Co. and operated in the two buildings at 321 and 317 South Avenue until it liquidated in 1934. Both of the properties at 321 and 317 South Avenue have been designated Springfield Local Historic Sites (*Listed 2-03-86 and 7-22-85, respectively*).

The **Crenshaw Hardware Co.** constructed and operated in the large two-story brick building at 317 South Avenue (c. 1884) for a short period until it sold the property to Rogers & Baldwin in 1885.⁶ Keet & Rountree subsequently acquired and occupied it as part of its large dry goods wholesale business until 1934. Following several changes in ownership, the building was acquired in 1945 by Horace Peer, who operated **Peer Hardware Co.** at this location until the mid-1980's.

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The property at 309 South Avenue, while constructed c. 1882 for the Keet & Rountree Mercantile Co., is more closely associated with the **Simmons-Burk Clothing Co.**, an important Springfield wholesale business. Simmons-Burk was founded in 1886 by Harry Simmons. Simmons-Burk (later the Simmons Sales Co.) operated at this location for at least thirty-five years, making it one of the most sustained commercial interests in the district. As noted above, the building later housed the expanded Rogers & Baldwin operations. In 1952, the downtown **Western Auto Shop** was located in the building. The property at 309 South Avenue is a Springfield Local Historic Site (*Listed 12-16-85*).

The two-story brick building at 325 South Avenue (c. 1884) is smaller in scale than the more impressive and ornate Late Victorian-style properties in the area. However, it has a rich history of interesting and diverse commercial uses that reflect the range of trade, manufacturing and merchant enterprises present in Springfield during the Late 19th and Early 20th Centuries. The building is most closely associated with the **Queen City Meat Co.**, founded by J.T. Atzer and Thomas Sampey. Messrs. Atzer and Sampey are credited with construction of the building. Queen City operated on the first floor of the building through 1902. During this same period, the second floor was occupied by the **George Fluth Tobacco Co.**, a significant local manufacturer of smoking and chewing tobacco. During the height of its operations, Fluth Tobacco produced an estimated 30,000 cigars a day, including its popular "Four Ace" and "Golden Crown" specialty cigars.⁷ In later years, the building housed a clothing store, a printing operation and a typewriter store. The second floor became a boarding house. The property at 325 South Avenue is a Springfield Local Historic Site (*Listed 9-02-86*).

The **S.H. Horine** building, located at 323 South Avenue, was constructed in 1879 by Samuel H. Horine to house a wholesale liquor and beer business. In 1884, a separate beer bottling facility was located at the rear west of the building. Adolphus Busch is known to have had a financial interest in the building, beginning with a Deed of Trust securing two notes in the amount of \$3,500 dated February 8, 1887.⁸ By 1891, the South Avenue building and the rear beer bottling facility were connected. By 1896, the S.H. Horine Co. had discontinued its operations, marking the beginning of a variety of uses of the building. Initially, it housed a grocery and cabinetmaker shop. By 1902, the **Upham-Gordon Wholesale Co.** operated at this location. Later uses included a grocery store and a barber supplies shop. In 1940, the building was severely damaged by fire. Its façade was rebuilt in the simple Commercial Block vernacular of that period with a plain flat parapet, unembellished upper story and glass storefront.

The **Phoenix Building** (c. 1884) at 305 South Avenue also housed numerous different business concerns over time. Early uses included a cigar manufacturing operation, a printing shop, doctor offices, a dry goods and notions store and a movie theatre. For many years in the 1930's, it was the home of the **B.P. Smith** bookstore. In 1952, the **Ozark Camera Co.** operated in the building, later moving to a location on East Walnut Street.

Later Development: McDaniel Street Construction

During the Late 19th Century, the 200 and 300 blocks of South Avenue were intersected by South Alley. This alley

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west of South Avenue remained largely undeveloped throughout the district's early period of significance. The northern tier was occupied by north-facing buildings that opened onto "Kirby's Arcade" at the southeast corner of the square. Only the rear service entrances of these commercial buildings opened on to South Alley. In 1884, a wood frame building occupied by a saloon and bowling alley was located on the southern tier between South Avenue and Patton Alley, a north-to-south alley that ran parallel to and behind South Avenue. Several blacksmith shops and a carriage shop, later known as the Preston Carriage Company, were also located on South Alley. By 1891, two new business concerns were established along the alleys behind South Avenue. Springfield Bottling Co. began operations in a new building on the site previously occupied by the saloon and bowling alley. The bottling works continued to operate here at least through 1920 and was in later years called the Scholten Bottling Company. The E.S. Price & Company began its feed and sale operations in the extant brick livery building on Patton Alley (now 313-315 South Patton Avenue). Its location, behind South Avenue and in proximity to the carriage shop, a number of blacksmiths and the Queen City Livery just south on West Walnut Street, was well-suited for a successful horse transportation-related business. While the second-story of the building was used for various purposes over time, the first story continued to house a livery as late as 1920, when the City Livery Barn operated in this location.

In 1915, a new two-story Commercial Block building was constructed at 301 South Avenue at the southwest intersection of South Avenue and West McDaniel Street, replacing an earlier building on the site. This marked the beginning of the next period of significant construction in the district and the development of South Alley into West McDaniel Street, an east-west commercial artery. Later buildings were constructed west of South Avenue at 208, 212, 214, 230 and 300 West McDaniel Street. This construction completed the development of West McDaniel through to Campbell Avenue. This grouping of later buildings is not particularly noteworthy for any specific significant business concern occupying them, but is rather reflective of the broad range of small commercial interests present in the district during the Early 20th Century. These included over time a standard fare of paint shop, barber shop, beauty parlor, billiards, clothing, printing, music, restaurant and sporting goods businesses. The **John W. Williams Building**, constructed c. 1926 at the same time as the West McDaniel development, is located just south down South Patton at 310 West Walnut Street. This one-story terra cotta corner building also housed numerous different businesses in its multiple south- and east-facing storefronts (the east storefronts were addressed 321-329 South Patton Avenue). The property at 301 West Walnut Street has been designated a Springfield Local Historic Site (*Listed 3-03-86*).

Criterion C: ARCHITECTURE

The subject property meets the registration requirements for district listing under Criterion C in the area of COMMERCE established for the property type "Downtown Commercial Buildings, ca. 1870-1948) in the Multiple Property Submission "Historic and Architectural Resources of Springfield, MO." Specifically, this contiguous grouping of downtown commercial buildings retains substantial integrity and presents a concentration of representative Late Victorian style and Commercial Block type buildings popular in Springfield in the Late 19th and Early 20th Centuries. Collectively, the district possesses the feeling and association of its period of significance. Of the total fifteen (15) properties in the South-McDaniel-Patton Commercial Historic District, eleven (11), or seventy-four percent (74%), are contributing buildings. (*See Page F.4 of the Springfield MPS Cover Document*).

