

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Walnut Street Historic District (Boundary Increase I)

other names/site number N/A

2. Location

street & number Section of East Walnut Street at southern tier of 700 and 800 blocks [N/A] not for publication

city or town Springfield [N/A] vicinity

state Missouri code MO county Greene code 077 zip code 65806

3. State/Federal Agency Certification

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

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
<input type="checkbox"/> entered in the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, explain See continuation sheet [].	_____	_____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	9	4 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		9	4 Total

Name of related multiple property listing.

Number of contributing resources previously listed in the National Register.

N/A

126

6. Function or Use

Historic Functions

DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling

Current Functions

DOMESTIC: Multiple Dwelling
COMMERCE/TRADE: Professional
COMMERCE/TRADE: Specialty Store
COMMERCE/TRADE: Restaurant
RECREATION AND CULTURE: Museum

7. Description

Architectural Classification

LATE VICTORIAN: Italianate
LATE VICTORIAN: Queen Anne
OTHER: Catalogue/Builder/Craftsman

Materials

foundation limestone
concrete
walls wood
brick
limestone
roof tile
other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

[] B removed from its original location.

[] C a birthplace or grave.

[] D a cemetery.

[] E a reconstructed building, object, or structure.

[] F a commemorative property.

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

Areas of Significance

ARCHITECTURE

Periods of Significance

1870 - 1940

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

[] previously listed in the National Register

[] previously determined eligible by the National Register

[] designated a National Historic Landmark

[] recorded by Historic American Buildings Survey

[] recorded by Historic American Engineering Record

Primary location of additional data:

[x] State Historic Preservation Office

[] Other State Agency

[] Federal Agency

[x] Local Government

[] University

[] Other:

Name of repository: City of Springfield

10. Geographical Data

Acreage of Property 5 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	474670	4117870	15	474970	4117870
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	474970	4117790	15	474660	4117790

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Richard Lee Burton, President and Chief Preservation Officer
 organization Historic Springfield, Inc date February 25, 2002
 street & number P.O. Box 50305 telephone 417-831-2627
 city or town Springfield state MO zip code 65805-0305

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

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

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CONTINUATION SHEET**

Section 7 Page 1

**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

Summary:

The Walnut Street Historic District (Boundary Increase I) is located in the two-block area just west of the original Walnut Street Historic District listing (NR listed 3/21/85) and seven blocks east of Springfield's downtown commercial area. It consists of the southern tier of the 700 and 800 blocks of East Walnut Street. The boundary increase expands the original Walnut Street Historic District from its western terminus at John Q. Hammons Parkway (formerly South Dollison Avenue). The expansion area includes a total of thirteen (13) primary structures, of which nine (9) are contributing buildings. All but one of the contributing buildings are historic domestic single dwelling buildings constructed between 1894 and 1915. The earliest building in the boundary increase (736-740 East Walnut Street) was constructed c. 1885 and is the only remaining fully intact Italianate-style property within the Walnut Street district area. Two Queen Anne domestic buildings (c. 1895) are located at 838 and 820 East Walnut Street and are representative of the high style architecture prominent during the early period of the development of Walnut Street as Springfield's upper-middle class residential neighborhood. The other five (5) contributing domestic buildings are early variants of the Catalogue/Builder style that became popular in the district area during the next phase of development in the first two decades of the 20th Century.¹ The architectural influences reflected in these buildings include Classical (708, 716 and 720 East Walnut Street) and Craftsman (800 and 820 East Walnut Street) stylistic expressions. The remaining contributing building (700 East Walnut Street) is a three-story brick multiple-dwelling domestic building constructed c. 1916-1917 at the beginning of downtown Springfield's urban transformation period. The four (4) non-contributing buildings in the boundary increase area are modern one- and two-story multi-unit apartment dwellings built as in-fill to provide housing for students at Southwest Missouri State University located four blocks south. Similar in-fill is located within the boundaries of the original Walnut Street Historic District listing. The Walnut Street Historic District (Boundary Increase) contains a strong density of contiguous domestic dwelling buildings with substantial integrity. The architectural styles present are consistent with those found in the original district and add significantly to the character and documented history of this early residential area.

Elaboration:

Walnut Street Historic District (Listed 3/21/85)

The Walnut Street Historic District is located in Springfield downtown area approximately 10 blocks southeast of the Public Square. This historic residential neighborhood is bounded on the west by John Q. Hammons Parkway (formerly South Dollison Avenue) and on the east roughly by South Glenstone Avenue. The development patterns of the district are visibly demarcated by South National Avenue (formerly Boulevard Avenue), which was the historic eastern boundary of the Springfield town limits and which now bisects the district.²

The properties in the district west of South National generally represent the earlier period of development and are situated in a fairly uniform pattern. Generally, lots in this section are 80 feet wide and 200 feet deep, with buildings placed at a 30-foot set-back from the street. These large-scale upper-middle class buildings almost fully fill the width of their lots, resulting in minimal side yards and the impression of a dense residential streetscape. The street retains most of its original cut limestone curbing, which adds significantly to the historic character of the neighborhood. Portions of original brick sidewalk in a herringbone pattern, as well as limestone block "buggy steps," are also extant. The buildings in this section are zoned for mixed commercial use and serve numerous current functions. While most of the historic properties are well maintained or in the process of rehabilitation, many are still used for low-income rental apartments and are in deteriorating condition. The presence of several modern apartment buildings is an unfortunate reminder of the decline experienced in this historic residential neighborhood in the 1970's and 1980's.

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The original Walnut Street district listing consisted of one hundred eighty-five (185) properties, of which one hundred fifty-six (156) contributed to the historic character of the area. Of the contributing buildings, one hundred fifty-three (153) were one- and two-story wood frame, brick, cast stone and stone single-dwelling domestic buildings. The original listing also contained a historic brick school building (c.1908-1909), a brick fire house (c. 1912) and a one-story wood frame commercial building (c. 1928-1929) which served as a neighborhood grocery store. The boundaries of the district covered a thirteen-block area on portions of East Walnut, Elm Streets and McDaniel Streets (west to east), South National, Florence and Hampton Avenues (north to south) and Cordova Court (off northern tier of East Walnut at 1300 block). Of the 153 domestic buildings within the area, twenty-one (21) were constructed prior to 1900 and reflect in general an exceptional mix of Queen Anne style expressions. Examples include the McCann House at 900 East Walnut Street (c. 1896), the Fellows House at 1000 East Walnut Street (c. 1898), the Mosher House at 1147 East Walnut Street (c. 1893) and the Sease House at 1435 East Walnut Street (c. 1890-1891). Fifty-eight (58) domestic buildings were constructed between 1901 and 1910, the heaviest period of development in the district; and, thirty-three (33) were constructed between 1911 and 1920. The majority of these buildings were constructed in early and late variants of the Catalogue/Builder style, reflecting the popularity, economy and efficiency of this form during these periods of rapid residential expansion. The remaining domestic buildings in the district were constructed between 1921 and 1940, predominately in the bungalow and various popular period revival styles. Most of the properties built during this period are located in the eastern section of the district between South National and South Glenstone Avenues.

The Walnut Street Historic District was established in 1985 in response to threats from land clearance for redevelopment associated with the University Plaza Project to the west and from institutional expansion by Southwest Missouri State University to the south.³ Unfortunately, the adverse effects of commercial redevelopment and institutional expansion continued to impact the Walnut Street district after its National Register listing. One of the more impressive Queen Anne buildings, the Reys House at 935 East Walnut Street (c. 1903) was demolished prior to 1995 for land clearance to construct a tennis court for the new high-rise residential condominiums adjacent to the west. The tennis court was never constructed and the site is currently a grass lot. More significantly, in the fifteen years between the original listing and 2000, twenty-one (21) of the total twenty-nine (29) contributing buildings within the Walnut Street district located on East Elm Street demolished for land clearance to accommodate construction of fraternity and sorority facilities and multiple dwelling rental properties associated with the university. As a result, a decrease in the original Walnut Street district boundaries was affected (NR Listing 10/19/01) to remove East Elm Street. This boundary decrease recognized the severe loss of contributing buildings in this portion of the original submission, the lack of contiguity in the locations of the remaining buildings and the diminishing impact on the integrity of the overall Walnut Street Historic District.⁴

Walnut Street Historic District (Boundary Increase I)

Like the established district listing at its east, the Walnut Street boundary increase area reflects the pattern of residential development from Springfield's downtown core at the end of the 19th Century. As residential construction continued to expand eastward on Walnut Street toward the town limits at South National Avenue (formerly Boulevard Avenue), the next phase of development began with later period expressions to in-fill available lots remaining in the area closer to downtown. The boundary increase area consists of the contiguous grouping of thirteen (13) properties on the southern tier of the 700 and 800 blocks of East Walnut Street extending from the western terminus of the original Walnut Street district boundaries at John Q. Hammons Parkway (formerly South Dollison Avenue) west toward South Kimbrough Avenue and downtown Springfield. Its streetscape continues to reflect the residential character of the historic neighborhood, with mature trees and ample property set-backs (*See Photos 1 - 3*). The area across East Walnut Street on the northern tier currently consists of the University Plaza hotel complex, surface

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parking, a tennis court, a modern two-story apartment building and a one-story apartment. These were all constructed following land clearance for redevelopment in the early 1980's that demolished a very large inventory of historic single-domestic dwelling properties. The area to the west of the boundary increase area contains a modern one-story apartment building and surface parking. Christ Episcopal Church, Springfield's oldest remaining church building (National Register Listed 3/26/87), is located to the west on the northeast corner of the intersection of East Walnut Street and South Kimbrough Avenue (*See Figure 1*).⁵

The oldest building in the Walnut Street boundary increase is the Maurer-Ricketts House, located at 736-740 East Walnut Street (*See Photo 4*). Constructed c. 1885, this high-style Italianate wood frame domestic dwelling reflects the earliest surviving architectural expression within Springfield's historic residential neighborhoods. It is the only fully intact Italianate building within the Walnut Street district area. It has a hip roof and is in a T-plan formed by a central projecting wing. It has a hip roof with wide eaves supported on carved bracketed modillions. An intricate wood entablature with a saw-toothed pattern wraps around the building beneath the roofline. It has carved window headers. Although it has been divided into multiple rental properties, the building still retains substantial integrity and is in good condition.

