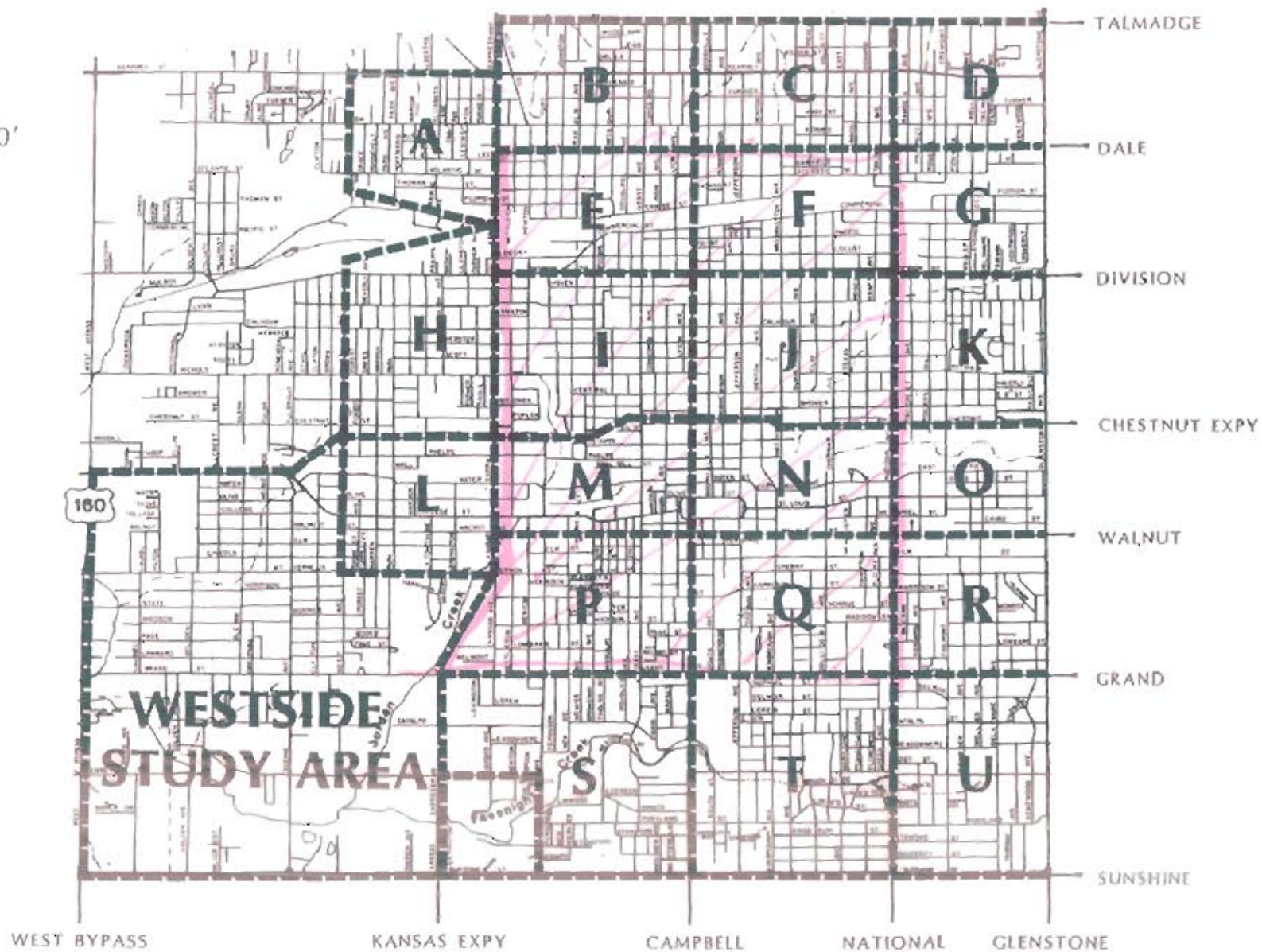


## INDEX MAP

HISTORIC ARCHITECTURAL SURVEY

SCALE  
1" = 4000'

Springfield

Survey Boundary 1984

**SPRINGFIELD, MISSOURI**  
**HISTORIC/ARCHITECTURAL**  
**SURVEY**

**JANUARY 1986**

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# **INTRODUCTION**



## **INTRODUCTION**

In March, 1981 the Springfield City Council adopted the University Plaza Redevelopment Plan. This plan blighted a portion of a center city neighborhood and put in place the mechanisms for clearing the existing structures to make way for development of a multi-million dollar hotel/convention center, residential condominiums, and an office tower. The development was financed in part by an Urban Development Action Grant. Because of this federal assistance, the City of Springfield had to undertake the review process mandated by Section 106 of the National Historic Preservation Act of 1966. This review resulted in a Memorandum of Agreement between the City, the State Historic Preservation Office, and the Advisory Council on Historic Preservation requiring the City to engage in certain preservation activities to mitigate the effect of the redevelopment project on historic resources in the area.

The University Plaza project was the City of Springfield's first major encounter with the Section 106 process. Not only did the encounter serve to increase awareness of the city's historic and architectural resources, it also pointed up the lack of available information concerning those resources. City government did not know the location of the city's historic and architectural resources.

Consequently, it was decided that a historic/architectural survey of the city would be beneficial. Such a survey would be a good base for the Springfield Historical Site Board to work from in designating sites and districts. More importantly, the survey would serve as an early warning to would-be developers and could discourage them from encroaching on historic neighborhoods and/or sites.

Thus in May, 1983, the City of Springfield contracted with the Missouri Heritage Trust, Inc., a statewide nonprofit preservation organization. The Trust agreed to survey an area roughly the same as the 1933 city limits. The City's contract with the Trust was amended in 1984 to reflect a grant the City received from the Missouri Department of Natural Resources for additional survey work.

## **Methodology**

The city was divided into twenty-one survey sections by the Missouri Heritage Trust after consultation with the Department of Community Development. The section divisions were based on the location of major thoroughfares and established neighborhoods. The eight

survey sections in the core of the city were selected for the initial survey. This area corresponds roughly with the 1933 city limits, indicating that the area was at least partially developed fifty years ago - a minimum requirement for both Local and National Register listing. (See Map 1 for section boundaries.) The Trust then walked each street in the eight survey sections noting street addresses and assigning inventory numbers to every structure thought to be fifty years or older. Topographic section maps were used as field maps in this procedure.

It was only after this step had been completed that the Trust and the City realized the magnitude of the task that lay before them. Literally thousands of structures in this relatively small area (7 square miles) were fifty years or older. Realizing that an inventory form could not be completed on each structure with available funds but still wanting the same results, the City and the Trust attempted to find a satisfactory solution. It was decided that inventory forms would be completed on every structure fifty years and older in those areas experiencing or likely to experience redevelopment pressure. In the remainder of the survey area, forms would only be completed if the Trust determined that individually the property had potential to be listed in the National Register of Historic Places or that the property was part of a potential historic district, either Local or National Register.

As a result, survey forms were completed on all structures fifty years and older in the following areas:

- 1) all of Section J;
- 2) all of Section M;
- 3) all of Section N;
- 4) all of Section Q;
- 5) that portion of Section E bound by Chase Street, Missouri Avenue, Dale Street, and Main Avenue;
- 6) that portion of Section F south of Commercial Street, and;
- 7) that portion of Section P bound by Madison Street, Fort Avenue, Walnut Street, and Campbell Avenue.

In the remainder of Sections E, F, and P and in all of Section I, forms were completed only if the Trust thought the property was either individually eligible for the National Register or if it were part of a potential Local or National Register historic district.

In addition to the information supplied on the standard inventory form for each structure surveyed, at least one picture was taken of the structure. This picture, developed into a

contact print, was attached to the pertinent inventory form. At the project's end, over 3,300 inventory forms were completed for the eight survey areas. A sample of the historic architectural inventory form is included in the Appendix.

The Missouri Heritage Trust hired students from the Southwest Missouri State University Cooperative Education Department to assist in the initial phase of the survey. After training sessions concerning typical Springfield house types and armed with line drawings of houses and their architectural elements, the students took the rough field maps and photographed and surveyed much of the eight survey areas. All work was completed under the direct supervision of Trust staffer David Denman and only Denman completed the final analysis section (items 34 and 35 - site eligible? district potential?) of the inventory forms. Denman took the evaluation one step further when preparing index sheets for each survey area by indicating whether he thought an eligible site or district was eligible for the Springfield Register of Historic Sites or the National Register of Historic Places. This evaluation and analysis resulted in the following hierarchy:

1. Structures 50 years or older.
2. Potentially eligible for Local Register (site or district).
3. Potentially eligible for National Register (site or district).

The most pertinent of the survey information was transferred from the inventory forms and index sheets to the survey maps. The official survey maps are 1:200 scale and thus are fairly large. They identify:

1. Street addresses and inventory numbers of structures fifty years and older;
2. Areas surveyed;
3. Potential National Register of Historic Places sites;
4. Potential National Register of Historic Places districts.

In addition, locally designated sites and districts and National Register sites and districts are noted on the survey maps. A smaller version of the survey maps, noting only potential National Register sites and districts, is included in this report. The official survey maps and all inventory forms are housed in the Advanced Planning Section office, 316 East Central Street. Map 13 notes the location of sites and districts listed in the Springfield Register of Historic Sites and Map 14 indicates those sites and districts listed in the National Register of Historic Places. An explanation of what Local and National Register designation means is included in the Appendix, as well as a list of the Springfield Register of Historic Sites and the Springfield listings in the National Register of Historic Places.





# **SURVEY RESULTS**



**SPRINGFIELD, MISSOURI  
HISTORIC/ARCHITECTURAL  
SURVEY**

**Springfield, Missouri  
Department of Community Development  
January, 1986**



## SURVEY RESULTS

As previously mentioned, over 3,300 inventory forms were completed as a part of this survey. From these 3,300 forms, 3 areas consisting of over 640 structures were recognized as having the potential of being historic districts listed in the National Register of Historic Places. Two-hundred-eight-four (284) structures were surveyed as having potential for listing in the National Register of Historic Places as individual sites - over forty percent (119) of those potentially individually eligible sites were located in the potential districts.

Following is a general description of each survey section's findings. A discussion of the potential National Register historic districts is reserved for the end of the discussion since all districts are bisected by survey section boundaries.

### Survey Section E

Section E is in the northwest corner of the initial survey area. It is bound on the south by Division Street, on the north by Dale Street, on the west by Kansas Avenue, and on the east by Campbell Avenue. The area is bisected by the St. Louis-San Francisco Railroad tracks. The area is primarily residential, with commercial and some industrial bordering the tracks. This area is not currently experiencing pressure for redevelopment, thus inventory forms were completed on all structures fifty years and older in only a small portion of this section (Chase Street to Dale Street, Missouri Avenue to Main Avenue). All other structures meeting the minimum age requirement were assigned an inventory number in the event additional survey work is undertaken in this section. In addition, a survey form was completed on any site determined to be potentially eligible for the local or National Register.

There are currently no locally designated sites in Area E nor are there any sites listed in the National Register of Historic Places in Area E. The westernmost portion of the Commercial Street Historic District is located in Area E (it is completed in Area F). The Commercial Street Historic District is both a Local and National Register district. The local district, which includes both sides of Commercial Street from Washington to Lyon Avenue, was designated July 31, 1978. The National Register district, which is slightly smaller than the local, was listed in the Register May 24, 1983.

Two-hundred-one (201) survey forms were completed in Area E. Fifteen (15) of those structures surveyed were recognized as being potentially eligible for listing in the National Register of Historic Places. They include fourteen residential structures and one school, W. A. Reed Junior High School at 2000 North Lyon, built in 1921 (Inventory Number 398). The fourteen residential sites are scattered but are located primarily north of the railroad tracks. The potential sites are:

#### SECTION E POTENTIAL NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
66	1841 N. Broadway	189	2043 N. Douglas
71	1895 N. Broadway	202	2016 N. Douglas
72	1901 N. Broadway	209	1886 N. Douglas
73	1923 N. Broadway	223	1515 N. Grant
100	1712 N. Irving	260	2000 N. Grant
180	1907 N. Douglas	398	2000 N. Lyon
181	1913 N. Douglas	559	1108 W. Chase
		564	1020 W. Chase

These sites are noted on Map 2.

#### Survey Section F

Survey Section F completes the north tier of the initial survey area. It is bound by Division Street on the south, Dale Street on the north, Campbell Avenue on the west and National Avenue on the east. Like Section E, it is bisected by the St. Louis-San Francisco railroad tracks. It also shares the Local and National Register Commercial Street Historic District with Section E.

Inventory forms were completed for every age-qualifying structure south of the railroad tracks in Section F and for those structures north of the tracks which appear eligible for either the Local or National Register.

There are no National Register sites in Section F but there are several locally designated sites. These include two City parks - Lafayette Park (bound by Thoman Street, Boonville Avenue, Atlantic Street, and Robberson Avenue) and Washington Park (bound by Locust Street,



Summit Avenue, Pacific Street and Clay Avenue) - and the Jefferson Avenue Pedestrian Footbridge. The footbridge continues to provide access to the retail establishments on Commercial Street for the neighborhood north of the railroad tracks just as it did when first built in 1907. The complete list of locally designated sites is:

# SECTION F LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
53	Coffey-Headley House 1536 N. Benton	
60	Christian Life Center 1700 N. Benton	
103	Sacred Heart Church 1609 Summit Ave. (adjacent to Washington Park)	
207	Saint John's Episcopal Church 515 East Division	
*	Jefferson Avenue Pedestrian Footbridge Jefferson at Commercial	
*	Lafayette Park Thoman, Atlantic, Boonville, and Robberson	
*	Washington Park Locust, Summit, Pacific and Clay	

\* No inventory number assigned.

Three of the locally designated sites are among the many in this area surveyed as potentially eligible for National Register listing - the Coffey-Headley House, Sacred Heart

Church and Saint John's Episcopal Church.

Five-hundred-eighty-five (585) inventory forms were completed in Section F. Of these, thirty-three (33) were recognized as being potentially eligible for the National Register of Historic Places and a portion of one potential National Register district was identified. Twenty-five (25) of the 33 potential sites are located within the potential district. All are residential structures except inventory number 207, which is Saint John's Episcopal Church. The potential sites within the potential district are:

SECTION F POTENTIAL NATIONAL REGISTER SITES  
WITHIN DRURY COLLEGE AREA DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
17	1518 N. Robberson	*53	1536 N. Benton
21	1616 N. Robberson	64	1711 N. Washington
23	1639 N. Jefferson	72	1539 N. Washington
25	1623 N. Jefferson	73	1529 N. Washington
29	1529 N. Jefferson	74	1525 N. Washington
30	1523 N. Jefferson	75	1517 N. Washington
31	1517 N. Jefferson	78	1502 N. Washington
32	1511 N. Jefferson	79	1510 N. Washington
33	1505 N. Jefferson	81	1524 N. Washington
34	1500 N. Jefferson	82	1530 N. Washington
44	1703 N. Benton	*207	515 E. Division
48	1605 N. Benton	227	517 E. Locust
52	1515 N. Benton		

\*Listed in Local Sites Register.

Potential sites outside of the district are scattered and include two churches (numbers 21, the North Springfield Baptist Church, and 103, Sacred Heart Church) among the eight residential structures:

SECTION F POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE OF DRURY COLLEGE DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
84	1618 N. Washington	285	923 E. Locust
*103	1609 Summit	340	721 E. Pacific
113	1518 Summit	351	1017 E. Pacific
223	1045 E. Division	660	2041 N. Benton

\*Listed in Local Sites Register

Map 3 notes the location of the potential National Register sites. A discussion of the potential "Drury College Area" district, which is located in both Sections F and J, will follow the discussion of Section Q.

**Survey Section I**

Survey Section I is located immediately south of Section E and is bordered by Chestnut Expressway on the south, Division Street on the north, Kansas Avenue on the west and Campbell Avenue on the east. The section is virtually all residential except for an area along the railroad tracks in the western part of the section. The property abutting the tracks is used as a service center for the City of Springfield and a storage area for equipment and materials for City Utilities. Another major landmark in Section I is Grant Beach Park, a neighborhood park located in the north central portion of the area.

All structures fifty years or older were assigned an inventory number. Forms were only completed on those structures which the Missouri Heritage Trust determined to have potential for listing in the Local or National Register. Sixty-two (62) forms were completed.

There are no National Register sites or districts in Area I; there are, however, five local sites. They are:

# SECTION I LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
189	Reedy Chapel 749 Weaver	
425	Mary E. Wilson Home 924 N. Main	
435	Saint John's United Church of Christ 1110 N. Main	
473	Saint Joseph's Catholic Church 1101 N. Campbell	
1269	Campbell Avenue United Methodist Church 400 West Division	

Three of the five local sites were surveyed as being potentially eligible for the National Register of Historic Places. They are the Campbell Avenue United Methodist Church, Saint Joseph's Catholic Church and the Mary E. Wilson Home.

Of the sixty-two sites surveyed in this area, twenty-eight (28) were recognized as having National Register potential. Three (inventory numbers 386, the Church of God Holiness; 425, Saint Joseph's Catholic Church; and 1269, Campbell Avenue United Methodist Church) are churches; the rest are residential structures. Map 4 notes the location of the potential National Register sites. They include:

# SECTION I POTENTIAL NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
99	646 N. Franklin	668	1419 W. Central
114	1403 N. Broadway	707	608 W. Nichols
125	1225 N. Broadway	731	817 W. Nichols
126	1221 N. Broadway	778	1100 W. Scott
127	1219 N. Broadway	908	619 W. Webster
128	1205 N. Broadway	932	1019 W. Webster
129	1201 N. Broadway	933	1025 W. Webster
263	1211 N. Grant	939	1111 W. Webster
269	945 N. Grant	943	1201 W. Webster
282	803 N. Grant	1243	1026 W. Division
386	1347 N. Main	1266	508 W. Division
418	815 N. Main	1267	504 W. Division
*425	924 N. Main	1268	500 W. Division
*473	1101 N. Campbell	*1269	400 W. Division

\*Listed in Local Sites Register.

## Survey Section J

Survey Section J is one of the richest in both previously designated sites and potential historic sites. The area is east of Survey Section I and south of F. It is bordered by Chestnut Expressway on the south, Division Street on the north, Campbell Avenue on the west and National Avenue on the east. The area is a mix of institutional, industrial and residential uses. Drury College campus occupies the center of the area, with Cox Medical Center and the National Headquarters of the Assemblies of God in the northwest corner. The city and county government complexes are in the southwest corner. An area of industrial uses is present along Chestnut Expressway at its intersection with the railroad spur. Finally, Silver Springs Park occupies a large tract of land along the eastern edge of the area. Just west of the park and east of the potential historic district lie two urban renewal project areas. Quite a bit of the land is vacant in this area where substandard housing was removed under the urban renewal program.

Because Section J has experienced both public sector (urban renewal) and private sector (Cox Medical Center, Assemblies of God) redevelopment pressure, inventory forms were completed on all structures fifty years and older. Six hundred forty-five (645) forms were completed.

No Local or National Register districts are located in Section J but there are several Local and/or National Register sites. They are noted on the list below:

#### SECTION J LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
3	U. S. Post Office and Custom House (City Hall) 830 Boonville	X
102	Central High School 423 East Central	
103	Springfield-Greene County Public Library 397 East Central	
145	Bentley House (Museum of the Ozarks) 603 East Calhoun	X
223	Germania Hall (Knights of Pythias) 1226 Boonville	
295	Kearney Home 1351 N. Benton	
304	Truman/Knauer/Holden House 1414 N. Benton	



SECTION J LOCAL AND NATIONAL REGISTER SITES (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
305	Harwood-Haydon House 1352 N. Benton	
311	Stone Chapel Corner Benton and Central	X
312	Benton Avenue AME Church 830 N. Benton	
316	Washington Avenue Baptist Church 729 Washington	

Of the local sites not listed in the National Register, the Trust found seven (7) to be potential National Register sites. They are the Public Library, Central High School, Benton Avenue AME Church, Germania Hall and the Kearney, Truman/Knauer/Holden, and Harwood-Haydon homes.

The Missouri Heritage Trust, Inc. found one potential National Register historic district and eighty (80) potential National Register sites in Section J. Fifty-five (55) of the potential sites are located within the district. Five are institutional buildings on the Drury College campus (inventory numbers 321, Pearson Hall; 322, Harwood Hall; 357, Wallace Hall; 358, South Gym; and 662, Thompson Music Hall), one is a church (336, Central Christian Church), and one is a commercial structure (458). The potential sites are:

SECTION J POTENTIAL NATIONAL REGISTER SITES  
WITHIN DRURY COLLEGE AREA DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
143	517 E. Calhoun	339	1462 N. Washington
150	514 E. Lynn	348	1416 N. Washington
281	1101 N. Benton	349	1412 N. Washington
285	1127 N. Benton	350	1408 N. Washington
287	1215 N. Benton	352	1348 N. Washington
288	1225 N. Benton	353	1346 N. Washington
289	1305 N. Benton	357	Drury College Campus
290	1311 N. Benton	358	Drury College Campus
291	1319 N. Benton	370	1333 N. Summit
294	1337 N. Benton	390	1428 N. Summit
*295	1351 N. Benton	391	1420 N. Summit
*304	1414 N. Benton	392	1414 N. Summit
*305	1351 N. Benton	394	1400 N. Summit
307	1340 N. Benton	404	1310 N. Summit
308	1328 N. Benton	405	1302 N. Summit
321	Drury College Campus	410	1200 N. Summit
322	Drury College Campus	412	1126 N. Summit
323	1303 N. Washington	429	1125 N. Clay
325	1319 N. Washington	430	1133 N. Clay
329	1349 N. Washington	440	1315 N. Clay
331	1425 N. Washington	449	1423 N. Clay
332	1435 N. Washington	451	1431 N. Clay
333	1445 N. Washington	456	1467 N. Clay
334	1451 N. Washington	458	1476 N. Clay
335	1465 N. Washington	470	1350 N. Clay
336	1475 N. Washington	479	1300 N. Clay
338	1470 N. Washington	661	1234 N. Benton
		662	Drury College Campus

\*Listed in Local Sites Register.

Potential National Register sites outside the recommended district include one school building (Central High School, inventory number 102), two public/government buildings (the

Springfield-Greene County Public Library, number 103, and the H. S. Jewell Postal Facility, number 220), a meeting hall (Germania Hall, number 223), and two churches (the First Church of Christ Scientist, number 67 and the Benton Avenue AME Church, number 312). The recommended sites are:

SECTION J POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE THE DRURY COLLEGE AREA DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
67	320 E. Central	247	1119 N. Jefferson
80	1108 E. Central	248	1125 N. Jefferson
*102	423 E. Central	249	1129 N. Jefferson
*103	397 E. Central	258	1311 N. Jefferson
166	1403 N. Sherman	274	1104 N. Jefferson
194	1000 N. Campbell	275	1102 N. Jefferson
199	1028 N. Campbell	276	940 N. Jefferson
220	870 Boonville	*312	830 N. Benton
*223	1226 Boonville	362	716 N. Washington
231	1223 N. Robberson	500	1101 N. Sherman
242	1029 N. Jefferson	538	1334 N. Sherman
246	1115 N. Jefferson	652	1202 N. Robberson
		655	1108 N. Robberson

\*Listed in Local Sites Register.

Map 5 notes the potential National Register sites. A discussion of the recommended "Drury College Area" historic district is included in the section following Survey Section Q.

Survey Section M

Survey Section M contains relatively few structures because of the location of the St. Louis-San Francisco Railroad tracks and Jordan Creek in its center. It is bordered by Survey Section I on its north, Survey Section N to the east, and Survey Section P to the south. Street boundaries are Walnut Street on the south, Chestnut Expressway on the north, Kansas Avenue on the west and Campbell Avenue on the east.

Land use in Section M is mixed with industrial uses adjacent to the railroad tracks,

commercial uses in the southeast corner, and some residential along the southern and northern portions of the area.

There are no National Register or Local Register historic districts in Section M. There is one National Register site and there are four local sites. They are:

#### SECTION M LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
205	Abbott-Peabody House 629 W. Walnut	
206	Annie Abbott House 633 W. Walnut	
231	James Woodson House 1045 West Walnut	
243	Calaboose (Old City Jail) 409 W. McDaniel	X

An inventory form was completed on all structures 50 years and older in Section M. Of the two-hundred-fifty-one (251) sites surveyed, the Trust identified small portions of two (2) potential National Register districts and nine (9) sites that have National Register potential. Four of those sites are within the potential "West Walnut Street" district. They are:

#### SECTION M POTENTIAL NATIONAL REGISTER SITES WITHIN THE WEST WALNUT STREET DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
221	925 W. Walnut	226	1021 W. Walnut
222	933 W. Walnut	*231	1045 W. Walnut

\*Listed in Local Sites Register.

The other potential National Register sites are:

SECTION M POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE OF THE WEST WALNUT STREET AND DOWNTOWN DISTRICTS

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
51	600 N. Grant	190	800 College
58	647 N. Main	*205	629 W. Walnut
186	818 College		

\*Listed in Local Sites Register.

Map 6 notes the potential National Register sites. Discussion of the "West Walnut Street" and "Downtown" districts is included following Section Q.

**Survey Section N**

Survey Section N contains the bulk of Springfield's central business district. Survey Section J lies to its north, M to the west, and Q to the south. Its street boundaries are Walnut Street on the south, Chestnut Expressway on the north, Campbell Avenue on the west, and National Avenue on the east. The area has numerous landmarks - the railroad tracks running through the Jordan Creek Valley, the Park Central Square, an old quarry site now filled with water, and the University Plaza redevelopment project, along with many architectural gems.

Because redevelopment activities are underway in Section N, inventory forms were completed on all structures fifty years and older. The survey map for Section N also includes survey results from the Walnut Street Study. The boundary between the two surveys is noted on Map 7. One hundred-seventy (170) forms were completed as a part of the Section N survey and an additional fifty are included on the Section N map from the Walnut Street Study.

A portion of the Local and National Register Walnut Street Historic District is located in Section N. The local district was designated October 15, 1984 and the National Register district, which covers a larger land area, was designated March 21, 1985. In addition to the district, there are three sites listed in the National Register of Historic Places and

twenty listed in the Springfield Register of Historic Sites in Section N. The designated sites are:

SECTION N LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
Walnut Street 1	St. Paul Methodist Church 413 E. Walnut	
Walnut Street 3	Keet-McElhany House 435 E. Walnut	X
Walnut Street 10	Christ Episcopal Church 601 E. Walnut	
*Walnut Street 21	Reps House 935 E. Walnut	
*Walnut Street 55	Mosher House 1147 E. Walnut	
N-5	Landers Theatre 311 E. Walnut	X
N-39	Shrine Mosque 601 E. St. Louis	X
N-44	Gillioz Theatre 325 Park Central East	
N-59	American Legion Memorial Home 149 Memorial Plaza	
N-79	Martin Building (Capistrano's) 216 S. Campbell	



SECTION N LOCAL AND NATIONAL REGISTER SITES (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
N-98	Broadstreet's 309 South Avenue	
N-99	Ozark Paper & Janitor Supply 315 South Avenue	
N-100	Peer Hardware 317 South Avenue	
N-119	Barth's Building 154 Park Central	
N-129	Cox House 220 E. Chestnut	
N-142	Landmark Building 309 N. Jefferson	
N-143	Colonial Hotel 205 S. Jefferson	
N-15	Pitts Chapel United Methodist Church 600 N. Benton	

SECTION N LOCAL AND NATIONAL REGISTER SITES (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
N-162	Gibson Chapel United Presbyterian Church 536 E. Tampa	
**Unnumbered	Mt. Eagle Missionary Baptist Church 1000 East McDaniel	

\*Located in the Local and National Register Walnut Street Historic District.

\*\*The Missouri Heritage Trust, Inc. did not consider this structure to be fifty years or older.

A large portion of the recommended "Downtown" historic district is located in Section N, as well as thirty potential National Register sites. Fourteen of those sites - all commercial structures - are located in the potential district. They are:

SECTION N POTENTIAL NATIONAL REGISTER SITES  
WITHIN DOWNTOWN DISTRICT

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>
N-2	John W. Williams Building 305 West Walnut
N-4	Masonic Temple 301-307 East Walnut
*N-44	Gillioz Theatre 325 Park Central East
N-77	300 S. Campbell

SECTION N POTENTIAL NATIONAL REGISTER SITES  
WITHIN DOWNTOWN DISTRICT (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>
N-88	Landers Building 149-52 Park Central
*N-98	Broadstreet's 309 South Avenue
*N-99	Ozarks Paper and Janitor Supply (Rogers and Baldwin Company) 315 South Avenue
*N-100	Peer Hardware 317 South Avenue
N-114	Holland Building 103-05 Park Central
N-116	Fox Theatre 158 Park Central
*N-119	Barth's Building 154 Park Central
N-121	Gottfried Furniture Company 326 Boonville
*N-143	Colonial Hotel 205 S. Jefferson
N-144	Bell Telephone Building 301-05 S. Jefferson

\*Listed in Local Sites Register.

Three churches, four residences, and nine commercial structures are included in the potential National Register sites outside the recommended district. They are:

SECTION N POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE DOWNTOWN DISTRICT

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>
*Walnut Street 1	St. Paul Methodist Church 413 E. Walnut
Walnut Street 2	St. Paul Parsonage 415 E. Walnut
Walnut Street 4	519 E. Walnut
*Walnut Street 10	Christ Episcopal Church 601 E. Walnut
Walnut Street 11	729 E. Walnut
N-28	630 St. Louis
N-29	Kentwood Arms Hotel 700 St. Louis
N-40	535 St. Louis
*N-59	American Legion Hall 149 Memorial Plaza
N-64	Mulhollan Furniture Company 331 E. Water
N-139	Woods-Evertz Stove Co. 501 N. Jefferson

SECTION N POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE DOWNTOWN DISTRICT (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>
N-156	320 S. Kimbrough
N-157	314 S. Kimbrough
*N-158	Pitts Chapel United Methodist Church 600 N. Benton
*N-162	Gibson Chapel United Presbyterian Church 536 E. Tampa
N-172-73	Springfield Furniture Company 601 N. National

\*Listed in Local Sites Register.

Map 7 notes the potential National Register sites. Discussion of the potential "Downtown" historic district is included after Section Q.

**Survey Section P**

Section P constitutes the southwest corner of the current survey area. It is bordered on the north by Section M and on the east by Section Q. Street boundaries are Walnut Street on the north, Kansas Avenue on the west, Grand Street on the south, and Campbell Avenue on the east. Aside from a small area of commercial structures in the northeast, the section is a densely built residential area.

Survey forms were completed on all structures fifty years and older in the area bound by Madison Street, Fort Avenue, Walnut Street, and Campbell Avenue. Structures outside that area were assigned an inventory number if fifty years or older and forms were completed on those surveyed as having local or National Register potential. Eight-hundred-twenty-one (821) forms were completed in Section P - more than in any other section in the survey. Portions of two potential National Register historic districts were found - "Downtown" and

"West Walnut Street" - and thirty-three (33) structures were surveyed as having National Register potential.

There are no National Register or local historic districts in Section P. There are also no National Register sites but are four local historic sites:

#### SECTION P LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
539	Turner House 427 South Grant	
884	O'Day-Felton House 430 West State	
967	Olendorff-Haden House 931 West State	
1263	George A. McLaughlin House 730 West Walnut	

As mentioned, thirty-three (33) sites were recognized as having National Register potential. Eighteen (18) of the sites are in the proposed "West Walnut Street" district; none are in the "Downtown" district. Structures in the "West Walnut Street" district are all residential and include:

#### SECTION P POTENTIAL NATIONAL REGISTER SITES WITHIN THE WEST WALNUT STREET DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
655	448 S. Main	1172	903 E. Elm
656	440 S. Main	1186	732 W. Pershing

SECTION P POTENTIAL NATIONAL REGISTER SITES  
WITHIN THE WEST WALNUT STREET DISTRICT (Continued)

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
657	438 S. Main	1262	716 W. Walnut
1048	632 Mt. Vernon	*1263	730 W. Walnut
1147	724 E. Elm	1268	822 W. Walnut
1149	734 E. Elm	1271	838 W. Walnut
1169	915 E. Elm	1272	902 W. Walnut
1232	937 W. Pershing	1274	914 W. Walnut
1261	710 W. Walnut	1277	1000 W. Walnut

\*Listed in Local Sites Register.

Structures outside of the districts which were recognized as having National Register potential are also all residential structures and include:

SECTION P POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE THE WEST WALNUT STREET AND DOWNTOWN DISTRICTS

<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET ADDRESS</u>
327	520 S. New	977	823 W. State
328	518 S. New	981	729 W. State
387	804 S. Broadway	984	645 W. State
389	722 S. Broadway	995	425 W. State
872	1043 W. Monroe	1041	520 Mt. Vernon
*884	430 W. State	1256	524 W. Walnut
902	816 W. State	1287	1200 W. Walnut
*967	931 W. State		

\*Listed in Local Sites Register.

Map 8 notes the potential National Register sites. Discussion of the potential "Downtown" and "West Walnut Street" districts is included after Section Q.

### Survey Section Q

Section Q is the southeast anchor of the current survey area. It is bordered by Section P on the east and Section N on the north. Street boundaries are Walnut Street on the north, Campbell Avenue on the west, Grand Street on the south, and National Avenue on the east. The area is a mix of residential, institutional, and commercial uses. The downtown commercial district extends into Section Q's northwest corner while the Southwest Missouri State University campus occupies the entire southeast quadrant of Section Q.

