

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name West Walnut Street Commercial Historic District

other names/site number N/A

2. Location

street & number Portions of the 400 and 300 blocks of West Walnut Street and the 300 and 400 blocks of South Campbell Avenue [N/A] not for publication

city or town Springfield [N/A] vicinity

state Missouri code MO county Greene code 077 zip code 65806

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [].)

Signature of certifying official/Title  Date 6 Feb. 02
Claire F. Blackwell/Deputy SHPO

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

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

JSDI/NPS NRHP Registration Form

West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

i. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	14	2
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
			buildings
			sites
			structures
			objects
		14	2
			Total

Number of contributing resources previously listed in the National Register.

Historic and Architectural Resources of Springfield, MO 0

ii. Function or Use

Historic Function	Current Functions
<u>DOMESTIC: Multiple Dwelling</u>	<u>DOMESTIC: Multiple Dwelling</u>
<u>COMMERCE: Financial Institution</u>	<u>COMMERCE: Business</u>
<u>COMMERCE: Specialty Store</u>	<u>COMMERCE: Professional</u>
	<u>COMMERCE: Specialty Store</u>
	<u>SOCIAL: Civic</u>
	<u>RECREATION/CULTURE: Museum</u>
	<u>VACANT</u>

iii. Description

Architectural Classification	Materials
<u>LATE VICTORIAN: Italianate</u>	foundation <u>concrete</u>
<u>OTHER: Commercial Block ("Brick Front")</u>	<u>limestone</u>
	walls <u>brick</u>
	roof <u>flat</u>
	other <u>limestone</u>
	<u>terra cota</u>
	<u>wood</u>
	<u>glass</u>
	<u>metal</u>

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

SDI/NPS NRHP Registration Form

West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

Property is:

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

Areas of Significance

ARCHITECTURE
COMMERCE

Periods of Significance

1888-1951

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

n/a

Narrative Statement of Significance

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

Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository: City of Springfield

USDI/NPS NRHP Registration Form

West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

10. Geographical Data

Acreage of Property 2.6 acres

UTM References

A. Zone Easting Northing
15 473745 4117940

B. Zone Easting Northing
15 473880 4117980

C. Zone Easting Northing
15 473995 4117880

D. Zone Easting Northing
15 473920 4117795

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Richard Lee Burton, President and Chief Preservation Officer

organization Historic Springfield, Inc date December 28, 2001

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 _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The West Walnut Street Commercial Historic District is located at the intersection of West Walnut Street and South Campbell Avenue in Springfield, Greene County, Missouri. It includes 16 buildings within the 400 and 300 blocks of West Walnut and the 300 and 400 blocks of South Campbell. Properties within the district are one-, two- and three- story brick commercial buildings constructed between 1888 and 1930. They reflect the Late Victorian Italianate-influenced and Commercial Block (or "Brick Front") styles popular during this period and continue to be used for their original first-story commercial and upper-story multiple dwelling purposes. Storefront alterations are generally limited to the use of modern replacement materials within the storefront windows and doors. The original dimensions of the storefront openings are still evident. The upper stories of this dense group of historic buildings are substantially intact. Of the 16 properties within the district, 14 retain significant integrity and are contributing buildings that fulfill the registration requirements established for "Downtown Commercial Buildings, ca. 1870-1948" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri." The two non-contributing buildings have been covered with stucco sheaths; but, with appropriate rehabilitation, they could potentially be returned to their historic character.

Elaboration:

The West Walnut Street Commercial Historic District is located at the intersection of West Walnut Street and South Campbell Avenue in Springfield, Greene County, Missouri (*See Figure 1 and Sketch Maps 1-2*). The area represents the southwest corner of the Original Plat of the Town of Springfield. It includes 16 buildings within the 400 and 300 blocks of West Walnut and the 300 and 400 blocks of South Campbell (*See Photos 1-24*). The district is southwest of the Public Square and serves as the southwest gateway into Springfield's resurging downtown area. The Campbell Avenue Historic District (NR listing 6/25/99) is one block north. The Old Calaboose (NR listing 11/14/80) is one block north on West McDaniel Street. The West Central historic residential neighborhood is directly west on West Walnut Street. The buildings are placed at a zero-setback from the modern poured concrete sidewalks.

The northern boundary of the Walnut Street district is only minimally separated from the Campbell Avenue district to the north by a narrow gap of non-contributing buildings and surface parking. Likewise, it is surrounded on the east, south and west boundaries by surface parking that replaces more recently demolished historic buildings. Within these boundaries is found the largest, most dense contiguous area of intact historic commercial buildings in downtown Springfield.

The commercial interests that developed in this area largely arose out of the needs of the lower-middle to middle class residents of the West Central neighborhood (e.g., butchers, grocers, auto shops). The modest means and lifestyles of its clientele are reflected in the predominantly simple, modestly adorned commercial vernacular of the extant buildings. They are predominantly one- and two-story brick buildings of the Commercial Block (or "Brick Front") type constructed between 1906 and 1930. Many replaced earlier

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

period wood-frame commercial and domestic buildings that were previously on their sites. In this regard, the area made the transition from wood-frame to brick commercial buildings almost thirty years later than other business districts in Springfield. Therefore, the West Walnut district is distinctive from other National Register listed commercial districts in Springfield, such as the Commercial Street Historic District (5/24/83) and the Walnut Street Commercial Historic District (6/25/99).

These later period brick Commercial Block buildings share a vernacular storefront configuration: transoms; display windows in one, two or more bays; brick surrounds; recessed main and side secondary entrances; and lower window panels. The storefronts generally have experienced some alterations, primarily during the 1940's with aluminum and Carrara glass or later with brick in-fill. The two-story Commercial Block buildings have upper facades with parapeted rooflines with stone coping and symmetrically fenestrated windows with various brick, stone or metal embellishments. They often are simply embellished with terra cotta cornices or limestone horizontal banding and decorative brickwork.

Within the district, there are several distinct groupings of buildings. These have several common characteristics within them associated with their early uses. The buildings on the north tier of the 400 block of West Walnut Street (431, 425, 417 and 409 West Walnut) form a row of alternating two- and one-story Commercial Block buildings (*See Photos 2-5*). These have two or more bays formed by brick columns and present a long horizontal streetscape. These were solely used for commercial purposes, variously including a tire store, chicken hatchery, machine shop, auto and radiator repair stores, etc.

The building at 431 West Walnut (the Diffenderffer Building constructed c. 1906) is one of the most ornate of the Commercial Block buildings in the district (*See Photo 2*). It has an elaborate dentiled cornice of terra cotta supported on evenly spaced brackets. It also has a generous presentation of limestone embellishments, including coping at the parapet, a horizontal band between second and first floors and capitals and plinths on the storefront columns that support a limestone entablature. It is the earliest building within this first grouping. It was constructed to house the D.M. Diffenderffer Co., a purveyor of carriages and implements.

The small one-story, single bay brick building at 405 West Walnut (*See Photo 6*) was the last building constructed in the West Walnut district (c. 1930). Built as in-fill between the west and east adjacent properties, is of very simple design. However, its small scale relative to surrounding buildings and stepped parapet with limestone coping give it a singular prominence within the district.

A second distinct grouping of buildings is found on the southern tier of the 400 block of West Walnut Street (400, 404, 406 and 408 West Walnut Street). These are all two-story Commercial Block buildings with a single storefront bay (*See Photos 16-20*). With the exception of the corner building at 400 West Walnut, they all have central recessed main entrances. In addition to the commercial retail businesses that operated

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

on the first floor (drug store, grocer, butcher), the second floors served as rooming houses. A variety of parapet treatments, upper façade surface patterns and the narrow storefronts create a more vertical or "row house" streetscape at this area of the district.

The earlier of the buildings within this second grouping is at 400 West Walnut on the southwest corner of the intersection of West Walnut and South Campbell (*See Figure 2 and Photo 16*). Built in 1910, it is the only building in the district constructed of glazed-brick. It has an elaborate tan terra cotta cornice and an interesting interplay of brown brick and tan brick banding with the primary white glazed-brick surface at the second story to enhance its vertical effect.

The pair of buildings at 404 and 406 West Walnut was constructed at the same time (c. 1920) and appears to have been built by the same concern according to the same general plan (*See Photos 17 and 18*). They are constructed of the same tan brick and are topped with the same white terra cotta entablature. However, a strong dynamic exists between them created by the varying styles of their detailing. The building at 404 West Walnut is more nostalgic in its aesthetic, having heavy Victorian-style brick hoods with wood cut transoms and cast iron sills at the second story windows. In contrast, the building at 406 West Walnut is more modern in its second floor window treatments, using limestone lintels and sills to frame the soldier-bonded brick surrounds. This dynamic is heightened by the fact that the second story of the east building (404 West Walnut) is recessed from that of the adjacent west (406 West Walnut). In this regard, these two buildings reflect the progression from the Late 19th century into the more modern spirit of the Early 20th century following World War I.