The next phase of construction represented in the boundary increase area, consistent with that of the original Walnut Street listing, is represented by the two Queen Anne domestic dwellings located at 838 and 820 East Walnut Street. Prominently situated at the corner of East Walnut and John Q. Hammons Parkway, the Massey House (838 East Walnut Street) is a two and one-half story building with a projecting gable wing on its east side and an octagonal turret at its northwest corner (*See Photo 5*). The Rogers-Upham House, locally known as "Grey Gables," at 820 East Walnut is an exceptional property, both in its embellished presentation of the Queen Anne style and in its preserved condition (*See Photo 6*). The massive pediment of its projecting wing dominates the building. It is faced with decorative shingles and has a pent roof at its base supported by small simple modillions between large carved brackets at either end. Inside the mass form, the base of a smaller triangulated pediment forms the header for arched central paired windows. The dominant pediment is softened by a round three-story turret between the north projecting wing and another at the west.

The third period of construction within the Walnut Street boundary increase occurred between 1905 and 1915. It is represented by five properties in variant expressions of the Early Catalogue/Builder styles. The Holbrook-Thomas House, known as "Greystone" (c. 1905) and located at 812 East Walnut Street, is the earliest of these Catalogue/Builder properties (*See Photo 7*). It is an impressive and imposing presentation of early Craftsman influences in the Catalogue/Builder form. "Greystone" is a two and one-half story limestone residence with a clay tile hip roof. Its wide eaves supported on brackets and expansive porch are clear expressions of Craftsman design. The Cooper House (c. 1915), located at 800 East Walnut Street, is a later Craftsman-influenced Catalogue/Builder style property (*See Photo 8*). It is a wood frame building and, like "Greystone," has wide eaves, bracketed supports and a massive porch. These two Craftsman-influenced buildings are in very good condition. The remaining three Catalogue/Builder properties in the boundary increase area (720, 716 and 708 East Walnut Street) are brick domestic dwellings presenting details of a Classical aesthetic. The two properties at 720 and 716 East Walnut Street are a mirrored pair of houses constructed by attorney Henry Clay Tompkins (*See Photo 9*). Their asymmetrical facades have small square hip roof porches supported by brick columns with limestone Ionic capitals. The property at 708 East Walnut Street is a particularly unique example of Catalogue/Builder style (*See Photo 10*). Of exceptional note is the two-story rounded porch that covers the full façade. The porch is topped by a wide triangulated pediment with wide eaves, modillions and a half-round window. These three brick buildings have been divided into low-income rental apartments are in a severe condition of neglect. However, they still retain substantial integrity of design.

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The last contributing building in the Walnut Street boundary increase area is a three-story brick multiple-dwelling domestic building at 700 East Walnut Street (*See Photo 11*). The Englenook Apartments building (c. 1916-1917) represents the period of construction beginning in the Pre-World War I era that marked the urban transformation of Springfield's downtown core. The large scale of this property type overwhelmed the high-style and grandeur of the adjacent upper-middle class single domestic dwellings and significantly impacted the residential character of the streetscape. However, today it reflects the evolution of property types within the Walnut Street district to meet the housing needs of Springfield's growing population during the period of significance.

The Walnut Street boundary increase has four non-contributing buildings (830, 808, behind 736-740 and 728 East Walnut Street). These are all modern one- and two-story multiple dwelling apartment buildings constructed to provide low rent housing primarily for students at Southwest Missouri State University, located four blocks south of the boundary increase area. The property at 830 East Walnut Street is a one-story wood frame building with a half-wall stone veneer façade (*See Photo 12*). Although not consistent with the surrounding historic residential properties, it was designed with some sensitivity to the district's character, as its wood siding, windows and other exterior elements are somewhat reminiscent of the early carriage houses originally found in the area. The property at 808 East Walnut Street is a modern two and one-half story brick building with a two-story shed roof porch supported on tall slender columns (*See Photo 13*). Local "lore" suggests that the existing building is an historic building in the Catalogue/Builder style that has been enveloped in an insensitive modern brick exterior. While the footprint and residential form of the property does provide some support of this oral tradition, it has not been documented. Regardless, the building in its current aesthetic does not contribute to the historic character of the boundary increase area. The properties at the rear of the lot of 736-740 East Walnut Street and at 728 East Walnut Street are modern two-story brick apartment buildings (*See Photos 14 and 15*). While these multiple-dwelling buildings do not contribute to the historic residential character of the neighborhood area, they do not have an overly detrimental impact to the overall streetscape, as set-backs and site orientation help minimize their visibility. It should also be noted that a mix of modern multiple-dwelling apartment buildings of similar scale and design is also found within the original district boundaries.

The Walnut Street Historic District (Boundary Increase I) is a significant enhancement to the original listing. It includes a compelling mix of architectural styles consistent with the original listing and, in fact, helps to mitigate the loss of properties within the original boundaries since 1985. All the contributing historic single-dwelling domestic buildings within the increase area retain substantial integrity and were determined as eligible for individual site listing on the National Register in Springfield's 1984 Architectural and Historic Resources Survey. The majority of them are in well-preserved condition; and, a National Register listing of those that are in deteriorated condition will facilitate participation in federal and state tax credit incentives for rehabilitation.

Individual Property Descriptions:

The following provides descriptions of the thirteen (13) buildings included in the Walnut Street Historic District boundary increase area. The inventory listing for the individual properties are numbered beginning at 186, corresponding to the inventory of the original Walnut Street Historic District submission, numbered 1 - 185.

186. **838 East Walnut Street** - The Massey House, also known as the "Soros House." Built c. 1894-95 for Frank R. Massey, founder of Springfield Grocery Company and Massey-Herdon Shoe Company. A two and one-half story wood frame domestic building in the Queen Anne style in an irregular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a gable roof with wide eaves and modillions. The

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projecting gable wing on the east side of the façade has a flared roof with cornice returns supported on brackets and modillions. The gable pediment has paired windows centered above a tripled window on the second story. A flared skirt supported by brackets separates the second and first stories. The roof of the two and on-half story eight-sided tower on the northwest corner of the building is currently flat. However, it is likely that the house had a more characteristic pitched roof in its original design. A fire in the house c. 1958 is known to have caused damaged to the front north portion of the property. A rectangular porch with flat roof and plain entablature covers the main entrance. It rests on round wood columns inside square limestone columns. An uncovered limestone with flat parapet wall covers the east side of the façade, extending from the central porch to the porte-cochere at the east elevation. The current porch and porte-cochere configuration is an early period alteration. The building was covered with modern siding prior to 1984; but, the original wood lap-siding is intact underneath. The original wood sash windows were replaced with aluminum clad windows in 2000. Despite these alterations, the property retains its overall integrity. The subject property is currently being used as a student art and design gallery for Southwest Missouri State University. (Contributing)

187. **830 East Walnut Street** – A one-story modern wood frame apartment building with a gable roof. The primary north elevation is surfaced with stone veneer. The overhanging roof gable rests on square wood posts, forming a porch across the building front. The side elevations are surfaced with board and batten. (Non-contributing)
188. **820 East Walnut Street** – The Rogers-Upham House, also known as “Grey Gables.” Built c. 1895 by William C. Rogers, co-founder of Rogers & Baldwin Hardware Company. Subsequently the home of Charles C. Upham, president of Upham Shoe Company. A two and one-half story wood frame domestic building with lap siding in the Queen Anne style in an irregular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a complex multiple gable roof. The primary north elevation is dominated by a wide pedimented gable wing faced with hand-carved fishscale shingles. The pediment is recessed, curving slightly inward from the cornice. Paired windows with a carved wood fan header are centered within the pediment. A second smaller cornice is set within the pediment apex and in line with the window header, bringing the pediment out of its recessed position. Both the larger and smaller cornices have modillions. A round two and one-half story turret with bell cast roof and metal finial cap is at the northwest corner of the building slightly recessed from the north gable wing. It has curved windows. A curved porch with gabled portico wraps around the turret and northwest corner of the building to a projecting gable wing on the west. The portico pediment is faced with plaster in a foliate pattern. The porch is supported by wood columns with plaster cast capitals resting on top of limestone piers. The porch cornice has a dentiled pattern and tops a plastered frieze in a floreate design. The property is in exceptional condition. It is currently being used for mixed commercial space. (Contributing)
189. **812 East Walnut Street** – The Holbrook-Thomas House, also known as “Greystone.” Built c. 1905 for Marcellus Holbrook, president of Springfield Furniture Company. A two-story stone domestic building in the Catalogue-Builder style with Craftsman detail in a square plan. The building rests on a cast stone foundation and has a hip roof of red clay ceramic tile. The north face of the tile roof has a hipped roof dormer with paired multi-pane windows. The roof has wide projecting eaves supported on brackets. The second story of the primary north elevation is constructed of smooth cast concrete blocks in a buff brown color. A short tripled window is centered between two larger square window openings with double-hung single-paned sashes. The lintels above the windows are composed of a continuous line of lighter-colored cast concrete block, which wraps around to the side elevations. A narrow band of smooth cast concrete blocks separates the second and

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first stories. The first story of the property is constructed of rough-faced cast stone to imitate a coursed ashlar pattern. A massive hipped roof porch almost entirely covers the primary north elevation and wraps around the east side of the building to a side projecting wing. The porch rests on square columns of smooth cast concrete block. Brackets repeated from the roofline above support the porch's wide eaves. Diagonal braces are found between the columns, which are connected below by a parapet wall of smooth cast concrete with concrete coping. The subject property is currently in very good condition and is being used by the owners for Greystone Designers, a commercial hair salon. (Contributing)