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The six earliest buildings constructed in the South-Patton-McDaniel district are in the Late Victorian style prominent in commercial architecture at the end of the 19th Century. Particular detailing within this aesthetic includes tall, narrow arched windows, limestone detailing, ornate window surrounds and pronounced roofline treatments such as metal cornices or corbelled brick entablatures. The Crenshaw Hardware Co. building (c. 1884) located at 317 South Avenue is one of the earliest and most intact representative examples of Late Victorian commercial architecture in downtown Springfield. Its metal cornice and window hoods and original storefront are of particular interest. Although currently obscured by a modern aluminum sheath, the Rogers & Baldwin Hardware Co. building (c. 1872) at 313-315 South Avenue is another fine example of Late Victorian commercial architecture. The façade constructed at the time of the c. 1891 remodeling of the former Mansfield Opera House by Rogers & Baldwin is largely intact. The property is one of downtown Springfield's largest early commercial buildings and continues to dominate the district's streetscape. The remaining three Late Victorian-style commercial buildings on the district's eastern boundary (325, 321 and 309 South Avenue) also retain substantial integrity and contribute a great richness in character. Although all three brick buildings are painted, their upper facades possess a variety of characteristic Late Victorian roofline treatments, brick work detailing and window configurations. The Baroque-influenced brick work cornice and window hoods on the Simmons-Burk Clothing Co. building at 309 South Avenue is particularly unique among Springfield's early downtown commercial buildings. The variant heights and widths of these three buildings also add significantly to the diversity of the district. Finally, the E.S. Price & Co. building at 311-313 South Patton Avenue is representative of the Late Victorian style in a simpler, more utilitarian form appropriate to its historic function and original alley location. It is one of the only extant commercial livery buildings in Springfield's downtown area.

The second significant building campaign in the South-McDaniel-Patton district occurred between 1915 and 1930, with six of its total fifteen buildings dating to this 15-year period. These buildings are all one- and two-story brick Commercial Block (or "Brickfront") buildings, a vernacular type popular in the Early 20th Century. These are characterized by traditional storefront configurations: transoms, recessed main entrances, secondary side entrances, symmetrically fenestrated rectangular windows (often framed with decorative brickwork) and corbelled brick or terra cotta cornices.⁸ The earliest intact Commercial Block building in the district is the property located at 301 South Avenue (c. 1915). The façade of this earlier building was later repeated in the properties developed at 208 and 212 West McDaniel Street. These have very simple, but characteristic rooflines and window treatments, which are only lightly embellished with limestone corner blocks and sills. The property at 300 West McDaniel (c. 1920) is also a good example of a simpler Commercial Block building. This one-story building has multiple bays of varying widths and with their characteristic storefront configuration intact. The four more modest Commercial Block buildings are markedly different than the more ornate two-story brick building at 230 West McDaniel (c. 1925) and the John W. Williams building (c. 1926) at 301 West Walnut. The 230 West McDaniel building, with its patterned parapet and generous limestone embellishments, is more stylistically consistent with Commercial Block buildings found on Springfield's main commercial arteries, such as Campbell Avenue and Walnut Street. The John W. Williams building possesses an excellent presentation of terra cotta surfaces and ornamentation and is one of the most intact terra cotta Commercial Block buildings of the period in Springfield.

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The remaining three properties in the South-McDaniel-Patton district are non-contributing buildings. Although they were all constructed during the period of significance and, at one time, representative of popular Late Victorian and Commercial Block designs, modern alterations have substantially diminished their historic character. The S.H. Horine building (c. 1879) at 323 South Avenue is the second oldest property in the district. Its original Late Victorian façade was altered following a 1940 fire to reflect the later period Commercial Block type. However, this historic alteration was significantly impacted during a 1999 remodeling of the building. The Phoenix Building, a Late Victorian-style building (c. 1884) at 305 South Patton), and the Commercial Block building at 214 South Avenue (c. 1925) have both been stuccoed since 1984. However, despite the surface alterations to these three non-contributing buildings, their scale and form are still reminiscent of their historic functions and are consistent with those of the intact historic commercial buildings in the district.

The South-McDaniel-Patton district is distinctive from the other commercial historic districts located in downtown Springfield because of the unique density of intact, early period Late Victorian buildings along its eastern boundary. The equal number of later period Commercial Block buildings west of this earlier South Avenue grouping provides a compelling contrast of stylistic tastes between the two periods of commercial construction in the area south of the Public Square. Both groupings retain substantial integrity of design, material, craftsmanship and location and collectively evoke a strong feeling of time and place. Current and planned rehabilitation on properties within the district, including the Rogers & Baldwin Co. building, the E.S. Price Co. livery building and the building at 212 West McDaniel, will result in an even stronger presentation of its commercial context and period architectural styles.

End Notes:

1. John Phelps. History of Greene County, Missouri. (St. Louis: St. Louis Western Historical Society, 1883), p. 738.
2. Milton Rafferty. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield." Springfield! Magazine. (Springfield, MO: March, 1982), pp. 13-16.
Milton Rafferty. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield – Part II." Springfield! Magazine. (Springfield, MO: April, 1982), pp. 39-42.
3. Building occupancies and uses have been sourced through a review of available Sanborn Insurance Maps and City Directories. For specific references, see:
Sanborn Fire Insurance Maps. "Springfield, Missouri, 1891, 1896, 1902, 1905, 1910, 1933." (Sanborn Fire Insurance Company, New York).
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4. _____ "Springfield of the Ozarks, Rogers and Baldwin Company." Springfield! Magazine. (Springfield, MO: nda), p. 218.
5. Shanna Boyle and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri. (Virginia Beach, VA: The Donning Company Publishers, 1997), p. 93.
6. Jim Keet, Georgia Sheppard and Ann Wilbur. Nomination: Springfield Register of Historic Sites, 317 South Avenue. Springfield, Greene County, Missouri. 1985.
7. Jim Keet, Georgia Sheppard and Ann Wilbur. Nomination: Springfield Register of Historic Sites, 325 South Avenue. Springfield, Greene County, Missouri. 1986.
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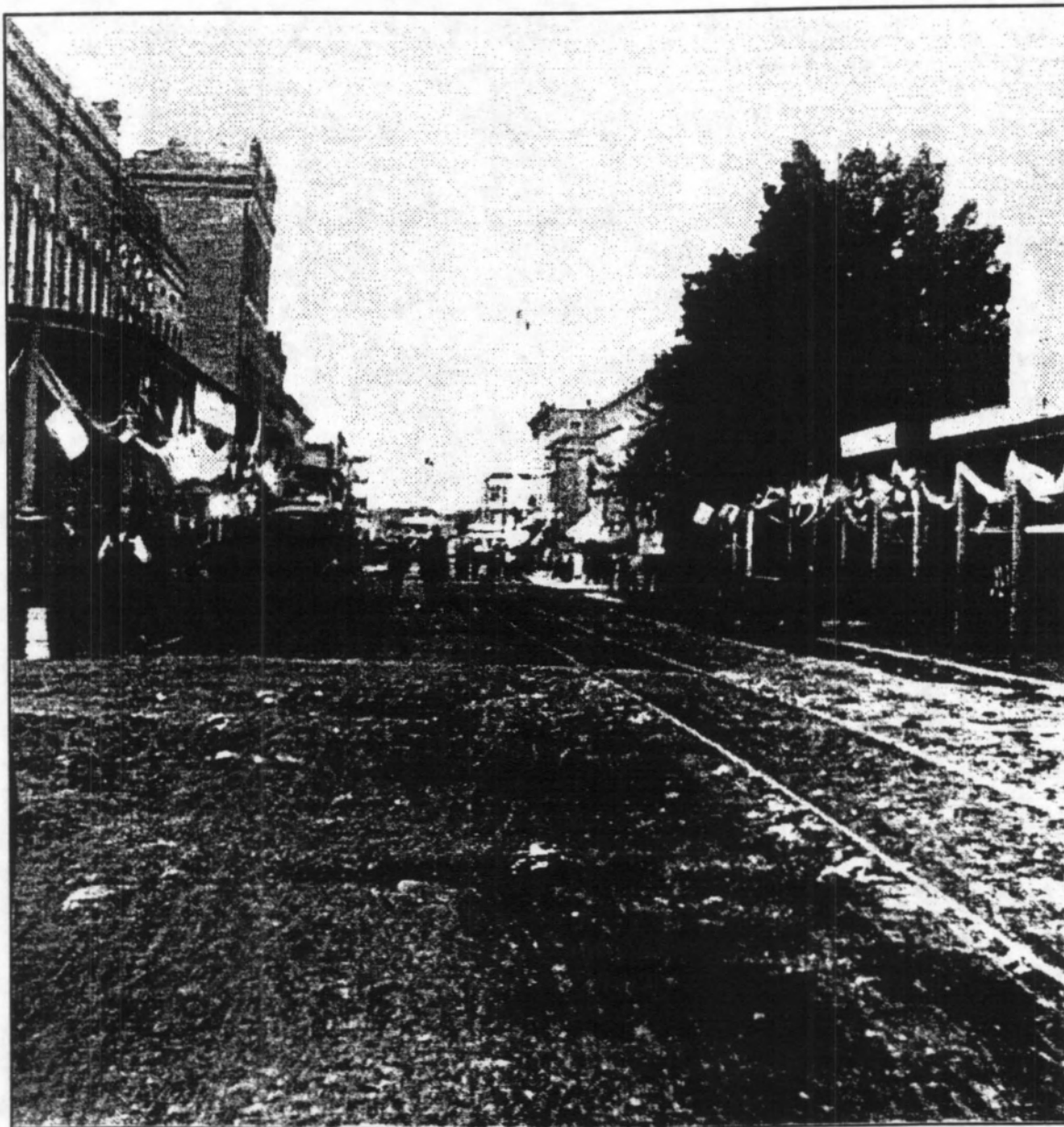
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**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 1: Historic Photograph. Streetscape. 300 block of South Avenue. View north from intersection of South Avenue and Walnut Street (Photo: c. 1880. History Museum for Springfield-Greene County. Used with permission.)



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**South-McDaniel-Patton Commercial Historic District
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Figure 2: Historic Photograph. Streetscape. 300 block of South Avenue. View north from intersection of South Avenue and Walnut Street (Photo: Merchants and Manufacturers Record of Springfield, Missouri. Springfield, MO: A. Owens Jennings, Publisher. 1906. The Library Center, Springfield-Greene County Public Libraries. Used with permission.)



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**South-McDaniel-Patton Commercial Historic District
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Historic and Architectural Resources of Springfield, MO**

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**South-McDaniel-Patton Commercial Historic District
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**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Verbal Boundary Description:

The boundaries for the South-McDaniel-Patton Commercial Historic District are described below, according to the attached Greene County Tax Map:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND PARCEL 88- 13-24-213-002, THEN PROCEEDING EAST APPROXIMATELY FOUR HUNDRED (400) FEET ALONG WEST MCDANIEL STREET TO THE NORTHEAST CORNER OF THE LAND PARCEL 88- 13-24-219-001, THEN PROCEEDING SOUTH APPROXIMATELY TWO HUNDRED SEVENTY-FIVE (275) FEET ALONG SOUTH AVENUE TO THE SOUTHEAST CORNER OF THE LAND PARCEL 88- 13-24-219-012, THEN PROCEEDING WEST APPROXIMATELY ONE HUNDRED SEVENTEEN AND ONE-HALF (117.5) FEET TO THE SOUTHWEST CORNER OF THE SAME LAND PARCEL. THEN PROCEEDING NORTH APPROXIMATELY TWENTY-THREE (23) FEET TO THE NORTHWEST CORNER OF THE SAME LAND PARCEL, THEN PROCEEDING WEST APPROXIMATELY ONE HUNDRED SIXTY-TWO AND ONE-HALF (162.5) FEET TO A POINT ON THE EAST PROPERTY LINE OF THE LAND PARCEL 88-13-24-213-014, THEN PROCEEDING SOUTH APPROXIMATELY EIGHTY-SEVEN AND ONE-HALF (87.5) FEET ALONG SOUTH PATTON AVENUE TO THE SOUTHEAST CORNER OF THE SAME LAND PARCEL, THEN PROCEEDING WEST APPROXIMATELY SIXTY-THREE AND NINETY-TWO ONE-HUNDREDTHS (63.92) FEET ALONG WEST WALNUT STREET TO THE SOUTHWEST CORNER OF THE SAME LAND PARCEL, THEN PROCEEDING NORTH APPROXIMATELY ONE HUNDRED SEVENTY-FIVE AND FORTY-SIX ONE-HUNDRETHS (175.46) FEET TO A POINT ON THE SOUTH PROPERTY LINE OF THE LAND PARCEL 88- 13-24-213-002, THEN PROCEEDING WEST APPROXIMATELY SIXTY AND TWENTY-FIVE ONE-HUNDRETHS (60.25) FEET TO THE SOUTHWEST CORNER OF THE SAME LAND PARCEL, THEN PROCEEDING NORTH APPROXIMATELY ONE HUNDRED FIFTY-NINE (159) FEET TO THE POINT OF BEGINNING.

Boundary Justification:

The boundaries of the South-McDaniel-Patton Commercial Historic District include all contiguous buildings retaining integrity within portions of the 300 block of South Avenue, the 200 and 300 blocks of West McDaniel Street and the 300 block of South Patton Avenue, inclusive of the property at the northwest corner of the intersection of South Patton Avenue and West Walnut Street. The northwest corner of the district marks the beginning at West McDaniel Street at a point just west of the building at 300 West McDaniel Street. The northern boundary of the district includes the contiguous grouping of buildings extending east on West McDaniel to South Avenue, the primary southern corridor into Springfield's Public Square. The northeast corner of the district is marked by the building located at 301 South Avenue at the southwest corner of the intersection of South Avenue and West McDaniel Street.