The western-most building in this grouping at 408 West Walnut is also indicative of the Commercial Block vernacular, but presents a more complex use of limestone and brick in its second story façade than those adjacent at its east (*See Photo 19*). The various layers of limestone coping, entablature of limestone and soldier-bonded and corbelled brick and limestone and soldier-bonded brick window treatments contribute to its vertical impression. Unfortunately, the original aesthetic of the building is somewhat diminished by a 1949 alteration to its storefront, which imposes a heavy surround of marble veneer and metal across its original opening. This was implemented by architect Carl Bissman during the remodeling of the building to house Farmers & Merchants Bank. The more recent alteration of the second story windows also diminished the vertical rise of the building. The building still retains much of its original character despite these diminishing alterations; and, a current rehabilitation effort is addressing them.

A third grouping of Commercial Block buildings is found on the eastern tier of the 400 block of South Campbell Avenue and south of West Walnut Street (*See Photos 21-24*). The two-story buildings at 412 and 416 South Campbell were both constructed in 1920 with the same façade treatments (*See Photos 21 and 22, respectively*). The second stories are topped with low flat parapet walls and limestone coping. Below each parapet is a projecting corbelled brick cornice on top of a band of projecting brick in a dentil pattern. The

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

second story windows are identically treated with each bay containing a tripled window framed by a surround of soldier-bonded brick with limestone quoins inside a course of projecting bull header brick and a single limestone sill. However, the two buildings do differ in size. The north adjacent building (412 South Campbell) has two bays, which have been in-filled with brick around modern replacement windows. The south building (416 South Campbell) has one bay. It retains its original storefront configuration with transoms, recessed central main entrance and side secondary entrance. These two buildings were constructed as in-fill between the building at the southeast corner of the Walnut and Campbell intersection and the southern-most building in this grouping at 420 South Campbell (*See Photos 23 and 24*). It is an earlier two-story brick Commercial Block building constructed in 1910. Its façade has been covered in white-painted stucco, making it one of only two non-contributing buildings in the district.

The three exceptions to the high density of later period Commercial Block buildings in the West Walnut district are the Late Victorian buildings with Italianate-influenced detailing found on the southeast and northwest corners of West Walnut and South Campbell. They were among the first brick commercial buildings in the area and are the oldest remaining in the district, as reflected in their earlier period aesthetic. In addition to these, another two-story brick commercial building was constructed in 1882 in the same Late Victorian style at the northeast corner of the intersection. It collapsed in the 1980's (ironically as a result of structural intrusion during an effort to rehabilitate it) and has been replaced with surface parking.

The earlier of these three Late Victorian style buildings is located at 320 West Walnut Street (*See Figure 3 and Photos 14 and 15*). It was constructed in 1888 by Koenigsbruk & Boehmer, a leading purveyor of buggies, wagons, farm machinery and feeds (By 1906, Koenigsbruk & Boehmer became Springfield Seed Company). Despite its current peeling coat of white paint and modern storefront alterations, this is one of the strongest and most intact examples of Italianate-influenced Late Victorian commercial style remaining in Springfield. It is the only three-story building in the district. It has two primary bays, with each on the third and second stories consisting of a double arched window flanked on either side with a smaller single arched window. The third-story windows have three-course half-round segmental arches of bull header bonded brick, connected at their bases by limestone blocks. The second story windows are differentiated from those at the third-story by their header treatment. They have rounded soldier-bonded brick arches accented on either side by limestone blocks and filled with decorated cut-out wood transoms.

The other two buildings on the southern tier of the 300 block of West Walnut are also associated with Koenigsbruk & Boehmer and Springfield Seed Company, though at varying times during the period of significance (*See Figure 4 and Photos 10 and 11*). The building immediately adjacent at the east of the three-story Koenigsbruk & Boehmer building (318 West Walnut) is another of the district's Late Victorian style buildings (*See Photo 13*). Constructed prior to 1893, it was an early part of the Koenigsbruk & Boehmer operations. It originally presented fine Italianate-influenced details including a corbelled brick entablature and three bays of arched windows. It has been sheathed with white-painted stucco, which

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

greatly diminishes its historic character. It is the second of the two non-contributing buildings in the district.

The building at 310 West Walnut at the eastern boundary of the West Walnut district is a two-story brick Commercial Block building constructed c. 1920 (*See Photo 12*). It has one of the most decorative and fully intact façades in the district. It is a long four-bay building similar in horizontal effect to those found at the northwest boundary of the district. Its primary surface of stretcher course bonded brown brick is embellished with a cream-colored terra cotta cornice in a dentil pattern. A tan brick band below the cornice and window surrounds of tan brick frames and limestone sills provide further contrast within the upper facade. The storefront is defined by columns of brown brick embellished with limestone plinths and terra cotta capitals. The building originally housed commercial enterprises on the first floor and the Grand Hotel on the second floor. It later became the new home of Springfield Seed Company, when it relocated from 320 West Walnut. During the 1970's period of urban revitalization, the building was covered with an aluminum "cheese grater" grill. The removal of this modern "false" façade in 2000 liberated the original brick and terra cotta façade underneath and significantly enhanced the historic character of the entire district.

The third of the Late Victorian style buildings is located at 329-331 South Campbell diagonally across from the Koenigsbruk & Boehmer building (*See Figure 5 and Photos 7-9*). Constructed c. 1892, it has a peeling coat of gray paint and has had several alterations. However, it still retains much of its original Italianate-influenced detailing. It has a corbelled brick entablature at the roofline. The long, narrow second story windows have soldier-bonded brick arches with limestone blocks on each side and limestone sills. The southeast corner of the building is chamfered. The original pediment with the words "Wallenburg 1892" above the corner main entrance and the pressed metal cornice that wrapped around the building have been removed. It has housed many commercial enterprises over time, including M. Scharff & Bros. Liquor Distributors and later The Parisienne Inc. ladies ready-to-wear store. From 1940 to 1949, the building served as the home of Farmers & Merchants Bank, following its move from across the street at 330 South Campbell and prior to its move to 408 West Walnut.

There has been no new building construction in the West Walnut district since 1930. As businesses continued to thrive in the area through the period of significance, alterations were made to update the first story storefronts, such as the marble veneer and metal surround designed by Carl Bissman designed for 408 West Walnut in 1949. During the late 1950's and 1960's, as commerce in downtown Springfield declined with the impact of suburban malls, buildings (as well as the general economy) in the district began to deteriorate. Later efforts to revitalize the area through façade alterations had a deleterious effect, such as the stucco sheathing on the buildings at 318 West Walnut and 420 South Campbell and the "cheese grater" hung on 310 West Walnut. As commerce in the district continued to decline, the area became known as Springfield's "Redlight District."

Currently, the West Walnut district is experiencing a revival, driven by strong historic rehabilitation efforts

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

among a concentration of committed property owners. With support from the federal and state historic rehabilitation tax credit programs and local economic development incentives, historic rehabilitation projects are being implemented at 310, 404, 406 and 408 West Walnut. Further activity is anticipated at 329-331 and 412 South Campbell. These buildings are being rehabilitated for second floor multiple-dwelling use in response to a resurgence in urban living. The first floors are being rehabilitated for commercial lease space. The building at 405 West Walnut was recently rehabilitated and now houses an art gallery. A neighborhood association of property owners and potential residences is being formed to encourage further development in the district and to advocate its preservation interests.

Individual Property Descriptions:

1. **431-433 West Walnut Street (Diffenderffer Building)** – Constructed c. 1905. A two-story Commercial Block building of stretcher course bonded red brick and in a rectangular plan. It has a flat roof and stone foundation. A low flat parapet wall with limestone coping tops the roofline. A projecting terra cotta dentiled cornice supported on evenly spaced brackets crosses the south-facing façade. The second story has three bays of tripled windows with flush soldier-bonded headers. A continuous limestone band wraps around the building separating the second and first stories and serving as the sills for the windows above. The first story storefront has three symmetrical bays defined by brick columns with limestone plinths and capitals supporting a limestone entablature. A stone panel carved with “Diffenderffer” is centered above the middle bay. The storefront display windows have been altered. However, the property remains substantially intact. (Contributing)
2. **425 West Walnut Street** – Constructed c. 1925. A one-story Commercial Block building of stretcher course bonded tan brick and in rectangular plan. It has a flat roof and concrete foundation. The roofline has an elaborate parapet with pediments above each of the three first story bays. Limestone coping tops the parapet. Centered beneath pediment is a carved limestone crossform panel. A molded limestone band spans the façade to separate the parapet from the storefront below. The storefront has three symmetrical bays formed by brick columns with plan plinths and capitals. Luxor glass transoms originally ran atop each of the three bays and were present as recently as 1984. However, the storefronts were subsequently altered with modern doors and windows and pre-formed panel in-fill. (Contributing)
3. **417 West Walnut Street** – Constructed c. 1920. A two-story Commercial Block building of red brick veneer and in a square plan. It has a flat roof and concrete foundation. It has a low flat parapet with tile coping. The second story has five symmetrical bays with square 4-over-4 metal casement windows. The three west bays have been covered with aluminum siding. The second story wall surface has a smooth stucco skim coat. The first story has five bays, with the three central bays being narrower than those at the outer west and east. Brick columns define the bays and support a formed concrete entablature above. The lower storefront panels consisted of a low brick wall with concreted sills. The storefront bays have been in-filled with modern materials, although the dimensions of the original openings are still evident. Original transoms are still present in the central third bay. (Contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