190. **808 East Walnut Street** – A two-story brick multiple-dwelling domestic building. The north face of the gable roof has a central gable dormer. Tall slender wood columns with Ionic capitals support a flat porch roof above the second story. (Non-contributing)
191. **800 East Walnut Street** – The Cooper House. Built c. 1915 for Harry S. Cooper, president of Harry Cooper Supply Co. (wholesale plumbing supplies). A two-story wood frame domestic building in the Catalogue-Builder style with Craftsman detail in an irregular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a complex multiple hip and gable roof. The west side of the primary north elevation has a projecting gable wing, creating a L-shaped form at the street view. The wing gable is supported at each end by a "stick" bracket at the cornice ends, each with a four-sided tapering wood pendant. The fascia at the apex of the gable has a suspended pendant. The gable pediment is faced with textured plaster with flush narrow boarding to create the impression of half-timbering. Paired multi-paned windows are centered beneath the gable apex. The window surrounds are incorporated into the half-timbered effect. The second story of the projecting wing has two symmetrically placed rectangular double-hung windows. The wing's first story has chamfered corners. The north face of the primary hip roof has a gabled dormer treated similarly to the large gable wing. A shed roof porch with a massive pedimented portico gable covers the east side of the house, starting at the angle of the projecting wing and wrapping around to the east elevation to connect to the porte-cochere. The gable over the main entrance is faced with textured plaster and vertical boards carried from the gable wing above. It also has brackets with pendants and a suspended pendant at its apex. The porch is supported by paired square wooden columns (tripled at the corners) on top of square brick piers with limestone caps. "Keyhole" cut-out panels are set at the top of the columns above horizontal beams mortised into the column posts. The porte-cochere carries the same Craftsman-style detailing as the porch. Portions of the building have been covered with modern asbestos siding. The brick piers and porch wall beneath have been painted. The property was fully rehabilitated for mixed commercial use in 2000 and currently houses the law offices of Roger C. Jones. (Contributing)
192. **736 – 740 East Walnut Street** – The Maurer-Ricketts House. Built c. 1885 by Manuel Maurer and served between 1910 and 1933 as the residence of Richard R. Ricketts, owner and president of Springfield Seed Company. A two-story wood frame domestic building in the Italianate style with lap siding and in an irregular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a hip roof. A central hipped roof projecting wing presents a Cross-form at the street view. It has a hipped roof dormer with a single diamond-paned window. Overall, the roof has narrow eaves supported on regularly spaced brackets in an exuberant jigsaw cut-outs. The frieze board at the roofline has an applied sawtooth cut-out pattern, which continues around the entire house. The corner boards are treated as pilasters topped with flush cut-out capitals. Symmetrically placed tall rectangular windows at both stories have wooden headers with applied moulding and a simple jigsaw cut-out corner design. The first story windows also have moulded wooden lugsills. A porch

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originally covering the north façade is no longer extant. Smaller porches with single-pitch roofs now cover each of the entrances on either side of the central projecting. However, the house retains its original character and is the only remaining Italianate-style property within the Walnut district. It is currently being used as multiple dwelling low-income rental apartments. (Contributing) A modern two-story detached apartment annex has been added to the rear south of the property. It is constructed of wood frame with brick veneer and has a flat roof. (Non-contributing)

193. **728 East Walnut Street** – A modern two-story wood frame and brick veneer apartment building with gable roof. (Non-contributing)
194. **720 East Walnut Street** – Built c. 1907-1908 for Henry Clay Tompkins, a plumber, for use as rental or speculative sale property. A two-story dark-brown brick domestic building in the Catalogue-Builder style with classical details in a rectangular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a hip roof. The building is a duplicate of the one at 716 East Walnut, except that the interior floor plan has been reversed. It is currently being used as multiple dwelling low-income rental apartments. The property is in a condition of significant deterioration. (Contributing)
195. **716 East Walnut Street** – The Tompkins House. Built c. 1907-1908 for Henry Clay Tompkins, a plumber and co-owner of Tompkins & Shields, for use as his residence. A two-story dark-brown brick domestic building in the Catalogue-Builder style with classical details in a rectangular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a hip roof. The primary north elevation has three bays with an off-center entryway. A hip roofed dormer with paired windows separated by fluted wooden pilasters is at the north roof face. A dentiled cornice with narrow frieze board is found at the roof eaves. Window lintels and sills are of smooth limestone block. A porch fills most of the façade. It is only covered at the main entrance with a hipped roof resting on square brick columns with cast concrete Ionic capitals. The rest of the porch has a brick pier wall with a limestone cap. The porch floor is surfaced with blue and white hexagonal encaustic tile in a geometric pattern. It is currently being used as multiple dwelling low-income rental apartments. The property is in a condition of significant deterioration. (Contributing)
196. **708 East Walnut Street** – The Gottfried House. Built c. 1910-1911 for William H. Gottfried, co-owner of Gottfried Furniture & Carpet Co. A two-story brick domestic building in the Catalogue-Builder style with classical details in an irregular plan. The building rests on a rough-faced cut ashlar limestone foundation and has a combination hip and gable roof. The wide eaves have modillions. The primary north elevation is covered by a two-story rounded porch topped by a massive pedimented gable with a central half-round window. The porch cornice has a dentiled pattern. The entire porch rests on massive wooden columns with “square box” capitals (These probably cover or replace original Ionic capitals). The second story porch floor is supported by a second set of smaller wood columns with Ionic capitals. The central second-story portion of the wood turned-post balustrade is missing. The property is currently being used as multiple dwelling low-income rental apartments. It is in a condition of significant deterioration. (Contributing)
197. **700 East Walnut Street** – Englenook Apartments. Built c. 1916-1917. A three-story brick commercial multiple dwelling domestic building with classical detail in a rectangular plan. The building rests on a concrete foundation and has a flat roof, with a parapet gable with concrete coping at the primary north elevation. The building is constructed in two sections: the north section in buff-colored brick and the rear south section in red brick. The entire exterior has been painted since 1984. The primary north elevation is divided into three bays.

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The side east and west bays consist of two single rectangular windows at each story framed by cast concrete banding in vertical and horizontal strips. The horizontal bands above the windows at each story serve as headers. The central bay contains the main entrance consisting of a single door with sidelights, flanked on either side by a square multi-paned window. A cantilevered metal hood covers the entry. Above the entry and between the third and second stories is a large panel with fixed multi-paned windows framed by concrete banding. The panel at each story is flanked on either side by a square fixed multi-paned window with concrete sill. The three bays are connected as a whole by a horizontal band of cast concrete below the top flat parapet. Vertical concrete bands intersect this top band between the bays and terminate in a concrete block accent. The property is currently being used as multiple dwelling low-income rental apartments. It is in a condition of significant deterioration. (Contributing)

End Notes:

1. The original Walnut Street Historic district, listed on the National Register for local significance under Criterion C in the area of ARCHITECTURE, identifies and discusses four architectural styles which introduced within its boundaries across the period of significance: 1) Queen Anne; 2) Catalogue/Builder; 3) Bungalow; and 4) Period Revival. Technically, Catalogue/Builder is a property type, rather than an architectural stylistic expression. However, Catalogue/Builder is referenced in this amendment nomination as a "style" in order to maintain consistency with the original Walnut Street district submission.
2. David Denman and James M. Denney, Preparers. National Register of Historic Places. Walnut Street Historic District. Greene County, Missouri. Listed March 21, 1985.
3. Center for Archaeological Research, Southwest Missouri State University. Cultural Resources Survey of the Proposed University Plaza Project (CAR 441). Springfield, Greene County, Missouri. October 1981.
4. Richard Lee Burton, Preparer. National Register of Historic Places. Walnut Street Historic District (Boundary Decrease I). Greene County, Missouri. Listed October 19, 2001.
5. Mary M. Stirtz, Dr. Robert B. Flanders and Claire Blackwell, Preparers. National Register of Historic Places. Christ Episcopal Church. Greene County, Missouri. Listed March 26, 1987.

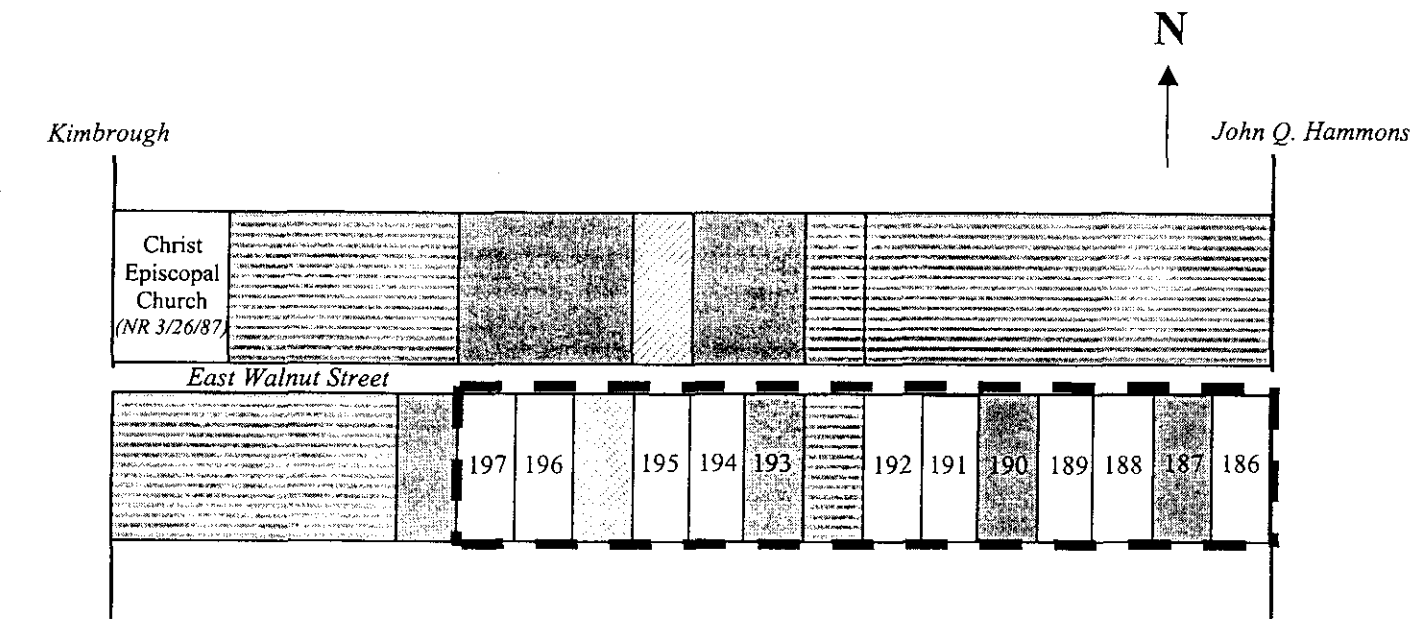
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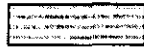

**Walnut Street Historic District (Boundary Increase D)
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Figure 1. Sketch Map of proposed Walnut Street Historic District Expansion and location of current scenario for relocation of subject properties. Not to scale. Map by Historic Springfield, Inc.