Section Q is experiencing redevelopment pressure as a result of both downtown revitalization and the University's expansion. Consequently, a survey form was completed on all structures fifty years or older in this area. Survey Map Q also contains results of the Walnut Street Study. The boundary between survey areas is noted on Map 9. Three-hundred-twenty-one (321) survey forms were completed in Section Q and an additional one-hundred-fifty-five (155) structures on Survey Map Q were surveyed as a part of the Walnut Street Study.

A portion of the Local and National Register Walnut Street Historic District extends into the northeast corner of Section Q. In addition, there are eleven (11) local sites and one site listed in the National Register of Historic Places. They are:

#### SECTION Q LOCAL AND NATIONAL REGISTER SITES

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
*Walnut Street 52	Fellows House 1000 E. Walnut	
*Walnut Street 53	Curran House 944 E. Walnut	
*Walnut Street 58	McCann-Jewell House 900 E. Walnut	



SECTION Q LOCAL AND NATIONAL REGISTER SITES (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
Q-22	Fricke-Rebori House 619 South Avenue	
Q-23	McCullah-Pierce House 625-627 South Avenue	
Q-24	Davis-Bingman House 635 South Avenue	
Q-25	Sherwood-Landers House 641 South Avenue	
Q-26	Landers House 649 South Avenue	
Q-50	Day House 614 South Avenue	X
Q-73	Saint Agnes Catholic Church 533 S. Jefferson	
Q-192	Carrington Hall, SMSU 901 S. National	

\*Located in the Local and National Register Walnut Street Historic District.

A portion of the potential "Downtown" historic district is located in the northwest corner of Section Q. It contains six (6) of the fifty-seven (57) sites surveyed as having potential for listing on the National Register of Historic Places. The six are commercial structures and include:

SECTION Q POTENTIAL NATIONAL REGISTER SITES  
WITHIN THE DOWNTOWN DISTRICT

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>
51	Medical Arts Bldg. 430-436 South Avenue	320	320 W. Walnut
71	Y.M.C.A. 417 S. Jefferson	323	210 E. Walnut
317	Wilhoit-Bay Building 300-24 E. Pershing	324	Hotel Seville 214 E. Walnut

The fifty-one (51) sites outside the district which were recognized as having National Register potential are primarily residential. However, one church (inventory number 73 - St. Agnes Catholic Church, 533 S. Jefferson), a water tower (number 197), and four institutional buildings on the Southwest Missouri State University campus (number 190 - Siceluff Hall, 191 - Hill Hall, 192 - Carrington Hall, and 193 - McDonald Arena) are also represented in the listing. The following are those structures recognized by the Trust as having National Register potential:

SECTION Q POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE DOWNTOWN DISTRICT

<u>INVENTORY NUMBER</u>	<u>STREET/ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET/ADDRESS</u>
Walnut St.		W. S. 15	800 E. Walnut
7	500 E. Walnut	W. S. 16	736 E. Walnut
W. S. 12	838 E. Walnut	W. S. 17	720 E. Walnut
W. S. 13	822 E. Walnut	W. S. 18	716 E. Walnut
W. S. 14	812 E. Walnut	W. S. 19	708 E. Walnut

SECTION Q POTENTIAL NATIONAL REGISTER SITES  
OUTSIDE DOWNTOWN DISTRICT (Continued)

<u>INVENTORY NUMBER</u>	<u>STREET/ADDRESS</u>	<u>INVENTORY NUMBER</u>	<u>STREET/ADDRESS</u>
W. S. 117	425 E. Elm	Q-136	664 S. Kimbrough
W. S. 125	525 E. Elm	Q-164	605 S. Florence
W. S. 128	500 E. Elm	Q-165	611 S. Florence
W. S. 136	631 E. Elm	Q-166	617 S. Florence
W. S. 138	701 E. Elm	Q-167	623 S. Florence
W. S. 142	719 E. Elm	Q-169	629 S. Florence
W. S. 145	731 E. Elm	Q-170	635 S. Florence
W. S. 148	826 E. Elm	Q-174	648 S. Florence
W. S. 149	814 E. Elm	Q-175	634 S. Florence
W. S. 150	808 E. Elm	Q-176	628 S. Florence
Q-7	756 S. Campbell	Q-177	622 S. Florence
*Q-22	619 South Ave.	Q-178	616 S. Florence
*Q-23	627 South Ave.	Q-179	610 S. Florence
*Q-24	635 South Ave.	Q-190	SMSU Campus
*Q-25	641 South Ave.	Q-191	SMSU Campus
*Q-26	649 South Ave.	*Q-192	SMSU Campus
Q-27	711 South Ave.	Q-193	SMSU Campus
Q-29	735 South Ave.	Q-197	217 E. Grand
Q-30	741 South Ave.	Q-233	219 W. Madison
Q-44	852 South Ave.	Q-264	600 E. Harrison
*Q-73	533 S. Jefferson	Q-281	316 Mt. Vernon

\*Listed in Local Sites Register.

Map 9 notes the location of potential National Register sites. A discussion of the potential "Downtown" historic district is contained in the next section of the survey report.



# **HISTORIC DISTRICT RECOMMENDATIONS**



## HISTORIC DISTRICT RECOMMENDATIONS

After surveying seven square miles of the city the Missouri Heritage Trust, Inc. noted that "there are a number of city areas where large concentrations of contiguous homes of technical historicity survive within the surveyed limits of Springfield. The sheer number of homes built between 1895 and World War I, taken together with the sprawl of the post war growth cycles, would insure that many would survive near to the city center."

The Trust recommended that three of those areas - two residential and one commercial - be further investigated as to their eligibility for listing in the National Register of Historic Places. The Trust selected these areas over others of technical historicity because the "districts boast architect-designed homes and imposing examples of popular architectural movements which touched Springfield as they did the nation, influencing and affecting the socio-economic elite of the city. On the other hand, the districts not recommended are the residential streets of the working class and the fluid lower echelons of the upwardly mobile class at the turn of the century and its first decade or so. Architecturally, these houses are for the most part mundane and repetitive, constructed in large numbers by speculative builders according to a few standardized plans."

The three potential historic districts - Drury College Area, Downtown, and West Walnut Street - are discussed below.

### District #1 - Drury College Area

The potential Drury College Area historic district is located in Survey Sections F and J. See Map 12 for district boundaries. It is the largest of the three recommended districts, containing over three-hundred (300) structures. Seventy-seven (77) of those structures were also recognized as having the potential to be individually listed in the National Register. Five of those seventy-seven are already listed on the local Register of Historic Sites. They include inventory numbers F-53, F-207, J-295, J-304, and J-305. Approximately thirty (30) of the structures in the district are modern-built after 1935.

The historic and architectural significance of the Drury College Area has long been recognized. Two structures in the area - the Bentley House at 603 East Calhoun (inventory number J-145) and Stone Chapel on the Drury College campus (inventory number J-311) are listed in the National Register of Historic Places and the local Historic Sites Register.

Six other structures are also listed in the Springfield Register of Historic Sites. The Local and National Register listings are:

LOCAL AND NATIONAL REGISTER SITES  
DRURY COLLEGE AREA HISTORIC DISTRICT

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
F-53	Coffey-Headley House 1536 N. Benton	
F-60	Christian Life Center 1700 N. Benton	
F-207	Saint John's Episcopal Church 815 E. Division	
J-145	Bentley House (Museum of the Ozarks) 603 E. Calhoun	X
J-295	Kearney Home 1351 N. Benton	
J-304	Truman/Knauer/Holden House 1414 N. Benton	
J-305	Harwood-Haydon House 1352 N. Benton	
J-311	Stone Chapel Drury College Campus	X

The Drury College Area district extends from Central Street at its southernmost point to just south of Commercial Street at its northernmost point. It includes property from Clay Avenue to Jefferson Avenue. The proposed district extends north of Division Street into



Section F but the primary focus of the district is south of Division in Section J. The district is primarily residential with the exception of a few churches and the Drury College campus. Missouri Heritage Trust staffer David Denman had this to say about the Drury College Area's boundaries:

"It (the Drury College Area) is the remnant of what was once a much larger residential area extending slightly to the north of the present boundaries, though primarily to the west. Losses have been severe at the edge of the district. What remains however, is contiguous and stands on its own merit. The houses were built over a relatively long period of time (for Springfield)--ca. 1885 to 1920 by Springfield's middle and upper classes. Most of the homes are large, two story structures with sizable lots with houses set well back from the street.

On the north, the district extends beyond Division Street. The boundary is ragged because of losses in the streetscape. To the east, the district line is ambiguous as the area gradually gives way to a more modest neighborhood. The district line is drawn to reflect the dominant theme of the district. On the west, there have been major losses beyond Benton Street. On the south, the line may or may not be drawn to incorporate the campus of Drury College."

The recommended boundaries have been drawn to include the Drury College campus.

The Drury College Area has been favorably compared with the Walnut Street Historic District in that the structures in each are similar in style and age. Where the Walnut Street Historic District is primarily a one street "strip" of historic houses, though, the Drury College Area contains several blocks of fine residential structures built in the late 1800's to early 1900's.

As discussed in Sections F and J, this area has experienced redevelopment pressure from a variety of institutional uses. Cox Medical Center and the National Headquarters of the Assemblies of God are located immediately west of the potential district. An ownership search reveals that the two institutions own many parcels of land in the area in addition to their major buildings. Some have been cleared for parking and open space while the rest are used as housing. The resulting effect is that there are many properties just west of the district line which would be labeled "non-contributing" if included in the district.

Some losses have also occurred on the eastern edge of the district as a part of urban renewal projects. The loss of actual structures has not been so severe as that west, however, many of the remaining structures have been "modernized" with historically inap-

propriate treatments.

A third pressure being felt in this area is that of disinvestment. In some instances, the disinvestment is that normally seen in older neighborhoods that have become increasingly renter-occupied. Exacerbating the problem is the fact that a portion of the area is zoned for two-family and multi-family dwellings, giving an incentive to either divide existing structures into apartments or raze structures for new apartment buildings. The area's proximity to Cox Hospital, the Assemblies of God, the government complex, and Drury College makes the area a prime target for rental housing.

Strategies to preserve the Drury College Area district are included in the Recommendations and Strategies section.

### District #2 - Downtown

The potential Downtown historic district (see Map 10) contains one-hundred fifty-two (152) structures and is located primarily in Section N, with parts extending into Sections M, P and Q. It is the smallest of the proposed districts and is a commercial district - the only one of three recommended districts. Surveyor David Denman states:

"though there have been important losses and defacing of historic buildings in the downtown area, there is still a large and contiguous grouping of buildings which may, with more research, prove to be worthy of nomination to the National Register.

The core area centers on the old town square, or what is called today "Park Central." Most of the significant buildings in the area were constructed in the 1900-1930 period, are multiple story, and originally planned as mixed retail and office use. Most are of steel frame with brick, stone, or terra cotta cladding. An exception to the above is found in the first block of South Street where several important multi-story late nineteenth century storefronts survive.

The limits of the potential district are well-defined on the south, east and west. On these three faces, the district of historic buildings gives way to vacant lots on the south and west and new construction on the east. The line is not so clear on the north. Here the distinction is in historic use. Extending to two main track lines of the railroad running through the Jordan Creek Valley was an area of large warehouses and manufacturing plants in the 1880-1940 period, and to a more limited extent into

the present day, though most are under-used if at all."

The recommended boundaries have been drawn so that the commercial buildings are included but the industrial/warehouse structures are not.

Two structures within the potential Downtown district are listed in both the National Register of Historic Places and the Local Register - the Calaboose (Old City Jail) at 409 West McDaniel, inventory number M-243 and the Landers Theatre at 311 East Walnut, inventory number N-5. Eight other structures are listed in the local Historic Sites Register, all in Section N. The Local and National Register listings are:

LOCAL AND NATIONAL REGISTER SITES  
DOWNTOWN HISTORIC DISTRICT

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
M-243	Calaboose (Old City Jail) 409 W. McDaniel	X
N-5	Landers Theatre 311 E. Walnut	X
N-44	Gillioz Theatre 325 Park Central East	
N-79	Martin Building (Capistrano's) 216 S. Campbell	
N-98	Broadstreet's 309 South Avenue	
N-99	Ozark Paper & Janitor Supply 315 South Avenue	
N-100	Peer Hardware 317 South Avenue	

LOCAL AND NATIONAL REGISTER SITES  
DOWNTOWN HISTORIC DISTRICT (Continued)

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
N-119	Barth's Building 154 Park Central	
N-142	Landmark Building 309 North Jefferson	
N-143	Colonial Hotel 205 S. Jefferson	

An additional twenty (20) structures (fourteen in Section N and six in Section Q) were surveyed as having the potential to be listed in the National Register of Historic Places as individual sites. Six of those are listed in the Local Register - N-44 - Gillioz Theatre, N-98 - Broadstreet's, N-99 - Ozark Paper and Janitor Supply, N-100 - Peer Hardware, N-119 - Barth's Building and N-143 - Colonial Hotel.

The Downtown historic district has suffered serious losses as a result of urban renewal projects and modernization attempts. As with most central business districts, Springfield's was relatively healthy until a large enclosed mall was built on the south side of town. In keeping with a nationwide phenomenon, Springfield turned its square into a pedestrian mall. Amenities such as a fountain, sculptures, and landscaping were provided in order to "spruce" up the old downtown as well as draw customers away from the shopping malls. Shop owners were encouraged to modernize their buildings as well, thus several structures with fine architectural details were sheathed with metal siding and/or the architectural elements removed. Other structures were razed to provide parking. A metal canopy was constructed around the square in an attempt to provide some protection from the elements. Government entities demonstrated little sensitivity to the architectural heritage downtown either. In the 1970's the State of Missouri acquired two large structures on the square in which to consolidate their Springfield offices. The first story of the Landers Building, inventory number N-88, and the first story of the old J. C. Penney's building, inventory number N-115, were inappropriately modernized.

Considered alone, the Park Central Square might not be eligible for listing as a National Register historic district. The mall improvements - the fountain and surrounding ameni-

ties, the canopy, the removal of traffic (even though a portion has been returned) - coupled with the demolitions and storefront modifications may have adversely affected downtown's "sense of time and place." Staff from both the Missouri Division of Parks and Historic Preservation and the Missouri Heritage Trust, Inc. have expressed doubts the Square could stand alone in a nomination. Combined with the commercial areas on Campbell and South Avenues and Walnut Street, though, a National Register nomination would be much stronger. Those streets contain many fine historic structures. While some have been inappropriately modernized, the rate of intrusion of noncontributing structures is much less than that directly on the Square.

The architectural integrity of the downtown area continues to be threatened as public and private officials search for the key to revitalization. Parking remains a problem and proposals to accommodate additional parking are either in the form of building a high rise structure on an existing parking lot or providing additional surface parking by demolition of existing structures. Many structures sit vacant or with only first floors occupied. Deterioration continues until some could be classified as "demolition by neglect." Other buildings, questionably lucky, are saved from deterioration but the display windows are bricked or the terra cotta stuccoed to make the building more "useable." Some of the damage can be attributed to ignorance of the structure's architectural heritage. While many people recognize the value in preserving an old house, they fail to realize the richness and significance of the terra cotta, vitrolite and carrara glass, and other building materials in Springfield's downtown.

Strategies to preserve the Downtown district are included in the Recommendations and Strategies section.

### **District #3 - West Walnut Street**

The potential West Walnut Street historic district is located primarily in Section P with a small portion in Section M. It contains 176 structures, 26 in Section M and 150 in Section P. Seven structures were surveyed as being modern-built after 1935. The area is generally bound by Walnut Street on the north, Mt. Vernon on the south, Broadway Avenue on the west and Main Avenue on the east (see Map 11). All properties within the potential district are residential in nature except for Campbell Elementary School (inventory number P-1305).

No structures within the district are listed in the National Register of Historic Places and only three are listed in the Local Register. They are:

LOCAL AND NATIONAL REGISTER SITES  
WEST WALNUT STREET HISTORIC DISTRICT

<u>INVENTORY NUMBER</u>	<u>NAME/ADDRESS</u>	<u>NATIONAL REGISTER</u>
M-231	James Woodson House 1045 West Walnut	
M-539	Turner House 427 South Grant	
M-1263	George A. McLaughlin House 730 East Walnut	

Twenty-two structures in this area were recognized as being potentially eligible for the National Register of Historic Places. Over half of those structures are located in four blocks of West Walnut Street.

David Denman described the West Walnut Street district in this way:

"The (West Walnut Street area) was a neighborhood of the well-to-do from the 1880s until approximately 1900, with very few homes built after that date. It was once part of a larger neighborhood which bordered the city center, spreading outward to include the area surviving today. During the last fifty years, the neighborhoods on College and the streets east of Main have been obliterated, leaving only a house or two to testify to what once was there. The district area is all that survives with any cohesive quality to it. The area on Pershing and Elm Streets is slightly different, representing another generation of building in Springfield. These are the houses of skilled workers and middle class families who built as close as possible to the prestigious West Walnut Street.

The recommendation to nominate the West Walnut Street area to the National Register of Historic Places must be qualified. Should a nomination be pursued, it may be rejected for the following reason: discontinuity of streetscape--historically, the West Walnut area did not remain a preferential neighborhood long into the twentieth century as did East Walnut Street, for instance--its decline began earlier and it shows today. There are numerous gaps where they remain either empty or filled with out-of-scale

modern development. Very few of the homes have been properly maintained and many are in deplorable condition."

The decline that David described is the worst threat facing the West Walnut Street area today. The area is not located near a high employment area such as is the case in the Drury College Area. Perhaps because the rental market is not as strong in this area as it appears there, properties have been allowed to deteriorate in some instances to near uninhabitable conditions. When reinvestment is made in the area, it is generally in the form of new apartment buildings (the area is zoned R-3). A rental rehabilitation loan program administered by the City and available in this area may help to abate the disinvestment/demolition/reinvestment cycle to a certain extent. Another potential incentive for this area's revitalization would be if an economic upturn occurred in Springfield's central business district. Increased activity downtown could increase demand for housing in this area.





# **RECOMMENDATIONS AND STRATEGIES**



## RECOMMENDATIONS AND STRATEGIES

As previously stated, the City of Springfield contracted with the Missouri Heritage Trust, Inc. to conduct a historic/architectural inventory of a seven square mile area in the center of Springfield. This inventory resulted in the preparation of over 3,300 survey forms and detailed survey maps of each area.

The Missouri Heritage Trust, Inc. found two-hundred-eighty-four (284) sites which they felt might be potentially eligible for the National Register of Historic Places. In addition, they delineated three areas that might be potentially eligible for designation as National Register historic districts. One-hundred-nineteen (119) of the potential sites are within the potential districts.

It should be noted that the City of Springfield does not have a budget for National Register nominations nor does it have staff who are devoted to historic preservation activities. The recommendations and strategies made below are not intended to serve as additions to any city department's work program. Rather they are intended to serve as a guide in the event redevelopment activities affecting potential National Register sites or districts are proposed and as a guide when or if funding for preservation activities becomes available.

### Historic Districts

Three potential historic districts were recommended by the Missouri Heritage Trust, Inc. Internally the Springfield Department of Community Development set priorities for pursuing designation of the three districts.

#### Downtown Historic District

Most crucial of the districts is the proposed Downtown Historic District. As mentioned earlier, the area is experiencing redevelopment pressure as an attempt is made to revitalize the old central business district. Although National Register designation would not protect the historic buildings from being demolished or inappropriately renovated, it would (at least for the present time) make available to developers substantial tax incentives to preserve the structures. An explanation of the preservation tax incentives available to owners of properties listed in the National Register of Historic Places is included in the Appendix.

The Downtown Springfield Association (DSA), a merchants organization, and several other

businessmen have expressed interest in designation of a downtown historic district. In June, 1985 the City received a letter from DSA executive director Ray Jones urging that the City review the possibility of listing the downtown area in the National Register of Historic Places. Staff from the Missouri Division of Parks and Historic Preservation have also visited the area at the request of DSA. Discussion with the staff indicated that designation of the area as a National Register historic district is not a "sure thing." There are many structures, especially around the Square itself, which would probably be classified as noncontributing. It is possible that the entire Square would be so designated because of the canopy. Both the State staff and the Missouri Heritage Trust staff observed that a National Register nomination would need to have a good historical basis since the architectural heritage downtown has been so damaged.

As stated, downtown has suffered considerable damage to its architectural heritage and designation as a National Register historic district will not prevent further harm. Designation as a local historic district or an urban conservation district can place architectural review over parcels in the district. The Downtown Strategy Plan, adopted by City Council in June 1985, recommended the adoption of architectural review of all exterior modifications, demolitions and new construction in the downtown area as part of an urban conservation district (UCD). The UCD designation allows the City to write regulations specific to the downtown area. In addition to providing for design review, UCD designation can modify building and housing codes, reduce parking requirements, and modify zoning restrictions. The urban conservation district designation has been successfully used in the Walnut Street Historic District. There the UCD designation requires design review but modifies the zoning restrictions to allow certain commercial uses in order to encourage revitalization.

Listing of the Downtown Historic District in the National Register of Historic Places can be a powerful economic tool to aid in the revitalization of the area. By making the properties economically feasible to preserve perhaps more of them will be preserved. Research to confirm the area's historical background should be pursued in order to determine the likelihood of National Register listing. At the same time, designation of an urban conservation district should be considered.

#### Drury College Area Historic District

The Drury College Area Historic District should be second in priority for designation as a National Register historic district. It is the only potential district that Missouri

Heritage Trust staffer David Denman recommended without reservations. The architectural integrity of the neighborhood is relatively intact and cursory research indicates that previous residents of the area were influential in Springfield and North Springfield history. The threats to the neighborhood's architectural heritage are not as immediate as those to downtown, though, nor has there been as much interest expressed recently in pursuing designation, thus the placement of this district as second priority.

In 1979, the Springfield Historical Site Board recommended to City Council that a local historic district be designated in an area slightly smaller than that proposed by the Missouri Heritage Trust. The Board's proposal went first to City Council who referred it to the Planning and Zoning Commission since the local historic district is considered an overlay zone. The Planning Department's staff report to the Planning and Zoning Commission indicated that the City had no criteria to determine eligibility for historic district designation and that, even if it did have that criteria, the Historical Site Board had not demonstrated the historical or architectural significance of the structures within the district. The matter was dropped and that signaled the virtual end of discussions concerning historic district status for the area.

No evidence could be found of a similar drive to nominate the area to the National Register of Historic Places. Being a primarily residential neighborhood - many structures still owner-occupied - the investment tax credits made available by National Register status are not as attractive as in an area of income-producing structures such as Downtown. Listing in the National Register of Historic Places would, however, provide recognition of the Drury College Area's historic and architectural significance. Such recognition can help to foster community pride in the neighborhood and serve as an incentive to preserve the area.

On the other hand, local designation can help to insure that the neighborhood is preserved. Designation as either a local historic district or urban conservation district can put into place architectural design review of all exterior modifications, demolitions, and new construction. As currently administered, this review would be binding, i.e. a building or demolition permit could not be issued without the City Council-appointed Historic District Review Board's approval. Because of the increased restrictions such designation places on properties in an historic or urban conservation district, City policy is to not pursue such designation except in the context of a concerted planning effort. The Department of Community Development has begun the inventory phase of a neighborhood plan for an area which includes the Drury College Area Historic District. The neighborhood plan will examine all aspects of the neighborhood's problems and the tools that could be used to combat those problems. Preservation of the area's historic and architectural resources is certain to play a role in the neighborhood plan. Pursuit of both National Register and

local designation should be postponed until the neighborhood plan is prepared.

#### West Walnut Street Historic District

The West Walnut Street Historic District should be last in the City's priorities for designation as a National Register of Historic Places historic district. Placement of this district as the last in priority is not necessarily an indictment of its significance, rather it is an indication of the immediate need to recognize and save the other areas.

As noted by David Denman, though, there are problems with the nomination of this area to the National Register. Streetscapes are not continuous - there are several modern intrusions as well as many historic houses inappropriately renovated. A more detailed analysis of the area's architectural resources and its history is necessary prior to preparing a National Register nomination.

If determined to have architectural and historical significance, this area could also be a candidate for local designation. As noted in the discussion of the Drury College Area Historic District, such designation should take place within the context of a neighborhood plan. The West Walnut Street area has been targeted for a neighborhood plan but preparation of that plan will probably be two to three years from now. As with the Drury College Area, pursuit of National Register or local designation should probably be postponed until the neighborhood plan is prepared.

#### Historic Sites

The Missouri Heritage Trust, Inc. noted two-hundred-eighty-four (284) sites which they felt could be eligible for listing on the National Register of Historic Places. One-hundred-nineteen (119) of those sites are within the three potential historic districts, leaving one-hundred-sixty-five (165) sites scattered throughout the eight survey areas. Since the survey began, at least three of the potential National Register sites have been demolished. The sites - J-242, 1029 N. Jefferson; N-139, 501 N. Jefferson; and Walnut Street 117, 425 E. Elm - were located outside of any recommended districts.

It should be noted that all of the potential sites were identified by a "walk-by" survey and that intensive research into the structures' history and/or architecture was not done. Had that type of research been accomplished, it is suspected that some of the structures would be deleted from the "potential" list. At the same time that this disclaimer is being made, it should be recognized that some of the potential sites are architectural gems which some people assume are already listed in the National Register of Historic Places (i.e.

Christ Episcopal Church, inventory number Walnut Street 10). Others are structures of excellent architectural or historical value which may not be immediately recognized. An example of this are the occasional italianate farmhouses surrounded by bungalow neighborhoods built when the farm was subdivided. An even broader group - perhaps one-third of the potential sites - are buildings which embody the distinct characteristics of architectural types and periods which are common in Springfield neighborhoods. Trust staffer David Denman notes "(t)heir importance is as examples of the sometimes modest building types. To recognize the best of these is to acknowledge the significance by example of the housing types and periods which in congregate define the period of historic Springfield."

Action on the one-hundred-nineteen sites within the proposed districts should be coordinated with any decision to nominate those districts to the National Register of Historic Places. If a district is listed in the National Register, it will be of little use to have structures within that district individually listed. Likewise designation of local sites may be delayed until a determination is made on the designation of local districts. The current ordinance governing local sites does provide some protection (see discussion below), though, and local site designation may be pursued in the interim to protect certain structures.

As for the one-hundred-sixty-five sites outside of potential districts, a systematic evaluation of each proposed site should be undertaken. Under the current ordinance, the Springfield Historical Site Board recommends the designation of specific local sites to the City Council who makes the ultimate decision. The Historical Site Board has a standing Sites Survey Committee who evaluates sites and makes recommendations to the full Historical Site Board concerning designations. This committee could be used to evaluate the results of the survey and determine which nominations should be pursued first. A list of priority nominations could then be developed for reference if funding becomes available for preparation of National Register nominations. As with the nomination of historic districts, priority setting for site nominations should take into consideration the degree of "threat" the site is facing and the positive effect listing in the National Register could have. Priority should also be given to those sites already listed in the Springfield Register of Historic Sites.

Pending funding for the preparation of National Register nominations, the potential sites should be evaluated for listing in the Local Register. The current ordinance provides for a sixty day "cooling off" period on all exterior modifications and demolitions which the Historical Site Board has reviewed and deemed inappropriate. The purpose of the cooling off period is to provide time during which the Historical Site Board can counsel the property owner on more appropriate treatments to the property. After the sixty days,

however, the demolition or building permit may be issued for the work as originally proposed. While not providing for the binding review available in local historic district designation, the review and cooling off period can result in plan changes for sites listed in the Local Register.

In the past year, the Community Development staff has prepared a Landmarks Ordinance which would replace all current City ordinances dealing with historic preservation. Among other things this ordinance would establish a hierarchy of designations. Individual parcels would be classified as either "historic sites" or "historic landmarks." Historic sites would be subject to the review and cooling off period that is currently in place while historic landmarks would be subject to binding review as is currently done in the historic districts. The intent of the ordinance is that the historic landmark status be reserved for the best of Springfield's historical and architectural gems - this would certainly include properties already listed in the National Register of Historic Places and those which research indicates are viable National Register candidates. The survey results should be evaluated in terms of which properties qualify for historic landmark status and which for historic site status.

As with the National Register nominations, priorities should be established for the review of sites for listing in the Local Register. The Sites Survey Committee has already established the downtown area (Survey Section N) as top priority for site designations.



## STRATEGY SUMMARY

The Springfield Historic/Architectural Survey provides a wealth of information to both the preservationist and the developer. The survey furnishes an excellent starting point for both perspectives: to the preservationist it indicates areas and structures that are architecturally significant and should be researched further; to the developer it is also an indication of significant areas and structures that should be treated with sensitivity in any development scheme.

The Community Development staff recommends that the following steps be taken to utilize the Historic/Architectural Survey results:

- 1) All development proposals should be assessed for their impact on the potential historic districts and historic sites described in this report. Special efforts should be made to preserve the potential districts.
- 2) Sites and areas recognized as having National Register potential should be noted in neighborhood plans and strategies developed as a part of those plans to preserve the significant resources.
- 3) The Historical Site Board should begin a systematic evaluation of the survey results and establish priorities for nominations of the areas and sites to the National Register of Historic Places and the Springfield Register of Historic Sites. After priorities are set, outside funding could be sought to pay for preparation of the nominations.
- 4) Adoption of the proposed Landmarks Ordinance should be pursued as the ordinance affords better protection for those structures listed as historic landmarks.