The eastern boundary is drawn to extend south along South Avenue and to end at the southeast corner of the building at 325 South Avenue, which serves as the southeast corner of the district. Properties on the northern tier

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**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

of the 200 and 300 blocks of West McDaniel Street and those on the eastern tier of the 300 block of South Avenue were omitted because of the number of non-contributing buildings and surface parking lots. The adjacent south property at the northwest corner of the intersection of South Avenue and West Walnut Street was excluded because it contains a modern building and surface parking lot. The southern boundary is drawn to include the grouping of contiguous buildings north of this omitted property and to extend west to include the contributing building at 301 West Walnut Street at the northwest corner of South Patton Avenue and West Walnut Street. The portion of South Patton Avenue from West McDaniel Street to West Walnut Street historically served as the service alley for the commercial buildings within the boundaries along South Avenue. The property immediately west of 301 West Walnut Street is a surface parking lot and is, therefore, excluded. The western boundary extends north along the rear of properties on the western tier of South Patton Avenue. Along this boundary is the historic livery stable building that served the South Avenue merchants across the alley to the east. The contiguous grouping of buildings adjacent west of the western boundary of the district is included with the Campbell Avenue Historic District (*National Register listed 6/25/99*).

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Section 11 Page 26

**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

This nomination is a project of Historic Springfield's Community Impact program. It is sponsored in part by the following:

Mr. Craig Wagner
Park Central Properties, LLC
Springfield, Missouri

Individual Property Owners:

1. **325 South Avenue.** *Parcel No. 88- 13-24-219-012*
Owner: Mr. William Anderson
325 South Avenue
Springfield, MO 65806-2123
2. **323 South Avenue.** *Parcel No. 88- 13-24-219-011*
Owner: Richard H. Scrivener TR
2415 South Campbell Avenue
Springfield, MO 65807-2903
3. **321 South Avenue.** *Parcel No. 88- 13-24-219-010*
Owner: Mr. Cyrus B. Jalili
490 North Pearson Creek Lane
Springfield, MO 65802-6250
4. **317 South Avenue.** *Parcel No. 88- 13-24-219-009*
Owner: Morris Properties, LP
500 North National Avenue
Springfield, MO 65802-3642
5. **313-315 South Avenue.** *Parcel No. 88- 13-24-219-008*
Owner: Rogers & Baldwin Development LLC
309 South Patton Avenue
Springfield, MO 65806
6. **309 South Avenue.** *Parcel No. 88- 13-24-219-007*
Owner: Jerry Turner Lawrence TR
309 South Avenue
Springfield, MO 65806-2123

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Section 11 Page 27

**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

7. **305 South Avenue.** *Parcel No. 88-13-24-219-006*
Owner: Jordan Valley Properties, Inc.
1655 South Enterprise Avenue, Suite A1
Springfield, MO 65804-1864
8. **301 South Avenue.** *Parcel No. 88-13-24-219-001*
Owner: Virginia Bay TR
300 East Pershing Street
Springfield, MO 65806-2318
9. **208 West McDaniel Street.** *Parcel No. 88-13-24-219-002*
Owner: Ms. Mary Joyce Faucett
306 South Avenue
Springfield, MO 65806-2124
10. **212 West McDaniel Street.** *Parcel No. 88-13-24-219-003*
Owner: Park Central Properties, LLC
1010 East Elm Street
Springfield, MO 65807
11. **214 West McDaniel Street.** *Parcel No. 88-13-24-219-004*
Owner: Ms. Linda Gold Chapman
1370 East State Highway CC
Pleasant Hope, MO 65725-7136
12. **230 West McDaniel Street.** *Parcel No. 88-13-24-219-005*
Owner: Mr. J. Stanford Cobb
230 West McDaniel Street
Springfield, MO 65806-1310
13. **300 West McDaniel Street.** *Parcel No. 88-13-24-213-001*
Owner: Mr. Dennis Radford-Kapp
4042 North Farm Road 129
Springfield, MO 65803-6070

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**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

14. **311-313 South Patton Avenue.**

Parcel No. 88-13-24-213-002

Owner: Patton Alley Redevelopment, LLC
P.O. Box 11399
Springfield, MO 65808

15. **301 West Walnut Street**

Parcel No. 88-13-24-213-014

Owner: Marjorie M. Washam TR
1980 South Luster Avenue
Springfield, MO 65804-2668

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Section maps Page 29

**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Maps:

1. **District Map.** Historic Springfield, Inc. Not to scale. August 26, 2002
2. **Tax Map.** Area at the southwest corner of the intersection of South Avenue and West McDaniel Street. Greene County Assessor's Office. May 9, 2002
3. **USGS Map.** Springfield, MO

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Section photo Page 30

**South-McDaniel-Patton Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Photographs:

The same is true for all photographs, except as noted.

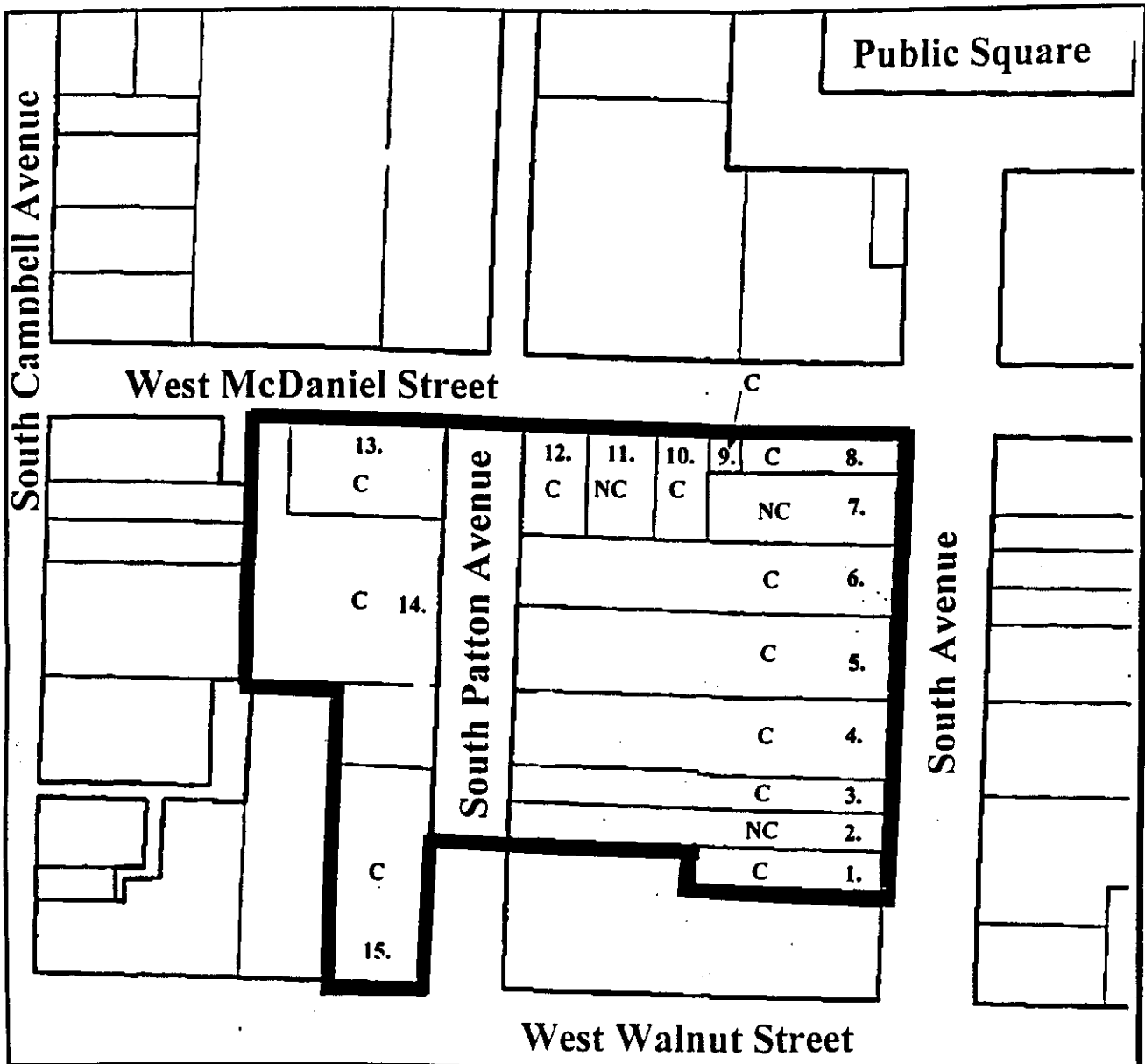
South-McDaniel-Patton Commercial Historic District
Springfield, Greene County, Missouri
Richard Lee Burton
August 3, 2002