4. **409 West Walnut Street** – Constructed c. 1925. A one-story Commercial Block building of stretcher course bonded yellow-tan brick and in a rectangular plan. It has a flat roof and concrete foundation. The low flat parapet at the roofline has limestone coping, with a simple corbelled cornice below. It is interrupted at its center by a projecting brick column. The central column and those repeated at the west and east corners of the building form the two storefront bays. Each bay has centered above a decorative panel formed by a projecting bull header bonded dark red brick frame. The same dark red brick is used in the soldier-bonded header that tops the bay openings and in the detailing of the bay columns. The storefront windows and doors have been partially replaced with modern materials, although the original opening dimensions are unchanged and the original transoms may still remain behind a white in-fill cover. (Contributing)
5. **405 West Walnut Street** – Constructed c. 1930. A one-story Commercial Block building of stretcher course bonded reddish-tan brick and in a rectangular plan. It has flat roof and concrete basement. It has a stepped parapet with limestone coping. Its south-facing façade is unadorned. It retains its original transoms and overall storefront configuration. (Contributing)
6. **310 West Walnut Street (Grand Hotel/Springfield Seed Co. Building)** – Constructed c. 1920. A two-story Commercial Block building of stretcher course bonded brown brick and in a rectangular plan. The building has one of the most decorative and fully intact façades in the district. It has a low flat parapet with limestone coping. A cream-colored terra cotta cornice in a dentil pattern accentuates the roofline and rests atop a stacked band of stretcher course and soldier-bonded tan brick. The second story has four bays of paired single-pane double-hung wood sash windows. The windows have patterned side frames of tan brick, with projecting tan brick lintels and limestone sills. The first story has four bays defined by columns of brown brick with limestone plinths and terra cotta capitals. An entablature of cream-colored terra cotta on top of a stacked band of tan brick repeated from above rests on top of the columns, separating the two stories. The original transoms are still intact, although the display windows have been replaced. (Contributing)
7. **318 West Walnut Street** – Constructed pre-1893. A two-story brick commercial building sheathed in white stucco. It originally presented a Late Victorian aesthetic with Italianate-influenced detailing. It has a flat parapet. The current stucco surface covers a corbelled brick entablature. The story has three symmetrically placed windows with arched openings. The configuration of the original first story storefront is still evident, including transoms, display windows and main and secondary entrances. The transoms have been covered with painted plywood. The building was part of Koenigsbruk & Boehmer, which occupied the adjacent three-story building at 320 West Walnut Street. (Non-contributing)
8. **320 West Walnut Street (Koenigsbruk & Boehmer Building)** – Constructed c. 1888. A three-story brick commercial building in the Italianate-influenced Late Victorian style, with a rectangular plan. It has a flat roof and stone foundation. It has a flat parapet with tile coping. Beneath is centered the original large metal scroll-form sign, which was painted with the word “Seeds”. A metal cornice once wrapped around the façade and side west elevation, but has been removed. The façade contains two primary window bays, with the two upper stories each having three window openings. The third story windows have three-course half-round segmental arches of bull header bonded brick. The center window is double and much larger than the two flanking it. Limestone blocks connect the windows across the bay at the base of the half-round arch. They have limestone sills. The

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 8

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

original single-pane double-hung wood sash windows are fairly intact. The second story windows have rounded soldier-bonded brick arches accented on either side by limestone blocks. Decorated cut-out wood transoms fill the window arches. The storefront has been altered, although the original transoms may still remain under modern plywood panels and the original dimensions of the storefront opening are still evident. It consists of two bays, with a main entrance centered in the west bay and a secondary entrance on the east side of the east bay. The storefront originally had a central main entrance in each of the two bays. The west elevation facing South Campbell consists of five primary bays, with windows repeating the profile from those on the second story of the façade. The first bay has a single window, the second and fifth each have a larger double window and the third and fourth each have a pair of windows. A display window repeated from the façade storefront is found at the first bay. The windows in the three central first story bays have been boarded. An original rear entrance is at the fifth bay. The building has been painted, although the paint layer is badly peeling. It is the oldest and highest-style building in the district. (Contributing)

9. **400 West Walnut Street** – Constructed c. 1910. A two-story Commercial Block building of stretcher course bonded white-glazed brick and in a rectangular plan. It has a flat roof and stone foundation. The building has a flat parapet topped by an elaborate tan terra cotta cornice that wraps around the primary north and side east elevations. The cornice rests on top of a band of stretcher course bonded tan brick with projecting bull header bonded brick in a dentil pattern. A three-course band of brown brick is beneath. The second story is faced with white-glazed brick. The north façade has two symmetrical primary bays, each with a pair of rectangular windows with flat limestone lintels and sills. A band of stretcher course bonded tan brick connects the windows at the lintels; and, a thinner band of tan terra cotta connects them at the sills. A flat limestone band separates the second story from the first story beneath. The storefront has been surfaced with modern materials. However, it retains its original configuration. A contemporary mural by local artist Robert E. Smith has been painted over 50% of the side east elevation. Overall, the building is in good condition; although, the white-glazed brick is spaulding, most evidently beneath the cornice on the side east elevation. (Contributing)
10. **404 West Walnut Street** – Constructed c. 1920. A two-story brick Commercial Block building of stretcher course bonded brick and in a rectangular plan. It has a flat roof and concrete foundation. It is slightly recessed behind the east and west adjacent buildings. Currently painted red, the brick appears to be tan-colored. It has a stepped parapet with limestone coping. A white terra cotta entablature, repeated from the adjacent building at 406 West Walnut Street, is beneath. It has three symmetrically placed narrow rectangular windows with brick hoods and cast iron sills. The original single-pane double hung wood sash windows have been replaced, with the top portion in-filled with plywood. The storefront has been altered with modern surface materials, but it retains its original configuration. The original transoms have been covered. (Contributing)
11. **406 West Walnut Street** – Constructed c. 1920. A two-story brick Commercial Block building of stretcher course bonded tan brick and in a rectangular plan. It has a flat roof and concrete foundation. The parapet at the roofline is in a geometric pattern and has limestone coping. Beneath is a white terra cotta entablature. The second story has three symmetrically placed windows. The slightly projecting lintels consist of a band of white terra cotta on top of a course of stretcher bonded brick and a course of soldier-bonded brick. They have limestone sills. The storefront was rehabilitated in 2000. It retains its original configuration, though its original transoms remain covered. (Contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

-
12. **408 West Walnut Street** – Constructed c. 1920/1949. A two-story brick Commercial Block building in a rectangular plan. It has a flat roof and stone foundation. The façade is constructed of stretcher course bonded red brick. The flat parapet at the roofline is elaborately treated with limestone coping and limestone blocks at each end. Beneath is an entablature of soldier-bonded brick between two thin flat bands of limestone resting on corbelled brick in a dentil pattern. The second story has two symmetrically placed windows, with soldier-bonded brick headers. The two separate limestone sills beneath each window opening indicates that the original design has two bays of paired windows beneath a single brick header. A band of soldier-bonded brick spans the façade and connects the windows immediately beneath their headers. A flat limestone band on top of a bull header bonded brick cornice separates the second story from the storefront below. The storefront was altered c. 1949 by architect Carl Bissman with marble veneer and a metal surround. A modern enclosed exterior staircase to the second floor has been added to the west elevation. (Contributing)
13. **329 South Campbell Avenue (Wallenburg Building)** – Constructed c. 1892. A two-story Late Victorian commercial building with Italianate-influenced details. It is constructed of stretcher course bonded red brick and in a rectangular plan. It has a flat roof and stone foundation. The primary east-facing façade has a stepped parapet with tile coping and a corbelled entablature underneath. A pressed metal cornice originally above the brick entablature has been removed. The second story has three primary bays formed by projecting brick columns. The first bay has pair of narrow rectangular windows, while the second and third bays each have three. The windows have soldier-bonded brick arched hoods with limestone blocks on each side. A narrow horizontal band of rough-faced limestone crosses the east façade below the windows and serves as their sills. The stepped parapet on the south elevation facing West Walnut Street has been removed. The south second story has four bays, each with a single window repeating the profile of those on the east. The third bay has a larger double window. The corner southeast corner of the building is chamfered. It originally had a pediment that carried the pressed metal cornice and the words “Wallenburg 1892” beneath. A single narrow window is found at the second story. The first story storefront has been significantly altered at both east and south elevations. However, the original transoms are still evident and may still remain underneath existing plywood panels. The chamfered corner has been boxed in at the first floor concealing the original main entrance. The metal rail above is not original. The storefront display windows at the east elevation have been in-filled with plywood and a metal overhead garage door has been added to the first bay. The two at the south elevation have been in-filled with brick. All other second and first story window openings at the east and south have been boarded. The building has been painted gray and red, although the paint is peeling loose with the effects of expose to the weather. The original brick surface appears to be in good condition. (Contributing)
14. **412 South Campbell Avenue** – Constructed c. 1920. A two-story Commercial Block building of stretcher course bonded red brick and in a rectangular plan. It has a flat roof and concrete foundation. The low flat parapet at the roofline has limestone coping and is adorned with a corbelled brick cornice. A band of projecting brick in a dentil pattern crosses the west-facing façade between the cornice and the second story windows beneath. The second story consists of two primary bays each consisting of tripled windows framed by a surround of soldier-bonded brick with limestone quoins inside a course of projecting bull header bonded brick. Each bay has a flat limestone sill. The original double-hung wood sash windows have been replaced. The storefront has two bays defined by brick columns with limestone plinths supporting an entablature of soldier-bonded brick. It has transoms; but, the original storefront opening has been in-filled with brick around modern replacement windows. (Contributing)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 10