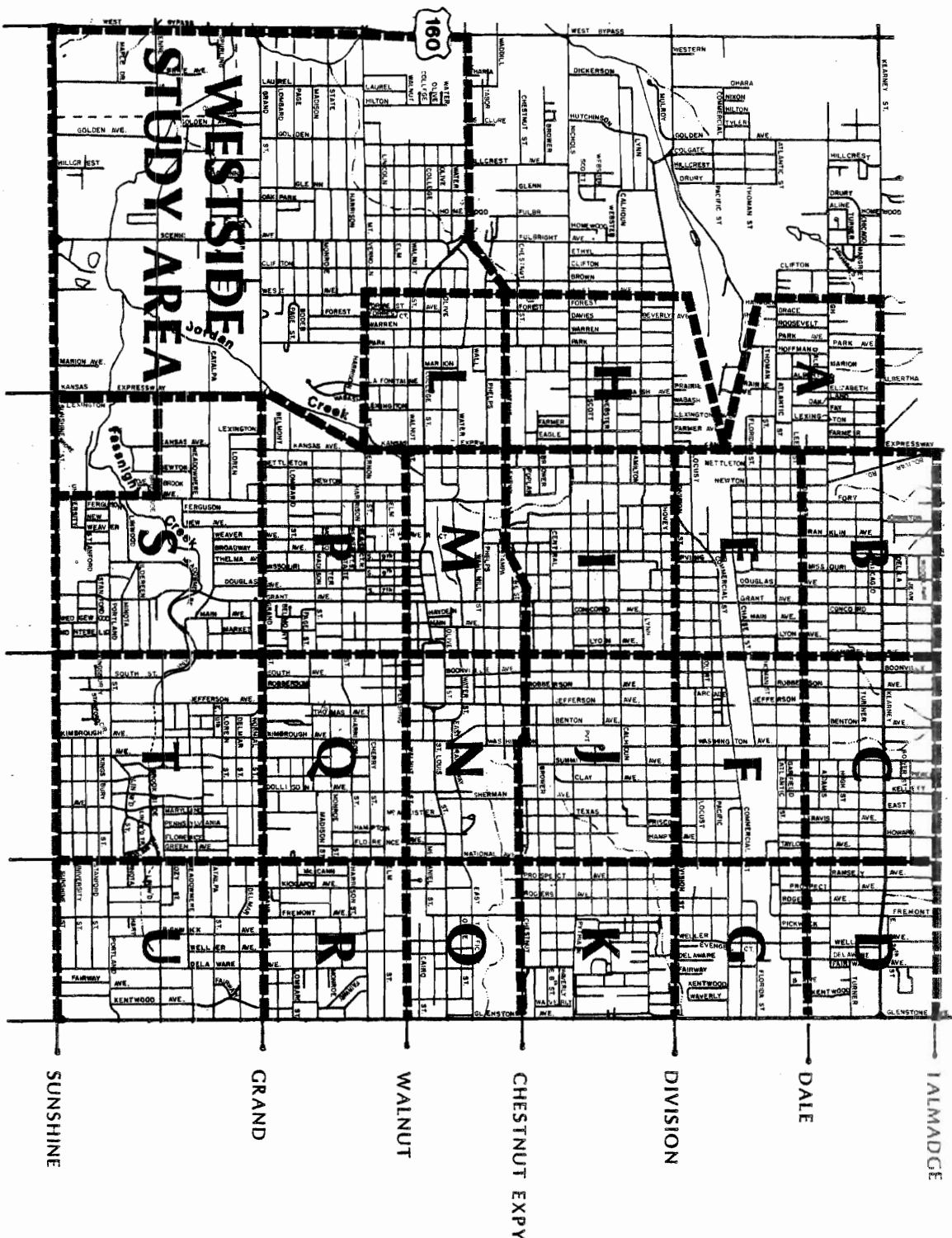
**MAPS**



# INDEX MAP

## HISTORIC ARCHITECTURAL SURVEY

SCALE  
1" = 4000'



WEST BYPASS

KANSAS EXPY

CAMPBELL

NATIONAL

GLENSTONE

SUNSHINE

GRAND

WALNUT

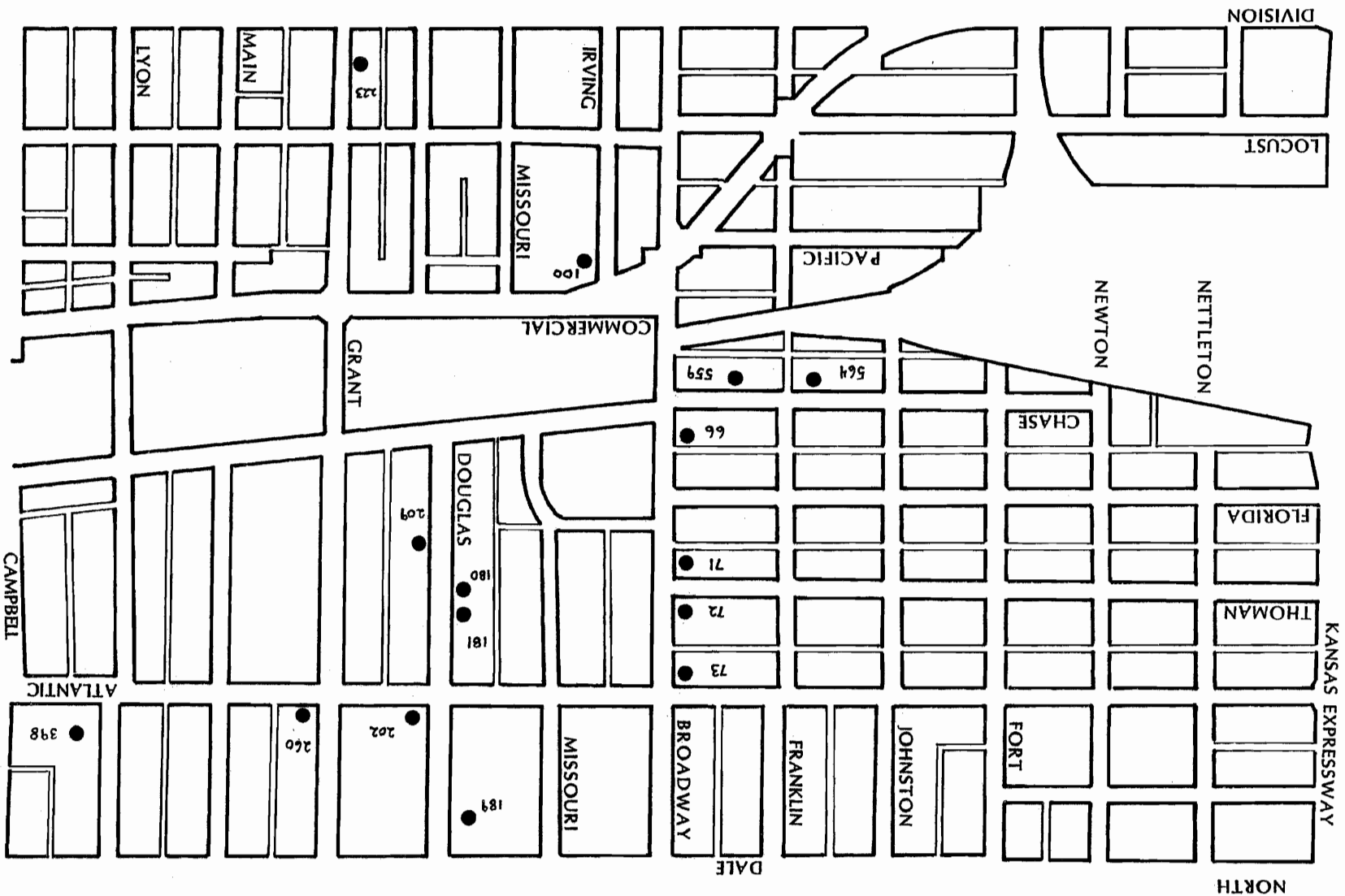
CHESTNUT EXPY

DIVISION

DALE

I-160

HISTORIC ARCHITECTURAL SURVEY  
POTENTIAL NATIONAL REGISTER LISTINGS  
SECTION E



# HISTORIC ARCHITECTURAL SURVEY POTENTIAL NATIONAL REGISTER LISTINGS

## SECTION F

SCALE  
1" = 600'



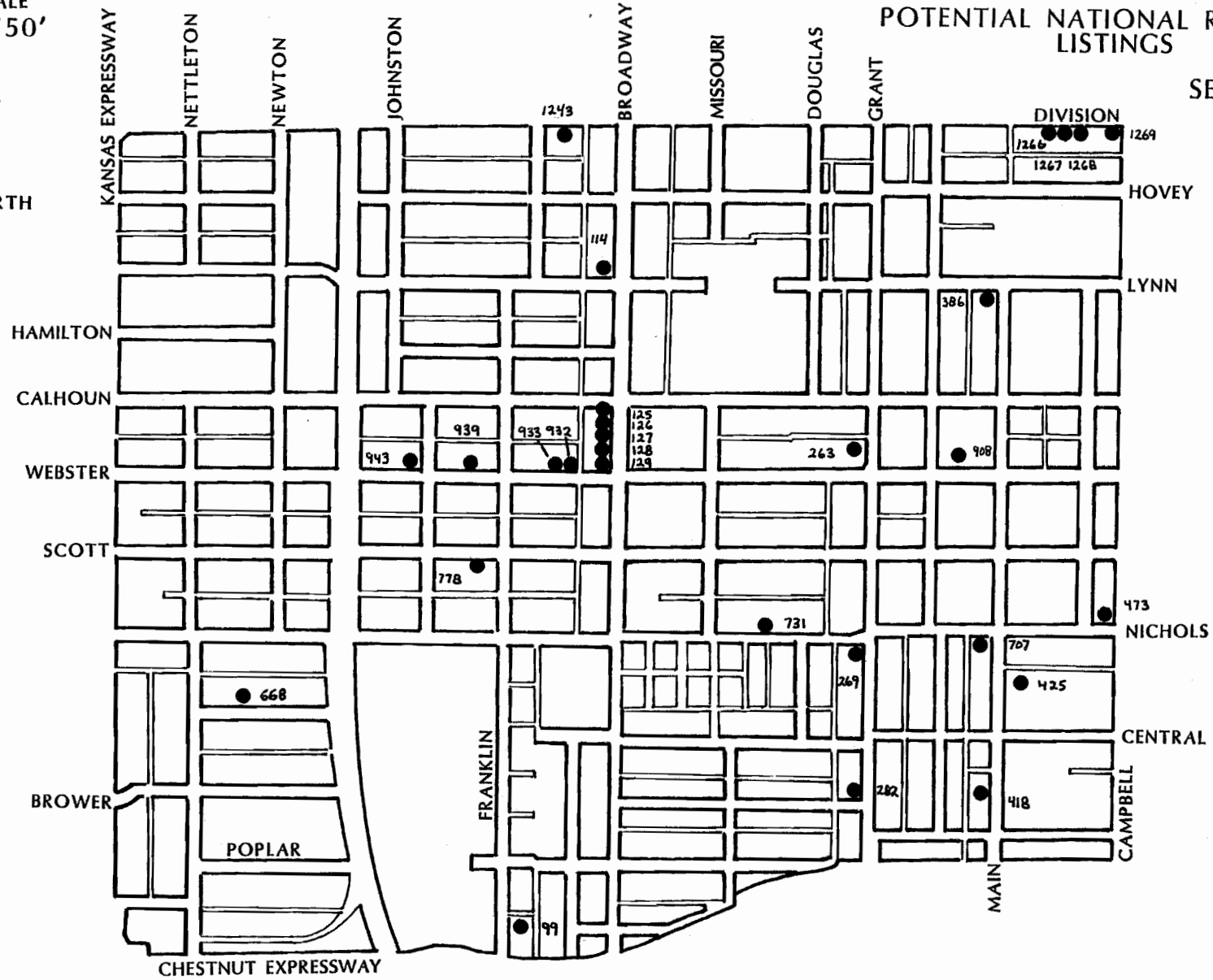
SITES ●  
DISTRICTS ■■■■■



HISTORIC ARCHITECTURAL SURVEY  
POTENTIAL NATIONAL REGISTER  
LISTINGS

SECTION I

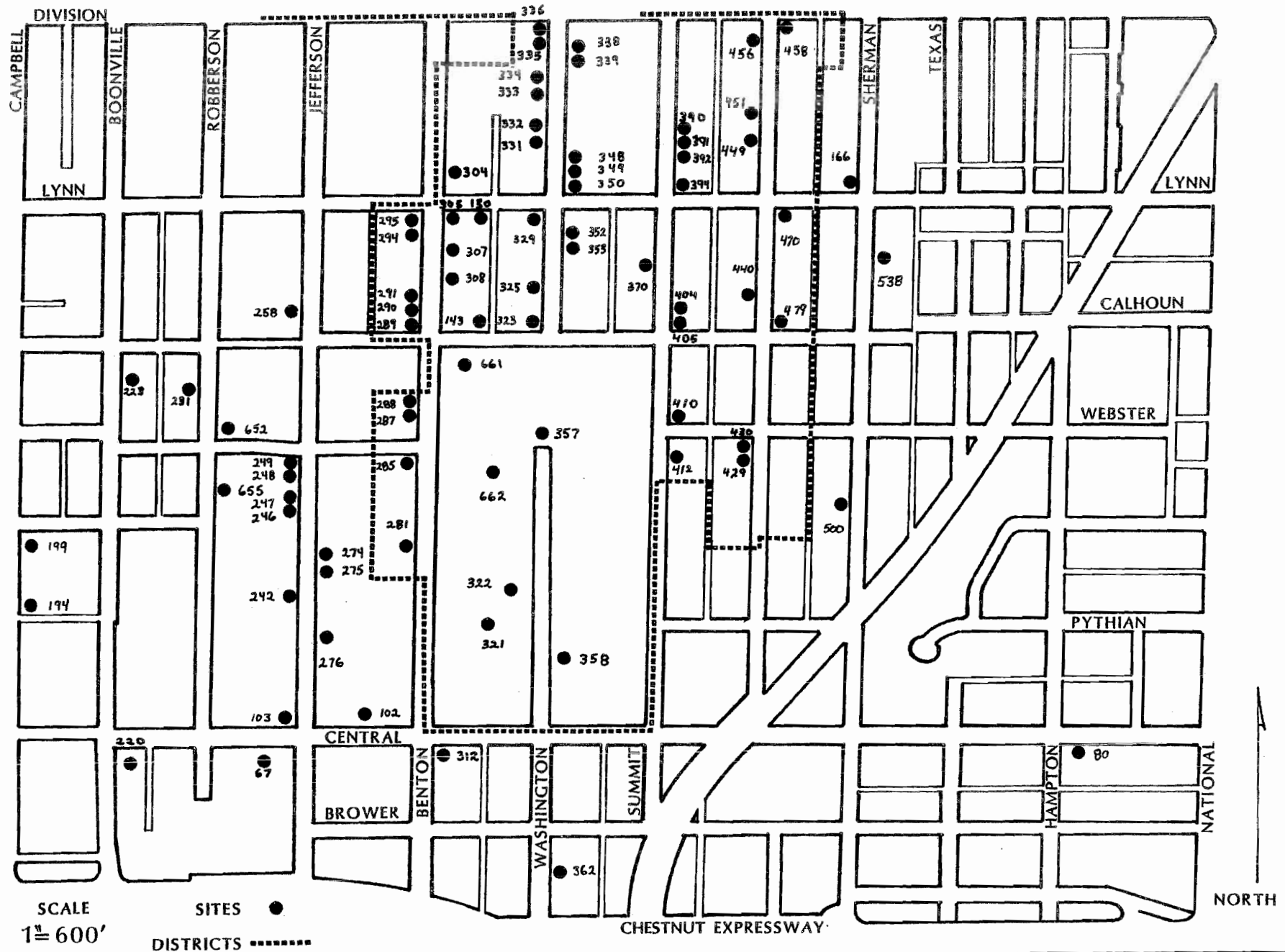
SCALE  
1"=750'



SITES ●

DISTRICTS ■■■■■■



HISTORIC ARCHITECTURAL SURVEY  
POTENTIAL NATIONAL REGISTER LISTINGS

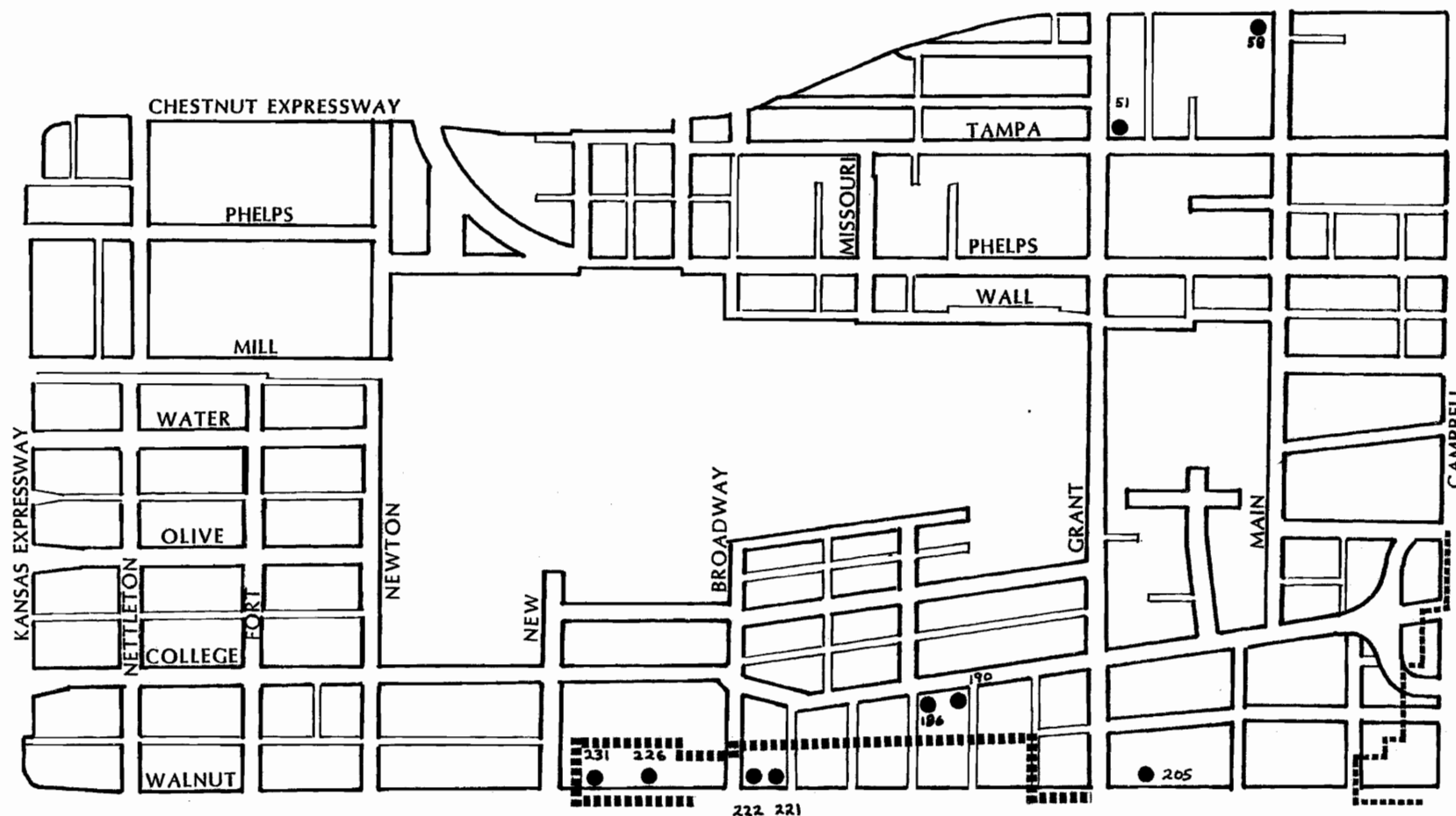
# HISTORIC ARCHITECTURAL SURVEY POTENTIAL NATIONAL REGISTER LISTINGS

## SECTION M

SCALE  
1"=600'



SITES ●  
DISTRICTS ■■■■



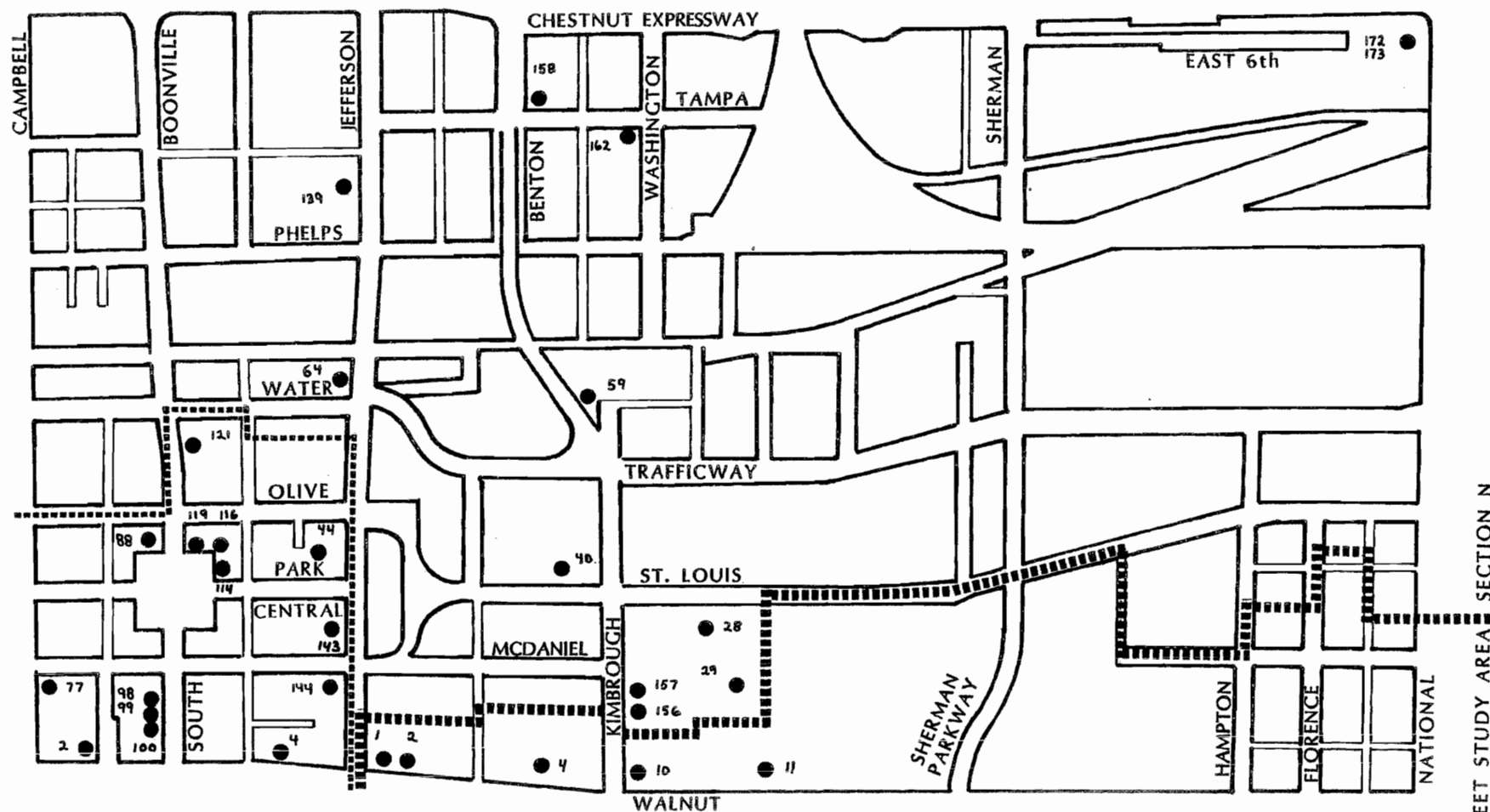
# HISTORIC ARCHITECTURAL SURVEY POTENTIAL NATIONAL REGISTER LISTINGS

## SECTION N AND WALNUT STREET STUDY AREA

SCALE  
1"=600'



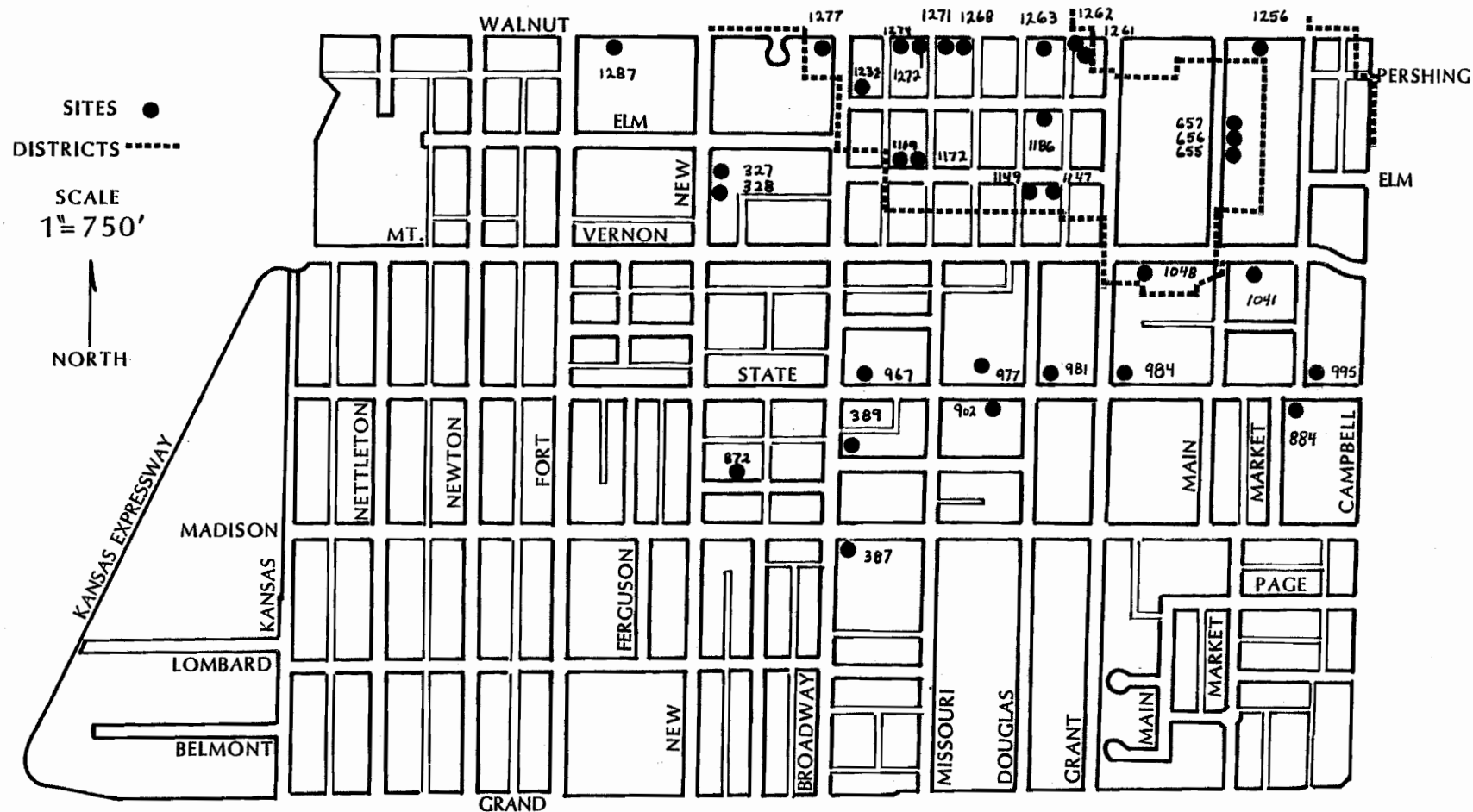
SITES ●  
DISTRICTS - - - - -

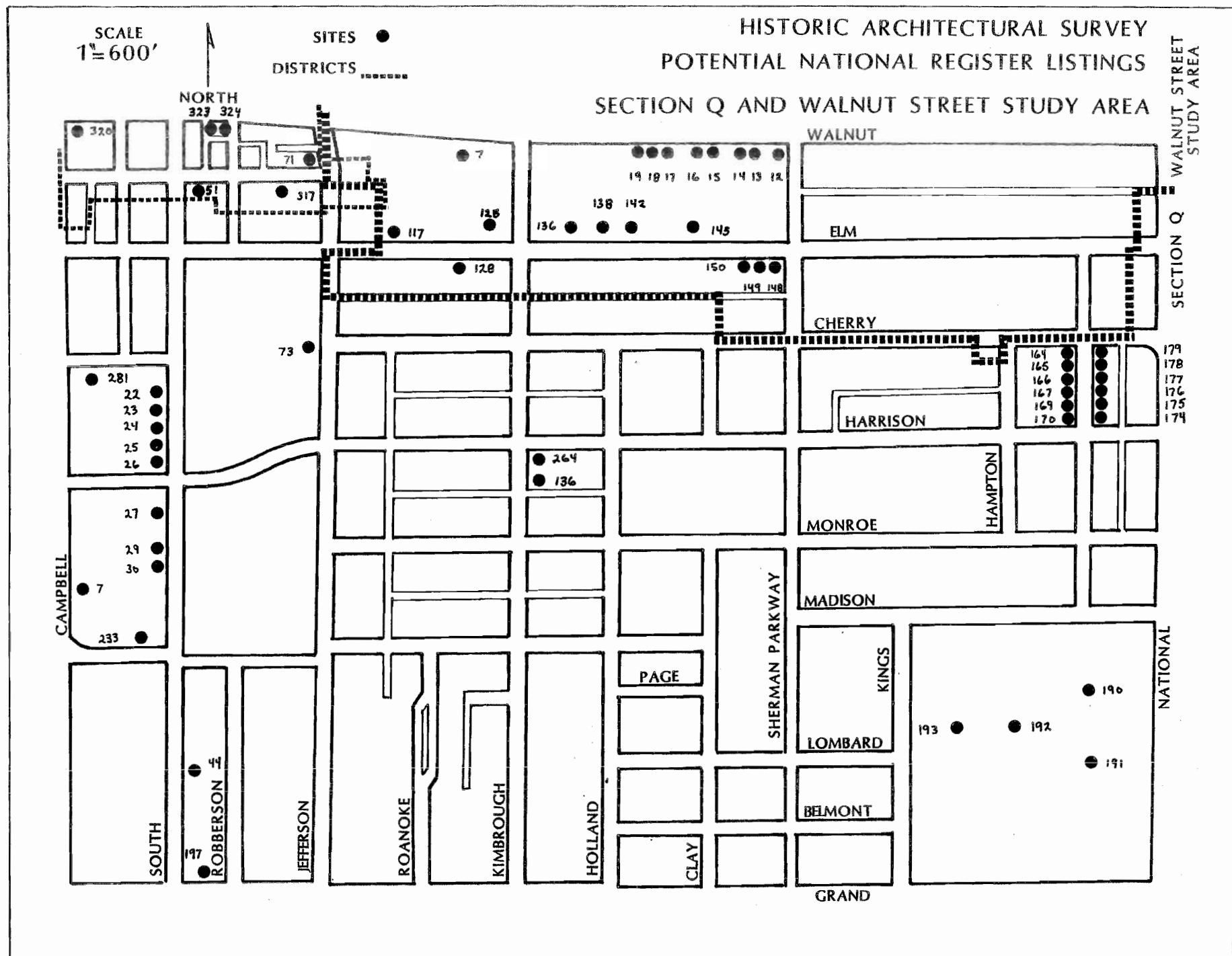


SECTION N  
WALNUT STREET STUDY AREA

# HISTORIC ARCHITECTURAL SURVEY POTENTIAL NATIONAL REGISTER LISTINGS

## SECTION P



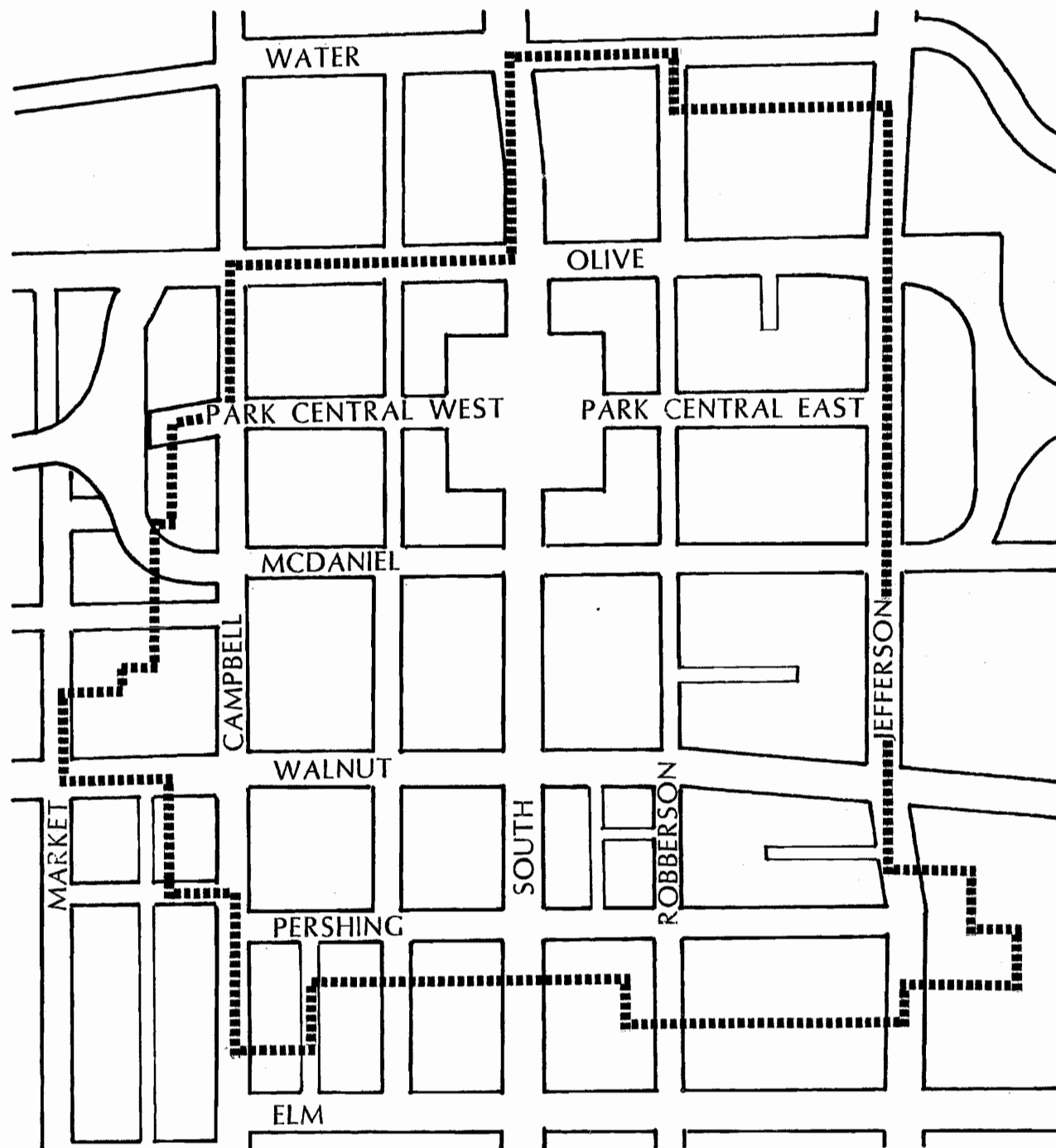


POTENTIAL  
NATIONAL REGISTER  
HISTORIC DISTRICT

DOWNTOWN

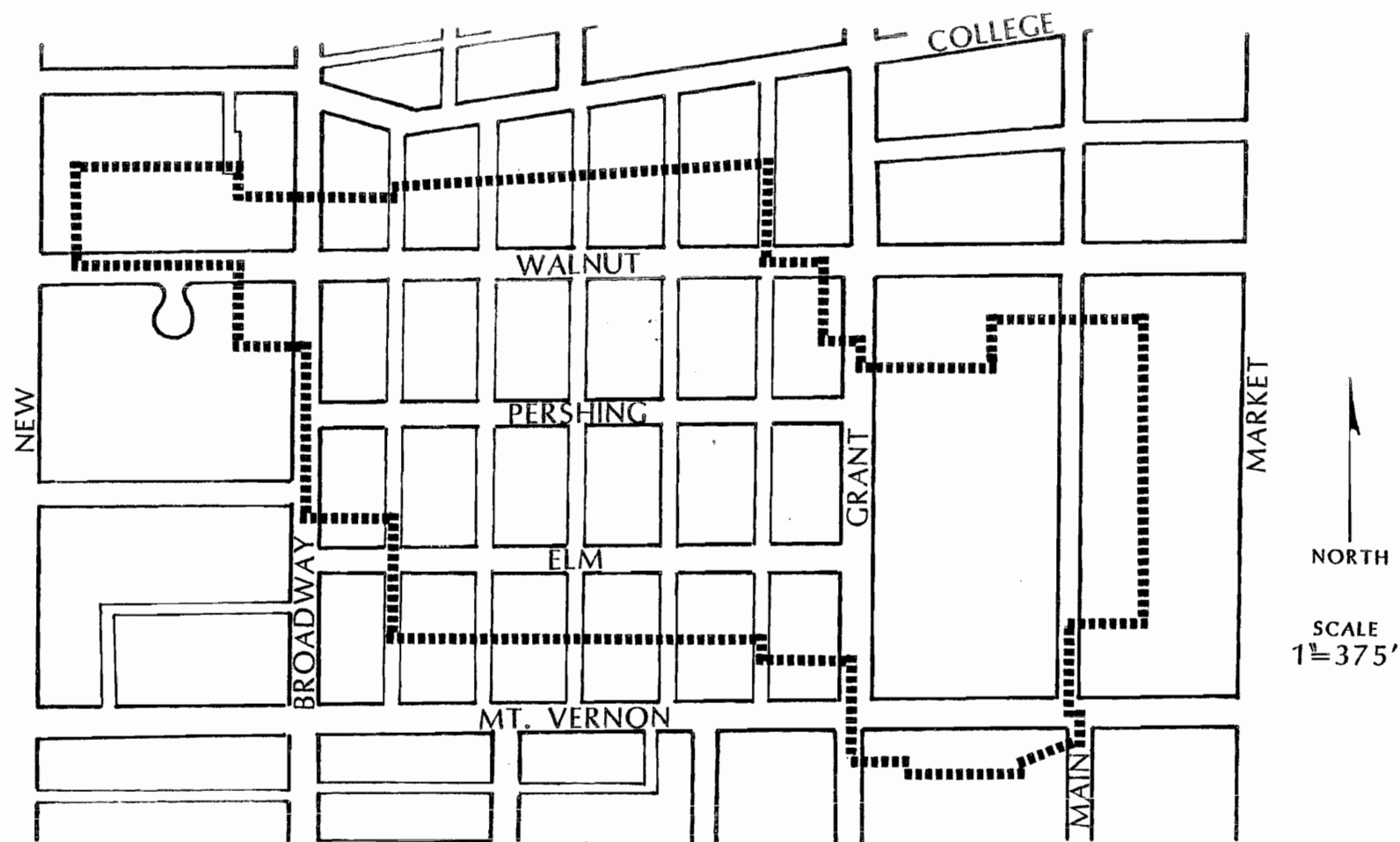
CONTAINED IN SURVEY  
SECTIONS M, N, P AND Q