Southern Tier

- 186. 838 East Walnut Street – Massey House
- 187. 830 East Walnut Street – Modern Multiple Dwelling Building
- 188. 820 East Walnut Street – Rogers-Upham House (“Grey Gables”)
- 189. 812 East Walnut Street – Holbrook-Thomas House (“Greystone”)
- 190. 808 East Walnut Street – Modern Multiple Dwelling Building
- 191. 800 East Walnut Street – Cooper House
- 192. 736 East Walnut Street – Maurer-Ricketts House
- 193. 728 East Walnut Street – Modern Multiple Dwelling Building
- 194. 720 East Walnut Street – Tompkins House (#2)
- 195. 716 East Walnut Street – Tompkins House (#1)
- 196. 708 East Walnut Street – Gottfried House
- 197. 700 East Walnut Street – Englenook Apartments

	= Contributing Building		= Boundary Increase
	= Non Contributing Building		
	= Parking Lot		
	= Empty Lot		

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Summary:

The Walnut Street Historic District was listed on the National Register of Historic Places on March 21, 1985. The original listing designated the Walnut Street district as significant under Criterion C in the area of ARCHITECTURE. The residential, public and commercial buildings within its boundaries are representative of several high-style and architectural expressions prominent during Springfield's period of heavy growth between 1870 and 1940. As such, they reflect the evolution of popular tastes in this area east of Springfield's commercial center during its development as the residential neighborhood of choice for the upper-middle class. The period of significance is 1870-1940. The properties within the Walnut Street Historic District (Boundary Increase I) are significant consistent with criteria and context established within the original submission. It contains strong examples of the Queen Anne and Early Catalogue/Builder residential styles present within the original Walnut Street district boundaries. Importantly, it also provides an example of the earlier period Italianate style (736-740 East Walnut Street) not found fully intact elsewhere within the established district. It also provides an example of the multi-story brick apartment buildings that were constructed around Springfield's downtown during its period of urban transformation. This property type was represented on East Elm Street within the boundaries of the original Walnut Street district, but was lost with the subsequent removal of Elm Street from the listing due to severe demolition and loss of integrity (Walnut Street Historic Boundary Decrease I; 10/19/01). The Walnut Street boundary increase area was not included in the district at the time of its original listing because of anticipated conflicts with the University Plaza Project on the northern tier of the 700 and 800 blocks of East Walnut Street. However, it is a strong contiguous grouping of representative architectural resources with substantial integrity and an appropriate addition to the Walnut Street Historic District.

Elaboration:

Early Springfield

Springfield, located in Greene County in the southwest region of Missouri, was settled in the late 1820's and early 1830's, primarily by Anglo-American families from Tennessee. In 1829, John Polk Campbell, a settler from Maury County, Tennessee, designated the future site of Springfield in an area just southwest of the Jordan Creek Valley (initially referenced as a branch of Wilson's Creek). A natural spring here and the area's location between the watersheds of the Missouri and White Rivers made it ideal for settlement and a focal point for growth in the region. Three Fulbright brothers (William, John, and Levi) arrived with their families early in 1830 and were quickly followed by other settlers. Greene County was organized in 1833 and was originally composed of the entire southwest corner of the state. It was named to honor Nathanael Greene, a Revolutionary War hero. In 1835, the U.S. Government opened a land office in Springfield, the only one in the region. That same year, John Polk Campbell donated a land tract of 50 acres to Greene County, cementing Springfield's position as the county seat. The tract was platted in a rectilinear grid plan around a central public square. The plat fixed the primary overland route into Springfield at the east side of the square. This route, St. Louis Street, still bears the name of the most important city to the east. The Public Square became the obvious focus of administrative and commercial activity in the community. The first Greene County Court House was built on the Square ca. 1837. The Town of Springfield was incorporated in 1828 and grew moderately during the period prior to the Civil War. However, it received national attention in 1858 when the city became a stop on the Butterfield Overland Mail, a stagecoach line, from Tipton, Missouri, to San Francisco. By 1860, Town of Springfield population had grown to nearly 2000, representing 57% of total Greene County inhabitants. Economic and social development was severely impacted by the Civil War, which sharply divided the community between northern and southern sympathizers. During this period, county and city government were suspended and the area was controlled by military law. Two major battles were fought in the area: the Battle at Wilson's Creek twelve miles southwest of the town in 1861 and the Battle of Springfield in 1863. Springfield struggled to rebuild during the early post-war years, but received a major boost with the arrival of the railroad. The

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first train of the Atlantic-Pacific Railway (later the St. Louis-San Francisco Railway or "Frisco") came in 1870 and ushered in the same transportation revolution that created a boom throughout the country.

Walnut Street Development

The Walnut Street area emerged, along with St. Louis Street, in the late 1870's and early 1880's as a mature and dense upper middle class residential neighborhood from Jefferson Street one block east of the Public Square to South National Avenue, the town's eastern boundary. Prior to 1870, this area was platted with six non-contiguous subdivisions on Walnut and Elm Streets. By 1880, Walnut Street had forty-four houses and had become well-established as the pre-eminent address for aspiring and successful professionals, merchants and manufacturers. Elm Street developed at a slower and more humble pace. It had a dense development of twenty-nine homes in 1880. However, this residential area was concentrated to the area just east of Jefferson Street and did not yet extend as far toward South National as Walnut Street. The residents of Elm Street at this time were of a more modest economic standing, representing more working class occupations such as clerks and carpenters.

Between 1880 and 1900, the booming population and economy of Springfield had a significant impact on the Walnut Street area and particularly Elm Street. By 1890, in the previously underdeveloped eastern portion of Elm Street between South Dollison (now John Q. Hammons Parkway) and South National, a total of twenty-eight houses were present. This portion of Elm Street made up the southern boundary of the original Walnut Street National Register Historic District listed in 1985.

During the next decade, Springfield population continued to grow, increasing by one-third to over 35,000 by 1910. The Walnut Street area continued to expand east to accommodate the housing needs of the growing and increasingly affluent upper middle class. While Walnut Street stretched further east beyond South National, development continued on Elm Street between South Dollison (now John Q. Hammons Parkway) and South National as it became a spill-over neighborhood from Walnut Street.

The next twenty-five years, representing the last period of significant home construction in the Walnut Street area, saw very little impact on Walnut Street and Elm Street west of South National Avenue. However, significant expansion occurred on Walnut Street east of National as residential development pushed further into the countryside. Approximately one-half of the residential properties within the original Walnut Street district boundaries were constructed between 1921 and 1940. The predominance of these is east of South National Avenue and represents Bungalow and various Period Revival (e.g., Colonial, Tudor, Cottage and Spanish Mission) styles. At the same time, an urban transformation had begun to change areas closer to the Public Square with the demolition of earlier period estate homes and their replacement with large multi-story apartment houses. However, this trend did not become fully evident until after 1940 in the Walnut Street area included in the original submission. Two buildings on the Elm Street portion of the district built between 1915 and 1940 were apartment houses. The Englenook Apartments, located at 700 East Walnut Street within the Walnut Street boundary increase area, was constructed in 1916-1917 and is an early example of this property type. However, the area overall remained stable as an upper middle class neighborhood of single dwelling houses.^{1,2}

Homes of Prominence

The homes within the Walnut Street boundary increase area reflect a "Who's Who" of prominent Springfield business leaders at the turn of the 20th Century. The scale and high-style of the grand residences they built are reflective of popular tastes among Springfield's upper-middle class. During its period of greatest grandeur, the area was designated as the 500 - 700 blocks. The demolition of early properties, the construction of modern in-fill and the

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change of street addresses in 1948 makes it difficult to reference the current properties in earlier sources. Therefore, a table reconciling historic and current street addresses for the subject properties and detailing ownership over time is provided in Figure 1.

The Italianate-style residence located at 736-740 East Walnut Street (then 580 East Walnut Street) was constructed in 1885 by **Manuel Maurer**. Ownership of the property changed several times until 1910 when it was acquired and occupied by **Richard R. Ricketts**. Mr. Ricketts, previously residing at 512 West Mt. Vernon Street, was owner and president of Springfield Seed Co. located at 320 West Walnut Street. Springfield Seed Co. was the successor of Koenigsbruk & Boehmer, founded in 1888 at this location, and was one of Springfield's largest and most prosperous farm implement, harness, seed and supply businesses at this time. Mr. Ricketts resided in the home until 1933. The Maurer-Ricketts House at 736-740 East Walnut is typical of the Italianate style present in Springfield during this early period. Its tall, slender rectangular form, low-pitched roof with wide eaves supported by brackets and pronounced "straight-line" window headers are all representative of this high style in the residential form.³ The Maurer-Ricketts House is the only fully intact Italianate style residence remaining within the Walnut Street district area and, in fact, one of the few examples extant in Springfield. Two exceptional examples of Italianate residential architecture in the Mid-town Historic District (NR Listed 7/13/89) located at 1031 North Benton Avenue and 1538 North Benton Avenue were demolished for surface parking subsequent to listing. The Italianate style residence at 1529 North Jefferson Avenue in the Mid-town district (Building No. 150) is still present.⁴ Several undocumented buildings in this style are found further west of downtown Springfield on West Walnut Street. But, these are of a more modest scale and expression. The Maurer-Ricketts House was designated a local historic site listed on the Springfield Historic Register in 1987.