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

15. **416 South Campbell Avenue** – Constructed c. 1920. A two-story brick Commercial Block building in a rectangular plan. It has a flat roof and concrete foundation. The façade repeats the design of the north adjacent building at 412 South Campbell Avenue. The storefront retains its original configuration with transoms, a central entrance door and secondary entrance on the south side. Windows and doors appear to be replacement materials. (Contributing)

16. **420 South Campbell Avenue** – Constructed c. 1910. A two-story brick Commercial Block building in a rectangular plan. It has a flat roof and stone foundation. The roofline has a flat parapet. A metal cornice tops the façade. The second story is slightly recessed from the façade of the building adjacent at the north. It has four symmetrically placed rectangular windows. The first story storefront has been significantly altered. It is flush with the adjacent building façade and, therefore, has probably been built-out from its original placement. The building has been covered in stucco and painted white. (Non-contributing)

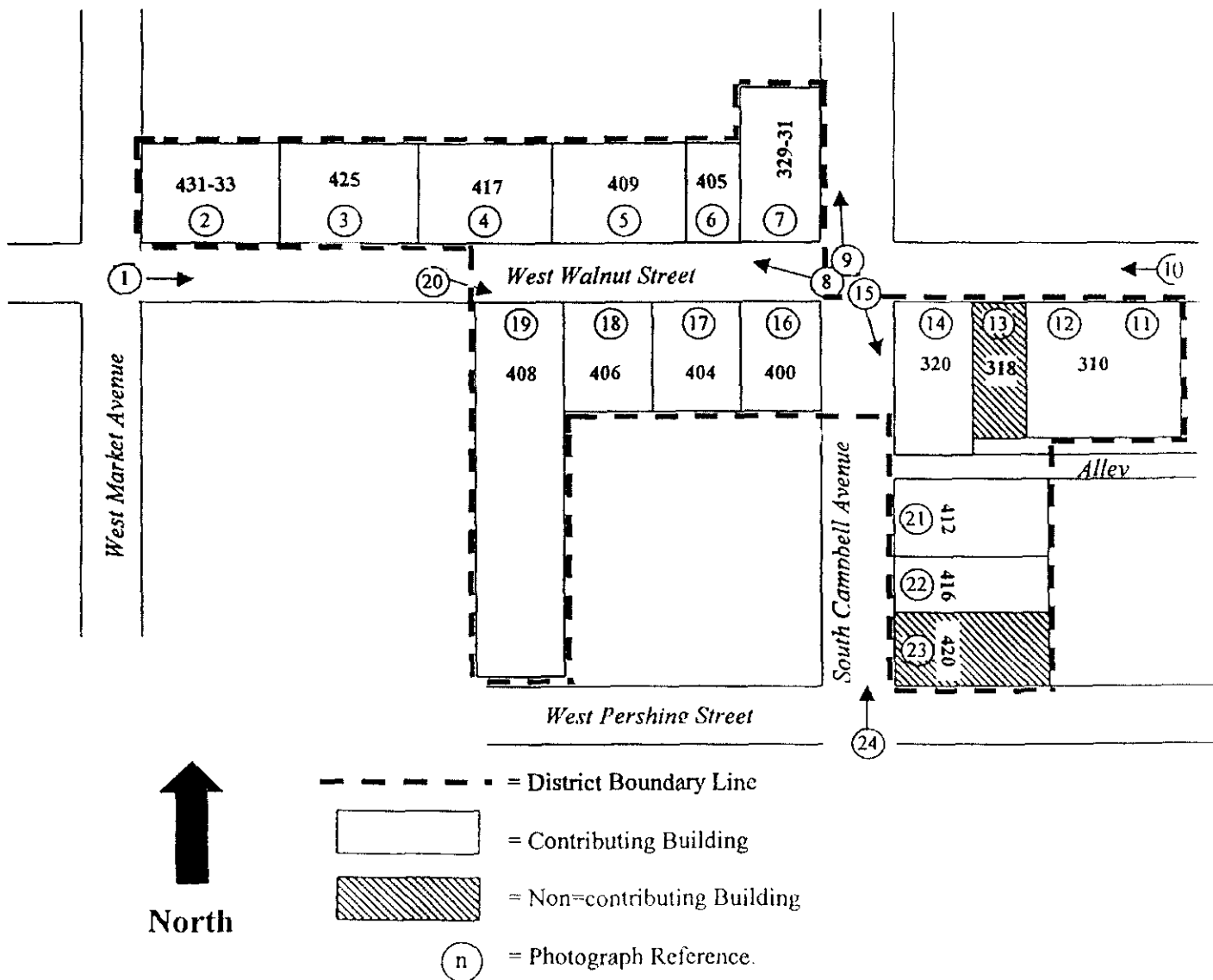
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 11

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 1: Sketch Map and Photo Log. West Walnut Street Commercial Historic District. Properties within district boundaries. Not to Scale.



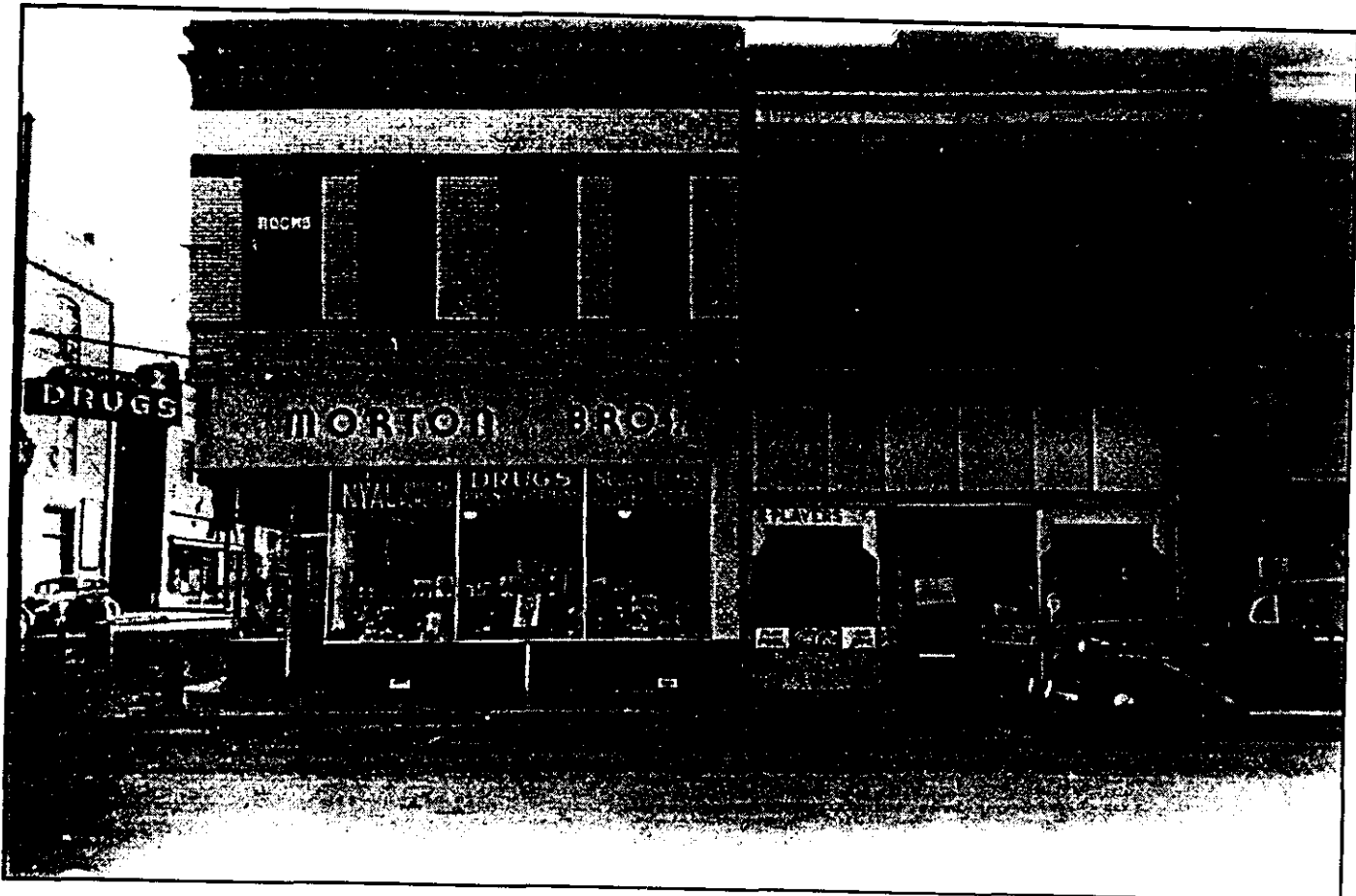
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 12