Negatives on file with Historic Springfield, Inc.; P.O. Box 50305; Springfield, MO 65805-0305



- Photo 1:** Streetscape. Western tier of 300 block of South Avenue, prior to removal of modern sheath from the property at 313-315 South Avenue. View from southeast (*Roll 2, Frame 12*)
- Photo 1.1:** Streetscape. Western tier of 300 block of South Avenue, following removal of modern sheath from the property at 313-315 South Avenue. View from southeast
- Photo 2:** Streetscape. Western tier of 300 block of South Avenue. View from northeast (*Roll 2, Frame 23*)
- Photo 3:** Streetscape. Eastern tier of 300 block of South Patton Avenue. Rear entrances of properties along South Avenue. View from southwest (*Roll 2, Frame 9*)
- Photo 3.1:** Rogers & Baldwin Hardware Co. building at 313-315 South Avenue, following removal of modern sheath
- Photo 4:** Crenshaw Hardware Co. building at 317 South Avenue is second from right. View of western tier of 300 block of South Avenue from northeast in front of 313-315 South Avenue (*Roll 2, Frame 18*)
- Photo 5:** Simmons-Burk Clothing Co. building at 309 South Avenue. Primary east elevation (*Roll 2, Frame 19*)
- Photo 6:** E.S. Price & Co. building at 311-313 South Patton Avenue. View from southeast (*Roll 2, Frame 7*)
- Photo 7:** Streetscape. Southern tier of 200 block of West McDaniel Street. View from northwest (*Roll 2, Frame 2*)
- Photo 8:** 300 West McDaniel Street. Primary north and side east elevations. View from northeast (*Roll 2, Frame 1*)
- Photo 9:** 208 West McDaniel Street. Primary north elevation (*Roll 2, Frame 30*)
- Photo 10:** 301 West Walnut Street. Primary south and side east elevations. View from southeast (*Roll 2, Frame 10*)

South-McDaniel-Patton Commercial Historic District
Springfield, Greene County, Missouri

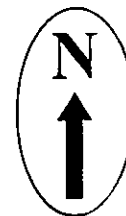
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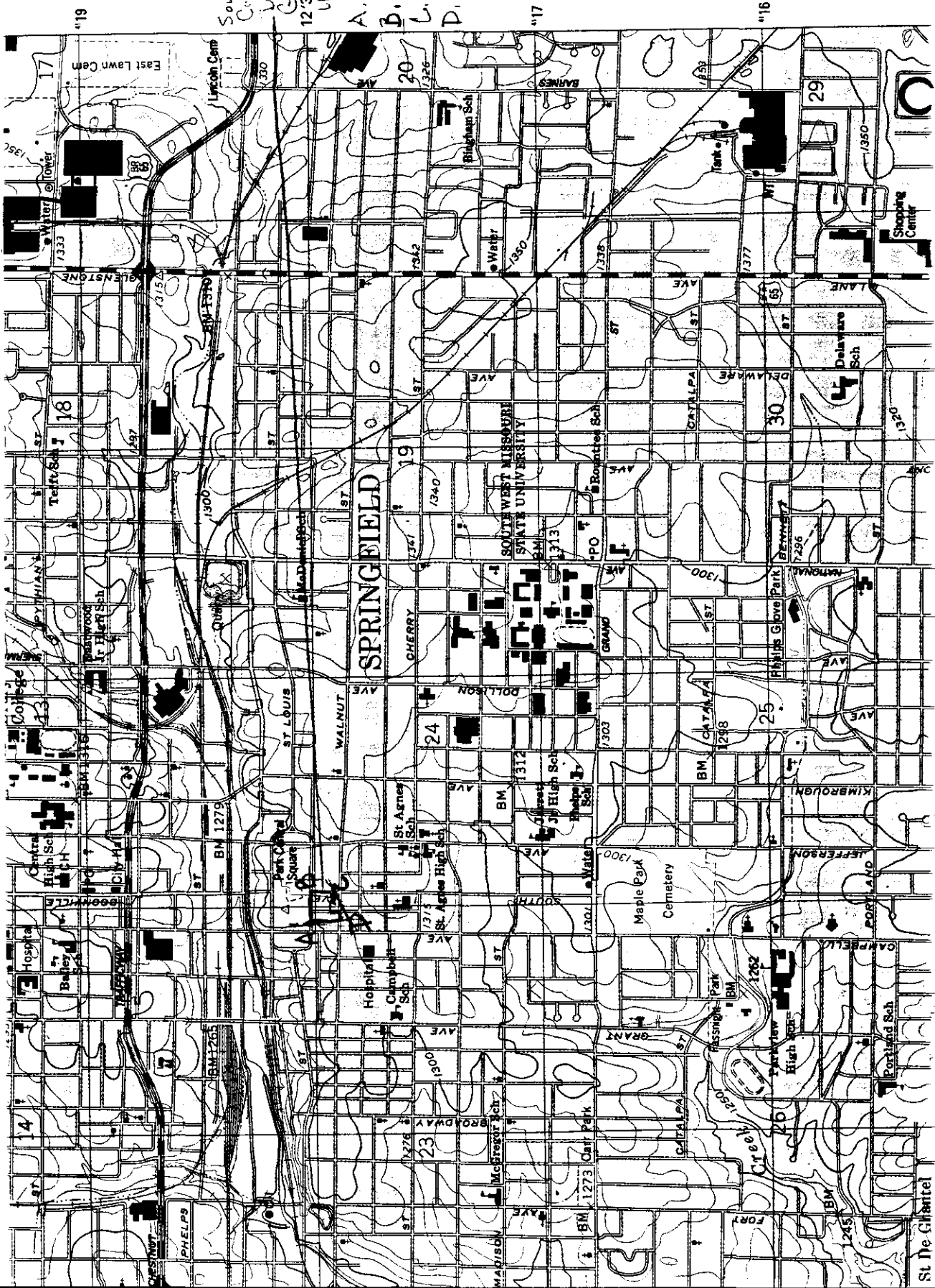