NORTH  
SCALE  
1" = 300'



## POTENTIAL NATIONAL REGISTER HISTORIC DISTRICT

WEST WALNUT STREET



CONTAINED IN SURVEY SECTIONS M AND P





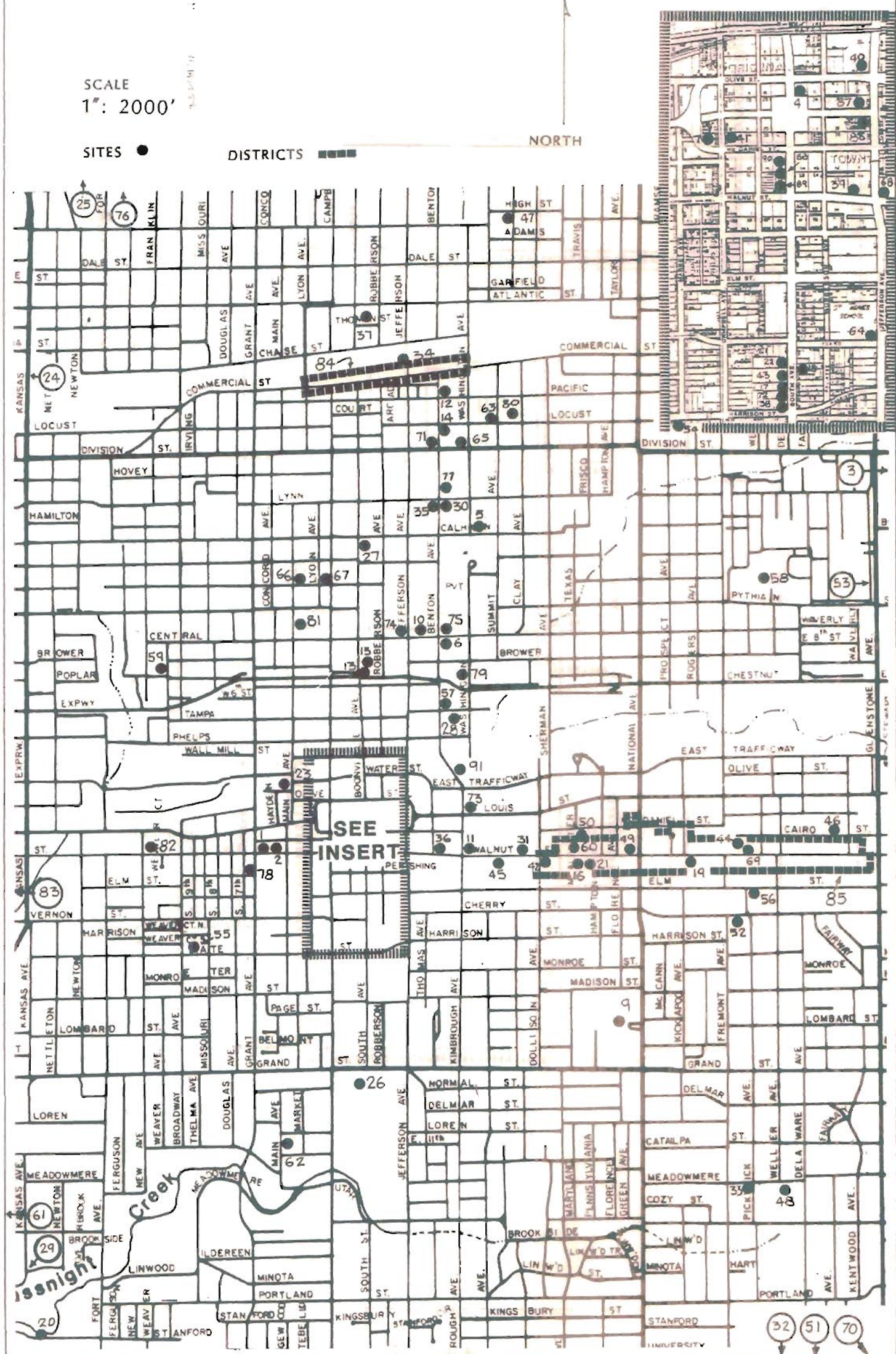
# SPRINGFIELD HISTORIC SITES REGISTER AS OF DECEMBER 1, 1985

SCALE  
1" = 2000'

SITES ●

DISTRICTS ■■■■

NORTH



**INDEX TO MAP 13  
SPRINGFIELD HISTORIC SITES REGISTER**

1	Abbott, Annie House 633 West Walnut	12	Christian Life Center 1700 North Benton	24	Frisco Shop 2600 West Atlantic
2	Abbott-Peabody House 629 West Walnut	13	City Hall 830 Boonville	25	Fulbright Springs Pump Station North of Springfield
3	Airport Building 2300 West Division	14	Coffey-Headley House 1536 North Benton	26	Gazebo Maple Park Cemetery 300 West Grand
4	Barth's Building 154 Park Central	15	Cox House 220 East Chestnut	27	Germania Hall Knights of Pythias 1226 Boonville Avenue
5	Bentley House 603 East Calhoun	16	Curran House 944 East Walnut	28	Gibson Chapel United Presbyterian Church 536 East Tampa
6	Benton Ave. AME Church 830 North Benton	17	Davis-Bingman House 635 South Street	29	Gray-Campbell House Nathanel Greene Park
7	Calaboose 409 West McDaniel	18	Day House 614 South Street	30	Harwood-Haydon House 1352 North Benton
8	Campbell Ave. United Methodist Church 400 West Division	19	Dickey House 1260 East Walnut	31	Hackney House 819 East Walnut
9	Carrington Hall, SMSU 901 South National	20	Elfindale Fort and Sunshine	32	Hazelwood Cemetery 1642 East Seminole
10	Central High School 423 East Central	21	Fellows House 1000 East Walnut	33	Holland-Keet House 1455 East Meadowmere
11	Christ Episcopal Church 601 East Walnut	22	Fricke-Rebori House 619 South Avenue		
		23	Frisco Depot Main and Water		

- |    |  |    |   |    |   |
|----|--|----|---|----|---|
| 34 | Jefferson Avenue<br>Pedestrian Footbridge<br>Jefferson at Commercial | 45 | McLaughlin,<br>George A. House<br>730 West Walnut             | 56 | Pink Dogwood Tree<br>1438 East Elm                          |
| 35 | Kearney Home<br>1351 North Benton                                    | 46 | Meador House<br>1655 East Walnut                              | 57 | Pitts Chapel United<br>Methodist Church<br>600 North Benton |
| 36 | Keet-McElhany House<br>435 East Walnut                               | 47 | Metropolitan<br>Missionary Baptist<br>Church<br>Summit & High | 58 | Pythian Home<br>1451 Pythian                                |
| 37 | Lafayette Park<br>Robberson & Atlantic                               | 48 | Milligan/Knauer House<br>1500 East Meadowmere                 | 59 | Reedy Chapel<br>749 Weaver                                  |
| 38 | Landers House<br>649 South Avenue                                    | 49 | Mosher House<br>1147 East Walnut                              | 60 | Reps House<br>935 East Walnut                               |
| 39 | Landers Theatre<br>311 East Walnut                                   | 50 | Mt. Eagle Missionary<br>Baptist Church<br>1000 East McDaniel  | 61 | Rountree Cemetery<br>West Bennett St.                       |
| 40 | Landmark Building<br>309 North Jefferson                             | 51 | National Cemetery<br>1702 East Seminole                       | 62 | Ruxton House<br>1110 South Main                             |
| 41 | Martin Building<br>(Captistrano's)<br>216-218 S. Campbell            | 52 | Normal School Site<br>1400 East Cherry                        | 63 | Sacred Heart Church<br>1609 Summit Ave.                     |
| 42 | McCann-Jewell House<br>900 East Walnut                               | 53 | Oakhaven<br>1006 N. Cedarbrook                                | 64 | Saint Agnes Church<br>533 South Jefferson                   |
| 43 | McCullah-Pierce<br>House<br>625 South Avenue                         | 54 | O'Day-Felton House<br>430 West State                          | 65 | Saint John's<br>Episcopal Church<br>515 East Division       |
| 44 | McGregor Carriage<br>House<br>1435 East Walnut                       | 55 | Olendorff-Haden House<br>931 State Street                     | 66 | Saint John's United<br>Church of Christ<br>Scott & Main     |
|    |  |    |   | 67 | Saint Joseph's<br>Catholic Church<br>1101 North Campbell    |



- |    |   |    |  |
|----|---|----|--|
| 68 | Saint Paul<br>Methodist Church<br>413 East Walnut   | 80 | Washington Park<br>Summit & Locust                     |
| 69 | Sease House<br>1435 East Walnut                     | 81 | Wilson, Mary E. Home<br>924 North Main                 |
| 70 | Sequoiota Park                                      | 82 | Woodson, James House<br>1045 West Walnut               |
| 71 | Shepard House<br>1503 North Benton                  | 83 | Zagonyi Park<br>Park & Mt. Vernon                      |
| 72 | Sherwood-Landers<br>House<br>641 South Avenue       | 84 | Commercial St.<br>Historic District                    |
| 73 | Shrine Mosque<br>601 St. Louis                      | 85 | Walnut St.<br>Historic District                        |
| 74 | Springfield Public<br>Library<br>397 East Central   | 86 | Colonial Hotel<br>205-217 S. Jefferson                 |
| 75 | Stone Chapel<br>Benton & Central                    | 87 | Gillioz Theater<br>325-325 1/2 Park<br>Central East    |
| 76 | Swinea Hall<br>3043 North Fort                      | 88 | Ozark Paper and<br>Janitor Supply<br>313-315 S. Avenue |
| 77 | Truman/Knauer/<br>Holden House<br>1414 North Benton | 89 | Peer Hardware<br>317 South Avenue                      |
| 78 | Turner House<br>427 South Grant                     | 90 | Broadstreet's<br>309 South Avenue                      |
| 79 | Washington Ave.<br>Baptist Church<br>729 Washington | 91 | American Legion Memorial Home<br>149 Memorial Plaza    |

## NATIONAL REGISTER OF HISTORIC PLACES SITES AND DISTRICTS

AS OF DECEMBER 1, 1985

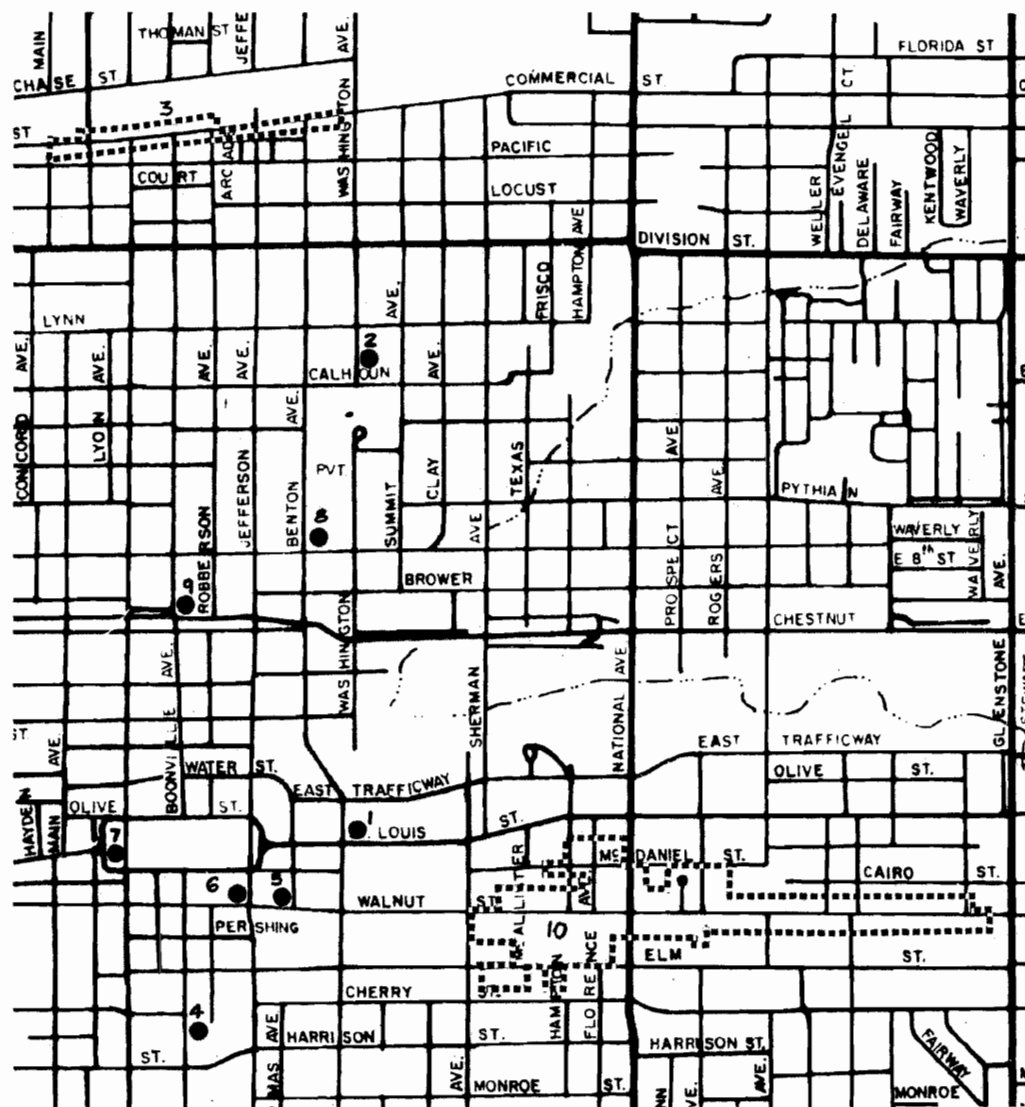
SCALE

1" = 2000'

SITES ●

DISTRICTS - - - - -

1. Abou Ben Adhem Shrine Mosque  
601 St. Louis Street
2. Bentley House  
603 East Calhoun Street
3. Commercial Street Historic District  
roughly Lyon Avenue to Washington Avenue
4. Day House  
614 South Avenue
5. Keet-McElhany House  
435 East Walnut Street
6. Landers Theatre  
311 East Walnut Street
7. Old Calaboose (Old Springfield City Jail)  
409 West McDaniel Street
8. Stone Chapel  
Drury College Campus  
(corner Benton Avenue and Central Street)
9. U.S. Customhouse and Post Office (City Hall)  
830 Boonville Avenue
10. Walnut Street Historic District  
roughly John Q. Hammons Parkway to  
Kentwood Avenue



NORTH

# **APPENDIX**



## **SPRINGFIELD REGISTER OF HISTORIC SITES**

The Springfield Register of Historic Sites (Local Register) is the City's list of those sites officially designated as being of historical and/or architectural significance.

### **Listing on the Local Register DOES:**

- \* Require that all building or demolition permits affecting the exterior architectural style of a listed site be reviewed by the Historical Site Board. If the Board does not approve of the work, they may delay issuance of the building or demolition permit for up to sixty (60) days. During that time, the Board shall consult with civic groups, public agencies and interested citizens to ascertain what the City may do to preserve the site and shall make recommendations to that effect to the owner/applicant. After the expiration of the 60 days delay or upon approval by the Board of the proposed work, the building or demolition permit may be issued.

### **Listing on the Local Register DOES NOT:**

- \* Require the owner to provide public access;
- \* Obligate the owner to undertake any rehabilitation or renovation activity;
- \* Regulate any rehabilitation or construction activity on the structure's interior.

### **Criteria for Evaluation**

The Springfield City Code charges the Historical Site Board with the authority to advise the City Council and others on matters relating to the identification, protection, and retention of historical sites. The term historical site is defined in the Code as "any site (including significant trees or other plant life located thereon), building, structure, or mark of historical significance due to its association with such things as noted past events, historical persons, or due to its distinguishing architectural characteristics."

The Historical Site Board Manual also recommends the following criteria be considered:



- \* The integrity of the surviving original material of the item will be gauged by its age, association, usage, condition, style type, form, and immediate environment, and the item must be sufficiently intact to be defined as an authentic tangible item surviving from an earlier time.
- \* The degree of threat of the integrity of the item and to its literal survival, that is; whether the item is in danger of alteration, destruction, or modification, must be considered. The purpose of the Historical Site Board is not only to establish a permanent record but also to encourage the preservation of the items recorded for posterity.
- \* The importance of the item in relation to state and national as well as local history must be considered.
- \* The qualifying "items" must be authenticated by reasonable and good and sufficient field inspection and historical research.

#### **Procedures for Listing Properties on the Local Register**

- \* Nominations to the Local Register may be made by the Historical Site Board, the property owner, or interested individuals. Information concerning the historical and architectural significance of a proposed site and the name and address of the current owner should be submitted to the Historical Site Board for consideration. A current photograph of the property must accompany the nomination. Historical photographs, if available, should also be submitted.
- \* The Historical Site Board will review the submitted material and either vote for or against recommending the site for inclusion on the Springfield Register of Historic Sites. The nomination and the Board's recommendation is then forwarded to the City Council for consideration.
- \* The City Council shall vote to either designate the site a Springfield Historic Site and include it on the Springfield Register of Historic Sites by resolution or shall vote to not designate the site.
- \* The owner of a potential historic site is notified twice during the nomination stage. A letter is sent to the owner informing him/her of the meeting at which the Historical Site Board will consider the nomination and a second letter is sent

informing him/her of the Board's decision and, if recommended for listing by the Board, the date at which City Council will consider the nomination. A letter is also sent informing the owner of City Council's final action on the nomination. Each letter is accompanied by an excerpt of the City Code indicating the restrictions placed on owners of properties listed on the Springfield Register of Historic Sites.

## **NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is the nation's official list of its cultural resources worthy of preservation.

### **Listing in the National Register DOES:**

- \* Serve as an authoritative guide, assisting federal, state, and local governments as well as private groups and citizens to plan new development while preserving the most important vestiges of our heritage;
- \* Guarantee a state level review of the impact of any project executed, licensed or financially assisted by the federal government; and
- \* Make the property owner eligible to apply for various financial incentives:
  - 1) Federal tax credits in accordance with the Economic Recovery Tax Act of 1981 and the Tax Equity and Fiscal Responsibility Act of 1982 for certified rehabilitations of income-producing buildings (see Preservation Tax Incentives).
  - 2) Federal Historic Preservation Fund grant-in-aid assistance.

### **National Register designation DOES NOT:**

- \* Require the owner to provide public access.
- \* Obligate the owner to maintain the property or even to keep the historic structure from demolition.
- \* Impose restrictive covenants of any kind unless grant assistance is accepted.

## **Criteria for Evaluation**

The National Park Service has established criteria for evaluating nominations to the

National Register. Properties must possess "significance in American history, architecture, archeology and culture" and "integrity of location, design, setting, materials, workmanship, feeling and associations." In addition, properties must qualify under one of four criteria:

1. Properties that are associated with events that have made a significant contribution to the broad patterns of our history; or
2. Properties that are associated with the lives of persons significant in our past; or
3. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. Properties that have yielded, or may be likely to yield information important in prehistory or history.

Properties nominated to the National Register of Historic Places are assigned a level of significance - local, state, or national. The level of significance denotes the geographic area for which the property has been found to be important.

#### **Procedures for Listing Properties on the National Register**

- \* A standardized National Register nomination form must be prepared and submitted to the State Historic Preservation Office (SHPO) - Division of Parks and Historic Preservation, Missouri Department of Natural Resources, P. O. Box 176, Jefferson City, Missouri, 65102, 314/751-4096. Forms are available from SHPO. They generally advise that a professional be enlisted to prepare the nomination.
- \* After SHPO staff determines the nomination is technically correct, it is reviewed by the State Advisory Council on Historic Preservation. The Advisory Council is appointed by the governor and meets quarterly. They determine if the property or district meets the criteria for evaluation established by the National Park Service for listing on the National Register.
- \* Properties or districts favorably reviewed by the Advisory Council are submitted to the Keeper of the National Register (Secretary of the Interior) for his

review and decision on listing.

- \* The property or district will be listed within 45 days of receipt of the nomination by the Keeper unless the Keeper disapproves the nomination, an appeal is filed, or the owner(s) object. If the owner of a private property or the majority of such owners for a district or single property have objected to the nomination prior to submittal of the nomination, the SHPO shall submit the nomination to the Keeper only for a determination of eligibility. The Keeper shall make a determination of eligibility within 45 days of receipt unless an appeal is filed. A determination of eligibility does not make the property eligible for such benefits as grants, loans, or tax incentives that have listing on the National Register as a prerequisite. The Keeper shall list such properties determined eligible in the National Register upon receipt of notarized statement(s) from the owner(s) that the owner(s) no longer object to the listing. Any person or organization which supports or opposes the nomination of a property or district may petition the Keeper during the nomination process to either accept or reject it. The petitioner must state the grounds of the petition and request in writing that the Keeper substantively review the nomination.
- \* Persons so desiring may first request a "Site Opinion" from the State Advisory Council. This requires submittal of less information than a National Register nomination and will give the applicant a preliminary determination of the property's potential for listing on the National Register of Historic Places.

## **PRESERVATION TAX INCENTIVES**

Special federal tax incentives are available to owners and qualified lessees for any project the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. These incentives, designed to encourage capital investment in historic buildings, include a 25% federal tax credit and an accelerated cost recovery system.

### **Investment Tax Credit**

The 25% investment tax credit is a credit to be used to offset federal taxes owed—not a deduction to be used when figuring personal income. As a credit it is worth more to an individual than is a deduction. Twenty-five percent of the eligible capital expenditures made in the rehabilitation of a building may be set aside as a credit. Unused tax credits may be carried back to the three preceding years and forward to the fifteen years following the date the building was placed in service after rehabilitation. The amount of income tax liability in excess of \$25,000 that may be offset by an investment tax credit is limited to 85% and a portion of the investment tax credit may be subject to recapture if the property is disposed of in less than five years from the date the rehabilitation is completed and the property placed in service.

### **Accelerated Cost Recovery System**

Taxpayers may elect to use an 18-year recovery period instead of allocating depreciation over the building's useful life. The straight line method of depreciation must be used if an investment tax credit is taken. Taxpayers must subtract 12 1/2 percent of the rehabilitation expense (50% of the 25% investment tax credit) when determining the basis of the building for depreciation.

### **Criteria for Taking Advantage of the Investment Tax Credit**

In order to receive the 25% federal tax credit, the following criteria must be met:

\* The property must be a certified historic structure. A certified historic structure is any building that is

- Listed individually in the National Register of Historic Places or
- Located in a registered historic district and certified by the Secretary of the Interior as being of historic significance to the district. (A regis-

tered historic district is any district that is listed in the National Register of Historic Places or is designated under a state or local statute which has been certified by the Secretary of the Interior as containing criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of significance to the district and which is certified as substantially meeting all of the requirements for the listing of districts in the National Register. Springfield's ordinance has not been certified).

- \* The structure must be income producing. Owner-occupied residences are not eligible.
- \* The rehabilitated structure must retain at least 75% of its exterior walls.
- \* The structure must be substantially rehabilitated with costs exceeding the greater of \$5,000 or the adjusted basis of the building (costs of the building plus improvements less any depreciation taken). The monetary test to qualify for the tax credit must be met within a 24-month period or, for phased projects where architectural plans and specifications are completed before the rehabilitation begins, over a 60-month period.
- \* The project must be determined by the National Park Service to be a certified rehabilitation. Certain documentation concerning the project must be submitted to the Missouri Division of Parks and Historic Preservation who then forwards it with a recommendation to the National Park Service. All rehabilitation projects that owners wish certified for purposes of federal tax incentives are reviewed and evaluated in accordance with the Secretary of the Interior's **Standards for Rehabilitation**. These ten Standards are used to determine whether the historic character of a building is preserved through the process of rehabilitation. Although rehabilitation assumes that some repair or alteration of the historic building will occur to provide for an efficient contemporary use, the project must not damage or destroy the material and features, both interior and exterior, that are important in defining the building's historic character. The National Park Service reviews the entire rehabilitation project (including any new construction on the site) and certifies the rehabilitation only if the overall project meets the Standards. A project does not become a certified rehabilitation eligible for the tax incentives until it is completed and so designated by the National Park Service. The Internal Revenue Service is responsible for determining which rehabilitation expenditures qualify for the tax credit.

## Processing Fees

Application processing fees are charged for reviews of requests for certification of rehabilitation except for projects under \$20,000. The fee for review of proposed or ongoing rehabilitation work for all projects over \$20,000 is \$250. The fee for review of completed rehabilitation work is based on the dollar amount spent on the rehabilitation as follows:

<u>Fee</u>	<u>Size of Rehabilitation</u>
\$500	\$20,000 to \$99,999
\$800	\$100,000 to \$499,999
\$1,500	\$500,000 to \$999,999
\$2,500	\$1,000,000 or more

If a review of proposed or ongoing rehabilitation work has been made prior to submission of the Request for Certification of Completed Work, the National Park Service will deduct the \$250 from the total owed for review of completed rehabilitation work. In general, each rehabilitation of a certified historic structure will be considered a separate project when computing the amount of the fee.







**Prepared By**  
**SPRINGFIELD, MISSOURI**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**DIVISION OF PLANNING**  
**January, 1986**

HISTORICAL, ARCHITECTURAL, AND PHYSICAL DESCRIPTION OF THE  
PROPOSED EAST WALNUT STREET HISTORIC DISTRICT  
IN THE CITY OF SPRINGFIELD, MISSOURI

Prepared and written by  
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by the  
Missouri Heritage Trust, Inc.  
for the  
City of Springfield  
Springfield, Missouri  
March 1984

## ATTACHMENT A - sub-section 1

### Qualities that make the district distinct from its surroundings

The character of the development within the district is limited to the defined area of the district. The recommended Walnut Street district visually affords a view of the building eras which swept through Springfield in the roughly one hundred years from 1870 to the present. Each successive wave of urban growth left its mark on the streetscape in the homes built by generations of the fashion-conscious middle class.

Along Walnut and Elm Streets, each generation of home building pushed the dense residential zone eastward as time passed and the population of Springfield grew. By the late 1930's, homes stretched along Walnut Street virtually all the way to Glenstone Avenue.

The growth and development of surrounding areas, together with the subsequent history of change, emphasizes the divergent qualities of the district. To the northeast of the district, within the residential neighborhood on Cairo and McDaniel Streets, Weller and Pickwick Avenues, the homes were, for the most part, built for a different class of people of more modest means than those living on the adjacent East Walnut Street.

To the southeast along East Elm Street, the houses are, with few exceptions, the product of the post World War II housing boom. South of the central portion of the district, the original character of parts of East Elm and Cherry Streets matched that of the district. The subsequent history of the areas however, has led to the irrevocable loss of large numbers of houses in this area. Several areas have been cleared of their original homes and modern multi-unit apartment houses have been constructed. Another intrusion is a technically historic (greater than fifty years old) modest bungalow development which sits at odds with the imposing scale of the streetscapes adjoining within the district.

The area west of the district has suffered a different fate. Originally composed of Springfield's finest homes built in the period 1880-1905, few now survive. The University Plaza development is an abrupt disruption to the steady progression of two story single family homes along East Walnut Street as it suddenly gives way to a vast asphalt paved parking lot. The other western fringe areas have been steadily eroding for fifty-plus years until, today, they present somewhat "snaggle-toothed" appearance with massive homes adjacent to modern apartment houses, modern commercial properties, or just simply empty lots.

Qualities that make the district distinct - page 2

Finally, to the north of the central portion of the district, along St. Louis Street, virtually all of the formerly pre-eminent residential homes have long since disappeared, giving way to commercial strip development.

A LIST OF ALL BUILDINGS THAT CONTRIBUTE TO THE CHARACTER OF THE DISTRICT

ATTACHMENT A - sub-section 2

EAST WALNUT STREET

900	1147	1481
910	1150	1485
920	1159	1501
935	1160	1505
938	1200	1510
943	1201	1513
944	1208	1520
947	1213	1523
1000	1221	1526
1001	1230	1531
1008	1231	1538
1012	1234	1603
1021	1235	1611
1027	1244	1619
1033	1249	1622
1040	1260	1635
1041	1300	1638
1046	1303	1647
1050	1314	1648
1101	1320	1655
1104	1330	1656
1107	1333	1673
1108	1336	1700
1111	1351	1701
1112	1363	1704
1117	1430	1714
1122	1435	
1128	1440	
1129	1451	
1132	1460	
1138	1461	
1139	1465	
1144	1471	
	1477	

CORDOVA COURT

300  
311  
316  
319

MCDANIEL STREET

1100  
1104  
1200  
2

A LIST OF ALL BUILDINGS THAT CONTRIBUTE TO THE CHARACTER OF THE DISTRICT - page 2

ST ELM STREET

906	1031
912	1034
920	1040
924	1045
930	1046
938	1103
940	1107
947	1111
948	1117
1001	1125
1005	1137
1011	1141
1017	1147
1023	1151
1030	

SOUTH NATIONAL AVENUE

239  
245  
302  
307  
8  
309  
310  
316  
320  
323  
424

SOUTH FLORENCE AVENUE

236  
240  
253  
300  
301  
304  
311  
315  
320  
323  
324

SOUTH HAMPTON AVENUE

301



ATTACHMENT A - sub-section 3

Approximate number of buildings in the district or a good indication of the size of the district.

There are 153 contributing buildings in the district as defined in an approximately thirteen block area (though each block widely varies in size).

ATTACHMENT A \_\_ sub-section 4

Concise boundary description: streets, property lines, geographical features, etc.,  
it separate the district from its surroundings

A. On East Elm Street the Sherman Parkway is the western edge. The district includes all houses on the south side of East Elm Street up to and including 1148 East Elm Street, but excepting 1000,1010, 1102 and 1116 East Elm Street.

On the north side of East Elm Street, the district begins with 947 East Elm Street on the west and extends eastward up to and including 1151 East Elm.

B. On East Walnut Street, the Sherman Parkway is the western boundary. On the south side of East Walnut Street, the district includes all properties extending eastward up to and including 1718 East Walnut Street. On the north side of the street the district extends eastward and is comprised of all properties up to and including 1701 East Walnut Street.

C. The district includes all of Cordova Court.

D. The district includes 1100, 1104, 1300, and 1312 East McDaniel Street.

E. The district includes all properties on the east side of South National Avenue, beginning with 302 South National Avenue on the north and extends southward up to and including 424 South National Avenue. The district includes all properties on the west side of South National Avenue from 239 South National Avenue up to and including 323 South National Avenue.

F. The district includes all properties on the east side of South Florence Avenue from 236 South Florence on the north up to and including 324 South Florence Avenue on the south. The district includes the west side of South Florence Avenue from the McDaniel School on the north up to and including 327 South Florence Avenue.

G. The district includes 301 and 306 South Hampton Avenue.

ATTACHMENT A - sub-section 4

The district is comprised in large measure of a section of East Walnut Street from the Sherman Parkway on the west to Glenstone Avenue on the east. Also included is a section of East Elm Street from the same western boundary eastward to National Avenue. Small portions of National Avenue, Hampton Avenue, and Florence Avenue as well as a section of East McDaniel Street are contiguous to and included in the district boundaries.

## ATTACHMENT A - sub-section 5

General description of the natural and man-made elements of the district: structures, buildings, sites, objects, prominent geographical features, density of development.