West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 2: Historic Photograph. 400 West Walnut Street (Morton Bros. Drug Store) at left and 404 West Walnut Street. Primary north elevations (Photograph: c. 1935. History Museum For Springfield-Greene County. Used with permission.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 13

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 3: Historic Photograph. 320-322 West Walnut Street (Springfield Seed Co., formerly Koenigsbruk & Boehmer). Primary north and side west elevations (Photograph: c. 1906. Local History Room, Springfield-Greene County Public Library. Used with permission.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 14

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 4: Historic Photograph. Streetscape. Southern tier of 300 block of West Walnut Street at southeast corner of intersection of West Walnut Street and South Campbell Avenue (Photograph: c. 1920. Local History Room, Springfield-Greene County Public Library. Used with permission.)



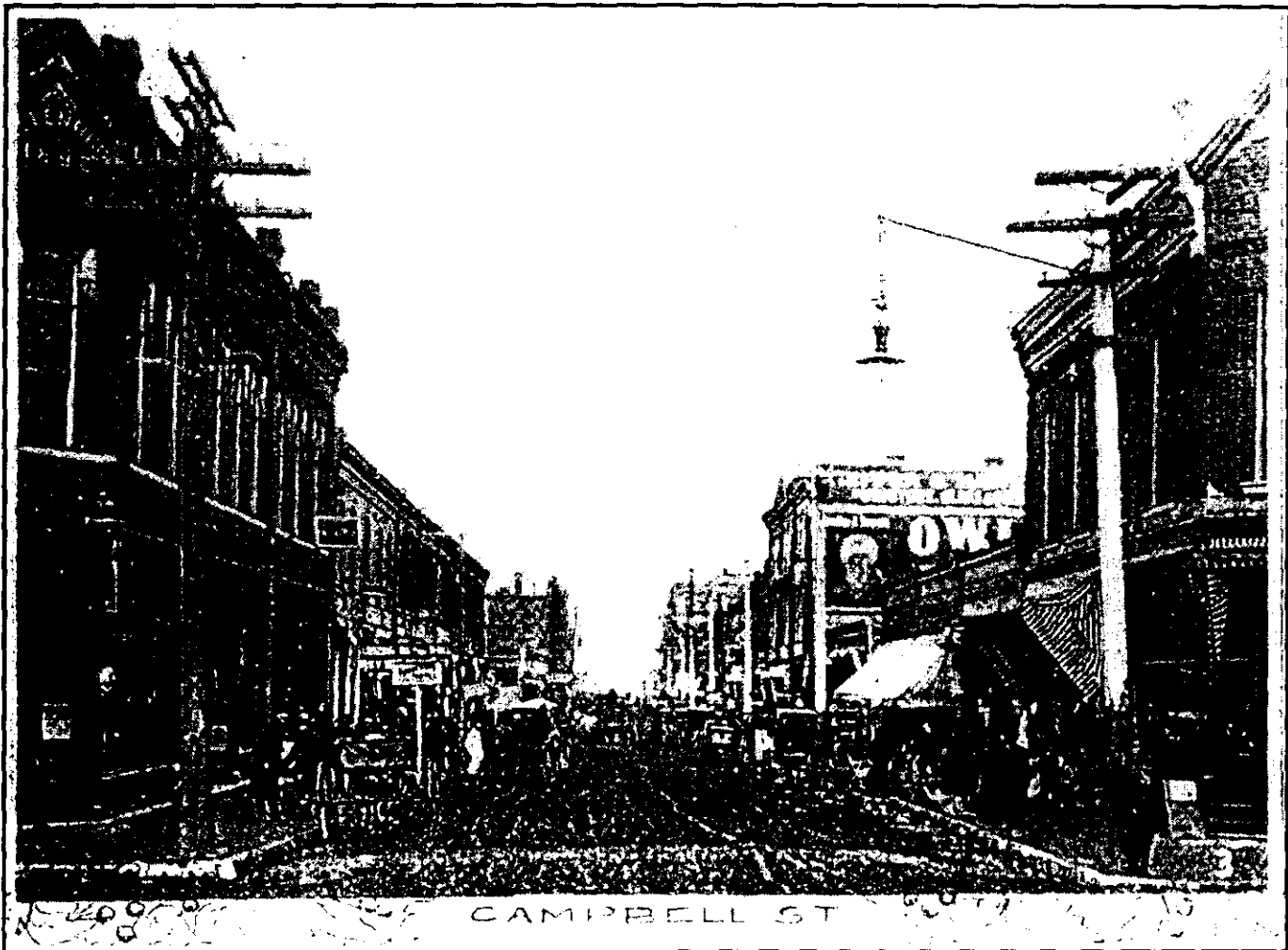
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 15

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 5: Historic Photograph. Streetscape. 300 block of South Campbell Avenue looking up north from West Walnut Street (Photograph: c. 1906. Local History Room, Springfield-Greene County Public Library. Used with permission.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 16

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The West Walnut Street Commercial Historic District in Springfield, Missouri, is locally significant under Criterion A in the area of COMMERCE and under Criterion C in the area of ARCHITECTURE. It is located southwest of the Public Square at the intersection of West Walnut Street and South Campbell Avenue. In the area of COMMERCE, it is significant for its role in the commercial history of Springfield. It represents the later expansion of commerce outside the Public Square and the development of commercial properties that supported small businesses whose clientele resided in the emerging lower-middle to middle class West Central neighborhood to its west. The second stories of many of these buildings offered multiple-dwelling housing, which provided traffic for stores in the area. Buildings also housed several significant businesses including Koenigsbruk & Boehmer (later Springfield Seed Company), Farmers and Merchants Bank and the D.M. Diffenderffer Buggy & Implement Company. In the area of ARCHITECTURE, it is significant as a collective example of Late 19th/Early 20th Century commercial architecture. Constructed between 1888 and 1930, the one-, two- and three-story brick commercial buildings are fine examples of the Late Victorian and Commercial Block (or "Brick Front") styles popular during this period. The district is one of downtown Springfield's largest contiguous areas of extant historic commercial buildings. The majority of buildings were constructed between 1906 and 1930. As such, they reflect one of the latest transitions from wood-frame to brick commercial buildings and make the West Walnut district particularly distinctive versus other National Register listed commercial districts in Springfield. They retain much of their original integrity of design, materials and craftsmanship. Fourteen of the 16 properties within the district are contributing buildings. They meet the registration requirements established in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and are within the historic context of "19th and Early 20th Century Commercial Buildings." The period of significance is determined as 1888 – 1951, beginning with the date of earliest construction and ending at the minimum age criterion.

Background:

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, of Maury County, Tennessee, designated the future site of Springfield in an area just southwest of the Jordan Creek Valley (initially referenced as a branch of Wilson's Creek). A natural spring here and the area's location between the watersheds of the Missouri and White Rivers made it ideal for settlement and a focal point for growth in the region. Three Fulbright brothers (William, John, and Levi) arrived with their families early in 1830 and were quickly followed by other settlers.

Greene County was organized in 1833 and was originally composed of the entire southwest corner of the state. 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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 17

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

county seat. The West Walnut Street Commercial District begins in the southwest corner of the Original Plat of the Town of Springfield one block east of South Campbell Avenue (the western boundary of the Original Plat) and extends west to South Market Avenue. The land west of the Original Plat contained the Fulbright farm tract.

The Town of Springfield was incorporated in 1838 and grew moderately during the period prior to the Civil War. Springfield struggled to rebuild during the early post-war years, but received a major boost with the arrival of the railroad. The first train of the Atlantic-Pacific Railway (which became the St. Louis-San Francisco Railway or "Frisco") came in April 1870 and ushered in the same transportation revolution that created a boom throughout the country. The Town of North Springfield was established by the Ozark Land Company to support development of the railroad north of Springfield's Public Square and to capitalize on the business and real estate opportunities it created. The commercial area of North Springfield that developed along the railroad is reflected in the Commercial Street Historic District (National Register listed 5/24/83). The neighborhood south of Commercial Street that arose to meet the housing needs of North Springfield residents is reflected in the Mid-town Historic District (National Register listed 7/13/89). The Town of Springfield and Town of North Springfield merged in 1887.