KEY:

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- I. (etc.)** - Building Inventory Number
- C** - Contributing Building
- NC** - Non-contributing Building
-  - Corresponding Photograph

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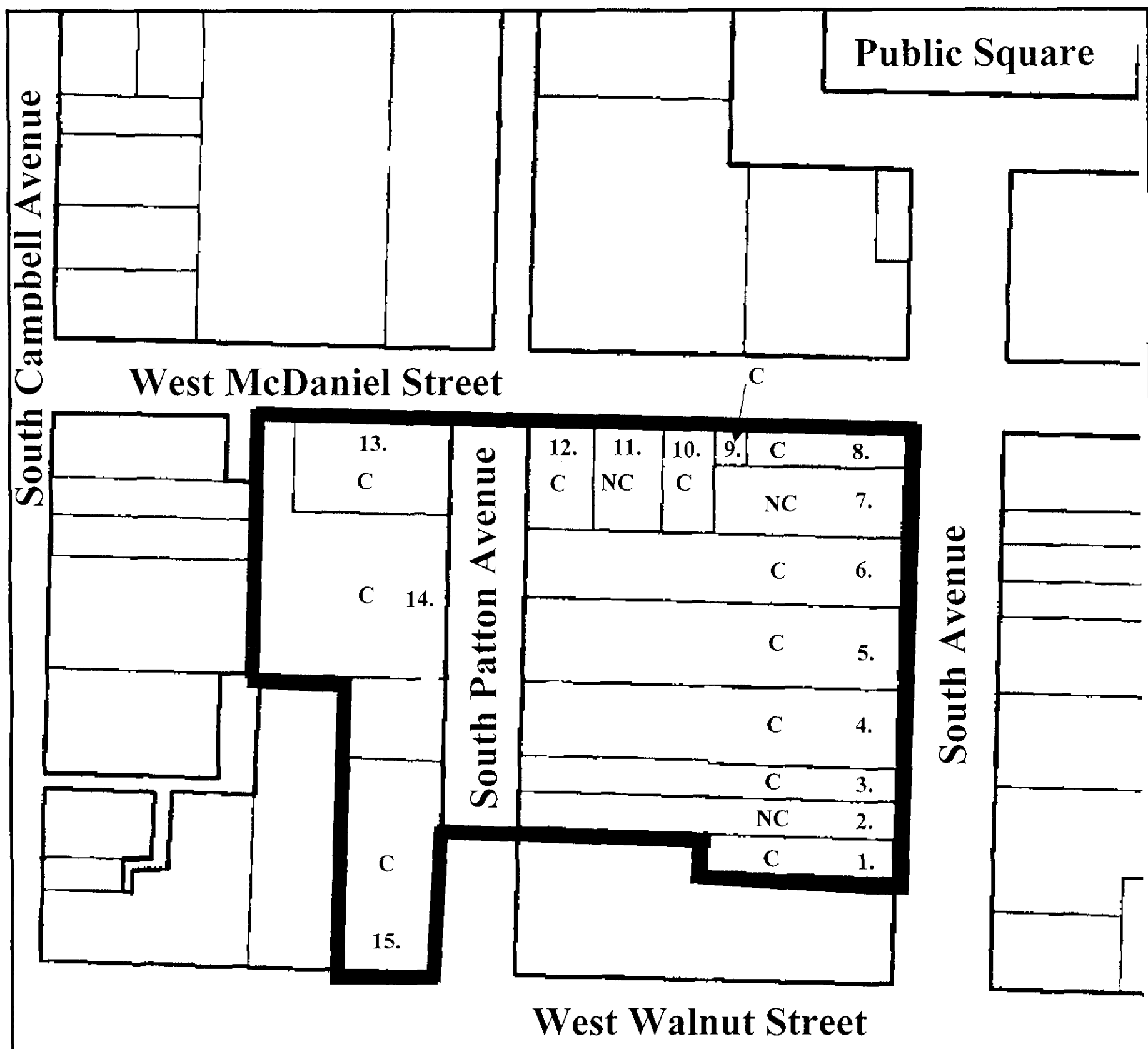






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 B. 15/4741670/4118020
 C. 15/4741070/4117920
 D. 15/4739410/4117860

South-McDaniel-Patton Commercial Historic District
Springfield, Greene County, Missouri