The physical area of the Walnut Street district may be described in a geographic morphological sense. The west area of the district sits on a level to gently sloping plateau or table land bounded on the north to the Jordan Creek Valley, though the slope and valley are better than two hundred yards north of the district edge. The table land area gently rises to the east until one reaches the present intersection of Kickapoo and Walnut Streets where the land begins a gradual downward slope to a seasonal drainage valley through which a branch line of the Burlington Railroad passes. Moving to the east, the gentle valley slope rises to bring one back to a large table land area on which the balance of the district sits.

The district was, from its inception, and through all periods of growth, a residential neighborhood of choice for the well-to-do of Springfield. Successive additions were platted and added to the city over time, conforming to the rectangular grid plan which in nineteenth century America was the standard. The more or less concentric growth of Springfield left tangible evidence in the district, seen through the residential building styles radiating outward from the city's center.

A. Structures--Structures in the district are limited to the auxiliary outbuildings associated with the domestic buildings comprising the district. Those structures include numerous garages, a very few surviving carriage houses, storage structures, and in at least one instance, (1538 East Walnut Street) a combination garage and servants' quarters.

B. Buildings--Almost all of the buildings in the district are substantial single family residences (as originally built) built primarily between 1890 and 1930. There are a few exceptions. The first is a fire station built at 424 South National Avenue. The second is a school building - the McDaniel School - on Florence Avenue. The third is 1100 McDaniel Street, which was built as a small store building.

Architectural types of the residential buildings are discussed in detail in sub-section 6, Attachment A.

C. Sites--There are no known prominent sites of any associative value in the district.

D. Objects--The brick-paved streets survive under the asphalt on the street surfaces. The limestone gutters, likewise, survive though covered up by asphalt. The limestone curbs survive, for the most part, in place and are visible. Many of the brick walks survive in front of some homes. There are hitching posts and carriage stoops

hich survive at a very few locations (notably at 1125 East Elm, 1122 and 1435 East Walnut Streets).

E. Prominent Geographical Features - The geographical impression of the district area is that of relatively flat plains with little or no variation in the landscape with the single exception of the gentle valley in the eastern half of the district.

F. Density of Development--The question of density may be broken into two sections in the district with National Avenue as the divider. To the west of National Avenue there are approximately fifteen plus buildings in any given one thousand linear feet. To the east of National Avenue, the density level is significantly less with about ten residences in any given one thousand linear foot section.

## ATTACHMENT A - sub-section number 6

General description of types, styles, or periods of architecture represented in the district.

### I. Pre-1890 architecture in the Walnut Street district

There is only one example of the earliest house category. It is the Dickey house (1260 East Walnut Street) built circa 1869-1870. The house is built on a center-hall plan with equally sized rooms flanking the center hall. The facade is symmetrical with five bay openings, which is indicative of an earlier approach to architecture than most of its neighbors.

Original house colors are, of course, impossible to determine without indepth research and analysis, but appropriate colors would be pale, earthy pastel colors with trim accented in equally pale pastels. However, a conservative owner would have probably painted the house white with green painted shutters. The workmanship in the Dickey house is most likely of the highest quality. Houses of its kind would have been built from passed-on tradition rather than from blue-prints, which in turn reflects on the design quality. A higher proportion of the work needed to build a home in the third quarter of the nineteenth century was done by hand than can be found in any later period. The result was that there was more room for the display of quality workmanship and a fully integrative design scheme as it was understood in its day.

At 301 South Hampton Avenue there is a traditional or folk house type of indeterminate date, though probably built in the 1880s. It is one-story and built on a hall parlor floor plan (one room larger than the other) with three bay facade. Little is known of the house.

### II. The Queen Anne style in the Walnut Street district

Within the area of the district there is a hiatus between the earliest and the next building period, Queen Anne, in the early to mid-1890s. The imposing Queen Anne house type features multiple stories (with a few notable exceptions such as that found at 1159 East Walnut Street), large decorative porch areas and richly textured asymmetrical facades. All are of frame construction. Most, if not all, of the Queen Anne house types in the district were probably architect designed. Three houses within the district (1435 East Walnut, 1011 and 1023 East Elm Streets) were built by architects as their personal residences.

The historic house colors of the Queen Anne style reflect the eclecticism of its form and applied ornament. Bold shades of earth colors (red, brown, green and yellow were the most popular) for wall surfaces were standard, with starkly contrasting trim



Queen Anne style. The Sease House, built 1886-1890. 1435 East Walnut Street



Catalogue-Builder house type (early component). 1112 East Walnut Street, built 1908-1909

ornament colors. Frequently, one or more color was used to highlight the trim, and there certainly was plenty of trim ornament to paint.

The Queen Anne house was the first to make full use of myriad shapes and types of factory-produced trim ornament. For instance, several Springfield lumber mills began the mass production of decorative trim during the Queen Ann era. The overwhelming emphasis was on applied factory-produced ornament rather than on that which was individually produced.

House plans were drawn by architects and contractors worked from blue prints. Design quality and workmanship became standardized elements of the house building trade.

### III. The Catalogue-Builder house type in the Walnut Street district

The earlier component of the Catalogue-Builder house type--popular between circa 1890-1905--is almost always two stories within the Walnut Street district. Most Catalogue-Builder houses in the district are frame, though there are a few brick examples to be found in Springfield at large. Each house has an irregular plan shape and an asymmetrical facade with applied Queen Anne detailing, though by comparison much restrained. For instance, decorative detailing is sometimes limited to fish-scale shingle work in a facade gable, or to the lathe-turned porch posts common on houses of this type.

The late component of the Catalogue-Builder house type can be loosely bracketed as being popular between 1905 and 1920. Many of the houses within this category are uniformly consistent in scale and form with the earlier type component, however, there is much more room for variation in the late component of this house type. For instance, it is not uncommon to find a late Catalogue-Builder house built on a square plan shape (sometimes called a "Four-Square" house). The decorative treatment varies even more widely. Most common are classically derived motifs found in the cornice, gable pediment and porch treatment.

The house colors of a Catalogue-Builder house probably would have been the same choice of earth colors found on a Queen Anne house. However, there was much less emphasis on the contrast of trim colors so that the impression would have been much less pronounced as a result. Moreover, simply because there was less ornament to paint, there would obviously be a much subdued contrast.

House plans came from catalogues, which were widely available. Contractors worked with very specific "lumber bills" which detailed the length and sometimes even the angle of cut for every aspect of carpentry. All other details of construction were





American Colonial revival house style. 1300 East Walnut Street. Built 1921-1922



Spanish Mission revival house style. 1638 East Walnut Street. Built 1923-1924

similarly dealt with. The overall result was a standardization of workmanship which should be the stamp of all house building of the future. The worker had fewer choices or avenues of expression as he built a house. Design quality, likewise, defined itself by the range of choice offered by the ubiquitous catalogues.

Generally, the overall quality of the houses built within the district is high relative to other areas of Springfield, due to its prominence as a choice location for the upper middle class of Springfield, a distinction held throughout the district's subsequent development.

#### IV. The Period Revival House types in the Walnut Street district

Period revival house types are more common in the eastern portion of the district, in part because they are of generally later date--circa 1910-1930--during which time the eastern edge flourished.

1. There are several English Cottage revival house types with their emphasis on the high pitch gable roof and rusticated facade surfaces sometimes supplemented with false half-timbering and light colored stucco interstices.
2. Spanish Mission revival house types with stucco wall surfaces and ceramic tile roofs are represented in the district. There is one remarkable Italian Renaissance revival house (1303 East Walnut Street) of imposing scale on a large lot. The walls are stone with exuberant portico, door and window surrounds, and delicate balconies at the second story, all executed in soft limestone.
3. Relatively common in the district are American Colonial revival house types with their simple gable roof line and rectangular plan shape and symmetrical bay arrangement. Both frame and brick veneered examples are common.

With the arrival of the frame Colonial revival house, we have a major departure in the appropriate use of exterior color. The American Colonial revival house generally had a white or off-white body color with high contrast green shutters.

The pattern evolved with the Catalogue-Builder house type regarding workmanship and design quality holds true for the Period Revival styles as well.

#### V. Bungalows in the Walnut Street district

Bungalows are well-represented in the district. Both of the dominant forms are represented. The first is recognized by a sweeping roof line on a one and one-half story bungalow with the roof face to the street and an ever-present half-story dormer. The second characteristic bungalow type presents its gable to the street, usually with a



Catalogue-Builder house type (late component). 1201 East Walnut Street.  
Built 1914-1915



English Cottage revival house style. 1230 East Walnut Street. Built 1932-1933

full gable roof porch with the house gable. Most of the bungalows within the district are of frame construction although there are a couple of relatively modest late bungalows of brick veneer construction.

The bungalow house type with its emphasis on the horizontal and its closeness to the ground would have been painted to reflect the earth from which it sprang. Dark earth tones were common, sometimes with light colored contrasting trim colors.

In a relative sense, a return to the hand crafted workmanship and straight forward design quality of another era was part of the aura or mystique of the bungalow-craftsman movement. However, the bungalow types built in the district were actually built according to the outline detailed with regard to the Catalogue-Builder houses. The bungalow in the district most assuredly came from the plan-books of the many architects catering to the bungalow movement. Little change resulted from the nostalgic attempt to re-introduce lost practices.



Bungalow house style. 1603 East Walnut Street. Built 1916-1917



Bungalow house style. 1531 East Walnut Street. Built 1926

## ATTACHMENT A - sub-section 7

General physical relationships of buildings to each other and to the environment: facade lines; street plans; parks; squares; open space; structural density; plantings; and important natural features

A. Facade lines--Within the western one-half of the area of the district, houses are more or less uniformly set back from the street circa twenty to thirty feet. The resultant impression is an important attribute of the district with its highly regular facade line.

The eastern portion of the district (beyond National Avenue) is quite the contrary. Face lines are highly irregular, varying sometimes dramatically from one property to the next, though all are set back from the street well beyond the thirty foot general rule found in the western portion of the district.

B. Street Plans--Streets within the district are all born of the rectangular grid plan with streets intersecting at right angles, the dominant system of city planning in nineteenth century America. The single exception is Cordova Court, a twentieth century private street development with a single entrance and exit featuring a circle at the head of the court. The grid plan within the district--with streets at right angles--does not exhibit the characteristics of a master plan. In looking at a map of the district, it is apparent that streets converge at widely varying intervals. The reason for this lies in the organic growth of the district (discussed in sub-section 8 in great detail) with additions platted at different times by different developers with different ideas on the most profitable way to place streets. One may see the latter point graphically illustrated with regard to the street changes brought about by the private development of the University Plaza project.

C. Parks--There are no parks within the district.

D. Squares--There are no squares within the district.

E. Open space--What open space there is in the district is limited to that before and in between the houses which comprise the district.

F. Structural Density--Each lot in the district varies widely in street frontage, but west of National Avenue most are approximately one hundred feet of frontage on the street and extend back around two hundred feet. As a result, there is minimal side yard space because of the relatively large size of each house. The impression created is of a relatively dense packing of the residential landscape.

The area within the district north of Walnut Street on Hampton, McDaniel, National

## The physical relationship of buildings--page 2

d Florence is the product of a single platt--the East Side Addition. Lots are squeezed together with only sixty feet frontage. The same set-back of from twenty to thirty feet is standard, however. Obviously, this area has a high structural density relative to other areas of the district.

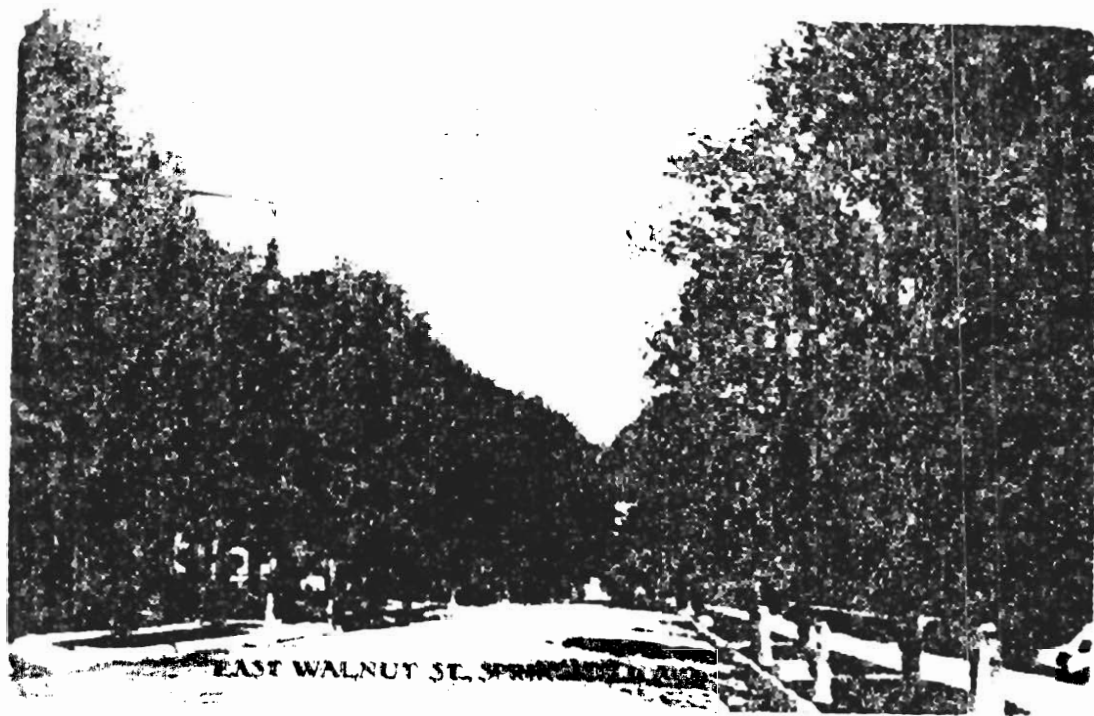
The area east of National Avenue on Walnut Street is of later date than the rest of the district, and the product of a different approach to residential development. Several lots are three to four hundred feet across, with house set-backs varying widely on the half dozen non-conforming lots. The remainder of the houses sit on generally larger lots--from one hundred to one hundred and seventy-five feet frontage--than their neighbors to the west in the district. The impression created is of much lesser structural density as compared to other areas of the district.

G. Plantings--Traditionally, the area of the district has been dominated by trees. Because many were elm trees, popular at the turn of the century, the tree canopy is reduced from what may be seen in historic photographs due to the devastation of the Dutch Elm disease.

The areas of the district west of National Avenue, with their limited set-back of the houses, would have been dominated by the Victorian ideal of a uniform tree canopy as described, keeping the remainder of the grassy front yards as open "common" areas. The emphasis was on open areas before the houses, encouraging neighborhood familiarity. The tendency to large open front porches was another manifestation of the trend.

To the east of National Avenue, plantings would have been more lush and full, complimenting the large set-backs and wide sideyards common to the area. What we see today is probably the maturation of the ideal common in the 1920s and 1930s. Trees, bushes, and group plantings can be found before the houses in the eastern portion of the district.

H. Important Natural Features--The area of the district is more or less geographically homogenous with no important natural features.



.Commercially produced postcard (postmarked 1908) showing the tree canopy over East Walnut Street. Note the hitching posts and carriage stoops visible in the picture.



## ATTACHMENT A - sub-section 8

General description of the district during the period(s) when it achieved significance

The first era to leave a mark still visible today is that of the landed estates which sprang up in the post-Civil War period in Springfield. Generally, these parcels of land were actually "mini" farms built by residents whose wealth was wed to the commercial growth of post-war Springfield. In the area of the historic district there survives a single example of the small acreage estate. Waldo Booth, a hardware merchant, built at 1260 East Walnut Street, a two-story frame house in 1869-1870.

The newly acquired wealth of the merchant class in the 1880s found visual expression in the ostentatious homes built not in bucolic semi-rural settings popular with the earlier generation, but close to the hub of commercial activity at the city center. On Walnut and Elm Streets, "Italian" style homes radiated outward from the center of the city on narrow lots platted on the grounds of the earlier estates.

In the late nineteenth century, the population of Springfield expanded, and the highly desirable lots close to the commercial center were rapidly built up. The dense urban-residential zone pushed eastward on Elm and Walnut Streets and northward on Hampton and Florence Streets. By 1905 there were houses as far as National Avenue, with a few scattered even further beyond.

Through 1920 the emphasis was still on a central residential location close to the center of business. Homes built in the first wave of urban construction were torn down to make way for the new modern homes. On Elm Street the streetscape up to National Avenue reached its zenith as the last major building boom filled the remaining empty spaces. On Walnut Street homes went up leapfrogging one another well beyond National Street, straggling towards Glenstone Avenue.

At the apogee of the district's life--circa 1915--the streetscape of the district varied widely from its present aspect. Streets were brick-paved with limestone slab gutters and curbs (the curbs alone are visible today). Early photographs show that, with few exceptions, each house had a stone hitching post and stone carriage stoops (few survive). Brick or limestone slab walks fronted each house. But the dominant impression was given by the mature Elm trees which spread their leafy foliage to virtually block the sun.

The sense of scale, set back from the street, and the relative architectural harmony created the late Victorian ideal of a residential street: a fact not lost on the contemporary Springfield boosters who invariably included a street photo of East Walnut Street in their slick promotional publications.

The introduction of the automobile on a mass scale during the 1920s stretched the

Description of district - page 2

limits of the city at an alarming rate totally inconsistent with previously held notions of distance and desirability. The fashion conscious middle class still considered the eastern reaches of East Walnut Street desirable, however. Through 1939 East Walnut Street matured, with numerous examples of the richly eclectic period revivals built in the remaining interstices of the streetscape.

Late in the 1910s and into the early 1920s, a transformation took place in the neighborhoods at the city's core. In 1916, a two-story apartment house went up at 527 East Walnut Street, next door to a large two-story single family dwelling. By 1933, on Walnut Street between Jefferson and Kimbrough Avenues, two of the large mansions had been torn down, three had been converted into apartment houses, one was transformed into a funeral home, and two filling stations and the apartment house already mentioned intruded on the residential street. Of the sixteen homes that once existed, only three now survive.

The cycle began at the very heart of the city in the affluent residential neighborhoods immediately adjacent, but the rapid decline of the single family neighborhoods spread outward, affecting Walnut and Elm Streets as far as Sherman Parkway and beyond.

The district as defined has not been immune to the changes taking place. At the present, on the eve of its being declared an historic district, the area between Sherman Parkway and National Avenue has been in large part transformed from single family to multiple residence. Several crowded fraternities and sororities associated with Southwest Missouri State University exist uneasily side by side with houses still occupied by a single person or family. Lots have been cleared of their single family homes and apartments have gone up in their stead. Sometimes lots have been left empty and rubble-filled.

The district area east of National Avenue retains its circa 1930s flavor. Most of the homes remain single family and there has been minimal modern in-fill.

## ATTACHMENT A - sub-section 9

### Present and original uses of buildings and any successful adaptive uses

With few exceptions, the buildings within the district were originally single family dwellings. East of National Avenue, the single family character survives intact. West of National Avenue, most of the homes have been made over on the interior to accomodate multiple occupancy. The changes range from the very minor interior alteration represented by the houses at 944 and 1144 East Walnut Street, for example, to the very drastic changes needed to house twenty or thirty single persons in a fraternity or sorority house conversion such as found at 1027 and 1021 East Walnut Street.

There are few examples of adaptive reuse of buildings within the district to date. However, the old fire station at 424 South National Avenue has been successfully converted to a fast food restaurant. There is one further example of a sympathetic reuse of a building within the district at 307 South National Avenue, where a large single family home is currently in use as a child day care facility. The McDaniel School continues to be used as an educational facility.

## ATTACHMENT A - sub-section 10

General condition of buildings: restoration or rehabilitation activities; alterations

The condition of the buildings within the district is generally good. Most have simply been maintained properly so that rehabilitation is unnecessary. There are exceptions, however. On the east side of South National Avenue, within the district, there are four houses which have been allowed to deteriorate to a deplorable condition.

Because of the large number of multiple residency conversions in the west half of the district, some houses have been added onto generally by filling in rear porches to create more space or by making a modern addition. Exterior stairs have been added to a few houses. Fortunately, most additions or alterations have been to the rear of houses, leaving the facade unchanged. However, while the lines and shapes of the facade remain intact, many of the frame houses have had modern siding applied over the original wood lap siding.

Purposeful restoration or rehabilitation of buildings within the district has been limited to date. There are, however, two noteworthy examples: 1147 and 1435 East Walnut Street. Both are large, architecturally noteworthy Queen Anne houses which were in poor condition prior to restoration.

ATTACHMENT A - sub-section 11

Instructions: identifying all nonconforming elements that detract from the integrity of the district.

East Walnut Street

930  
1009  
1014  
1015  
1047  
1210  
1218  
1344  
1345  
1354  
1358  
1400  
1401  
1404  
1410  
1416  
1448  
1456  
1464  
1504  
1566

East Elm Street

1039  
1101  
1131

Florence Avenue

307  
316

Cordova Court

307  
310  
336  
342



## Section - M

<u>Inventory Number</u>	<u>Address</u>
203	609 West Walnut St.
204	623 West Walnut St.
205	629 West Walnut St.
206	633 West Walnut St.
207	639 West Walnut St.
208	727 West Walnut St.
209	733 West Walnut St.
211	737 West Walnut St.
212	739 West Walnut St.
213	801 West Walnut St.
214	807 West Walnut St.
215	--- West Walnut St.
216	817 West Walnut St.
217	823 West Walnut St.
218	837 West Walnut St.
219	901 West Walnut St.
220	907 West Walnut St.
221	925 West Walnut St.
222	933 West Walnut St.
223	1003 West Walnut St.
224	1011 West Walnut St.
225	1015 West Walnut St.
226	1021 West Walnut St.
227	1027 West Walnut St.
228	1031 West Walnut St.
229	1035-7 West Walnut
230	1041 West Walnut St.
231	1045 West Walnut St.
232	1101 West Walnut St.
233	1107 West Walnut St.
234	1111 West Walnut St.
235	1113 West Walnut St.
236	1125 West Walnut St.
237	1201 West Walnut St.
238	1205 West Walnut St.
239	1211 West Walnut St.
240	1215 West Walnut St.
241	1221 West Walnut St.
242	1225 West Walnut St.

## Section - N

<u>Inventory Number</u>	<u>Address</u>
1	313 West Walnut St.
2	305 West Walnut St.
3	-- - East Walnut St.
4	301-07 East Walnut St.
5	309-313 East Walnut St.
6	315 East Walnut St.
7	Null Number
8	319 East Walnut St.
9	321 East Walnut St.
10	323-331 East Walnut St.
11	300-6 West McDaniel St.
12	228-30 West McDaniel St.
13	214 West McDaniel St.
14	212 West McDaniel St.
15	208 West McDaniel St.
16, 17, 18	--- East McDaniel St.
19	318 East McDaniel St.
20	322-24 College St.
21	316-20 College St.
22	300-08 St. Louis St.
23	310-12 St. Louis St.
24	428 St. Louis St.
25	432 St. Louis St.
26	436 St. Louis St.
27	502-8 St. Louis
28	630 St. Louis St.
29	700 St. Louis St.
30	1028 St. Louis St.
31	--- St. Louis St.
32	1155 1157 St. Louis St.
33	1151 St. Louis St.
34	--- St. Louis St.
35	--- St. Louis St.
36	1145 St. Louis St.
37	945 St. Louis St.
38	933 St. Louis St.
39	--- St. Louis St.
40	571 St. Louis St.
41	517 St. Louis St.
42	451 St. Louis St.

## Section - N

<u>Inventory Number</u>	<u>Address</u>
43	329-37 St. Louis St.
44	325 St. Louis St.
45	317-23 St. Louis St.
46	317-21 St. Louis St.
47	301 College St.
48	Null number
49	Null Number
50	311 College St.
51	313 College St.
52	315 College St.
53	221 West Olive
54	219 West Olive
55	215 West Olive St.
56	213 West Olive St.
57	--- East Olive St.
58	311 East Olive St.
59	--- Benton Ave.
60	--- W. Water St.
61	--- W. Water St.
62	223 E. Water St.
63	315 E. Water St.
64	331 E. Water St.
65	--- W. Mill St.
66	215 W. Mill St.
67	228-234 W. Phelps St.
68	--- W. Phelps St.
69	--- W. Phelps St.
70	330 S. Campbell Ave.
71	326 S. Campbell Ave.
72	322-4 S. Campbell Ave.
73	318 S. Campbell Ave.
74	312-4 S. Campbell Ave.
75	308 S. Campbell
76	306 S. Campbell Ave.
77	300 S. Campbell Ave.
78	220 N. Campbell Ave.
79	216-8 N. Campbell Ave.
80	212-214 N. Campbell Ave.
81	210 N. Campbell Ave.
82	625 N. Campbell Ave.

## Section - N

<u>Inventory Number</u>	<u>Address</u>
83	507-11 Boonville Ave.
84	429-431 Boonville Ave.
85	421-427 Boonville Ave.
86	415-9 Boonville Ave.
87	351 Boonville Ave.
88	149-152 Public Sq.
89	--- Public Sq.
90	137 Public Sq.
91	122 Public Sq.
92	217 South Ave.
93	123 Public Sq.
94	--- South Avenue
95	301 South Ave.
96	305 South Ave.
97	Null Number
98	309 South Ave.
99	315 South Ave.
100	317 South Ave.
101	321 South Ave.
102	325 South Ave.
103	209-11 E. Walnut St.
103, 104, 105, 106	--- South Ave.
107	308 South Ave.
108	306 South Ave.
109	--- South Ave.
110	110 Public Sq.
111	109 Public Sq.
112	Null Number
113	107 Public Sq.
114	103-5 Public Sq.
115	100-2 Public Sq.
116	158 Public Sq.
117	156 Public Sq.
118	155 Public Sq.
119	154 Public Sq.
120	222 Boonville Ave.
121	326 Boonville Ave.
122	328 Boonville Ave.
123	412 Boonville Ave.
124	414 Boonville Ave.



## Section - N

<u>Inventory Number</u>	<u>Address</u>
125	--- Boonville Ave.
126	--- Boonville Ave.
127	--- Boonville Ave.
128	738 N. Boonville Ave.
129	220 E. Chestnut St.
130	224 E. Chestnut St.
131	320 E. Chestnut St.
132	324 E. Chestnut St.
133	--- N. Jefferson Ave.
134	--- N. Jefferson Ave.
135	607 N. Jefferson Ave.
136	--- E. Tampa St.
137	--- N. Jefferson Ave.
138	Null Number
139	--- N. Jefferson Ave.
140	--- E. Phelps St.
141	--- N. Jefferson Ave.
142	309 N. Jefferson Ave.
143	--- N. Jefferson Ave.
144	301-5 S. Jefferson Ave.
145	307 N. Jefferson Ave.
146	309-13 S. Jefferson Ave.
147	Null Number
148	Null Number
149	--- N. Jefferson Ave.
150	500 N. Jefferson Ave.
151	602 N. Jefferson Ave.
152	630 N. Jefferson Ave.
153	636 N. Jefferson Ave.
154	--- E. Chestnut St.
155	--- Phelps St.
156	320 S. Kimbrough Ave.
157	316 S. Kimbrough Ave.
158	706 N. Benton Ave.
159	708 N. Benton Ave.
160	628 Jones Alley
161	622 Jones Alley
162	536 E. Tampa St.
163	609 N. Washington Ave.
164	623 N. Washington Ave.

## Section - N

<u>Inventory Number</u>	<u>Address</u>
165	540 E. Chestnut St.
166	525 E. Tampa St.
167	300-302 W. Olive St.
168	312 E. Olive St.
169	--- N. Sherman Ave.
170	311 S. Patton Ave.
171	--- S. Patton Ave.
172-173	--- N. National Ave.
174	220 N. Hampton
175	221 S. National Ave.
176	229 S. National Ave.
177	235 S. National Ave.
178	500 N. Patton Ave.
179	Null Number
180	Null Number
181	202 E. Olive St.
182	222 St. Louis St.
183	Null Number
184	211 E. Walnut St.
185	Null Number
186	Null Number
187	--- St. Louis St.
188	1131 St. Louis St.

## Section - P

<u>Inventory Number</u>	<u>Address</u>
164	415 S. Fort Ave.
165	425 S. Fort Ave.
166	431 S. Fort Ave.
167	435 S. Fort Ave.
168	443-5 S. Fort Ave.
169	501 S. Fort Ave.
170	505 S. Fort Ave.
171	511 S. Fort Ave.
172	517 S. Fort Ave.
173	521 S. Fort Ave.
174	525 S. Fort Ave.
175	531 S. Fort Ave.
176	537 S. Fort Ave.
177	539 S. Fort Ave.
219	--- S. Fort Ave.
220	532 S. Fort Ave.
221	530 S. Fort Ave.
222	526 S. Fort Ave.
223	500 S. Fort Ave.
224	426 S. Fort Ave.
225	420 S. Fort Ave.
226	418 S. Fort Ave.
227	412 S. Fort Ave.
228	411 S. New Ave.
229	413 S. New Ave.
230	421 S. New Ave.
231	427 S. New Ave.
232	431 S. New Ave.
233	437 S. New Ave.
234	441 S. New Ave.
235	447 S. New Ave.
236	503 S. New Ave.
237	507 S. New Ave.
238	511 S. New Ave.
239	515 S. New Ave.
240	523 S. New Ave.
241	525 S. New Ave.
242	527 S. New Ave.
243	533 S. New Ave.
245	536 S. New Ave.

## Section - P

<u>Inventory Number</u>	<u>Address</u>
326	530 S. New Ave.
327	520 S. New Ave.
328	518 S. New Ave.
329	500 S. New Ave.
330	420 S. New Ave.
331	408 S. New Ave.
332	419 S. Broadway Ave.
333	423 S. Broadway Ave.
334	429 S. Broadway Ave.
335	439 S. Broadway Ave.
336	445 S. Broadway Ave.
337	503 S. Broadway Ave.
338	515 S. Broadway Ave.
339	527 S. Broadway Ave.
340	529 S. Broadway Ave.
341	535 S. Broadway Ave.
390	536 S. Broadway Ave.
391	530 S. Broadway Ave.
392	526 S. Broadway Ave.
393	522 S. Broadway Ave.
394	518 S. Broadway Ave.
398	-- S. Missouri Ave.
399	--- S. Missouri Ave.
400	--- S. Missouri Ave.
401	--- S. Missouri Ave.
601	460 S. Grant Ave.
602	452 S. Grant Ave.
603	448 S. Grant Ave.
604	--- S. Grant Ave.
605	436 S. Grant Ave.
606	430 S. Grant Ave.
607	420 S. Grant Ave.
608	--- S. Grant Ave.
609	413 S. Main Ave.
610	421 S. Main Ave.
611	427 S. Main Ave.
612	433 S. Main Ave.
613	437 S. Main Ave.
614	445 S. Main Ave.
615	453 S. Main Ave.

## Section - P

<u>Inventory Number</u>	<u>Address</u>
616	459 S. Main Ave.
617	461 S. Main Ave.
618	467 S. Main Ave.
619	513 S. Main Ave.
620	519 S. Main Ave.
621	601 S. Main
649	512 S. Main Ave.
650	504 S. Main Ave.
651	500 S. Main Ave.
652	464 S. Main Ave.
653	460 S. Main Ave.
654	454 S. Main Ave.
655	448 S. Main Ave.
656	440 S. Main Ave.
657	436 S. Main Ave.
658	434 S. Main Ave.
659	428 S. Main Ave.
660	422 S. Main Ave.
661	414 S. Main Ave.
1006	920 W. Harrison St.
1012	1120 W. Harrison St.
1043	604 Mt. Vernon
1044	608 Mt. Vernon
1045	614 Mt. Vernon
1046	618 Mt. Vernon
1047	626 Mt. Vernon
1048	632 Mt. Vernon St.
1040	638 Mt. Vernon
1050	642 Mt. Vernon St.
1051	710 W. Mt. Vernon
1052	716 W. Mt. Vernon
1053	--- W. Mt. Vernon
1054	724 W. Mt. Vernon
1055	800/802 W. Mt. Vernon
1056	832 W. Mt. Vernon
1057	838 W. Mt. Vernon
1058	900 Mt. Vernon St.
1059	--- Mt. Vernon St.
1060	910 Mt. Vernon St.
1061	914 Mt. Vernon St.

## Section - P

<u>Inventory Number</u>	<u>Address</u>
1062	920 Mt. Vernon St.
1063	926 Mt. Vernon St.
1064	930 Mt. Vernon St.
1065	936 Mt. Vernon St.
1066	940 Mt. Vernon St.
1067	900 Mt. Vernon St.
1068	--- Mt. Vernon St.
1069	1010 Mt. Vernon St.
1070	1016 Mt. Vernon St.
1071	1020 Mt. Vernon St.
1072	1026 Mt. Vernon St.
1073	1030 Mt. Vernon St.
1074	1036 Mt. Vernon St.
1075	1040 Mt. Vernon St.
1076	1048 Mt. Vernon St.
1077	--- Mt. Vernon St.
1078	1056 Mt. Vernon St.
1079	1110 Mt. Vernon St.
1080	1116 Mt. Vernon St.
1081	1120 Mt. Vernon St.
1082	1126 Mt. Vernon St.
1083	1200 Mt. Vernon St.
1084	1204 Mt. Vernon St.
1085	1210 Mt. Vernon St.
1086	1214 Mt. Vernon St.
1104	1215 Mt. Vernon St.
1105	1211 Mt. Vernon St.
1106	1207 Mt. Vernon St.
1107	1203 Mt. Vernon St.
1108	1131 Mt. Vernon St.
1109	1125 Mt. Vernon St.
1110	1119 Mt. Vernon St.
1111	1117 Mt. Vernon St.
1112	1111 Mt. Vernon St.
1113	1109 Mt. Vernon St.
1114	1105 Mt. Vernon St.
1115	1101 Mt. Vernon St.
1116	1057 Mt. Vernon St.
1117	1051 Mt. Vernon St.
1118	1045 Mt. Vernon St.