Frank R. Massey constructed the Queen Anne style residence at 838 East Walnut Street (c. 1894-1895). Born in Jasper County in 1950 to one of the most prominent families in Southwest Missouri, Mr. Massey came to Springfield after 1866.⁵ He became one of the most enthusiastic and successful merchant entrepreneurs, organizing such important business concerns as the Springfield Grocery Company and Massey-Herndon Shoe Company, which later merged with Keet-Rountree Shoe Company. In 1884-1885, Mr. Massey was partner with **Dr. E.T. Robberson** (a prominent North Springfield physician and co-founder of the Ozarks Land Company) in the firm of Massey & Robberson Wholesale Grocers, located at 120-124 Commercial Street. At this time, Mr. Massey resided in the Ozarks Hotel. It was no doubt the financial opportunity that accompanied the arrival of the railroad to North Springfield that initially attracted Mr. Massey to the area. By 1888, Mr. Massey had formed the Springfield Grocery Company with operations located at 500 Boonville Street. Along with moving his business to "Old" Springfield, he relocated his residence to 620 West Walnut Street. In 1890, he co-founded with **E.I. Herndon** and acted as president of Massey-Herndon Shoe Store, located on the northeast corner of Boonville and Water Streets. Mr. Massey then resided in a house at 444 East Walnut Street. In 1894-95, Mr. Massey constructed his elegant Queen Anne residence at the corner of Walnut Street and Dollison Avenue (now John Q. Hammons Parkway). The corner lot belonged in 1887 to Calvary Presbyterian Church, which also owned the adjacent west property. It later came to be owned by E.I. Herndon, who sold it to his partner in 1891. The earliest record of a house on the site is 1894. From his start in the Ozark Hotel on Commercial Street ten years earlier, Mr. Massey had achieved great prosperity and, with it, the social aspiration of establishing residency south in "Old" Springfield's most exclusive Walnut Street neighborhood. In 1900, he sold the property to **Coleman D. Benton**, a cotton merchant.⁶ Mr. Massey moved further east on Walnut Street to a property at the corner of Walnut Street and Delaware Avenue.⁷ Ownership in the property at 838 East Walnut (then 624 East Walnut) changed several times over the next thirty years. **William D. Tatlow**, a partner in the prominent law firm Tatlow & Mitchell, owned and resided in the house between 1912 and 1920. The Sorosis Club, a women's service organization, acquired the house in and continued to headquarter in it until selling the property to

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Southwest Missouri State University in the early 1980's. The university has adapted the house for use as a student design gallery. Although affected by early period and more modern alterations, the Massey House still reflects its original Queen Anne aesthetics. Its irregular plan, multiple gable roof, polygonal roof and small scale classical detailing are all characteristic Queen Anne expressions.⁸ The Massey House was designated a local historic site listed on the Springfield Historic Register in 1986.

The elegant Queen Anne style residence at 820 East Walnut Street (c. 1895) was constructed by **William C. Rogers**, co-founder of Rogers & Baldwin Hardware Company. Mr. Rogers came to Springfield in 1885 from Newburyport, Massachusetts. He co-founded Rogers & Baldwin with **Alfred A. Baldwin**, who arrived in Springfield in the same year from Charlottetown, Prince Edward Island, Canada. The two partners acquired the previous Crenshaw Hardware Store, located in a three story Late Victorian brick commercial building (c. 1884) at 317 South Avenue. Needing additional space for its rapidly growing and prosperous business, Rogers & Baldwin acquired in 1891 the Mansfield Opera House, the adjacent north property to its existing operations at 315 South Avenue. To meet its space needs, the company divided the opera hall at the top of this c. 1868-72 three-story brick building into two floors and added a fifth floor. Mr. Rogers sold his interest in the firm to Mr. Baldwin in June 1901. Rogers & Baldwin continued to operate at this location under Mr. Baldwin and his family until 1956 when it moved to a new location at 309 East Water Street. At about the same time that he sold his interest in Rogers & Baldwin, Mr. Rogers also sold his residence at 828 East Walnut Street (then 610 East Walnut Street). Like the Massey House to the east, the Rogers House changed hands several times over the next three decades. **Charles C. Upham**, president of Upham Shoe Company at 418 South Avenue, resided in the house until selling it to **E.Y. Mitchell** in 1920. A partner with William D. Tatlow in the firm of Tatlow & Mitchell, Mr. Mitchell was active in state and national politics, later serving as a United States Assistant Secretary of Commerce.⁹ The property was divided into apartments in 1930. The Rogers-Upham House, locally known as "Grey Gables," was designated a local historic site listed on the Springfield Historic Register in 1987.

Marcellus Holbrook, president of Springfield Furniture Company, built the house at 812 East Walnut Street (then 600 East Walnut) in 1905. One of several prosperous furniture businesses, Springfield Furniture was located on the northwest corner of the intersection of National Boulevard and Pine Street. Mr. Holbrook later sold the property and moved further west as early as 1915 to then 561 East Walnut Street. In 1918, **F.P. Patton**, president of Springfield Creamery Company, acquired the property, having previously resided at 790 East Walnut Street. He sold it in 1921 to **Dr. Arthur W. Thomas**, a surgeon with the Frisco Hospital. Dr. Thomas and his wife, Lottie, had previously lived at 1875 North Grant Avenue. The Thomases, and subsequently their son Walt, resided in the house for over fifty years. The Holbrook-Thomas House, locally known as "Greystone," was designated a local historic site listed on the Springfield Historic Register in 1987.

Following an earlier effort to complete construction of the Late Victorian domestic dwelling c. 1900 previously located at 929 East Walnut Street, **Harry Cooper** built his Craftsman-influenced Catalogue/Builder style residence further west and across the street at 800 East Walnut Street in 1915.¹⁰ Mr. Cooper emigrated with his parents to the United States from England in 1872. The Coopers came directly to Missouri and settled in Wilson Township, Greene County. At the age of twenty-two, Harry Cooper came to Springfield in 1883 to work for Springfield Gas Company. It was with this concern that he started his training in the plumbing trade. In 1887, Mr. Cooper opened a plumbing business, Cooper Brothers, in partnership with his brother George at 412 South Street (now South Avenue), later moving it to the southeast corner of South and Walnut Streets. Harry Cooper bought out his brother's interest in 1908 and established Harry Cooper Supply Company. This wholesale plumbing supply business grew rapidly. To accommodate the expansion of his business, Mr. Cooper moved to several successively larger rented commercial

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facilities until, in 1914, he acquired the property at 223-227 East Water Street and built a large three-story commercial building designed by architect George F. Reed.¹¹ A year later, Mr. Cooper built the Craftsman-influenced residence at 800 East Walnut Street for his family: wife Catherine Coombs Cooper, daughter Catherine R. Cooper and son John Henry George Cooper. The house was built on the site of an earlier residential structure with the street address 588 East Walnut Street. This property was believed to have been constructed prior to 1890 by **Richard L. Goode**, a partner in the law firm of Goode & Craven with offices at 218 College Street. William D. Tatlow, who later lived at 838 East Walnut (then 624 East Walnut Street), resided in this property in 1905. It is likely that Mr. Tatlow rented the house, as it later served as the home of Henry M. Goode, a clerk with Rogers & Baldwin Hardware Company. The two-story wood frame Catalogue/Builder residential property Mr. Cooper built on the site in 1915 has a multi-gable roof with overhanging eaves presenting a very narrow cornice and frieze board. Its gables are supported at the ends with "stick" brackets and have pendants hanging from the apex and ends. Gable facings on the dormers, west projecting wing and large porch are treated with textured plaster and batten timbers. The irregular plan, multi-gable roof form, wide porch, wood detailing and surface treatments are all characteristic of early Craftsman influences that grew in greater popularity following World War I. Along with the Holbrook-Thomas House (c. 1905) at 812 East Walnut Street and the Durst House (c. 1912) at 1027 East Walnut,¹² the Cooper House is one of the earliest examples of the Craftsman aesthetic in Springfield, anticipating the height of its appeal a decade later. It was designated a local historic site listed on the Springfield Historic Register in 1987.

In addition to the Craftsman-influenced Catalogue/Builder style homes at 812 and 800 East Walnut Street, the Walnut Street boundary increase area also includes early examples of Catalogue/Builder style reflecting Classical design influences. **Henry Clay Tompkins**, a plumber in the firm Tompkins and Shields, built the two matching brick Catalogue/Builder homes at 716 and 720 East Walnut Street (then 560 and 564 East Walnut Street) in 1907-08. Mr. Tompkins arrived in Springfield no earlier than 1905 and resided at 617 College Street in 1906. The offices for Tompkins and Shields were located at 217 East Walnut Street. The success of the firm, fueled by the period of heavy construction, is evidenced by Mr. Tompkins' investment in his two residential properties. He established his residence at 716 East Walnut and rented the east adjacent house. Moses W. Coolbaugh, a furniture maker, lived the property at 720 East Walnut Street in 1915; and, Robert H. Walker, a clerk with Nathan Clothing Co. lived there in 1925. (In 1915, Mr. Walker resided at then 502 South National Boulevard and was the president of Globe Clothing Company). The two houses were built on the site of an earlier single property in which **William D. Massey**, partner in Ross & Massey at 317 East Water, resided in 1905. (Mr. Wm. Massey subsequently moved further east to 788 East Walnut Street).

The exceptional, though deteriorating property at 708 East Walnut Street, built by **William Gottfried** c. 1910-1911, is unique to Springfield and, perhaps, to Southwest Missouri. Mr. Gottfried was co-owner of Gottfried Furniture and Carpet Co., located in the three-story brick commercial building (c. 1885) at 326 Boonville Avenue. Gottfried Furniture was one of the most successful businesses in Springfield at the turn of the 20th Century, reflecting the demand for high-quality furnishings driven by the boom in population, economic growth and rapid residential construction. The Gottfried Family was very civic-minded and donated in c. 1900 the steel Gottfried Tower in the center of Springfield's Public Square. Mr. Gottfried's residence at 708 East Walnut Street is a stately two-story brick with distinctive Classical details. Its primary hip roof has at each face a large fully pedimented gable with a continuous cornice and wide overhanging eaves. The eaves have simple modillions at the cornice and narrow frieze board with dentil molding. This roofline treatment wraps continuously around the building. At the primary north elevation is a two-story rounded porch that fully covers the façade. The wide pedimented gable roof is supported at the center of the porch by two-story wood columns with Ionic capitals. Flanking one-story columns support the

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second porch story. The pedimented gables, roofline treatment, porch and columns are all defining Classical features of the property.