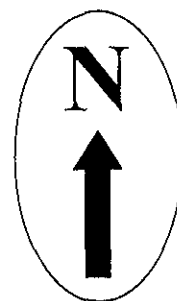
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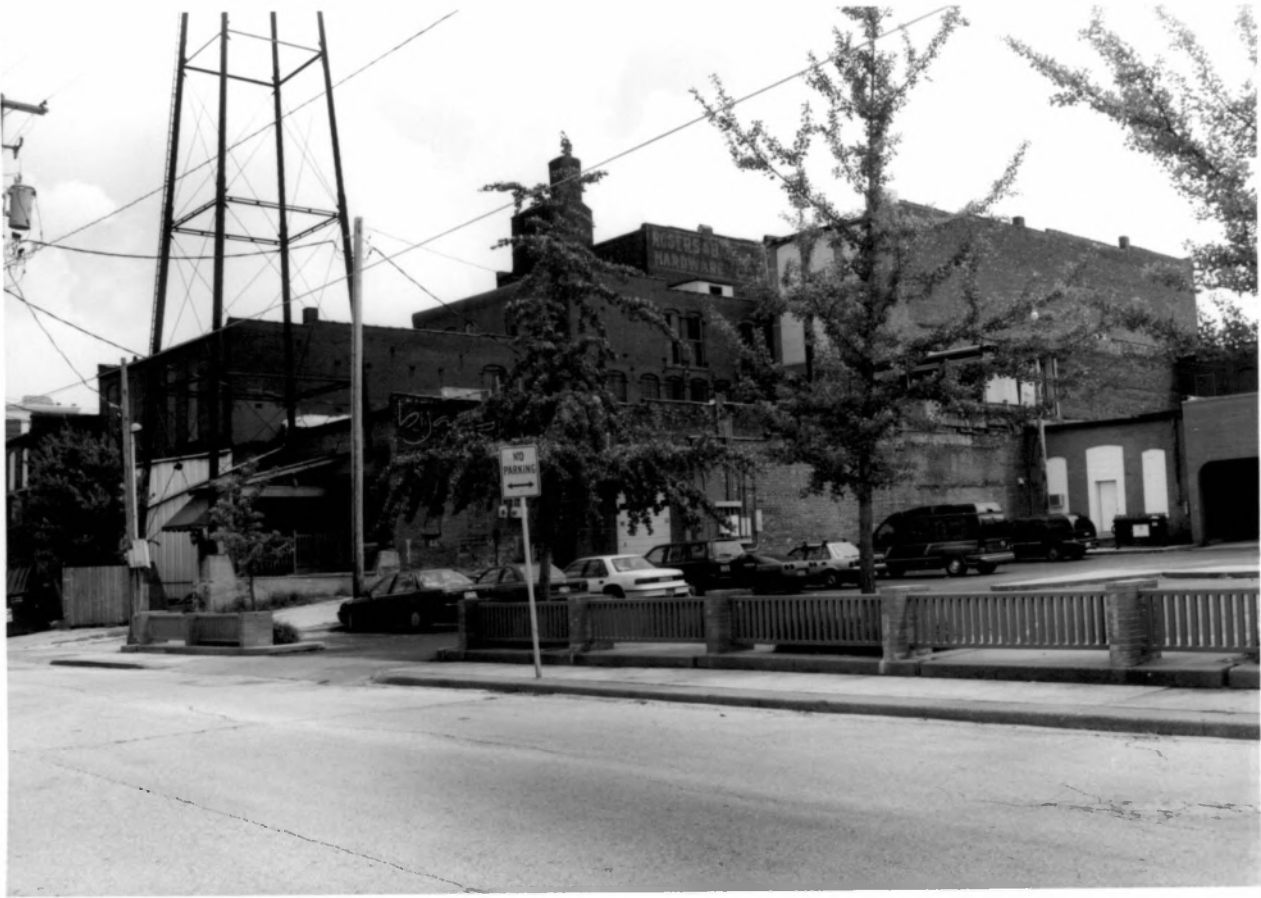
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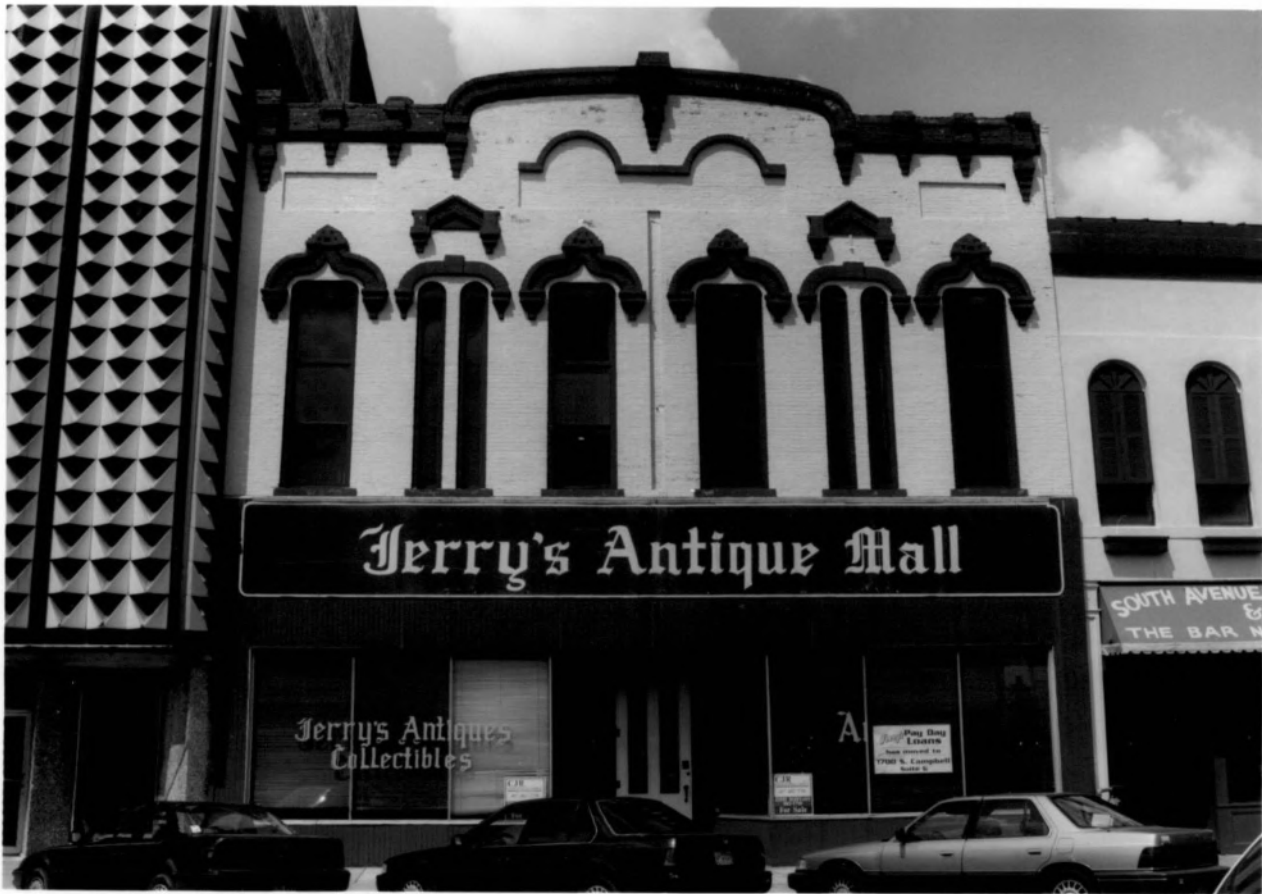
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Not to Scale