In the decade between 1880 and 1890, the population of Springfield more than tripled to 21,850, driven in part by the merger with North Springfield, but more significantly by intense settlement. Springfield's central geographic location, thriving industries and railroad connections made it a major trade and distribution hub and created significant economic opportunities for new residents. It was at this time that Springfield became known as "Queen City of the Ozarks." In response to this burgeoning economy, Springfield's commercial interests began to expand in all directions from the Public Square. Increasingly, two- and three-story brick commercial buildings in the Late Victorian style replaced earlier wood frame domestic and commercial buildings around the Public Square perimeter. The commercial expansion south and east of Springfield's Public Square is reflected in the Campbell Avenue, South Avenue and West Walnut Commercial Historic Districts (all National Register listed 6/25/99).

The pressure of commercial development from the Public Square also led to outward residential expansion. With their increasing prosperity, the upper-middle and upper classes of Springfield built large and high-style Queen Anne, Italianate and, later, Colonial Revival homes along St. Louis Street and East Walnut Street to the east and South Avenue to the South. The residential development of Springfield's wealthier population is reflected in the Walnut Street Historic District (National Register listed 3/21/85). The residential expansion for Springfield's lower and modest income population occurred to the west of the Public Square in the area that originated as the Fulbright farm and other earlier agricultural tracts and is known today as the West Central neighborhood. The architectural resources of Springfield's low to middle class residential expansion are not currently reflected in a National Register listing and, therefore, constitute an undocumented gap in its significant history. These

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 18

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

areas of commercial and residential expansion were connected and fostered by the establishment of Springfield's trolley line. The first successful effort to put Springfield mass transportation on rail was The Springfield Railway Company, organized by H.F. Fellows, Robert McElhaney and James Stoughton. Its first car was pulled by two horses and made its initial trip on April 15, 1881. The company merged with People's Railway Company (also established in 1881) in 1886 to form Citizen's Street Railway Company. Several small trolley companies were organized between 1889 and 1891. One of these, the Walnut Street Railway established in 1889, was operated from 1890 to 1893 as a horse car line. It ran from Springfield's eastern boundary at Springfield (now National) Avenue west on Walnut Street, through downtown to the West Central neighborhood and ending at Fort Avenue. These smaller companies were all taken over by Citizen's. In 1889, Citizen's had begun its conversion to electrical streetcars and was reorganized as the Metropolitan Electric Railway Company. The first electrical streetcar made its inaugural trip on December 4, 1890. Metropolitan soon fell into receivership due to financial losses and was purchased by Springfield Traction Company, which subsequently became part of Springfield Railway and Light Company, ancestor of Springfield's present City Utilities Company. The last electrical streetcar ran on August 29, 1937, yielding to the progress of automotive mass transportation.^{1, 2}

Criterion A: COMMERCE

The West Walnut Street Commercial Historic District is significant for its role in the commercial history of Springfield. It represents the later west expansion of commerce outside the Public Square and the development of commercial properties that supported small businesses whose clientele resided in the emerging lower-middle to middle class West Central neighborhood. The second stories of many of these buildings offered multiple-dwelling housing, which provided traffic for stores in the area. Buildings also housed several significant businesses including Koenigsbruk & Boehmer (a leading purveyor of wagons, buggies, farm machinery and feeds that later became Springfield Seed Company), Farmers and Merchants Bank and the D.M. Diffenderffer Buggy & Implement Company.

The area around the intersection of West Walnut Street and Campbell Avenue developed more slowly than areas closer to and southeast of the Springfield's Public Square. In 1884, the only two commercial buildings here were wood-frame and housed a two-story grocer located on the northwest corner and a hide & feed store on the southeast. Several wood-frame domestic dwellings surrounded the intersection.³ By 1886, a wood-frame building housing a grocer/meat market was constructed on the northeast corner of the intersection. Additional wood-frame domestic dwellings were built on the northern tier of West Walnut.⁴ Commercial development within this area expanded quickly with the establishment in 1889 of the Walnut Street Railway, which ran a horse-drawn trolley through the area connecting residents in the West Central neighborhood and downtown. By this time, the firm of Koenigsbruk & Boehmer had constructed in 1888 its impressive three-story Late Victorian brick building at the southeast corner of the intersection at 320 West Walnut Street. This was the first brick commercial building within the West Walnut district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 19

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

By 1891, the building on the northeast corner of the intersection had become a hay and feed store. A millinery and boarding house were located on the southern tier of West Walnut east of the Koenigsbruk & Boehmer building. New wood-frame buildings were constructed on the southwest corner – housing a baker, another grocer and a meat market. A fire had damaged the second floor of the building on the northwest corner, then housing a drug, grocery and dry goods store. Development also began to occur west of the primary intersection on South Market Avenue. At the intersection of Walnut and Market, Chestnut Burr constructed a large wood-frame domestic dwelling. Adjacent to the north was the Lewis Dick's Feed Yard. The Hay Market was established east of the feed yard and north of West Walnut Street. The early establishment of these small retailers and feed businesses reflects the commercial role that the West Walnut district assumed from the beginning in supporting West Central households and the agricultural interests of the Springfield economy.⁵

Several large Late Victorian brick commercial buildings were built in the area around the Walnut and Campbell intersection during the early 1890's. The two-story building still extant at 329-331 South Campbell on the northwest corner of Walnut and Campbell was constructed in 1892 by a Mr. Wallenburg as a commercial lease property. Max Scharff, a Jewish immigrant from Bavaria, relocated his business here from South Avenue, where it had been established a year earlier. M. Scharff & Bros. Liquors Distributorship operated at this location until 1919.⁶ The Farmers & Merchants Bank constructed a two-story Late Victorian brick building on the northeast corner in 1893 (*See Figures 1 and 2*). The bank established a strong depositor base among farmers in Greene County.⁷ It operated at this location until 1940, when it moved across the street to 329-331 South Campbell on the northwest corner. The smaller two-story brick Late Victorian building at 318 West Walnut was also constructed during this early period adjacent at the east of Koenigsbruk & Boehmer and subsequently became part of its operations.

The Queen City Stables building was constructed on the northern tier of West Walnut east of South Campbell at 307-311 West Walnut at about this same time.⁸ It was a two-story brick commercial building in the Late Victorian style with Italianate-influenced detailing (*See Figure 3*). Queen City Stables had a massive corbelled brick entablature across a stepped pediment parapet. Rough-faced limestone blocks and sills generously embellished the second-story windows. The Crescent Hotel and the Central Congregation Church buildings were constructed on the southern tier of West Walnut on the southeast corner of its intersection with South Market.⁹ These two buildings, along with the original Farmers & Merchants Bank and Queen City Livery, have all been demolished within the last 20 years. Their empty lots now accommodate the surface parking now surrounding the West Walnut district.

The early 1890's marked the end of the first period of significant development in the area around the Walnut and Campbell intersection. The area north of the intersection had already been fully developed and contained a dense grouping of Late Victorian brick commercial buildings. Those that still remain today are included within the Campbell Avenue Historic District (National Register listed 6/25/99). No new

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 20

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

construction was seen in the area along the 300 and 400 blocks of West Walnut until 1910.^{10, 11} The following provides a listing of businesses located within the current boundaries of the West Walnut Street Historic District in 1894/95 at the conclusion of this first period of significant development:

West Walnut Street Commercial District Businesses – 1894/1895¹²

318-320 West Walnut	Koenigsbruk & Boehmer, <i>Buggies, Wagons, Farm Machinery, Feed</i>
400 West Walnut	B.F. Burton (Colored), <i>Barber</i>
400½ West Walnut	J.L. Renfro, <i>Boots and Shoes</i>
402 West Walnut	A.J. Oliver, <i>Grocer</i>
404 West Walnut	John Williams, <i>Painter</i>
406 West Walnut	Munford & Frey, <i>Butchers</i>
329 South Campbell	M. Scharff & Bros., <i>Liquour</i>
414 South Campbell	Koenigsbruk & Gibson, <i>Commission Merchants, Grain, Hay, Feed</i>

The next building constructed in the district was the Diffenderffer Building at 429-431 West Walnut on the northeast corner of Walnut and Market. It was built in 1906 by David M. Diffenderfer to house his successful carriage and implement company. Mr. Diffenderffer was from a prominent Lancaster County, Pennsylvania, family of German ancestry. He arrived in Springfield in 1897 and started D.M. Diffenderffer, an implement business on the corner of Walnut and Campbell. In 1900, Mr. Diffenderffer moved his growing venture to a new building constructed for his purposes at Walnut and Pearl (Stewart and Cowan Building). He soon needed a larger building to accommodate his quickly expanding carriage and implement business; and, in 1906 he acquired the site at Walnut and Market and constructed the current two-story brick building that provided 21,000 square feet of floor space.¹³

Two brick buildings were constructed in 1910, marking the final transition in the area from the earlier Late Victorian style to the Commercial Block vernacular that became popular in Springfield in the Early 20th Century. The building on the southwest corner of the Walnut and Campbell intersection at 400 West Walnut replaced the earlier wood-frame barber shop. This housed the R.W. Fuggitt Drug Store, which later became Morton Bros. Drug Store. The two-story brick building at 420 South Campbell, now covered in white stucco, was also constructed at this time.