The area within the Walnut Street district boundary increase historically included at least three other earlier residential structures. The Manse, owned by Calvary Presbyterian Church (organized 1849), originally occupied the site of the modern apartment building located at 830 East Walnut Street. The **Rev. James A. Paige**, installed on February 14, 1867, was the first resident of the Manse, which was completed later that year.¹³ Rev. Paige's installation was reportedly only the second for a pastor in a Presbyterian Church in Southwest Missouri. His service at "Old Calvary Church" was followed by that of **Rev. C.H. Dunlap** (1872-1879), **Rev. J.J. Marks** (1879-1881) and **Rev. D.P. Putnam** (1881-1887). The **Rev. Thomas Hann Cleland, D.D.** lived in the house from 1888 through 1894, followed by **Rev. J.E. Sentz** (1894-1897) and **Rev. Asa Leard** (1897-1900). The **Rev. Henry Little** served "Old Calvary" and lived in the Manse for a quarter century (1901-1926). The **Rev. Arthur J. McClung, D.D.**, and his wife Florence, moved into the house in 1926 when he came to "Old Calvary" from St. Joseph, Missouri. He was chosen to serve the new First and Calvary Presbyterian Church when the congregations of First Presbyterian Church and Second Presbyterian Church merged in 1930. Dr. McClung continued as pastor of First and Calvary until 1962 and remains one of the most beloved leaders in the Church's history.¹⁴

The site of the modern apartment building now at 728 East Walnut Street and the adjacent east parking lot original were the site of two earlier residential structures. The property at what was then 570 East Walnut Street was built prior to 1905 and owned by **Charles J. Wright**, a partner in the law firm Wright Bros. & Blair with offices at 312 Baker Block on the Public Square. Mr. Wright later practiced with his brother, Edward M. Wright, in offices at 812 Landers Building. **Daniel McCray** occupied the house at then 578 East Walnut Street, east of Mr. Wright's residence, was occupied for the ten years between 1915 and 1925. The demolition of these two properties and the Old Calvary Manse further east for modern apartment housing is representative of the decline of this once exclusive residential neighborhood following the post-World War II boom and the fall of Springfield's downtown commercial center in the late 1960's.

An Urban Residential Trend

The Englenook Apartments, constructed in c. 1916-17, is an early example of the multi-storied brick multiple-dwelling apartment building that marked the urbanization of Springfield's downtown core. Later examples within the original Walnut Street submission included the properties at 920 East Elm Street (Building No. 152, c. 1919-20) and 912 East Elm Street (Building No. 153, c. 1927-28). The former has been demolished and the later significantly altered. Both were in the area of original Walnut Street district included in the recent boundary decrease (National Register Listed October 19, 2001). Therefore, the inclusion of the Englenook Apartments in the Walnut Street boundary increase area is particularly important as a representation of a property type that marked the evolution of the residential neighborhood into an urban environment. Interestingly, an even earlier multiple-dwelling structure, probably more in a smaller-scale boarding house form, was located further west of the Walnut Street boundary increase area at what was then 554 East Walnut.¹⁹ Residing at this property were working class people such as **Charles Ewing** (bank clerk), **James E. Carlin** (tailor), and **George B. Dunn** (salesman).²⁰ The Englenook Apartments and other multiple-dwellings in an urban apartment building form provided more substantial, and often high-style, accommodations in a greater scale. In 1926, the Englenook had a total of 26 apartments, plus the superintendent's accommodations at the basement level.

The Walnut Street Historic District (Boundary Increase I) adds a total of nine (9) primary domestic structures that contribute to and enhance the historic character of the original district. These contributing buildings form a

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contiguous grouping of properties with substantial integrity. They reflect the mix of representative architectural styles recognized as the basis for significance in the establishment of the original Walnut Street Historic District listing in 1985. In addition to its strong examples of Queen Anne and Catalogue/Builder styles, it also contains the earlier period Italianate building at 736-740 East Walnut Street (c. 1885), one of the few remaining representations of this style in Springfield and a strong contribution to the Walnut Street district. All of the eight (8) single-dwelling domestic buildings in the boundary increase area have been determined as eligible for National Register individual site listings. Finally, the multiple-dwelling domestic building at 700 East Walnut Street is the only multi-story apartment building within Walnut Street district area from its period of urban transformation, subsequent to demolition or transmogrification of other examples of the property type on East Elm Street previously included in the district boundaries.

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**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

Figure 1: Table. Reconciliation of historic addresses of subject properties within the Walnut Street Historic District (Boundary Increase I) to current addresses, with details on changes in ownership.

<u>Current Address</u>	<u>c. 1885-95</u> ^{15.}	<u>c. 1905-06</u> ^{16.}	<u>c. 1915</u> ^{17.}	<u>c. 1925</u> ^{18.}
838 East Walnut <i>Massey House</i>	624 East Walnut <i>Frank R. Massey</i>	624 East Walnut <i>Coleman D. Benton</i>	624 East Walnut <i>William D. Tatlow</i>	624 East Walnut <i>Mrs. Bertha A. Smith</i>
830 East Walnut Modern Apartment	618 East Walnut <i>Rev. Thomas H. Cleland</i>	618 East Walnut <i>Rev. Henry Little</i>	618 East Walnut <i>Rev. Henry Little</i>	618 East Walnut* <i>Rev. Henry Little</i>
828 East Walnut <i>Rogers-Upham House</i>	610 East Walnut <i>William C. Rogers</i>	610 East Walnut	610 East Walnut <i>Charles C. Upham</i>	610 East Walnut <i>E.Y. Mitchell</i>
812 East Walnut <i>Holbrook-Thomas House</i>		600 East Walnut <i>Marcellus Holbrook</i>	600 East Walnut	600 East Walnut <i>Dr. Arthur W. Thomas</i>
800 East Walnut <i>Cooper House</i>	588 East Walnut <i>Richard L. Goode</i>	588 East Walnut* <i>William D. Tatlow</i>	590 East Walnut <i>Harry S. Cooper</i>	590 East Walnut** <i>Harry S. Cooper</i>
736-734 East Walnut <i>Maurer-Ricketts House</i>	580 East Walnut <i>Manuel Maurer</i>	580 East Walnut	580 East Walnut <i>Richard R. Ricketts</i>	580 East Walnut <i>Richard R. Ricketts</i>
Parking Lot			578 East Walnut* <i>Daniel McCray</i>	578 East Walnut* <i>Mrs. Fannie McCray</i>
728 East Walnut Modern Apartment*		570 East Walnut <i>Charles J. Wright</i>	570 East Walnut <i>Charles J. Wright</i>	570 East Walnut* <i>Mrs. Ella S. Wright</i>
720 East Walnut			564 East Walnut <i>Moses W. Coolbaugh</i>	564 East Walnut <i>Robert H. Walker</i>
716 East Walnut <i>Tompkins House</i>		560 East Walnut* <i>William D. Massey</i>	560 East Walnut <i>Henry Clay Tompkins</i>	560 East Walnut <i>Mrs. Mary E. Tompkins</i>
708 East Walnut <i>Gottfried House</i>			554 East Walnut <i>William H. Gottfried</i>	554 East Walnut <i>William H. Gottfried</i>
700 East Walnut <i>Englenook Apartments</i>				550 East Walnut

* Earlier property on site, but subsequently demolished.
** Change of address only.

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**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

End Notes:

1. David Denman and James M. Denney, Preparers. National Register of Historic Places. Walnut Street Historic District. Greene County, Missouri. Listed March 21, 1985.
2. Richard Lee Burton, Preparer. National Register of Historic Places. Walnut Street Historic District (Boundary Decrease I). Greene County, Missouri. Listed October 19, 2001.
3. Ernest Burden. Illustrated Dictionary of Architecture. (United States: McGraw-Hill Companies, Inc., 1998), p. 117.
4. Philip Thomason and Gail Long. National Register of Historic Places. Mid-town Historic District. Greene County, Missouri. Listed July 13, 1989.
5. Jonathan Fairbanks and Clyde Edwin Tuck. Past and Present of Greene County, Missouri, Vol. I. (Indianapolis: A.W. Bowen, 1915), pp. 1914-1916.
6. Mr. Massey's later home was most likely located on the empty lot between 1538 and 1622 East Walnut Street. Stone retaining walls, steps and piers at the sidewalk indicate the presence of a previous residential structure at the property. Delaware Avenue stops at Cherry Street, two blocks south, and no longer runs north to intersect with Elm or Walnut Streets. David Denman and James M. Denney, Preparers. National Register of Historic Places. Walnut Street Historic District. Greene County, Missouri. Listed March 21, 1985.
7. Gill E Willet. History of the House at 838 East Walnut Street. Unpublished Research Paper. (Springfield, MO: Southwest Missouri State University, 1977), p. 4.
8. Marcus Whiffen. American Architecture Since 1780: A Guide to the Styles, Revised Edition. (Cambridge, Massachusetts: Massachusetts Institute of Technology, 1992), p. 115.
9. In 1905, the offices of Tatlow & Mitchell were located in the Baldwin Theater (Office 305) at 318-322 St. Louis Street. The Baldwin Theater burned on January 1909. The two attorneys later held offices in the Holland Building (National Register Listed 11/15/00). The Holland Building was constructed in 1914, replacing a two-story brick commercial building burned during the fire on June 9, 1913, that destroyed the northeast corner of Springfield's Public Square.
10. Harry Cooper began construction of the Late Victorian residence (c. 1900) at 929 East Walnut Street on a lot he acquired in 1897, the year after it was subdivided. Mr. Cooper was unable to complete construction of the residential property because of lack of financial resources. He sold the property and construction on the house was completed by its subsequent owner. Unfortunately, the property was demolished in the early 1980's for land clearance to accommodate construction of the high-rise condominium building at the northeast corner of East Walnut and John Q. Hammons Parkway (former South Dollison Avenue). Center for Archaeological Research, Southwest Missouri State University. Cultural Resources Survey of the Proposed University Plaza Project (CAR 441). Springfield, Greene County, Missouri. October 1981. p. 173
11. George F. Reed was one of the most noted architects in Springfield at the turn of the 20th Century. At this time he was a principal in the firm of Reed & Heckenlively. His partner, John Luther Heckenlively, was certainly the most prolific. The Harry Cooper Supply Co. Building is a contributing building of the Springfield Warehouse and Industrial Historic District (NR Listed 6/25/99), although Mr. Reed's association with the building is not noted in the nomination document. Jonathan Fairbanks and Clyde Edwin Tuck. Past and Present of Greene County, Missouri, Vol. I. (Indianapolis: A.W. Bowen,

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**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

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- 1915), pp. 1597-1600. *See also:* Philip Thomason and Gail Long, Preparers. National Register of Historic Places. Springfield Warehouse and Industrial District. Greene County, Missouri. Listed June 25, 1999.
12. Building No. 7. David Denman and James M. Denney, Preparers. National Register of Historic Places. Walnut Street Historic District. Greene County, Missouri. Listed March 21, 1985.
13. Old Calvary Church, 1849-1949. (Springfield, MO: Calvary Presbyterian Church, 1949. Reprinted First and Calvary Presbyterian Church, 1994.), p. 11.
14. Duane Meyer and V. Marie Arnold. A Brief History of First and Calvary Presbyterian Church, Springfield, Missouri. (Springfield, MO: First and Calvary Presbyterian Church, 1987), p. 48.
15. Hoye's Street and Avenue Directory of Springfield, MO. (Kansas City, MO: Hoye's Directory Co., 1895-1896, 1888-1889, 1899-1900), npa.
16. Hoye's Street and Avenue Directory of Springfield, MO. (Kansas City, MO: Hoye's Directory Co., 1905), npa.
17. Dunham's Springfield City Directory. (Springfield, MO: Dunham Directory Co., Publishers, 1913, 1914, 1915), npa.
18. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers, 1925), npa.
19. Springfield City Directory and Greene Co. Gazetteer. (St. Louis, MO: Benson Bros., 1890-91), npa.
20. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers, 1926), npa.