## Section - P

<u>Inventory Number</u>	<u>Address</u>
1119	1041 Mt. Vernon St.
1120	1037 Mt. Vernon St.
1121	1031 Mt. Vernon St.
1122	1025 Mt. Vernon St.
1123	929 Mt. Vernon St.
1124	925 Mt. Vernon St.
1125	917 Mt. Vernon St.
1126	913 Mt. Vernon St.
1127	907 Mt. Vernon St.
1128	903 Mt. Vernon St.
1129	839 Mt. Vernon St.
1130	835 Mt. Vernon St.
1131	831 Mt. Vernon St.
1132	823 Mt. Vernon St.
1133	817 Mt. Vernon St.
1134	811 Mt. Vernon St.
1135	807 Mt. Vernon St.
1136	801 Mt. Vernon St.
1137	737 Mt. Vernon St.
1138	731 Mt. Vernon St.
1139	727 Mt. Vernon St.
1140	723 Mt. Vernon St.
1141	715 Mt. Vernon St.
1142	611 Mt. Vernon St.
1143	605 Mt. Vernon St.
1144	603 Mt. Vernon St.
1145	710 W. Elm St.
1146	714 W. Elm St.
1147	724 W. Elm St.
1148	730 W. Elm St.
1149	734 W. Elm St.
1150	800 W. Elm St.
1151	812 W. Elm St.
1152	816 W. Elm St.
1153	820 W. Elm St.
1154	824 W. Elm St.
1155	834 W. Elm St.
1156	840 W. Elm St.
1157	908 W. Elm St.
1158	916 W. Elm St.

## Section - P

<u>Inventory Number</u>	<u>Address</u>
1280	1044 W. Walnut St.
1281	1052 W. Walnut St.
1282	1058 W. Walnut St.
1283	1104 W. Walnut St.
1284	1110 W. Walnut St.
1285	1114 W. Walnut St.
1286	1122 W. Walnut St.
1287	1200 W. Walnut St.
1288	1210 W. Walnut St.
1289	1216 W. Walnut St.
1290	1220 W. Walnut St.
1291	1224 W. Walnut St.
1292	1300 W. Walnut St.
1500	416 S. 8th Ave.
1501	--- S. New Ave.
1503	--- W. Walnut St.
1504	541 S. Fort Ave.
1159	922 W. Elm St.
1160	928 W. Elm St.
1163	1026 Elm Arcade
1164	1025 Elm Arcade
1165	--- W. Elm St.
1166	--- W. Elm St.
1167	929 W. Elm St.
1168	923 W. Elm St.
1169	915 W. Elm St.
1170	--- W. Elm St.
1171	909 W. Elm St.
1172	903 W. Elm St.
1173	839 W. Elm St.
1174	835 W. Elm St.
1175	829 W. Elm St.
1176	825 W. Elm St.
1177	817 W. Elm St.
1178	813 W. Elm St.
1179	807 W. Elm St.
1180	801 W. Elm St.
1181	--- W. Elm St.
1182	751 W. Elm St.
1183	729 W. Elm St.

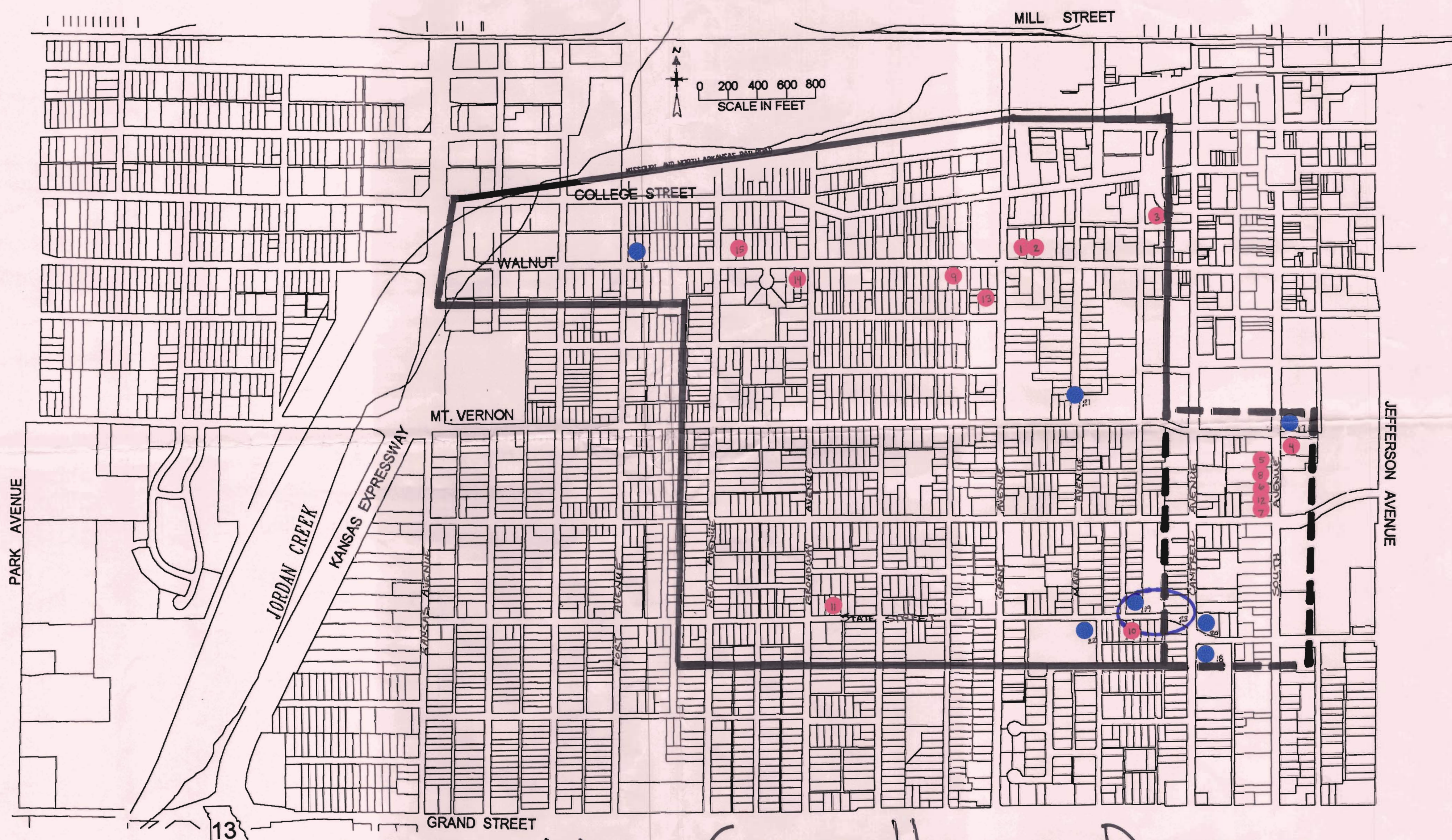
## Section - P

<u>Inventory Number</u>	<u>Address</u>
1184	722 Pershing St.
1185	726 Pershing St.
1186	732 Pershing St.
1187	736 Pershing St.
1188	800 Pershing St.
1189	806 Pershing St.
1190	812 Pershing St.
1191	816 Pershing St.
1192	824 Pershing St.
1193	828 Pershing St.
1194	834 Pershing St.
1195	836 Pershing St.
1196	--- Pershing St.
1197	900 Pershing St.
1198	906 Pershing St.
1199	910 Pershing St.
1200	916 Pershing St.
1201	922 Pershing St.
1202	928 Pershing St.
1203	932 Pershing St.
1204	936 Pershing St.
1211	1118 W. Elm St.
1212	1120 W. Elm St.
1213	1206 W. Elm St.
1214	1212 W. Elm St.
1215	1218 W. Elm St.
1226	1213 W. Elm St.
1227	1211 W. Elm St.
1228	1207 W. Elm St.
1229	1201 W. Elm St.
1230	1115 W. Elm St.
1231	1017 W. Elm St.
1232	937 Pershing St.
1233	933 Pershing St.
1234	927 Pershing St.
1235	925 Pershing St.
1236	923 Pershing St.
1237	915 Pershing St.
1238	911 Pershing St.
1239	--- S. 9th Ave.

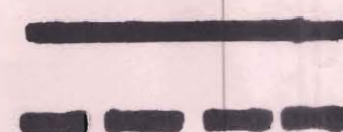
Section - P

<u>Inventory Number</u>	<u>Address</u>
1240	905 Pershing St.
1241	901 Pershing St.
1242	839 Pershing St.
1243	833 Pershing St.
1244	829 Pershing St.
1245	823-5 Pershing St.
1246	817 Pershing St.
1247	811 Pershing St.
1248	807 Pershing St.
1249	801 Pershing St.
1250	737 Pershing St.
1251	733 Pershing St.
1252	721 Pershing St.
1253	715 Pershing St.
1257	608 W. Walnut St.
1258	614 W. Walnut St.
1259	620 W. Walnut St.
1260	632 W. Walnut St.
1261	710 W. Walnut St.
1262	716 W. Walnut St.
1263	730 W. Walnut St.
1264	736 W. Walnut St.
1265	800 W. Walnut St.
1266	810 W. Walnut St.
1267	816 W. Walnut St.
1268	822 W. Walnut St.
1269	826 W. Walnut St.
1270	832 W. Walnut St.
1271	838 W. Walnut St.
1272	902 W. Walnut St.
1273	908 W. Walnut St.
1274	914 W. Walnut St.
1275	930 W. Walnut St.
1276	936 W. Walnut St.
1277	1000 W. Walnut St.
1278	1006 W. Walnut St.
1279	--- W. Walnut St.





# POSSIBLE WEST CENTRAL HISTORIC DISTRICT



DISTRICT BOUNDARIES

- LOCAL HISTORIC SITES
- LOCAL CIVIL WAR HISTORIC SITES
- LOCAL CIVIL WAR HISTORIC SITES





# WALNUT STREET INVENTORY REPORT

SPRINGFIELD COMMUNITY DEVELOPMENT DEPARTMENT

SPRINGFIELD, MISSOURI

CITY of  
SPRINGFIELD



AUGUST 1984

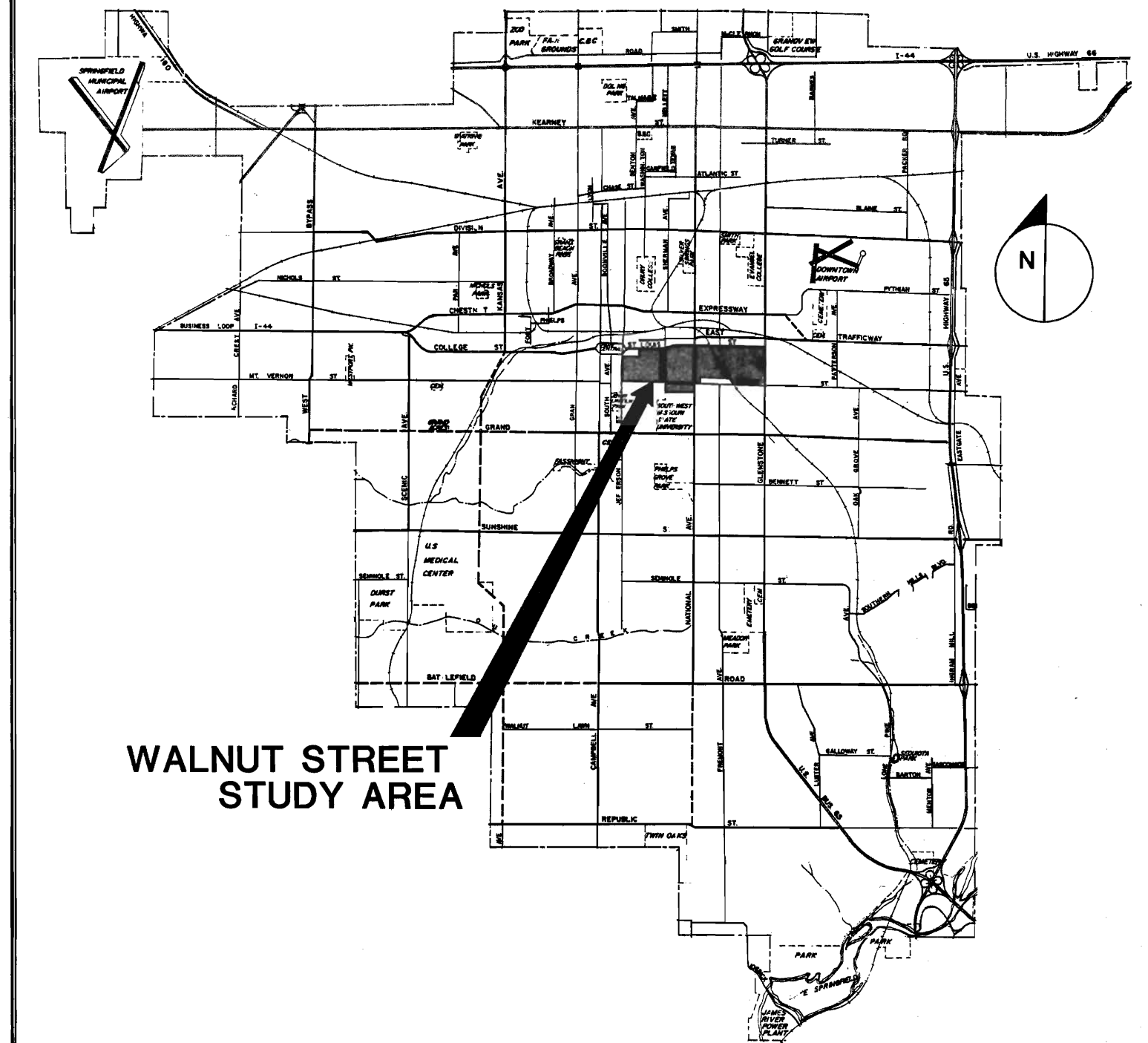


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SPRINGFIELD, MISSOURI



WALNUT STREET  
STUDY AREA

## Walnut Street Inventory Report

August, 1984

Department of Community Development  
Division of Planning

# INTRODUCTION

In 1981, a local private developer, John Q. Hammons, presented the City of Springfield with a plan to clear approximately 26 acres along Dollison Avenue from St. Louis Street to Cherry Street. He proposed the construction of a \$24 million project that would include a hotel, convention center, office building, and condominiums. The project was approved and was funded in part by a \$3.8 million Urban Development Action Grant. The project, named University Plaza, is expected to have a major impact on the surrounding area. Because federal funds were used in the construction of University Plaza, a cultural resources survey of the redevelopment area was undertaken as required by Section 106 of the National Historic Preservation Act. As a result of the survey, a Memorandum of Agreement (MOA) was executed by the City, the State Historic Preservation Office, and the Advisory Council on Historic Preservation. The memorandum required the City to undertake certain actions to mitigate the effect of University Plaza on the historic nature of the area. The requirement in the MOA for the development of a preservation plan leading to the designation of a local and national historic district provided the impetus for this plan.

The Walnut Street Study Area contains approximately 362 acres and is located immediately southeast of the Springfield Central Business District. (See Map 1). The Study Area is generally bound by St. Louis

Street on the north, Glenstone Avenue on the east, Cherry and Harrison Streets to the south and Jefferson Avenue on the west.

Generally speaking, this area is characterized by large fine homes complemented by a tree canopy along Walnut and Elm Streets. East of National, these homes are architecturally intact and a drive through the area gives one a feeling of a stable, single-family neighborhood. West of National along these streets, the homes are generally older than those east and they have, for the most part, been altered architecturally to accommodate conversion to multi-family use or to keep up with housing style trends.

North of Walnut Street and east of National, a neighborhood of small frame "worker's cottages" built in the 1930-40's exists. This, like its counterpart to the south, is also a fairly stable single-family neighborhood.

North of Walnut and west of National (in the old McDaniel School neighborhood) are more frame "worker's cottages." This area is a remnant of the Hampton Wedge neighborhood - where the Walnut Street household help lived. It dates from the turn of the century.

South of Elm Street - near the corner of National and Cherry - there is an interesting ensemble of brick on tile bungalows built in the 1930's and, for the most part, architecturally unchanged.

The remainder of the area is primarily mixed multi-family complexes and commercial uses. Map 2 gives a general idea of the neighborhoods contained in the study area.

## HISTORY OF THE AREA

St. Louis Street was the main eastern route to Springfield in the City's early days and it was along St. Louis that some of Springfield's finest homes were built. Prominent Springfieldians John S. Kimbrough, Jr., Henry and Charles Sheppard, Dr. William Parish, and Dr. Joseph Tefft at one time lived in large estates gracing the street.

In the 1860's, Charles and Henry Sheppard and Dr. E. T. Robberson subdivided land along Walnut Street into residential lots. According to Flanders, et. al., the area "proved immediately popular with Springfield's burgeoning middle-class artisans, merchants, and professionals." By 1872 twelve residences along Walnut from Kimbrough to Dollison had been constructed. These structures displayed the finest in Springfield victorian architecture.

Also in the 1860's, John Lair, a blacksmith who at one time was associated with Kimbrough, platted the two blocks east of Jefferson Avenue between Elm and Cherry Streets into forty-two lots. It is not known whether the area developed immediately but 1910 Sanborn Insurance Maps indicate the area was fully developed by that time. Following the Civil War, the triangle formed by back lot lines of St. Louis Street lots and the back lot lines of Walnut Street lots (commonly known as the East End or Hampton Wedge) began to be settled. This area was inhabited primarily by blacks who worked as domestics in the white households on Walnut and St. Louis Streets.

Cherry and Elm Streets, emanating east and west of Dollison, were also settled in the late 1800's but by less affluent residents than on St. Louis and Walnut Streets, as evidenced by professions and by the

generally smaller lot sizes.

A review of the 1910 Sanborn Insurance Maps reveals that this area (at least that part from Jefferson Avenue east to Hampton for which maps were made) was almost completely developed by that year. Flanders, et. al. states that in 1910 "St. Louis Street from Kimbrough to near Dollison had reached its zenith as a residential streetscape of beauty and elegance...Walnut Street, like St. Louis, had by 1910 achieved its maturity as a fine middle to upper-middle class residential neighborhood...Like St. Louis Street, Walnut was wide, curbed with cut limestone, lined with stone hitching posts, and bowered with mature trees."

Between 1910 and 1933 (the next issue of Sanborn Insurance Maps), the city expanded and the tradition of fine homes extended east along Walnut, Elm, and Cherry to Glenstone Avenue. The residential nature of St. Louis Street began to change in the mid-1920's when the Shrine Mosque was built on the northeast corner of Kimbrough and St. Louis. With the widening of Kimbrough Avenue and the construction of the Benton Avenue viaduct in 1928, automobile traffic increased along both Kimbrough and St. Louis. One by one, the stately St. Louis Street houses were torn down and the estates subdivided for commercial development.

The other east-west streets escaped most of this commercial conversion with the exception of the area between Jefferson and Kimbrough. Instead of wholesale clearance as occurred along St. Louis, the homes along Walnut, Elm, and Cherry - especially west of National Avenue - primarily fell prey to conversion to apartments and offices. One of the

first encroachments of multi-family use into this neighborhood was the construction of a two-story apartment house at 550 East Walnut in 1916. By 1933 two large mansions had been torn down, three had been converted into apartment houses, one transformed into a funeral home, and two filling stations and the apartment house already mentioned had been built on Walnut Street from Jefferson to Kimbrough. Of the sixteen homes in that area that once existed only three now survive.

Elm Street and the remainder of Walnut fared no better. There were eight apartment house conversions on Elm and Walnut Streets, and six new multi-family buildings had been constructed by 1933. Between 1933 and the present, nearly forty single-family dwellings were torn down out of a total of just over ninety--exclusive of the losses incurred through the University Plaza Project. These demolitions were almost all west of National - severely eroding the historic streetscape and changing the primary land use from single-family to multi-family. East of National, the original streetscape is essentially intact and the use remains single-family.

## PAST STUDIES

Six planning documents have been developed in the past two decades that include plans for part of the Walnut Street Study Area.

The 1964 Master Plan for Commercial Development, prepared by Ladislav Segoe and Associates, proposed commercial land use for the area west of Kimbrough Avenue, St. Louis to Cherry Street. Also in 1964, the South Central Area of the General Neighborhood Renewal Plan

was adopted. It subsequently was amended in 1967 and the standards and encumbrances contained in the plan will remain in effect until January 1, 1987. The plan is renewable for five-year periods by the Land Clearance for Redevelopment Authority. The South Central 'A' Plan also proposed uses for the area bounded by St. Louis, Jefferson, and Cherry to a few lots east of Kimbrough. This plan recommended the majority of the area be zoned for commercial use with pockets of multi-family residential on both sides of Elm and on the north side of Cherry. The current zoning on the western edge resulted from this plan. Although not located within the South Central 'A' area, the plan also proposed a nine-acre playground/park in the area bordered by Walnut, Dollison, and McDaniel and ending a few lots west of Hampton.

In 1968 the City contracted with the firms of Schwarz and Van Hoefen and the Urban Programming Corporation to study the downtown area. The study, Planning and Urban Design for the Center City Area included plans for the block bounded by Jefferson, St. Louis, Kimbrough, and Walnut. This block was slated for total clearance except for three key properties: St. Paul Methodist Church, Missouri Division of Employment Security, and the Chase National Life Insurance Building. The area would then be redeveloped into a "superblock" containing a 300-room hotel fronting on St. Louis Street, a medical office building, two apartment towers, a promenade of small shops, and 1500 parking spaces. The parking garage would bisect the block east to west and would be connected by skywalks to the hotel and to a major department store slated to be built within the tuning fork (currently Spring Park).

The Urban Renewal Plan for Downtown Springfield evolved from this study and was adopted in 1968. It is in effect for twenty years, renewable by LCRA for ten-year periods thereafter. It again suggested the redevelopment of the area bounded by Jefferson, St. Louis, Walnut, and Kimbrough. As in the previous plan, the Urban Programming Corporation called for the clearance of the entire block except for the three previously identified properties. After clearance, it anticipated that some type of "planned development" (not specified) would be developed on the site. This plan has not been actively pursued by the City.

Over ten years passed before the next major plan was developed that affected the Walnut Street Study Area. In 1979, Urban Programming Corporation prepared the Central City Analysis and the Land Utilization and Market Study of the CBD and Environs. The Central City Analysis identified the area from St. Louis Street south to Walnut and from Jefferson east to Dollison as a high priority redevelopment area. It proposed 300 to 400 one and two bedroom apartments at an estimated cost of \$16 million for the area bounded by Kimbrough, Walnut, Dollison, and St. Louis. A civic auditorium and 200 room hotel (total estimated cost \$13 to 16 million) was proposed for the St. Louis Street frontage between Jefferson and Kimbrough.

The University Plaza Urban Development Action Grant evolved from this study. The UDAG proposed the clearance of approximately 26 acres in the middle of the Walnut Street Study Area. The following were proposed to be built following clearance:

- 275 room hotel,

- 61,000 square feet convention center,
- 80,000 square feet office space, and
- 50 condominiums.

The application for the \$24 million project (\$3.8 million UDAG) was approved and the University Plaza redevelopment plan was adopted in March, 1981. This plan, which superseded all previous plans, called for the clearance of all structures in the area and the realignment of Dollison Avenue with Sherman Avenue.

## OVERVIEW OF EXISTING CONDITIONS INVENTORY

The following current conditions were inventoried in the Walnut Street Study Area and are presented in the next section:

Population Composition

Zoning

Land Use

Public Improvements

Housing

Tenure

Condition

Conversion Potential

Development Potential

Parking and Circulation

Historic and Architectural Significance

POPULATION COMPOSITION

Over 3200 people lived in the Walnut Street Study Area at the time of the 1980 Census - this represents less than two and one half percent of Springfield's population. The population in this area increased approximately 10 percent from 1970 to 1980 - the same rate of growth as experienced by the City as a whole.

Table 1 shows the area's population by selected age groups and by subareas (east and west of National Avenue) for 1980. The City's population is included as a point of reference. As can be seen from the table, a large number of college age residents (18 to 24 years old) live in the area. Almost half of the area's population is within this age group. That compares with only one-fifth of the City's population in this age group. Over eighty-five percent of this age group live in the area west of National - indicating the availability of inexpensive housing for Southwest Missouri State University students. The University Plaza project necessitated the displacement of fifty-five of these students. Many of them relocated within the project area.

The eastern half of the study area still maintains a large percentage of 18 to 24-year-olds, but it also contains a large number of people 62 and over - 28.7 percent of the population as compared to only 15.7 percent for the City.

The east subarea also provides residence for more children (under 18 years old) than the west but both subareas maintain proportionately less children than the City as a whole.

Generally speaking, the Walnut Street Study Area has a greater concentration of college-age residents and elderly than the City as a whole and a much lower concentration of children.

The lack of children in the area is also evident when looking at average household size. Household size in the area averages 1.56 persons per unit while the citywide average is 2.41. This suggests the existence of renter-occupied housing (typically resulting in smaller households) and the large proportion of one and two person elderly households.

Table 2 provides information on the population, residential acreage, and population density for the two subareas, the total study area and the City. As can be seen, population density varies considerably from the area east to the area west of National. The population per residential acre in the east subarea is 7.25 while in the west it is 36.66 people per residential acre. The city-wide average is 11 people per residential acre. This suggests again that in the east subarea there is a large number of elderly living in small households and it indicates the existence of several large estate-type lots on the east end of Walnut.

The west subarea's high population density - three times that for the City - is indicative of multi-family zoning and the possibility of several people inhabiting each unit.

TABLE 1  
POPULATION BY SELECTED  
AGE GROUPS

	Springfield		Study Area		West of National		East of National	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	133,116	100.0	3,232	100.0	2,456	100.0	776	100.0
Under 18	30,893	23.2	276	8.5	109	4.4	138	17.8
18 - 24	26,229	19.7	1,530	47.3	1,309	53.3	221	28.5
62 and over	20,929	15.7	718	22.2	495	20.2	223	28.7

TABLE 2  
POPULATION DENSITY

	<u>Springfield</u>	<u>Study Area</u>	<u>East of National</u>	<u>West of National</u>
Population	133,116	3,232	776	2,456
Residential Acres	12,067	174	107	67
Population/Acre	11.03	18.58	7.25	36.66

## ZONING

Zoning in the Walnut Street Study Area is shown on Map 3 . The pattern is primarily multi-family to the west of National along Walnut, Elm, and Cherry and single-family east of National. Commercial zoning is concentrated at the western quarter of the area and along St. Louis Street and Glenstone Avenue. Table 3 presents existing zoning by acres and percent of total land in the area.

TABLE 3  
ZONING

<u>Classification</u>	<u>Acres</u>	<u>Percent</u>
R-1	53.6	19.3
R-2	27.0	9.7
R-3	81.9	29.5
C-1	2.2	0.8
C-2	18.2	6.6
C-3	77.0	27.7
University Plaza (PD 18)	17.6	6.3
TOTAL	277.5	100.0

Fifteen rezoning requests were granted between 1956 and the present for this area. Three of these requests were granted within the last five years - Area 4 (Planned Development 18 - University Plaza), Areas 7, 10, and 11 (McDaniel and National) and Area 5 (Elm Street west of National). Map 4 outlines the boundaries of the rezoned area and reports the reclassification of each.

No distinct pattern of rezoning is visible except that all but one of the requests resulted in a more intensive use of the land involved. The downzoning of Area 1 was initiated by the Land Clearance for Redevelopment Authority in 1968.

Nine nonconforming uses were identified in the Walnut Street Study Area. Nonconforming uses are those land uses which would not be permitted by existing zoning regulations. Legal nonconforming uses existed prior to enactment of the current zoning while illegal uses represent violations of the zoning ordinance. One nonconforming use was determined to be illegal by the City Building Regulations Department - a three-family dwelling in an R-1 zone (indicated by a circle on Map 4). Legal nonconforming uses - indicated by a triangle - consist of the two-family dwelling in an R-1 zone, two multi-family dwellings in an R-2 zone, two offices in R-3 zones, and three commercial establishments in R-3 zones.

## LAND USE

Land use in the Walnut Street Study Area is quite mixed, with the greatest use being single-family (42.8 percent). Other major uses include multi-family (18.9 percent), and commercial (20.1 percent).

Table 4 compares land use in the Study Area with the 1980 City land use.

TABLE 4  
LAND USE

Classification	STUDY AREA		CITY-WIDE
	Acres	Percent	Percent
Single-family	107.6	42.8	26.7
Two-family	12.6	5.0	0.8
Multi-family	47.6	18.9	1.7
Office	12.9	5.1	0.7
Commercial	50.5	20.1	2.4
Industrial	3.3	1.3	9.0
Parks/Recreation	0.2	0.07	3.6
Public, Quasi-Public, etc.			5.2
(Churches, Schools)	(6.5)	(2.6)	
(Fraternities/Sororities)	(3.5)	(1.4)	
Vacant/Undeveloped	<u>6.6</u>	<u>2.6</u>	<u>31.1</u>
TOTAL	251.3	100.0	100.0

An interesting land use pattern is apparent when mapped (Map 5). Land use east of National is predominantly single-family (68.7 percent) with commercial fronting St. Louis Street and Glenstone Avenue. West of National, however, the predominant land uses are commercial (31.8 percent) and multi-family (30 percent). The area also has a significant amount of land devoted to single-family. Land use west of National tends to be mixed with disparate uses side by side whereas land use east of National occurs in homogenous blocks. Table 5 lists existing land use by subarea.

TABLE 5  
LAND USE BY SUBAREA

Classification	West of National		East of National	
	Acres	Percent	Acres	Percent
Single-family	19.3	15.7	88.3	68.7
Two-family	4.6	3.7	8.0	6.2
Multi-family	36.9	30.0	10.7	8.3
Office	7.9	6.4	5.0	3.9
Commercial	39.0	31.8	11.5	8.9
Industrial	3.3	2.7	0	0
Parks/Recreation	0.2	0.2	0	0
Churches, Schools	5.0	4.1	1.5	1.1
Fraternities, Sororities	3.0	2.4	0.5	0.4
Vacant	<u>3.6</u>	<u>2.9</u>	<u>3.0</u>	<u>2.3</u>
TOTAL	122.8	100.0	128.5	100.0

## PUBLIC IMPROVEMENTS

This area has experienced some sanitary sewer problems. As with other old parts of the city, lines are 70 to 80 years old and many need replacing. Residents of the Study Area have reported sewer backups that probably resulted from storm water infiltration and root intrusion. The problems are more extensive in the area from Jefferson to National than from National east.

The city is undertaking a program of sewer replacement, however; the Walnut Street Study Area has not yet been targeted as a priority area. The area has been targeted for a sewer assessment study as a



result of the redevelopment activity that is occurring, though, and recommendations for a "repair or replace" strategy will evolve from the study.

Water mains in the study area are adequate for the facilities they currently serve. Six inch lines are considered the minimum size sufficient to provide residential fire protection. Most of the Study Area is served by six inch or greater lines. City Utilities is currently in the process of replacing two-inch galvanized lines and either has replaced or is planning to replace some of those lines in this area. No major water line problems are apparent but if redevelopment continues to occur in the area, current lines will need to be upgraded.

HOUSING

Prior to commencement of clearance activities for the University Plaza project, there were 2,161 dwelling units in 728 structures in the area.

As would be expected from the area's R-3 and C-3 zoning, the western half of the study area is primarily multi-family housing. The multi-family housing extends east past National on both Elm and Cherry Streets, though (as does the R-3 zoning), with the Burlington-Northern railroad tracks forming an effective dividing line between multi-and single-family housing. Multi-family complexes in the area are primarily small - no complex exceeds thirty-nine units. The most common size is four, with thirty-five complexes reporting four units each. The low number of units per structure is indicative of the conversion of large

single-family homes into multi-family housing.

Owner/Renter Occupied Status

A pattern of home ownership is apparent on Map 6 . Owner-occupied units dominate the eastern half of the Study Area, particularly along Walnut and Elm Streets. Cherry, McDaniel, and Cairo Streets east of National are mixed renter/owner occupied, while the western half of the study area is predominantly renter occupied. This pattern coincides with the existing land use (Map 5 ) and supports the premise that single-family structures in the study area are primarily owner-occupied.

Seventy-seven percent of all housing units in the area are renter-occupied - a much higher percentage than the city's thirty-nine percent.

When looking at single-family structures, however, the ratio reverses - sixty percent of all single-family structures in the area are owner occupied - indicating that a high number of the renter occupied units are in apartment complexes and homes converted into apartments as would be expected. Table 6 reports dwelling units and structures by tenure.

Condition

A survey of exterior housing conditions in the Walnut Street Study Area revealed that the majority of the housing stock is in good condition. One hundred-forty-three structures (or approximately twenty percent) were identified as having some degree of deterioration - virtually all only minor deterioration. The major concern with most structures is peeling paint, although a few buildings do appear to have major structural problems. Painting would probably upgrade sixty to seventy-five percent of the identified structures from deteriorated to standard.