The construction in 1913 of Springfield's Convention Hall north of West Walnut and west of South Campbell (in the area that previously served as the Hay Market) was a boom to businesses in the Walnut Street district. The three-story hosted a variety of meetings, musical events, exhibitions and the community Christmas tree. This activity stimulated significant commerce from Convention Hall visitors, who arrived on the trolley. The Convention Hall was demolished in 1958 to accommodate the surface parking still adjacent to the northern boundary of the West Walnut district.¹⁴

The next period of significant construction occurred c. 1920, reflecting the commercial boom that followed

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 21

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

World War I. Seven of the 16 buildings within the West Walnut district were constructed at this time, including 417, 310, 404, 406, 408 West Walnut and 412 and 416 South Campbell. These were all two-story brick Commercial Block buildings that offered first floor retail space and second floor offices and residential housing. Two one-story Commercial Block buildings were constructed in 1925. These were located at 425 and 409 West Walnut and were in-fill between the two-story buildings at this northern tier. The following provides a listing of businesses located within the current boundaries of the West Walnut Street Historic District in 1927, after this last period of significant development:

West Walnut Street Commercial District Businesses – 1927¹⁵

427-431 West Walnut	American Tire Company
425 West Walnut	Edwards Chick Hatchery
423 West Walnut	Vacant
421 West Walnut	General Orchard Supply Co. / H.B. Sutler Machine Shop
413 West Walnut	Crump & Ship Auto Works
409 West Walnut	L.V. Harston, <i>Radiator Repair</i>
407 West Walnut	T.F. Stacey, <i>Watchmaker</i> / Wm. Hedrick, <i>Restaurant</i>
310-312 West Walnut	Lon Brite, <i>Auctioneer</i> / O.C. Welch, <i>Furniture</i>
312½ West Walnut	Grand Hotel
316 West Walnut	Vacant
318-320 West Walnut	Springfield Seed Company
400 West Walnut	R.W. Fuggitt, <i>Drugs</i>
404 West Walnut	Jacob Lipman, <i>Grocer</i>
404½ West Walnut	R. Frank Workman, <i>Furnished Rooms</i>
406 West Walnut	Charles B. Love, <i>Grocer</i>
408 West Walnut	Jones & Blake, <i>Paints</i>
329 South Campbell	Campbell St. Furniture Co.
331 South Campbell	The Parisienne Inc., <i>Ladies Ready-for-wear</i>
410 South Campbell	Schaeffer & Maschino Hardware Co.
412-414 South Campbell	J.S. Smith & Co., <i>Hides</i>
416 South Campbell	Vacant
416½ South Campbell	Springfield Barber Supply Co.
418½ South Campbell	Mrs. Ella Fetty, <i>Furnished Rooms</i>
420 South Campbell	Allen T. Vaughn, <i>Tires</i>

The last new construction occurred within the West Walnut district in 1930, with the simple one-story brick Commercial Block building at 405 West Walnut. The commercial businesses operating within the district at this time fell into three distinct categories: 1) agriculture-related, reflecting the still dominant agricultural base of Springfield's economy; 2) auto-related, reflecting the rise of the automobile as the principal means of transportation and, therefore, an emerging factor in Springfield's commercial development; and 3) small retailers, reflecting commerce from residents from the West Central neighborhood to the west and those living on the second floors of several of the buildings within the district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 22

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

As can be expected, significant business turn-over occurred in the West Walnut district during and immediately following the Depression, especially among the small retailers.¹⁶ Notably, the three most prominent and established businesses within the district saw changes in their operations. The Parisienne at 331 South Campbell closed in 1934; and, the building subsequently was occupied by Alexander's Tap Room. In 1940, Farmers and Merchants Bank moved into 331 South Campbell from its original location across the street. The bank moved again in 1949 to the two-story building at 408 West Walnut, which was remodeled with a design by Carl Bissman and enlarged to accommodate the addition of a vault. During this time, the Springfield Seed Company also relocated, leaving its original large Late Victorian style building at 320 West Walnut to move east to the smaller building at 310 West Walnut.

Through the World War II period, small businesses in the West Walnut district continued to turn over. However, the Springfield Seed Company and Farmers & Merchants Bank seemed to provide a stabilizing effect on commerce in the district. The opening of Heer's Household Appliances (a branch of the Heer's Department Store on the Public Square) in the building at 331 South Campbell introduced another prominent business into the area. However, by 1950 the character of small businesses within the district began to reflect the rise of malls and supermarkets in areas more accessible by automobile and the beginning of suburban development south of downtown Springfield. The following provides a listing of businesses located within the current boundaries of the West Walnut Street Historic District in 1950:

West Walnut Street Commercial District Businesses – 1950¹⁷.

431 West Walnut	Vestal-Rhoten Implements
421 West Walnut	Walnut Street Recreation, <i>Billiards</i> (Now 425 West Walnut)
413-19 West Walnut	Crump Auto Works Inc.
409 West Walnut	OK Radiator Shop
405 West Walnut	Christopher Tobacco Shop
312 West Walnut	Springfield Seed Company, <i>Branch Retail Store</i>
312½ West Walnut	Long Building, <i>Offices</i>
314-316 West Walnut	Home Furniture Co.
318 West Walnut	Beltone Hearing Aids
318½ West Walnut	Don's Beauty Salon
320 West Walnut	Outlet Furniture Co.
400 West Walnut	Morton Buck Drug Store
404 West Walnut	Bert E. Perrigan, <i>Tavern</i>
404½ West Walnut	Mrs. Mary Coring, <i>Furnished Rooms</i>
406 West Walnut	Norris Cafe
406½ West Walnut	William H. Arnold
408 West Walnut	Farmers & Merchants Bank
408½ West Walnut	National Life & Accident Insurance Co.
329 South Campbell	A. Burgin Fruit Co.
331 South Campbell	Heer's Household Appliances
410 South Campbell	Montgomery Ward Farm Store (Now 412-414 South Campbell)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 23

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

West Walnut Street Commercial District Businesses – 1950 (Cont.)

416 South Campbell	Midwest Auto Store
416½ South Campbell	Mrs. Olive B. Lewis
418-420 South Campbell	Fowler-Stone Supply Co., <i>Auto Supplies</i>

The loss of specialty stores like grocers and butchers, agricultural-related businesses and numerous second-floor residential spaces marked the start of the commercial decline within the West Walnut district. While the district began its commercial development at least two decades later than areas closer to the Public Square, it reflects the general impact of suburban expansion experienced at the same time throughout downtown Springfield at the start of the second half of the 20th century.

Criterion C: ARCHITECTURE

The West Walnut Street Commercial Historic District is significant as a collective example of Late 19th/Early 20th Century commercial architecture. Constructed between 1888 and 1930, the one-, two- and three-story brick commercial buildings are fine examples of the Late Victorian and Commercial Block¹⁸ (or “Brick Front”) styles popular during this period. The district is one of downtown Springfield’s largest contiguous areas of extant historic commercial buildings. The majority of buildings were constructed between 1906 and 1930. As such, they reflect one of the latest transitions from wood-frame to brick commercial buildings and make the West Walnut district particularly distinctive versus other National Register listed commercial districts in Springfield.

The three earliest buildings constructed in the West Walnut district are in the Italianate-influenced Late Victorian style prominent in commercial architecture at the end of the 19th Century.¹⁹ Particular detailing within the Commercial Italianate vernacular includes tall, narrow arched windows, limestone quoins and pronounced roofline treatments such as metal cornices or corbelled brick entablatures.²⁰ The Koenigsbruk & Boehmer Building (c. 1888) located at 320 West Walnut Street is one of the most representative examples of this aesthetic in downtown Springfield (*See Photos 14 and 15*). The variation in treatment of its third-story and second-story arched windows is particularly noteworthy. The Wallenburg Building (c. 1892) at 329-331 South Campbell is another fine example of Commercial Italianate architecture (*See Photos 7-9*). While its corner entrance pediment and metal cornice are no longer intact, it retains substantial integrity of design. The third example of Commercial Italianate design in the district is the smaller two-story building at 318 West Walnut, constructed prior to 1893 (*See Photo 13*). A modern stucco sheathing masks its original character and substantially diminishes its integrity. However, it is documented in historic photographs.