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**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

Sources:

Barker & Escott's Springfield and North Springfield Directory. Springfield, MO: Stephens and Means Book and Job Printers. 1884-85.

Burden, Ernest. **Illustrated Dictionary of Architecture.** United States: McGraw-Hill Companies, Inc. 1998.

Burton, Richard Lee, Preparer. **National Register of Historic Places.** Walnut Street Historic District (Boundary Decrease I). Greene County, Missouri. Listed October 19, 2001.

Center for Archaeological Research, Southwest Missouri State University. **Cultural Resources Survey of the Proposed University Plaza Project (CAR 441).** Springfield, Greene County, Missouri. October 1981.

Citizen's Springfield City Directory. Springfield, MO: Citizen's Directory Company, Publishers. 1906.

Denman, David and James M. Denney, Preparers. **National Register of Historic Places.** Walnut Street Historic District. Greene County, Missouri. Listed March 21, 1985.

Dunham's Springfield City Directory. Springfield, MO: Dunham Directory Co., Publishers. 1913, 1914, 1915.

Fairbanks, Jonathan and Clyde Edwin Tuck. **Past and Present of Greene County, Missouri, Vol. I.** Indianapolis: A.W. Bowen, 1915.

Hoye's Street and Avenue Directory of Springfield, MO. Kansas City, MO: Hoye's Directory Co. 1905.

Keet, Jim, Georgia Sheppard and Ann Wilbur. **"Grey Gables" Nomination, Springfield Register of Historic Sites.** City of Springfield Council Bill No. 87-389. Approved: September 28, 1987.

Keet, Jim, Georgia Sheppard and Ann Wilbur. **"Harry Cooper House" Nomination, Springfield Register of Historic Sites.** City of Springfield Council Bill No. 87-188. Approved: May 11, 1987.

Keet, Jim, Georgia Sheppard and Ann Wilbur. **"Massey House/Sorosis House" Nomination, Springfield Register of Historic Sites.** City of Springfield Council Bill No. 86-341. Approved: July 7, 1986.

Keet, Jim, Georgia Sheppard and Ann Wilbur. **"Ricketts House" Nomination, Springfield Register of Historic Sites.** City of Springfield Council Bill No. 87-470. Approved: December 7, 1987.

Keet, Jim, Georgia Sheppard and Ann Wilbur. **"Thomas House/Greystone Designers" Nomination, Springfield Register of Historic Sites.** City of Springfield Council Bill No. 87-246. Approved: June 22, 1987.

Meyer, Duane and V. Marie Arnold. **A Brief History of First and Calvary Presbyterian Church, Springfield, Missouri.** Springfield, MO: First and Calvary Presbyterian Church. 1987.

Old Calvary Church, 1849-1949. Springfield, MO: Calvary Presbyterian Church. 1949. Reprinted First and Calvary Presbyterian Church. 1994.

Polk's Springfield City Directory. Springfield, MO: R.L. Polk & Co., Publishers. 1925, 1926.

Springfield City Directory and Greene Co. Gazetteer. St. Louis, MO: Benson Bros. 1890-91.

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Section 9 Page 21

**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

Stiritz, Mary M., Dr. Robert B. Flanders and Claire Blackwell, Preparers. National Register of Historic Places. Christ Episcopal Church. Greene County, Missouri. Listed March 26, 1987.

Thomason, Philip and Gail Long, Preparers. National Register of Historic Places. Mid-town Historic District. Greene County, Missouri. Listed July 13, 1989.

Thomason, Philip and Gail Long, Preparers. National Register of Historic Places. Springfield Warehouse and Industrial Historic District. Greene County, Missouri. Listed June 25, 1999.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles, Revised Edition. Cambridge, Massachusetts: Massachusetts Institute of Technology, 1992.

Willet, Gill E. History of the House at 838 East Walnut Street. Unpublished Research Paper. Springfield, MO: Southwest Missouri State University. 1977.

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**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

Verbal Boundary Description:

The boundaries for the Walnut Street Historic District (Boundary Increase I) include the thirteen (13) properties on the southern tier of East Walnut Street associated with the following ten (10) land parcels. They are illustrated as the heavy black lines on the accompanying Greene County Tax Map (Scale: 1" = 200').

13-24-108-026	13-24-108-031
13-24-108-002	13-24-108-008
13-24-108-003	13-24-108-009
13-24-108-004	13-24-108-027
13-24-108-005	13-24-108-028

Boundary Justification:

The boundaries of the Walnut Street Historic District (Boundary Increase I) include a strong density of contiguous buildings retaining substantial integrity on the southern tier of the 700 and 800 blocks of East Walnut Street. The boundary increase area connects at the east to the western terminus of the original Walnut Street Historic District listing at John Q. Hammons Parkway (formerly South Dollison Avenue). The exclusion of these properties from the boundaries of the original listing is attributed to prior conflicts associated with the University Plaza Project which, through the Land Clearance Redevelopment Authority, demolished a substantial inventory of historic properties on the northern tier of the 700 and 800 blocks of East Walnut Street for commercial development and surface parking. The properties adjacent to the west of the boundary increase area to South Kimbrough Avenue consist of a one-story modern apartment building and a mass area of surface parking. Similarly, the properties behind the Walnut Street boundary increase area (on the northern tier of East Elm Street) have been demolished for redevelopment and surface parking or significantly altered, such that they do no longer retain sufficient density, contiguity or integrity.

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**NATIONAL REGISTER OF HISTORIC PLACES
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**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

This nomination was prepared through sponsorship provided by:

Commerce Bank
8000 Forsyth Boulevard
St. Louis, Missouri 63105-1797

Peter T. Noonan, *Vice President*

Property Owners:

- | | | |
|------|--|--------------------------|
| 186. | 838 East Walnut Street
Owner: SMSU Board of Regents
901 South National Avenue
Springfield, MO 65804-0094 | Parcel No. 13-24-108-026 |
| 187. | 830 East Walnut Street
Owner: Teresa D. Emerson et al
1208 West University Street
Springfield, MO 65807-1931 | Parcel No. 13-24-108-002 |
| 188. | 820 East Walnut Street
Owner: Mace & Co. Exclusive Inv., LLC
820 East Walnut
Springfield, MO 65806-2400 | Parcel No. 13-24-108-003 |
| 189. | 812 East Walnut Street
Owner: Bob Dedmon
812 East Walnut
Springfield, MO 65806-2424 | Parcel No. 13-24-108-004 |
| 190. | 808 East Walnut Street
Owner: Clarence E. McElroy
3357 West Waddill Street
Springfield, MO 65802-5341 | Parcel No. 13-24-108-005 |
| 191. | 800 East Walnut Street
Owner: VA Bay TR
300 East Pershing Street
Springfield, MO 65806-2318 | Parcel No. 13-24-108-031 |
| 192. | 736 - 740 East Walnut Street
Owner: One Hundred Two Glenstone, Inc.
312 East Pershing Street
Springfield, MO 65806-2318 | Parcel No. 13-24-108-008 |

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**Walnut Street Historic District (Boundary Increase I)
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193. 728 East Walnut Street Parcel No. 13-24-108-009
Owner: Duard O. Baldwin et al TR
P.O. Box 8572
Springfield, MO 65806-8572
194. 720 East Walnut Street Parcel No. 13-24-108-027
Owner: Charles C. Chappell
3895 East Turtle Hatch Road
Springfield, MO 65809-3748
195. 716 East Walnut Street *Same Parcel as Building No. 194*
Owner: Charles C. Chappell
3895 East Turtle Hatch Road
Springfield, MO 65809-3748
196. 708 East Walnut Street Parcel No. 13-24-108-028
Owner: Darrel R. Harris
1622 South Oak Grove Avenue
Springfield, MO 65804-1812
197. 700 East Walnut Street *Same Parcel as Building No. 196*
Owner: Darrel R. Harris
1622 South Oak Grove Avenue
Springfield, MO 65804-1812

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Section Photographs Page 25

**Walnut Street Historic District (Boundary Increase I)
Greene County, Missouri**

Photographs:

Walnut Street Historic District (Boundary Increase I)
Springfield, Greene County, Missouri
Richard Lee Burton
April 4, 2002
Negatives on file with Historic Springfield, Inc.; P.O. Box 50305; Springfield, MO 65805-0305