The relationship between housing condition and tenure is shown on

TABLE 6  
DWELLING UNITS AND STRUCTURES BY OCCUPANCY STATUS

	Units	% of Kind	% of Total Units	Structures	% of Kind	% of Structures
Grand Total	2161	—	100	728	—	100
Single-Family Residences	494	100	22.86	494	100	67.86
Homeowner	297	60.12	13.74	297	60.12	40.8
Renter	130	26.31	6.02	130	26.32	17.86
Vacant	21	4.25	0.97	21	4.25	2.88
No Information	40	8.09	1.85	40	8.10	5.49
Two Family Residences	112	100	5.18	68	100	9.34
1 Family the Homeowner	30	26.79	1.39	15	22.06	2.1
All Families Renters	82	73.21	3.79	41	60.29	5.63
Vacant	10	8.93	0.46	0	0	0
No Information	12	10.71	0.55	12	17.65	1.65
Multi-Family Units	1555	100	71.96	166	100	22.8
1 Family the Homeowner	102	6.56	4.72	19	11.44	2.61
All Families Renters	1357	87.27	62.8	140	84.34	19.23
Vacant	96	6.17	4.44	0	0	0.96
No Information	0	0	0	7	4.22	0.96
Student Dormitories				3		
Fraternity/Sorority Houses				13		

Map 7. As can be seen, housing condition along Walnut and Elm Streets east of National (a predominantly single-family owner occupied neighborhood) is exceptional - only five structures were identified as exhibiting minor deterioration.

North of Walnut and still east of National, twenty-nine units were identified as having minor deterioration. This area is mixed owner/renter occupied and, for the most part, renter occupied units are those identified as deteriorated.

Looking at the area west of National, housing condition is not as good as east. One hundred-eight units were identified as exhibiting minor deterioration - possibly an indication of deferred maintenance by the owners.

Building interiors were not evaluated. Structure age, coupled with the large number of housing conversions, though, indicate the potential for deterioration on the interior as well as the exterior.

#### Conversion Potential

Increased energy costs, smaller family sizes, and the need for relatively low rent housing have precipitated the conversion of many large single-family homes in the study area to apartments and rooming houses. The conversion of large homes to office or commercial uses has also occurred.

One hundred thirty-four single-family homes have been converted in the Study Area - over half of them along Walnut and Elm Streets west of National.

Potential conversions were identified on the basis of structure size and the existence of appropriate zoning. Little conversion potential exists east of National along Walnut and Elm Streets because of the R-1 and R-2 zoning. In the remainder of the area east of National, nine structures were identified as potential conversions. An additional twenty-eight structures west of National were classified as potential conversions with the greatest concentration of potential conversions along Walnut between Sherman Parkway and National Avenue where twelve large structures are still in use as single-family homes. The size of the structures coupled with the R-3 zoning and the pressure anticipated from the University Plaza Project make this area ripe for change. (See Map 8 ).

## DEVELOPMENT POTENTIAL

Thirteen vacant lots were identified in the Study Area. These lots generally are in clusters rather than scattered, making redevelopment a prime consideration. Map 9 locates the vacant lots by zoning classification and lists lot dimensions and square footage. Following is an analysis of the lots.

A - Lot A was recently cleared when the existing house burned.

The lot is 9350 square feet and could probably accommodate a small multi-family structure (tri-or four-plex). Such infill has occurred on other lots in the area.

BCD - Lots B, C, D are under one ownership and are being offered for sale as one parcel. The lots are in the middle of a block of historically significant structures. Although there are some intrusions into the historic character of the area, for the most part a streetscape of uniform setbacks, street trees, and similar structure size and massing are evident. Sensitivity of design will be necessary in order that new construction on these lots does not damage the historic character of the neighborhood.

E - Lot E is under the same ownership as the lot immediately south of it. The structure that stood on Lot E was razed several years ago. The lot is not advertised for sale and does have some drainage problems. It contains over 13,000 square feet and, if the drainage problems could be mitigated, is a possible site for new multi-family construction.

F - Lot F is not a separately platted lot; rather it is the north portion of a lot that spans from Walnut to McDaniel. With

its access on McDaniel and over 10,000 square feet, it is also a possible site for a multi-family dwelling.

EF - These lots are not under the same ownership but are contiguous.

If placed under the same ownership, over 24,000 square feet would be available for construction.

G - Lot G contains approximately 10,000 square feet. It is under the same ownership as the two lots directly west on which two single-family structures stand. Together the three lots contain 30,000 square feet and appear to be a candidate for redevelopment. The existing structures have, however, been determined to be contributing structures to a proposed National Register historic district.

H - The vacant lot designated as H contains 11,000 square feet and could possible be redeveloped with a small multi-family structure.

IJ - Lots I and J are under the same ownership as the lots directly south of these and to the southwest along Walnut Street. The two lots have an area of 21,000 square feet, adequate for construction of a multi-family structure.

GHIJ - If Lots G, H, I, and J were placed under the same ownership, approximately one acre would be available for development. If the two lots west of G were cleared and added to G, H, I and J, almost one and one half acres would be available. Comparatively large (10-24 units) multi-family structures are immediately east of Lot J and continue to the railroad tracks. The development of additional multi-family units in this area would not be inconsistent. Efforts should be made to preserve

the existing structures on McDaniel Street and screening should be provided between the new development and existing development.

Infill potential in the Walnut Street area is not very great, however, vacant lots tend to occur in mid-block. Because of this, new development could have a significant impact on the surrounding area. Care should be taken to insure the visual continuity of the area.

## CIRCULATION AND PARKING

The Transportation Inventory and Analysis portion of the Springfield Master Plan identifies Jefferson, Kimbrough, National, and Glenstone as primary north/south arterials. Primary arterials are defined in the Inventory and Analysis as streets intended to provide for "high volume moderate speed traffic between major activity centers". Entrances and exits to adjoining property are controlled. By contrast, secondary arterials augment and feed the primary arterials, providing for moderate volume, moderate speed traffic flow with some access control. Sherman Parkway and St. Louis Street through the Study Area and Walnut from Jefferson to National are secondary arterials. Fremont, Weller and Cherry Streets are collector streets in this neighborhood; that designation meaning that they were intended for low to moderate traffic volume at low speeds and were intended for use for short length trips while providing access to abutting properties. The update of the Transportation Plan proposes reclassifying Cherry Street from a collector to a secondary arterial. All other streets in the neighborhood are local - providing for access to and from abutting properties. (See

Map 10 for street classifications).

Several streets were identified as inadequate in the Inventory and Analysis (See Map 11 ).

Kimbrough Avenue is a particular problem in the Study Area. Pavement width through the area is substandard and additional right-of-way would be difficult to acquire as most buildings along the street were built either on the property line or with a minimum setback. Average peak hour travel speed is 15 miles per hour or less from St. Louis to Cherry and the street is operating at near maximum vehicle capacity from Walnut south past the Study Area's boundary.

Substandard pavement widths were also identified on Cherry Street from Weller to Glenstone and on Weller from St. Louis to Walnut.

In the afore-mentioned inventory, the Springfield Planning Department compared traffic volumes with the maximum practical capacity of the street to obtain a volume/capacity ratio. If this ratio is greater than 1.00, it indicates that the street is operating above its maximum capacity and is unable to maintain a steady flow condition. At the time of the survey, none of the streets in the study area were operating at significantly above capacity. Both Cherry Street and St. Louis Street from National to Glenstone were operating at ninety-one percent of capacity and Kimbrough from Walnut to Grand was operating at ninety percent of capacity, however.

Average peak hour (from 3:00 p.m. to 6:00 p.m.) travel speeds of less than 16 miles per hour were recorded on two street sections in the Study Area in addition to those cited on Kimbrough: National Avenue from Walnut to Cherry and Jefferson Avenue from McDaniel to Walnut. It appears

that, when evaluating the area streets and their ability to carry peak hour traffic at a reasonable speed, north-south streets tend to bottleneck north of Cherry Street. This is primarily due to closely-spaced traffic signals.

Local streets in the Study Area were not included in the Inventory and Analysis. Field surveys indicate, however, that several local streets lacked adequate curbing and featured poor surface condition. Local streets with deficient conditions are also identified on Map 11. The City currently has no plans to improve the conditions of these streets. One street within the Study Area is privately owned and maintained - Cordova Court. Surface condition and width of this street is also not consistent with City standards.

Complaints have been received from the neighborhood about speeding traffic on Walnut Street east of National. No studies have been done to confirm this. The neighborhood has also complained about the number of large trucks using this street.

On-street parking is prohibited in those areas designated on Map 12. According to the street design standards in the Transportation Inventory and Analysis, parking should be prohibited on all streets other than locals. Parking is currently allowed on parts of Cherry and Fremont, both collectors, and along Walnut Street, a secondary arterial. This leads to traffic congestion - particularly along Cherry and Walnut from Kimbrough to National - and effectively slows the traffic flow through the area. On-street parking on Cherry and Walnut Streets appears to be a necessity since a great many of the multi-family structures have inadequate off-street parking.

The City's subdivision ordinance requires that sidewalks be built on both sides of the street in newly developed areas with five or more dwelling units per acre. Sidewalks are required on one side of the street in areas with 3-5 dwelling units per acre. Sidewalks are provided in all of the Study Area except where noted on Map 13. The major areas lacking sidewalks are Elm Street from the railroad tracks to Glenstone Avenue, Cherry Street from the railroad tracks to Kentwood, and Glenstone Avenue. This area developed long before the subdivision ordinance was adopted, thus sidewalks were not built initially. The City does not have plans to build any sidewalks in the area at this time. There are also some remnants of brick sidewalks in the Study Area, notably along the north side of Walnut in the 1000 and 1100 blocks. For the most part the brick walks are in good condition - only a small portion in the 1100 block needs repair.

Map 13 also notes the locations lacking handicapped curb depressions. Such depressions are installed at all corners in new sidewalks and at intersections undergoing reconstruction. Several intersections in the Study Area do not have curb depressions, making wheelchair travel through the area difficult.

## HISTORIC AND ARCHITECTURAL SIGNIFICANCE

The significance of the Walnut Street Study Area in the history of Springfield is evident from a perusal of the History section previously presented.

Architecturally the streetscape along Walnut Street is the product of changing taste and fashion, graphically apparent in the homes of generations of the upwardly mobile Springfield middle class. The Walnut Street Study Area is not the product of a single era of building, such as is evident in modern suburban developments, but rather constitutes a rich and varied streetscape that took over a hundred years to create.

The first era to leave a mark still visible today is that of the landed estates which sprang up in the post-Civil War period. Generally these parcels of land were actually "mini" farms built by residents whose wealth was tied to the commercial growth of post-war Springfield. Only one example of the small acreage estate survives in this area. Waldo Booth, a hardware merchant, built a two story frame house at 1260 East Walnut in 1869-1870.

In 1870, the railroad pushed into Springfield. Already an important commercial distribution center, Springfield now became the dominant urban marketing center for an ever-expanding geographic area. The years of booming trade and seemingly limitless growth ushered Springfield into an accelerated building cycle.

The newly acquired wealth of the merchant class found visual expression in the ostentatious homes built, not in the semi-rural settings of an earlier generation, but close to the hub of commercial activity in the center city. On Walnut and Elm Streets, Italianate homes radiated outward from the center of the City on narrow lots platted on the grounds

of the earlier estates. Only a handful of homes survive in the Study Area from the first wave of urban development. Some of those are: 435 East Walnut built ca. 1881 and remodeled ca. 1886; 738 East Walnut, ca. 1885; 731 East Elm, ca. 1885; and 236 South Florence, ca. 1885.

In the late nineteenth century the population of Springfield expanded and the highly desirable lots close to the commercial center were rapidly built up. The dense urban-residential zone pushed eastward on Elm and Walnut Streets and northward on Hampton and Florence Avenues. By 1905 there were houses as far as National Avenue, with a few scattered even further beyond.

While Springfield grew in the late nineteenth century, it also matured. Manufacturing and industry added a different dimension to the cityscape, demanding a work force to man the factories and a professional class to run them. Concomitantly, the eclectic curiosity and enthusiasm of Late Victorian-era Americans brought new forms of architectural expression to Springfield. Homes of the 1885-1905 era are a pastiche of irregular plan and form, sometimes with odd towers and turrets complementing the varied methods of wall and window decoration. A few of the best examples within the Walnut Street Study Area are: 500 East Elm, built ca. 1895; 1000 East Walnut, built ca. 1898, 935 East Walnut, built ca. 1902; and perhaps one of the finest of its kind - 1435 East Walnut, built ca. 1888.

Reaction set in to the flamboyant excesses of the Late Victorian period even as the movement was cresting in Springfield in the 1890s. Gone was the rich texture of decorative elements; and in their place was a more streamlined, simple ideal. House form sometimes echoed the

assymetry of the earlier era, though just as commonly one might find a house taking the form of an unadorned box. The growth of the middle class and those who aspired to middle class status at the turn of the century led to a demand for more affordable, but stylish housing. Catalogues and plan books proliferated, competing with one another for the growing market of potential home owners. Walnut and Elm Streets and Florence Avenue reflect the building boom of the pre-World War One era, with examples of the affluent as well as the modest house. Some of the best examples of this building era are: 525 East Elm, built ca. 1905; 920 East Walnut, built ca. 1912; 1465 East Walnut, built ca. 1912; and 1103 East Elm, built ca. 1909.

The introduction of the automobile on a mass scale during the 1920s stretched the limits of the City at a rate inconsistent with previously held notions of distance and desirability. The fashion-conscious middle class still considered the eastern reaches of Walnut Street desirable, however. Through 1939 Walnut Street matured, with numerous examples of the richly eclectic period revivals built in the remaining interstices of the streetscape--Tudor Cottage Revival next to American Colonial Revival next to an earlier catalogue-builder house form. Just a few of the houses of this period are: 1638 East Walnut, a Spanish Mission Revival house built ca. 1923; 1538 East Walnut, a Colonial Revival built ca. 1936; and 1249 East Walnut, a Tudor Cottage Revival house built ca. 1932.

The historic and architectural significance of some of the structures in this area was recognized long before this plan was initiated. The following is a list of sites within the Study Area which are listed on either the Springfield Historic Sites Register or the National Register

of Historic Places.

#### National Register

Keet-McElhany House, 435 East Walnut - also local register

#### Local Register

- Christ Episcopal Church, northeast corner Kimbrough and Walnut
- Cooper House, 245 South National
- Site of the Cottage Cafe, northwest corner McDaniel and Kimbrough
- Curran-Baldwin House, 944 East Walnut
- Dickey House, 1260 East Walnut
- Fellows House, 1000 East Walnut
- Graff Vo-Tech Extension Center (formerly McDaniel School),  
327 South Florence
- McCann-Jewell House, 900 East Walnut
- Lewis E. Meador House, 1655 East Walnut
- Mosher House, 1147 East Walnut
- Mount Eagle Missionary Baptist Church, 1000 East McDaniel
- Site of Old Normal School, 1400 Block East Cherry
- Reps House, 935 East Walnut
- Pink Dogwood Tree, 1438 East Elm
- Sease House, 1435 East Walnut
- St. Paul Methodist Church, northeast corner of Jefferson and Walnut

In 1983, the City of Springfield contracted with the Missouri Heritage Trust to survey the Walnut Street Study Area for architectural significance. A total of 282 buildings were surveyed. An Historic District containing 151 buildings was proposed with 21 buildings outside the District identified and recommended for listing as individual sites for the National Register. A number of structures within the recommended

## SUMMARY OF FINDINGS

district were also identified as being individually eligible for listing on the National Register of Historic Places. District boundaries and historic structures are depicted on Map 14. The recommended Walnut Street Historic District visually affords a view of the building eras which swept through Springfield in the roughly one hundred years from 1870 to the present. Each successive wave of urban growth left its mark on the streetscape in the homes built by generations of the fashion-conscious middle class. Individually identified structures are also indicative of the changing taste in architectural styles and are important as representatives of the time they were built.

The Walnut Street Study Area is an urban neighborhood in transition. St. Louis Street has changed radically from a residential address of distinction in the 1880's to a commercial strip in the 1980's. Further erosion of the Study Area's single-family residential character began at the western edge and has progressed east to National Avenue and beyond. Few commercial uses have encroached into the area but many single-family structures have been either converted to multi-family use or demolished to make way for modern apartment buildings. The area is currently home to a proportionately large number of college-age and elderly residents. Some physical deterioration of structures was noted, particularly in the area west of National. East of National, the properties are generally in good condition and still in use as single-family structures. Some problems were noted concerning roads in the area - primarily substandard width on a few arterials and substandard surface and lack of curbs and gutters on some local streets. Finally, a portion of the Study Area was found to contain a large concentration of historically and/or architecturally significant structures.

With these findings in mind, the following pertinent issues have been identified. The issues are posed as questions and are categorized into five areas of concern:

Land Use and Zoning

Housing

Development Potential

Circulation and Parking

Historic and Architectural Considerations



## LAND USE AND ZONING

- \* Should the zoning pattern remain the same? Should additional non-residential uses be allowed? Office? Commercial? What type? Where?
- \* If allowed, should non-residential uses be controlled? How?
- \* Should buffering be provided between different land uses?

## HOUSING

- \* Should conversion of single-family structures to multi-family be encouraged?
- \* Should new housing be encouraged? If so, what type?
- \* Should accessory apartments and/or apartments in carriage houses be encouraged?
- \* What can be done to improve the condition of existing housing?

## DEVELOPMENT POTENTIAL

- \* What types of development should be allowed on vacant lots in the area?
- \* Should the demolition of existing structures be allowed to make room for new development?
- \* Should there be design control over new construction?

## CIRCULATION AND PARKING

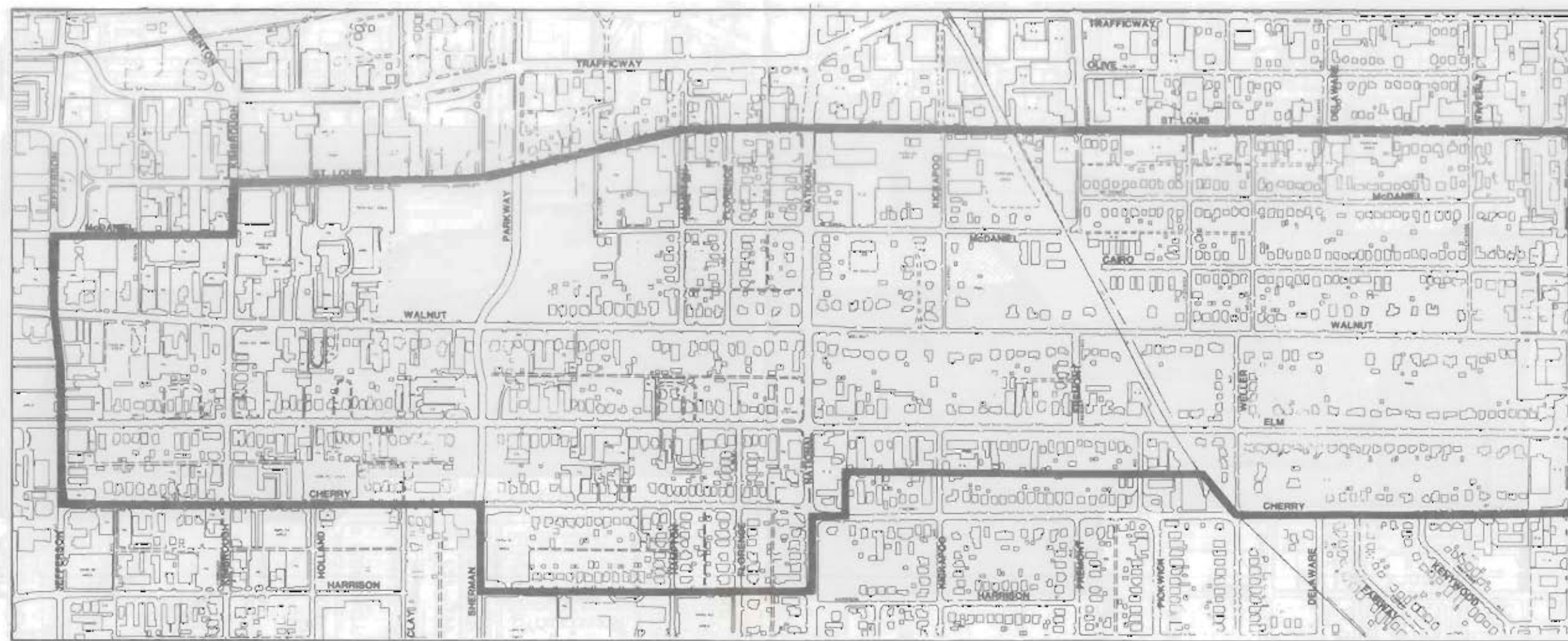
- \* Should truck traffic be prohibited on Walnut Street?
- \* Should additional off-street parking be provided? Should more stringent off-street parking requirements be implemented for new developments?
- \* Should local streets noted as lacking curbs and gutters and/or having substandard surfaces be improved? Who should pay for the work?
- \* Should Cordova Court be improved to City standards? Who should pay for the work?

## HISTORIC AND ARCHITECTURAL CONSIDERATIONS

- \* Are the structures in the area worthy of preservation? What steps should be taken to protect and/or enhance their architectural integrity?
- \* Are fencing and outbuildings important features of the area? If so, what should be done to preserve and/or enhance them?
- \* Are the brick sidewalks, hitching posts, and stone sidewalks and steps worthy of preserving? If so, what should be done to protect them?

CITY OF SPRINGFIELD PLANNING DEPARTMENT

# BOUNDARIES



**WALNUT STREET STUDY AREA**

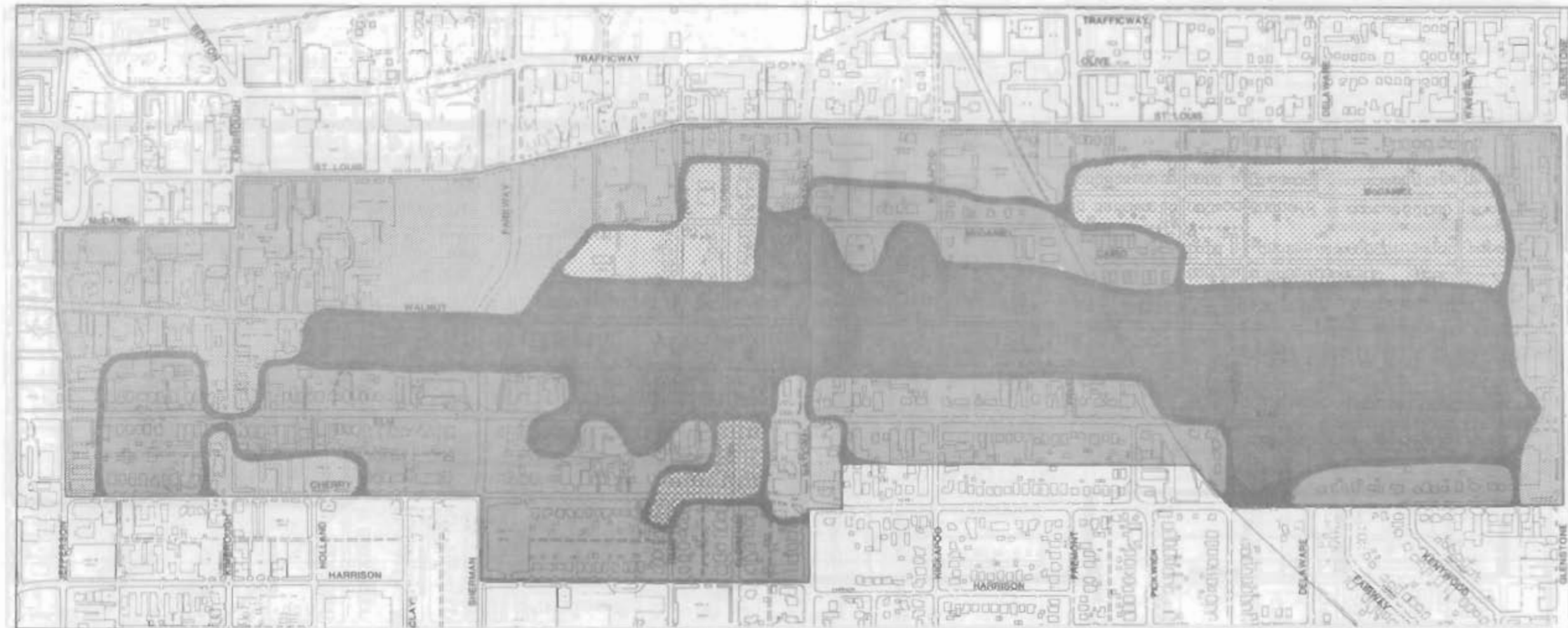
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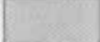
BOUNDARIES

NEIGHBORHOODS



WALNUT STREET STUDY AREA

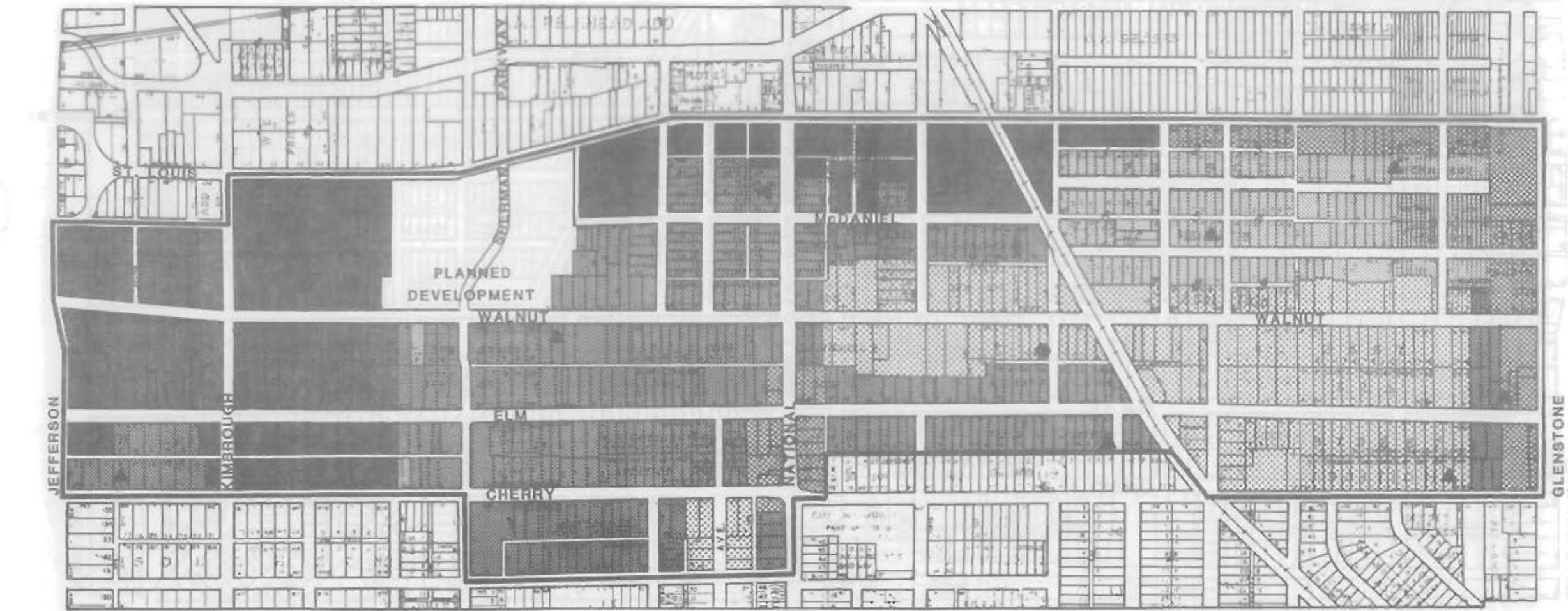
SCALE 0' 1000'

-  LARGE SINGLE FAMILY STRUCTURES
-  "WORKER'S COTTAGES"
-  BRICK ON TILE BUNGALOWS
-  MIXED USE-PRIMARILY RESIDENTIAL
-  MIXED USE-PRIMARILY COMMERCIAL

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# ZONING CLASSIFICATIONS



WALNUT STREET STUDY AREA

SCALE 0' 1000'

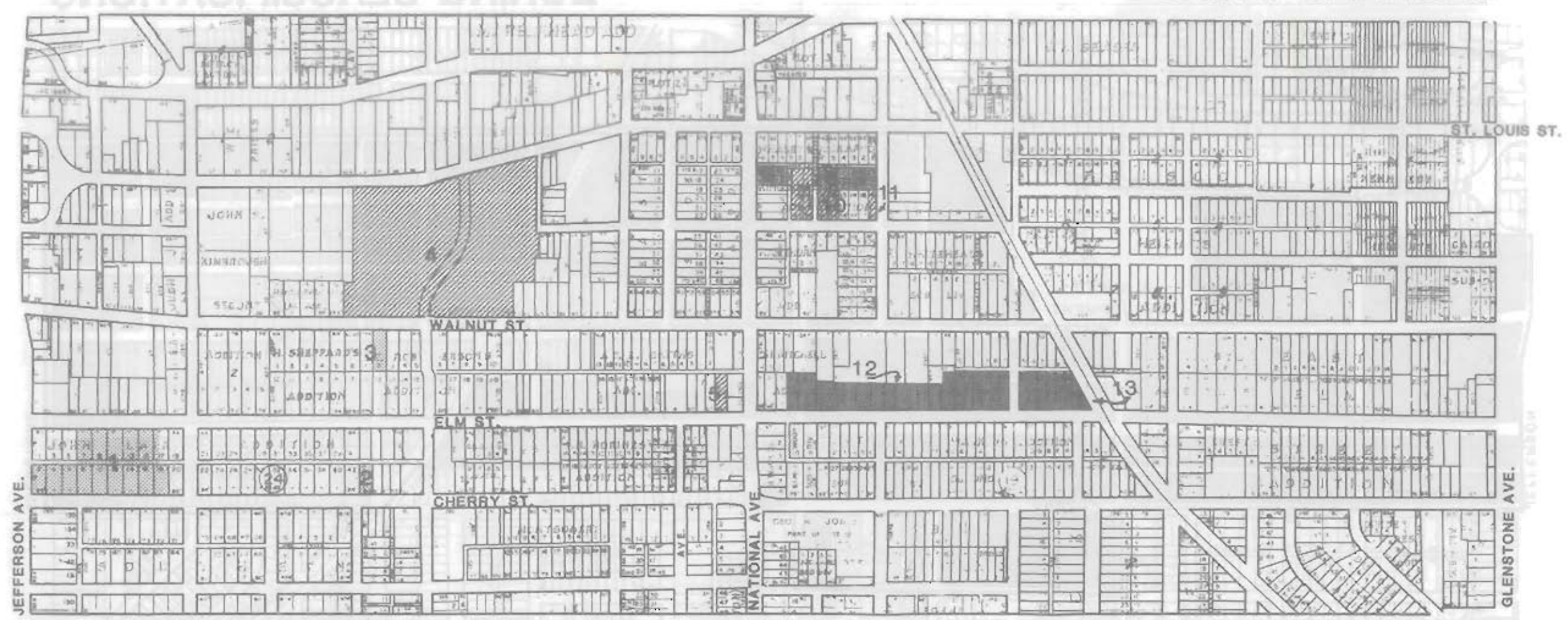
- R-1
- R-2
- R-3
- C-1
- C-2
- C-3
- ▲ LEGAL NONCONFORMING USE
- ILLEGAL NONCONFORMING USE

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# ZONING CHANGES



## WALNUT STREET STUDY AREA

AREA	CHANGED FROM	YEAR	
1	C-3 to R-3	1971	1956 - 1959
2	R-3 to C-1	1974	1960 - 1969
3	R-3 to C-1	1976	1970 - 1979
4	R-3, C-3 to PD 18	1982	1980 - 1984
5	R-3 to C-2	1983	
6	R-3 to C-3	1968	
7	R-3 to C-3	1982	
8	R-3 to C-3	1966	
9	R-3 to C-3	1966	
10	R-3 to C-3	1982	
11	R-3 to C-3	1982	
12	R-1 to R-3	1958	1
13	R-1 to R-3	1958	AREA NUMBER