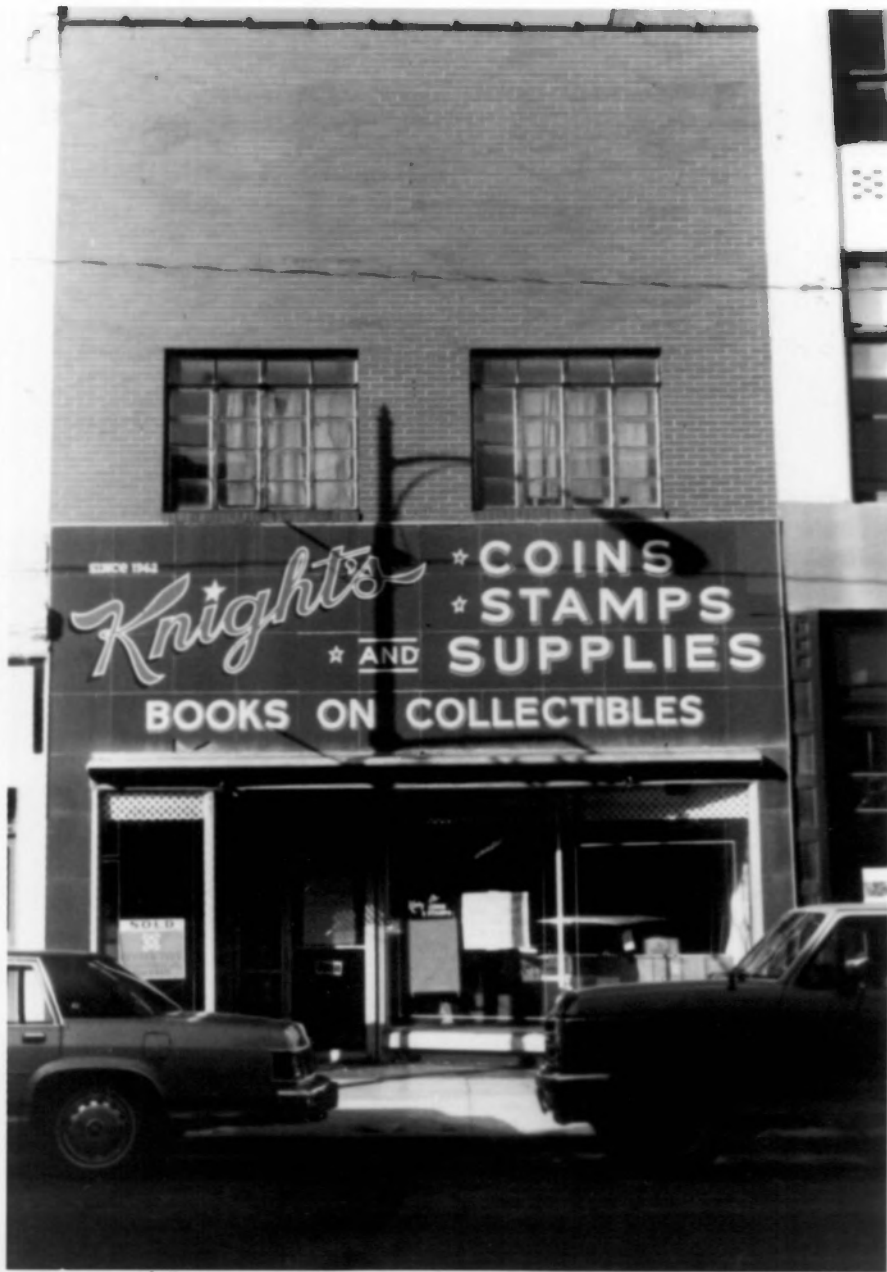






EXTRA
PHOTOS





323 South Avenue Springfield, Greene Co, MO Prework Photo 1



323 South Avenue Springfield, Greene Co., MD Prework Photo 2



323 South Avenue Springfield, Greene Co., MD Prework Photo 3



323 South Avenue Springfield, Greene Co., MO Prework Photo 4



323 South Avenue Springfield, Greene Co., MO Prework Photo 5



323 South Avenue Springfield, Greene Co., MO Prework Photo 6



323 South Avenue Springfield, Greene Co., MO Prework Photo 7



323 South Avenue

Springfield, Greene Co., MD

Post-work Photo 1



323 South Avenue Springfield, Greene Co., MO Postwork Photo 2



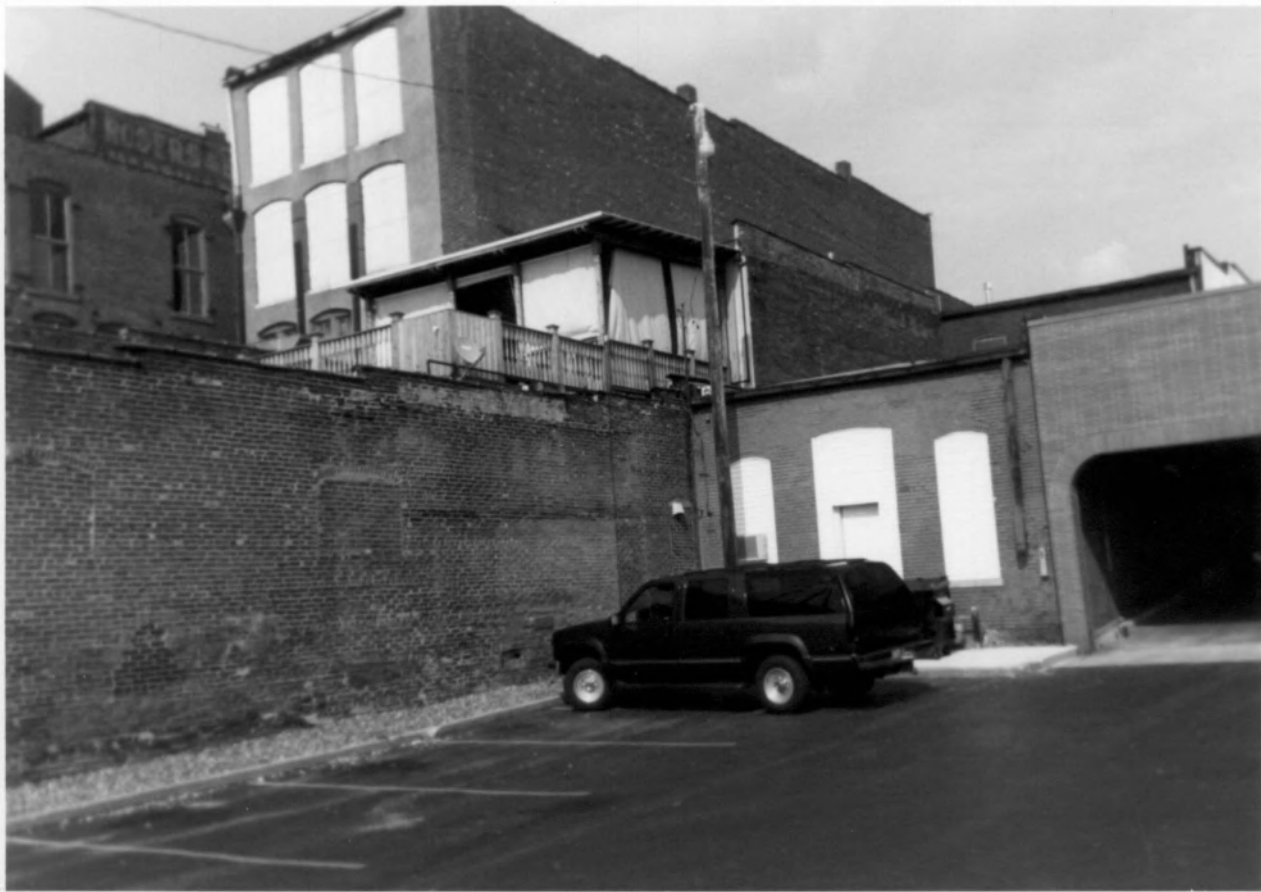
323 South Avenue Springfield, Greene Co., MO

Postwork Photo 3



323 South Avenue Springfield, Greene Co., MO

Postwork Photo 4



323 South Avenue Springfield, Greene Co., MD Postwork Photo 5



323 South Avenue Springfield, Greene Co., MD Postwork Photo 6



323 South Avenue Springfield, Greene Co., MO Postwork Photo 7