- Photo 1:** Streetscape. Southern tier of 800 block of East Walnut Street. View from northeast corner of intersection of East Walnut Street and John Q. Hammons Parkway (formerly South Dollison Avenue) to southwest. Property at left is 838 East Walnut Street (Roll 2, Frame 24)
- Photo 2:** Streetscape. Southern tier of 800 block of East Walnut Street. View from northern tier of East Walnut Street to southwest. Property at left is 820 East Walnut Street (Roll 2, Frame 22)
- Photo 3:** Streetscape. Southern tier of 700 block of East Walnut Street. View from northern tier of East Walnut Street southeast. Property at right is 700 East Walnut Street (Roll 2, Frame 1)
- Photo 4:** 736-740 East Walnut Street. Primary north elevation (Roll 2, Frame 14)
- Photo 5:** 838 East Walnut Street. Primary north elevation (Roll 2, Frame 23)
- Photo 6:** 820 East Walnut Street. Primary north elevation (Roll 2, Frame 19)
- Photo 7:** 812 East Walnut Street. Primary north elevation (Roll 2, Frame 18)
- Photo 8:** 800 East Walnut Street. Primary north elevation (Roll 2, Frame 15)
- Photo 9:** 720 and 716 East Walnut Street. Primary north elevations (Roll 2, Frame 4)
- Photo 10:** 708 East Walnut Street. Primary north elevation (Roll 2, Frame 3)
- Photo 11:** 700 East Walnut Street. Primary north elevation (Roll 2, Frame 2)
- Photo 12:** 830 East Walnut Street. Primary north and side west elevations (Roll 2, Frame 21)
- Photo 13:** 808 East Walnut Street. Primary north and side west elevations (Roll 2, Frame 16)
- Photo 14:** 736-740 East Walnut Street. Detached apartment building behind historic property Primary north elevation (Roll 2, Frame 12)
- Photo 15:** 728 East Walnut Street. Primary north elevation (Roll 2, Frame 10)



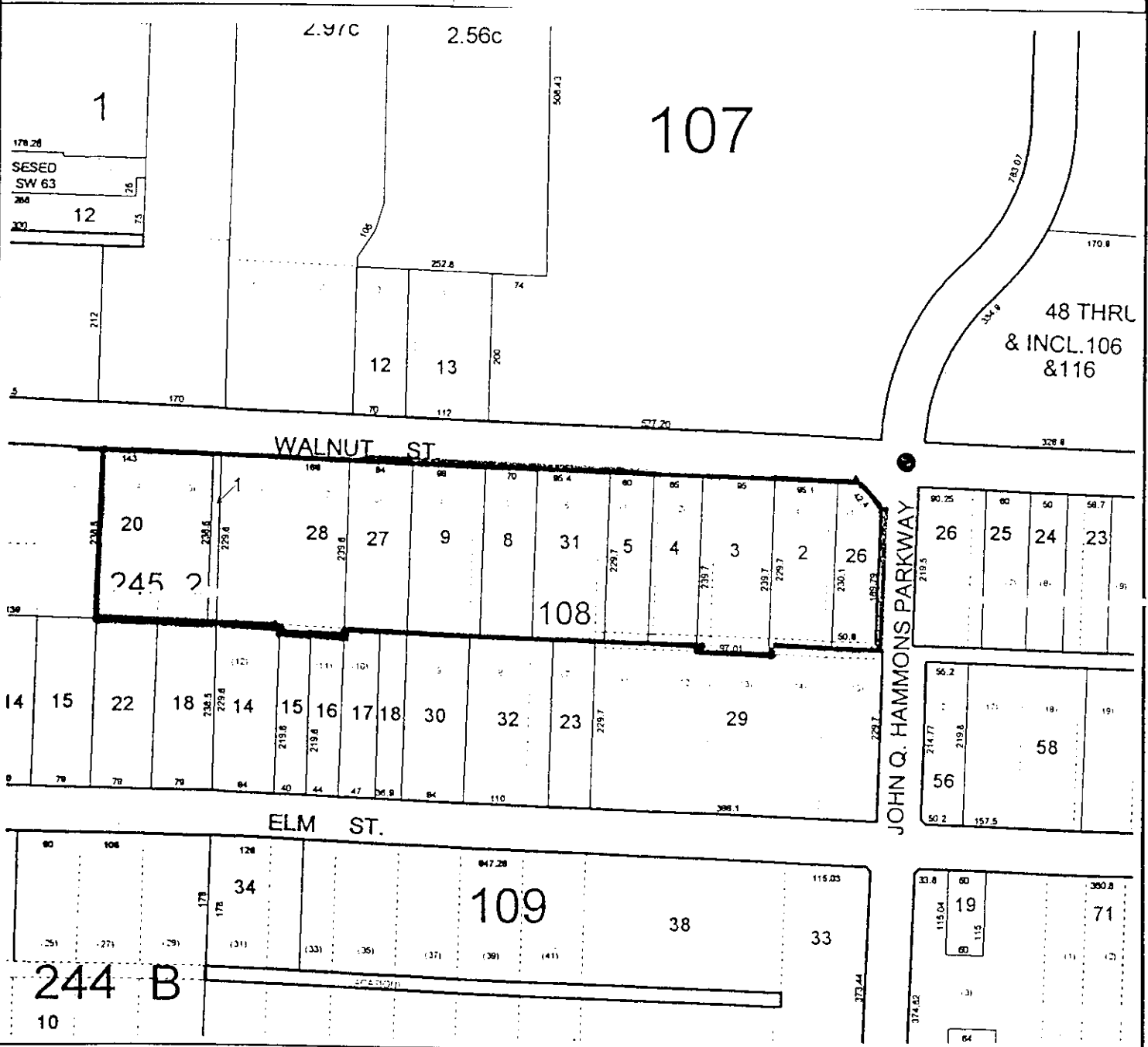
Assessor's Office

940 N. Boonville Ave.
Springfield, MO 65802

Phone : 417-868-4101
Fax : 417-868-4844

Walnut Street Historic District (Boundary Increase I) Springfield, Greene County, Missouri

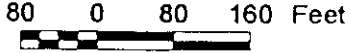
— Boundary Line



MAR 15, 2002

Prepared under the direction of
State Tax Commission of Missouri
and Greene County Tax Assessor.
This property ownership map is for
tax purposes only. It is not intended
for conveyances.

Scale: 1 inch = 200 feet



- (1) SUBDIVISION LOT NUMBER
- 10 PARCEL NUMBER
- 100 MAP BLOCK NUMBER
- PROPERTY LINE
- ORIGINAL LOT LINE
- R / W LINE
- - - RAILROAD R / W LINE
- CORPORATION LINE

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6	7	8	9	10
15	14	13	12	11
16	17	18	19	20

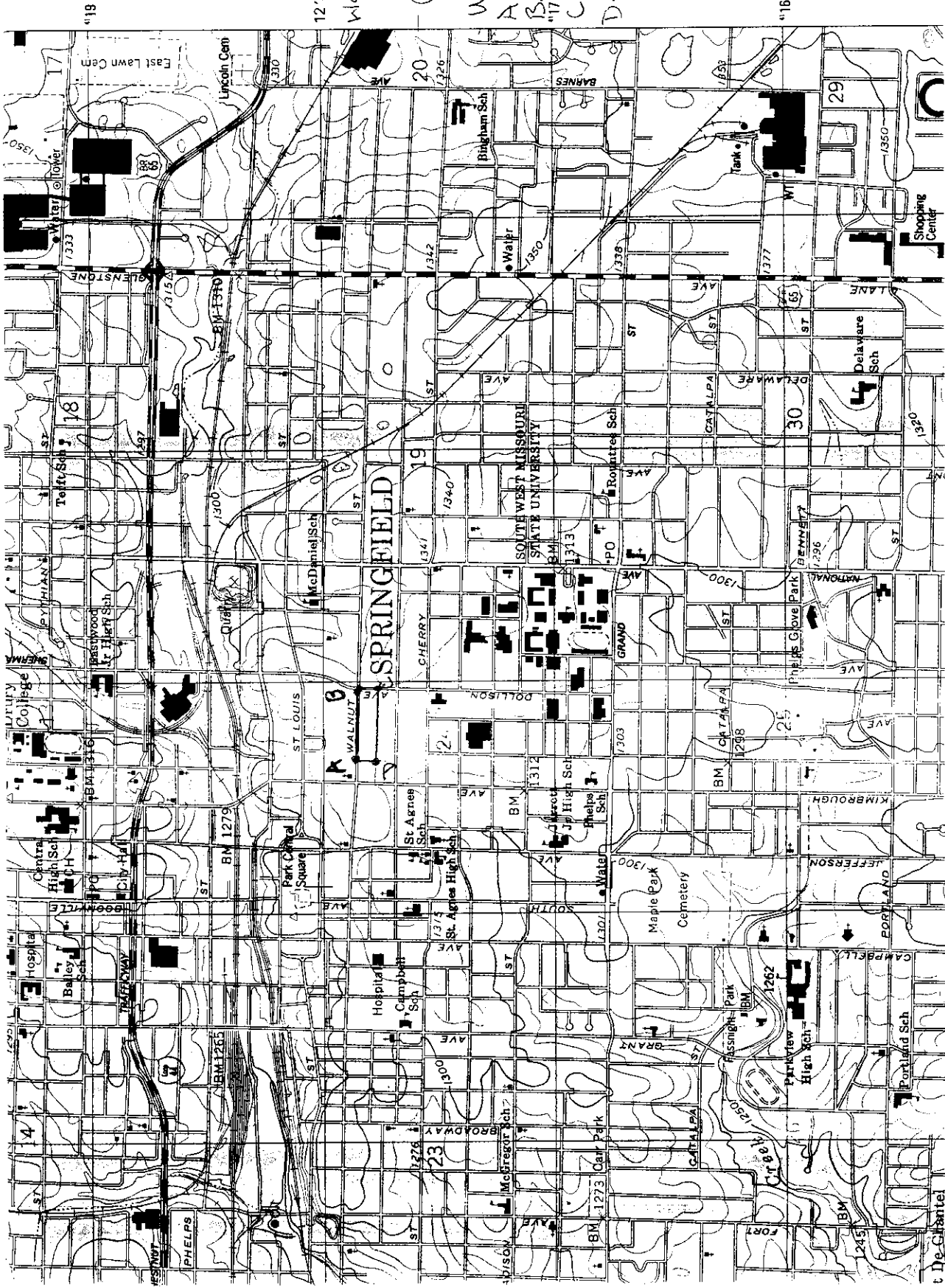
Greene County

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NW	NE
SW	SE



12'30"

Walnut Street Historic District (Secondary Increase 1)

Greene County, Missouri

UTMs -

A. 15/474670/4177970

B. 15/474970/4177970

C. 15/474970/4177970

D. 15/474600/4177970