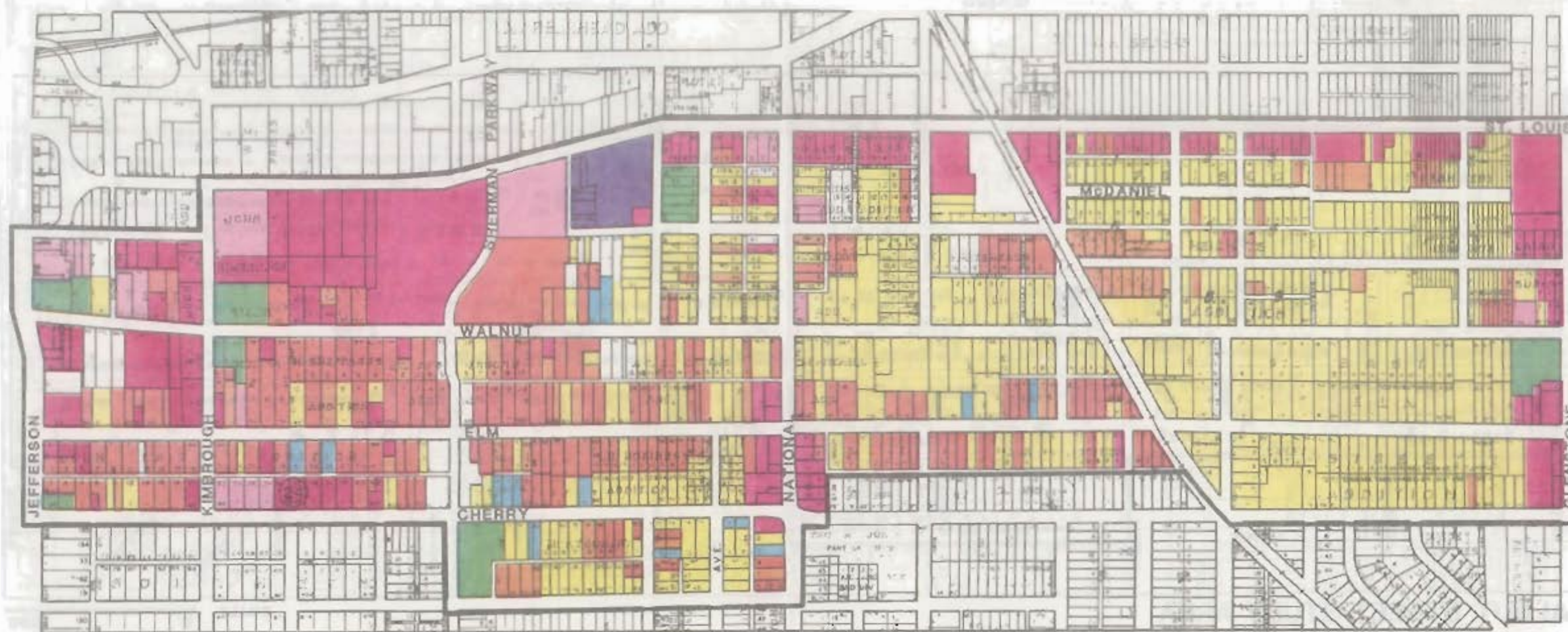
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# LAND USE



## WALNUT STREET STUDY AREA

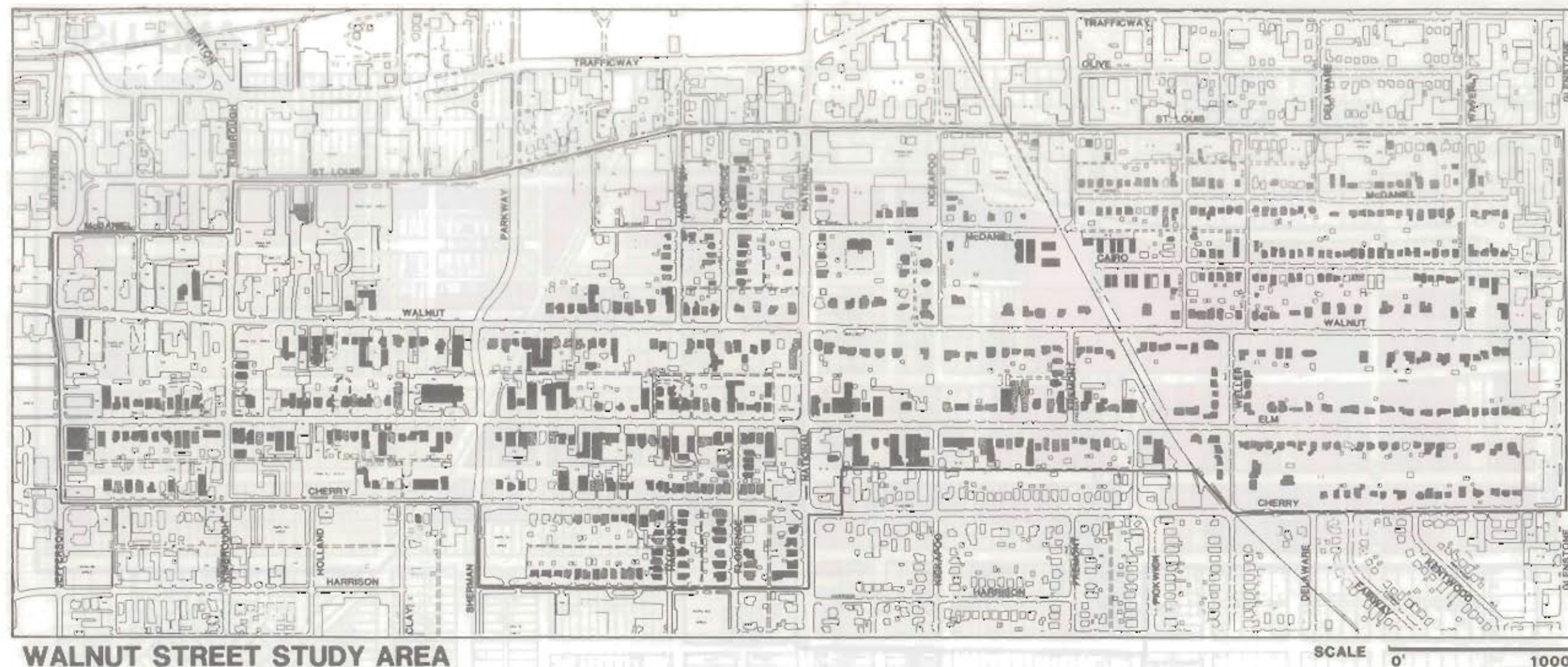
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## OWNER/RENTER STATUS



OWNER OCCUPIED

RENTER OCCUPIED

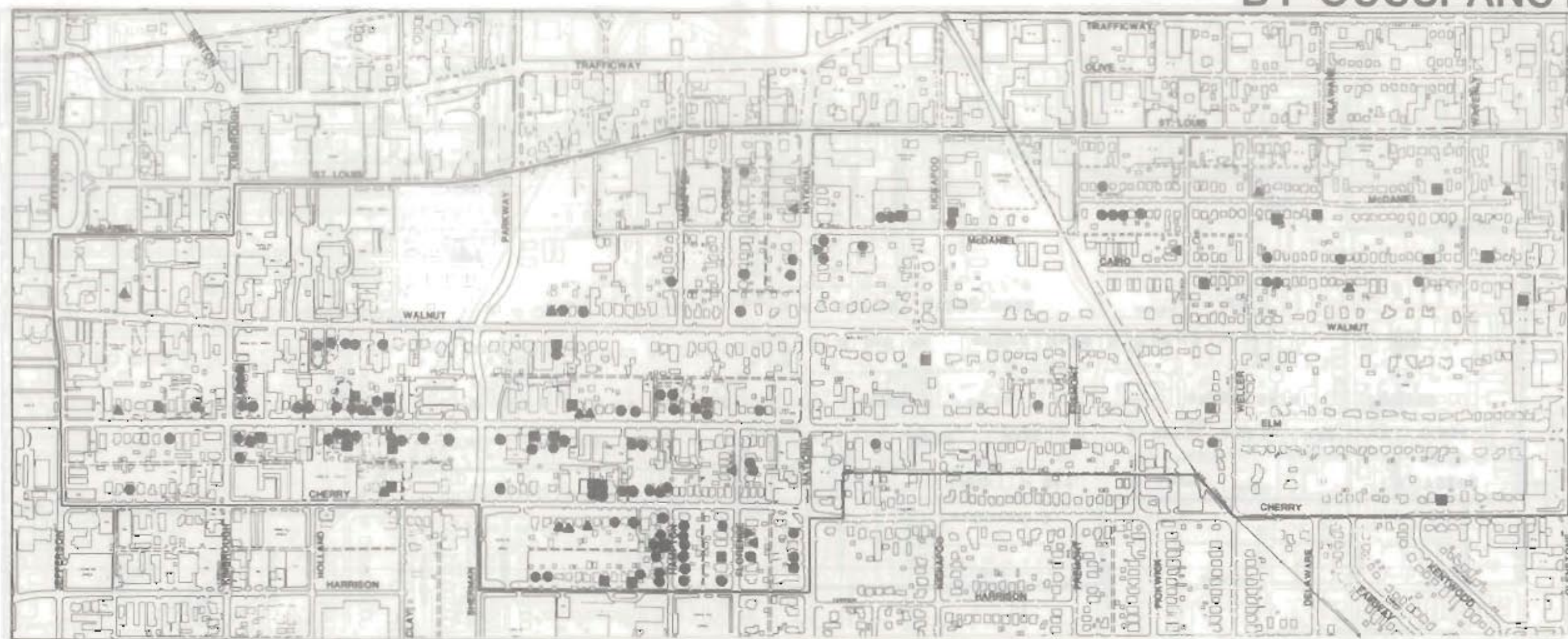
OWNER/RENTER OCCUPIED

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# DETERIORATED HOUSING BY OCCUPANCY



WALNUT STREET STUDY AREA

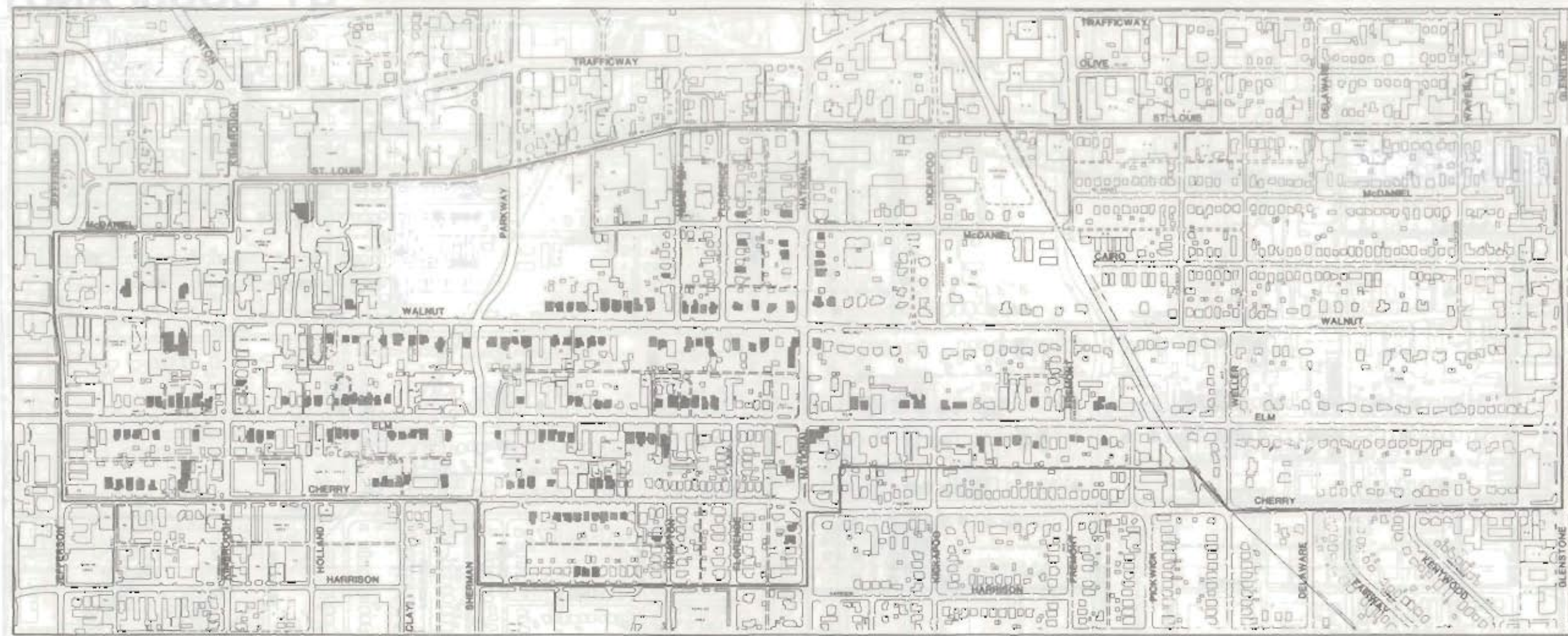
SCALE 0' 1000'

- OWNER OCCUPIED
- RENTER OCCUPIED
- ▲ OCCUPANT STATUS NOT KNOWN



CITY OF SPRINGFIELD PLANNING DEPARTMENT

# HOUSING CONVERSION AND ADAPTIVE REUSE POTENTIAL



WALNUT STREET STUDY AREA

SCALE 0' 1000'



CONVERTED SINGLE FAMILY STRUCTURE



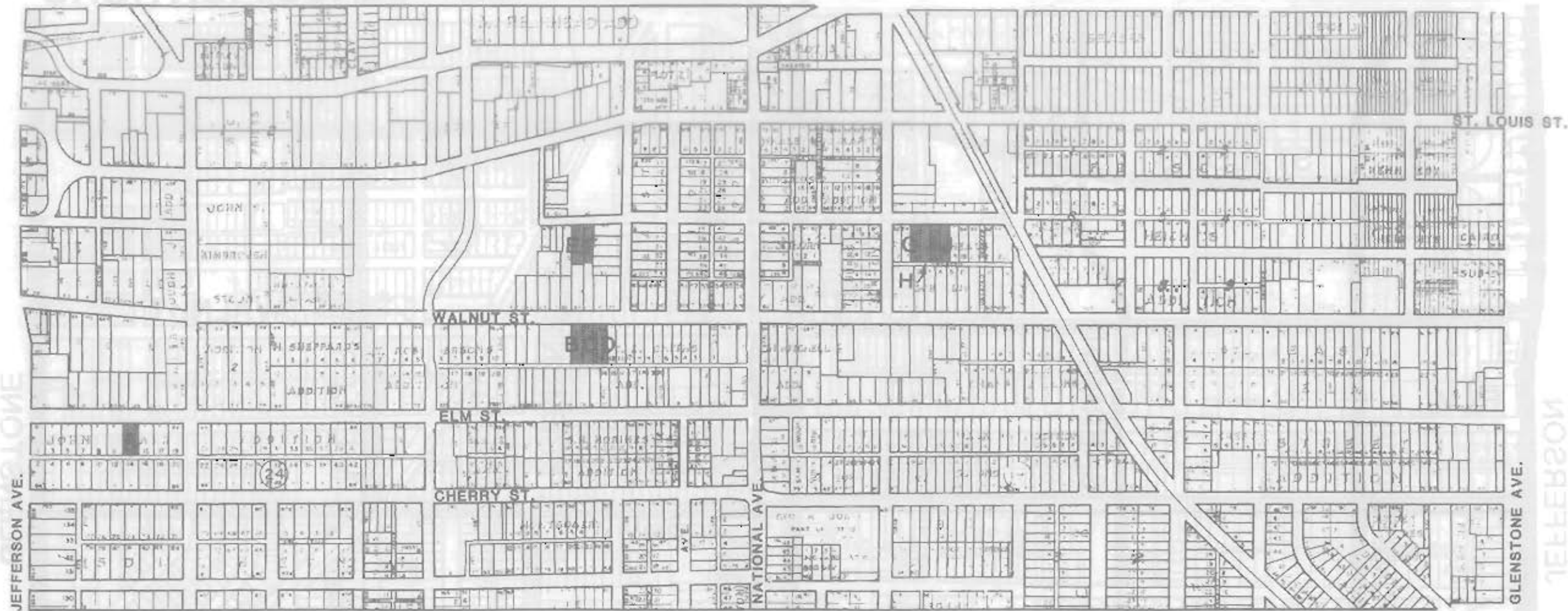
SINGLE FAMILY STRUCTURE WITH POTENTIAL FOR ADAPTIVE REUSE

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# VACANT LAND BY ZONING CLASSIFICATION



WALNUT STREET STUDY AREA

SCALE 0' 1000'

LOT	SIZE	SQUARE FOOTAGE
A	55 x 170	9,350
B	65 x 220	14,300
C	67.5 x 220	14,850
D	67.5 x 220	14,850
B, C, D	200 x 220	44,000
E	65 x 210	13,650
F	50 x 210	10,500
K, F	115 x 210	24,150
G	50 x 200	10,000
H	55 x 200	11,000
I	50 x 200	10,000
J	55 x 200	11,000
G, H, I, J	210 x 200	42,000

R - 3

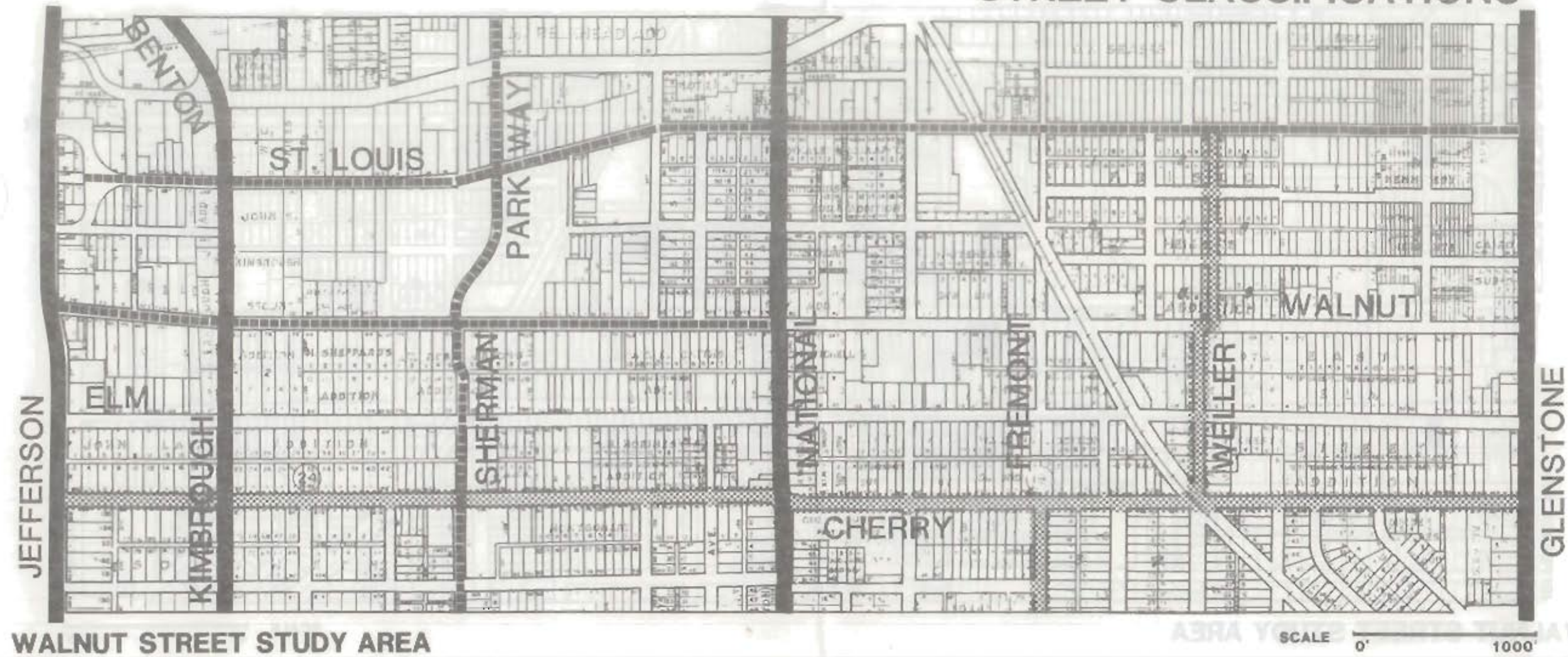
A LOT NUMBER

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# STREET CLASSIFICATIONS

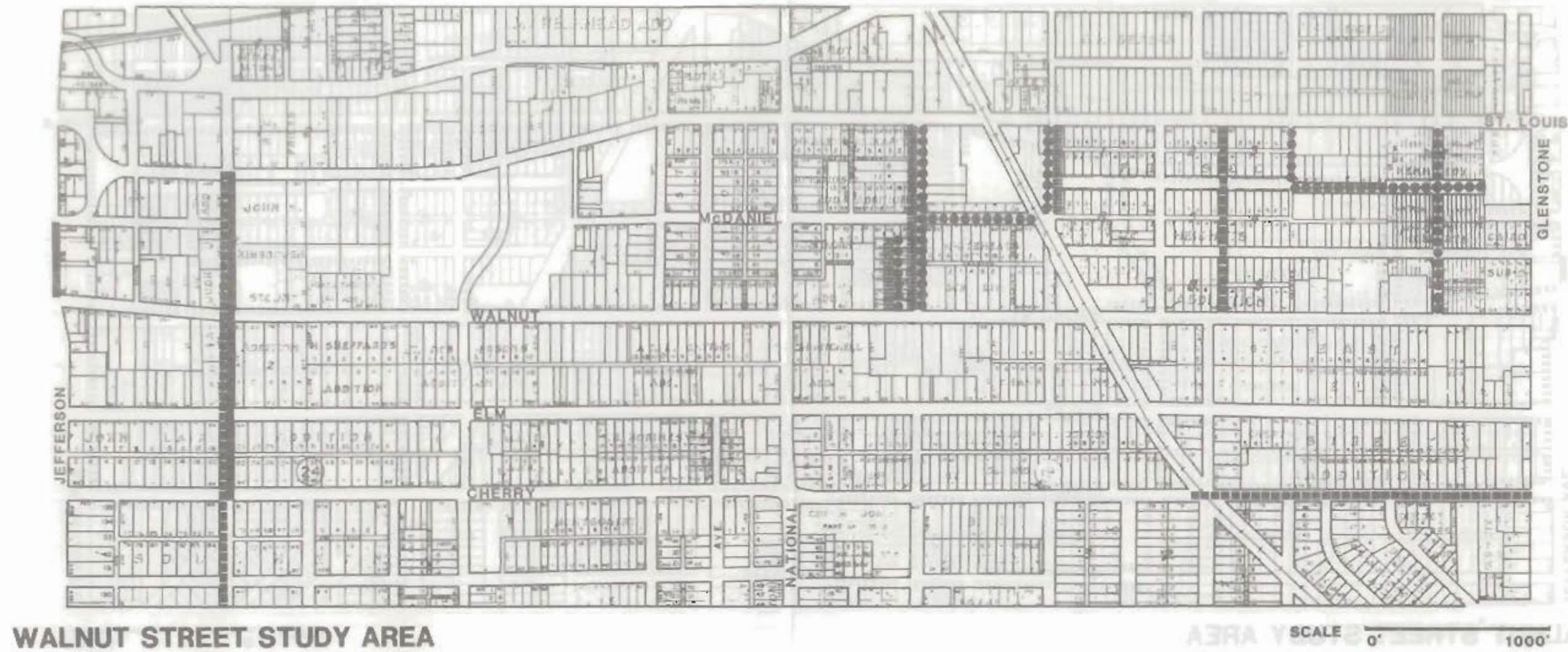


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# STREET CONDITIONS



- SUBSTANDARD WIDTH
- AVERAGE PEAK HOUR TRAVEL SPEEDS LESS THAN 16 MPH
- ▨ POOR SURFACE CONDITIONS
- ..... LACKING CURBS AND GUTTERS

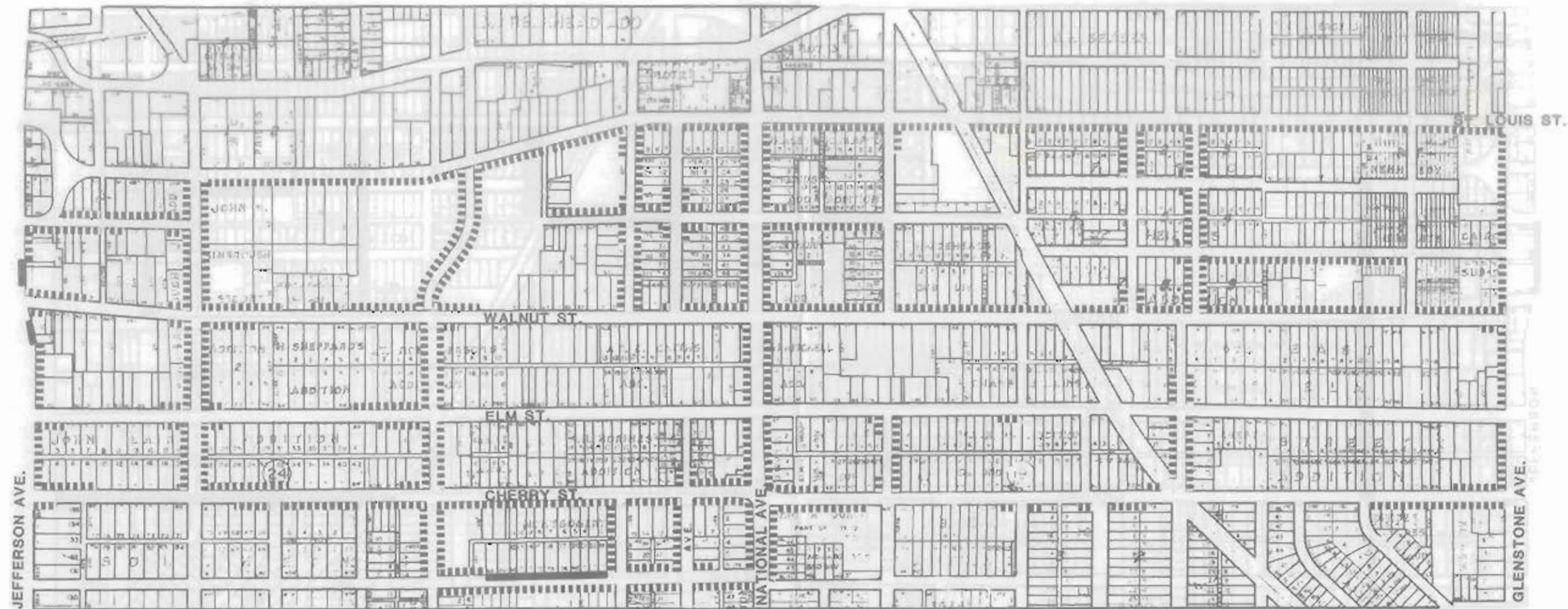
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STREET CONDITIONS

PROHIBITED PARKING



WALNUT STREET STUDY AREA

SCALE 0' 1000'

POOR SURFACE CONDITIONS  
AVERAGE PEAK HOUR TRAVEL SPEEDS LESS THAN 15 MPH  
SUBSTANDARD WIDTH

..... PARKING PROHIBITED  
———— PARKING PROHIBITED AT CERTAIN TIME

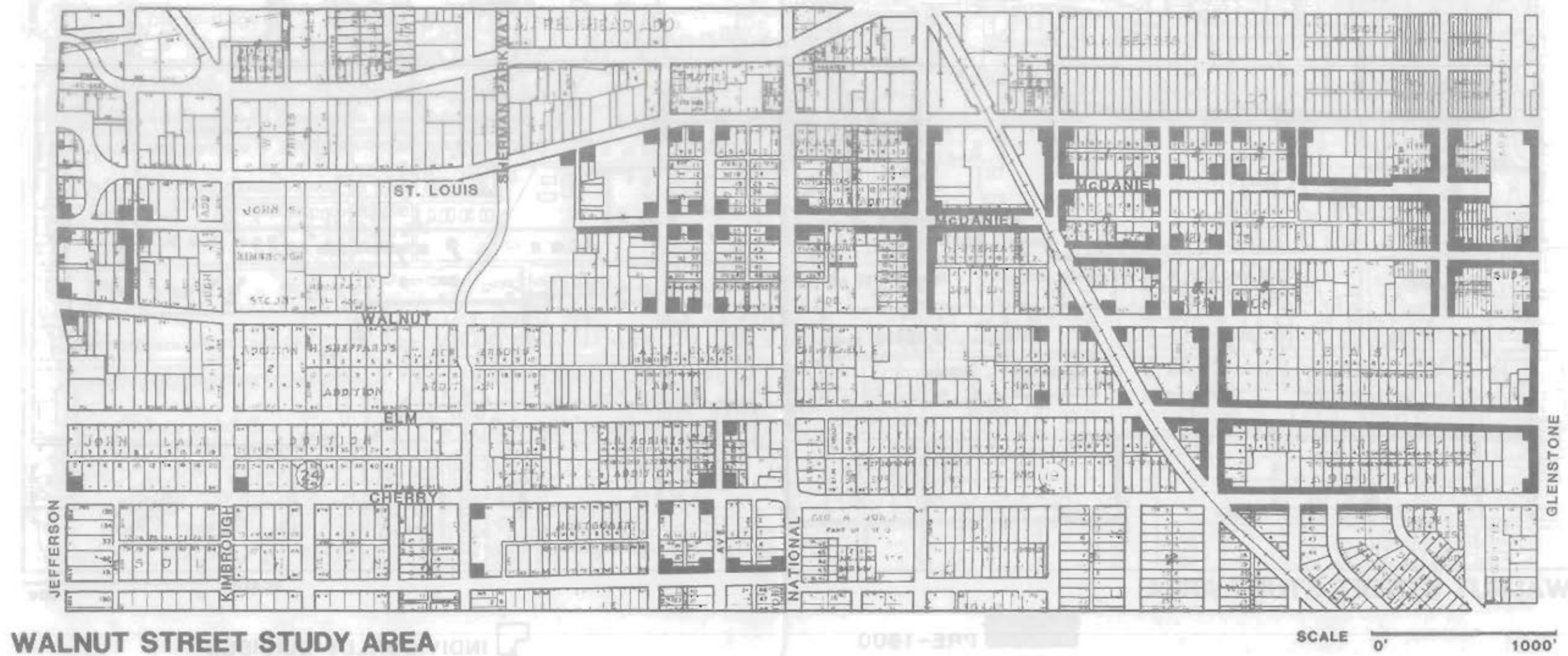
AUGUST 1984

AUGUST 1984



CITY OF SPRINGFIELD PLANNING DEPARTMENT

# SIDEWALKS AND HANDICAPPED CURB DEPRESSIONS



WALNUT STREET STUDY AREA

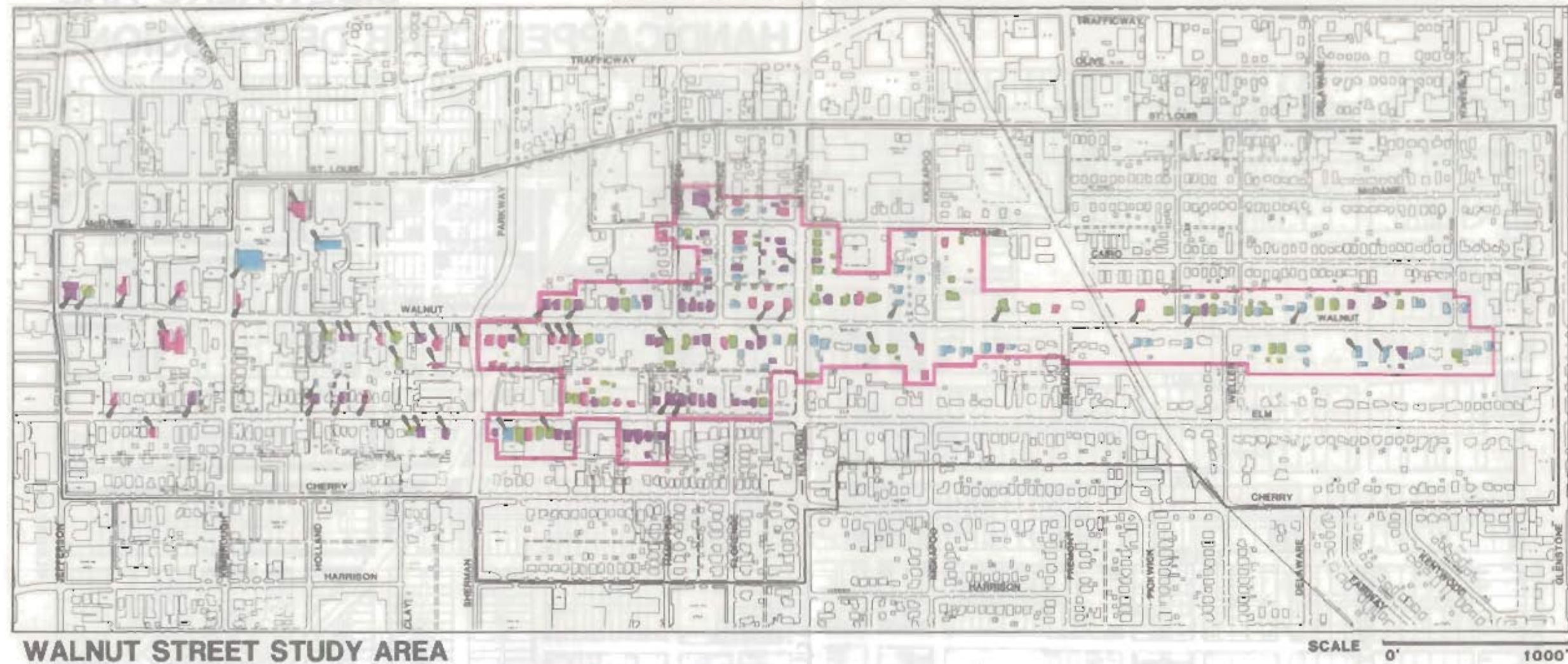
- SIDEWALKS LACKING
- HANDICAPPED CURB DEPRESSIONS LACKING

AUGUST 1984



CITY OF SPRINGFIELD PLANNING DEPARTMENT

## HISTORIC/ARCHITECTURAL SURVEY RESULTS



INDIVIDUALLY ELIGIBLE  
NATIONAL REGISTER SITES

AUGUST 1984

SPRINGFIELD DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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Barbara Hacker - Executive Secretary  
Fred May - Principal Planner

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Nancy Reames - Associate Planner  
● Mary L. Lilly - Associate Planner  
Ron Carey - Research/Data Technician  
Alan Cain - Cartographer  
Gao, T. Dung - Drafting Technician  
Julie Boswell - Clerk Typist

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Carol Sharp - Clerk Stenographer

● Principal Author