The most significant new construction in the West Walnut district occurred between 1906 and 1920, with 10 of its total 16 buildings dating to this 10-year period. These buildings are all two-story brick Commercial Block (or “Brickfront”) buildings, a vernacular style popular in the Early 20th Century. These are characterized by traditional storefront configurations: transoms, recessed main entrances, secondary side

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 24

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

entrances, symmetrically fenestrated rectangular windows (often framed with decorative brickwork) and corbelled brick or terra cotta cornices. The earliest intact Commercial Block building in the district is the Diffenderffer Building (c. 1910) located at 429-431 West Walnut (*See Photo 2*). Another early Commercial Block building at 400 West Walnut (c. 1910) is distinguished by its white-glazed brick primary surface embellished with horizontal treatments of tan and brown brick and terra cotta (*See Photo 16*).

Seven of the West Walnut district's Commercial Block buildings were constructed c. 1920. These are all two-story structures with either multiple or single bays. The buildings at 425 West Walnut and 412 South Campbell are examples of multiple-bay Commercial Block buildings and provide the range of variant aesthetic achievable within this vernacular form (*See Photos 3 and 21, respectively*). The buildings at 404, 406 and 408 West Walnut have single bays and demonstrate the vertical effect created at the upper façade by the interplay of primary brick surfaces with limestone, brick panel and terra cotta treatments (*See Photos 17-20*). The last three Commercial Block buildings were built in 1925 (425 and 409 West Walnut) and 1930 (405 West Walnut). These are simpler in design and material, lacking the use of terra cotta found in the earlier Commercial Block buildings (*See Photos 3, 5 and 6*).

The West Walnut district is distinctive from the other commercial historic districts located in downtown Springfield because of its unique density of later period Commercial Block buildings. Over two-thirds of the buildings (11 out of 16) in the West Walnut district were constructed c. 1920-1930. These all retain substantial integrity of design, material and craftsmanship and collectively present the freer, less rigid aesthetic associated with the period following World War I and preceding the Great Depression. The 30-year gap between the three earlier Late Victorian and the later density of Commercial Block buildings is reflective of the slower commercial development patterns of the area. More significantly, it highlights the compelling contrast between the two styles.

Of the total 16 properties in the West Walnut Street Commercial Historic District, fourteen (87.5%) are contributing buildings. These Late Victorian and Commercial Block buildings meet the registration requirements established in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and are within the historic context of "19th and Early 20th Century Commercial Buildings."

End Notes:

1. Milton Rafferty. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield." Springfield! Magazine. (Springfield, MO: March, 1982), p. 13.
2. Milton Rafferty. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield – Part II." Springfield! Magazine. (Springfield, MO: April, 1982), p. 39.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 25

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

3. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1884." (Sanborn Fire Insurance Company: New York), Sheet 2.
4. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1886." (Sanborn Fire Insurance Company: New York), Sheet 2.
5. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1891." (Sanborn Fire Insurance Company: New York), Sheet 2.
6. Jonathan Fairbanks and Clyde Edwin Tuck. Past and Present of Greene County, Missouri, Vol. I. (Indianapolis: A.W. Bowen, 1915), pp. 1180-1181.
7. Jonathan Fairbanks and Clyde Edwin Tuck. Past and Present of Greene County, Missouri, Vol. I. (Indianapolis: A.W. Bowen, 1915), p. 514.
8. Shanna Boyle and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri. (Virginia Beach, VA: The Donning Company Publishers, 1997), p. 24.
9. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1896." (Sanborn Fire Insurance Company: New York), Sheet 2.
10. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1902." (Sanborn Fire Insurance Company: New York), Sheet 8.
11. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1910." (Sanborn Fire Insurance Company: New York), Sheet 74.
12. R.L. Polk and Co., Polk's Springfield, Directory. (Kansas City: R.L. Polk and Co., 1894/95), np.
13. Jonathan Fairbanks and Clyde Edwin Tuck. Past and Present of Greene County, Missouri, Vol. I. (Indianapolis: A.W. Bowen, 1915), pp. 1714-1717.
14. Shanna Boyle and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri. (Virginia Beach, VA: The Donning Company Publishers, 1997), p. 23.
15. R.L. Polk and Co., Polk's Springfield, Directory. (Kansas City: R.L. Polk and Co., 1927), pp. 444, 536-537.
16. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1933." (Sanborn Fire Insurance Company: New York), Sheets 1-5 .
17. R.L. Polk and Co., Polk's Springfield, Directory. (Kansas City: R.L. Polk and Co., 1950), pp. 18, 156.
18. Richard Longstreth. The Buildings of Main Street: A Guide to American Commercial Architecture. (Washington, DC: The Preservation Press, 1987), p. 24.
19. Ernest Burdett., Illustrated Dictionary of Architecture. (McGraw-Hill Publishers, 1998), p. 117.
20. Herbert Gottfried and Jan Jennings. American Vernacular Design, 1870-1940. (New York: Van Nostrand Reinhold Company, 1985), p. 240.

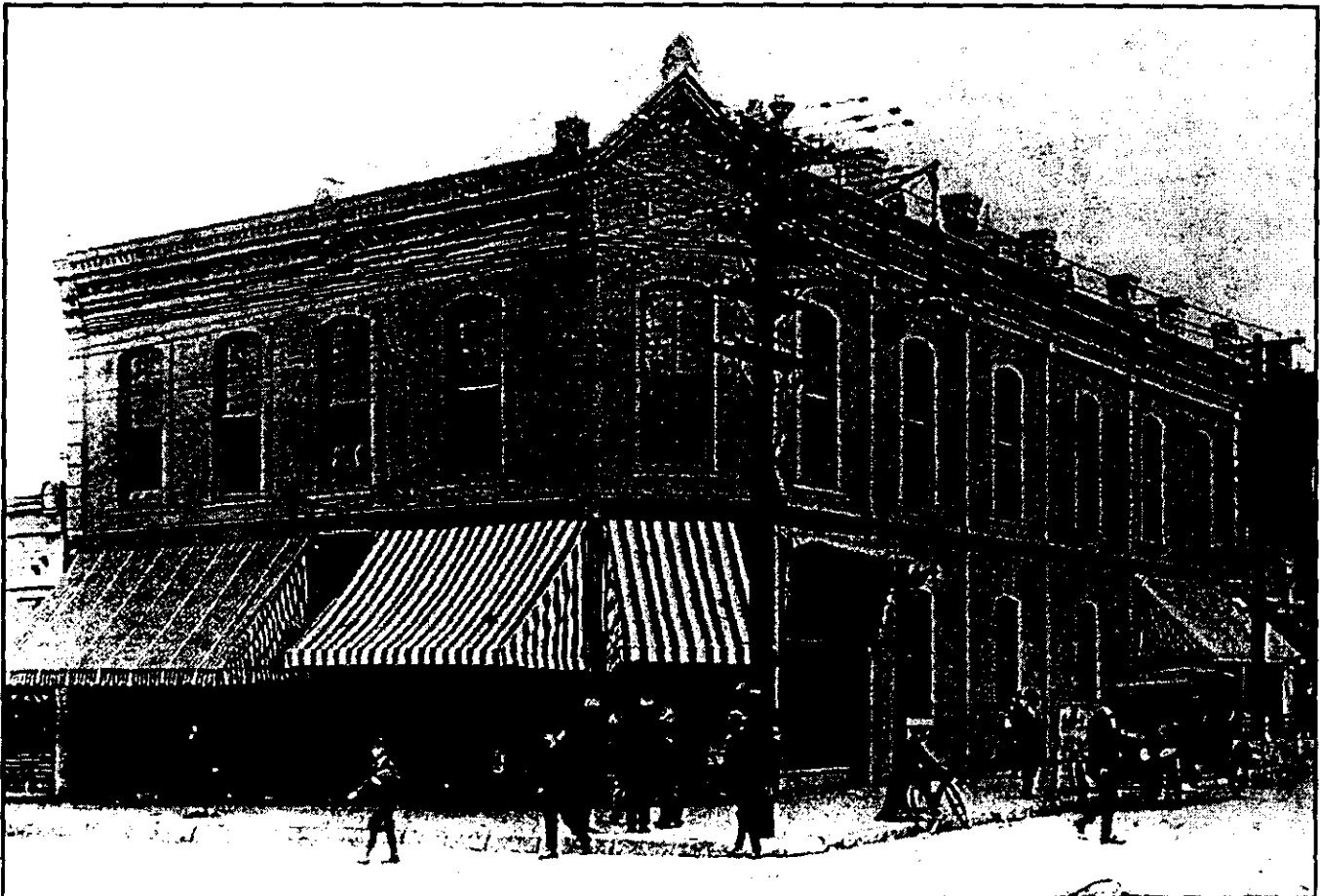
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 26

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 1: Historic Photograph. Farmers and Merchants Bank Building (c. 1893), located at 330 South Campbell Avenue at northeast corner of intersection of West Walnut Street and South Campbell Avenue. The building collapsed in the 1980's when a load-bearing wall was removed during a rehabilitation effort (Photograph: Date unknown. History Museum For Springfield-Greene County. Used with permission.)



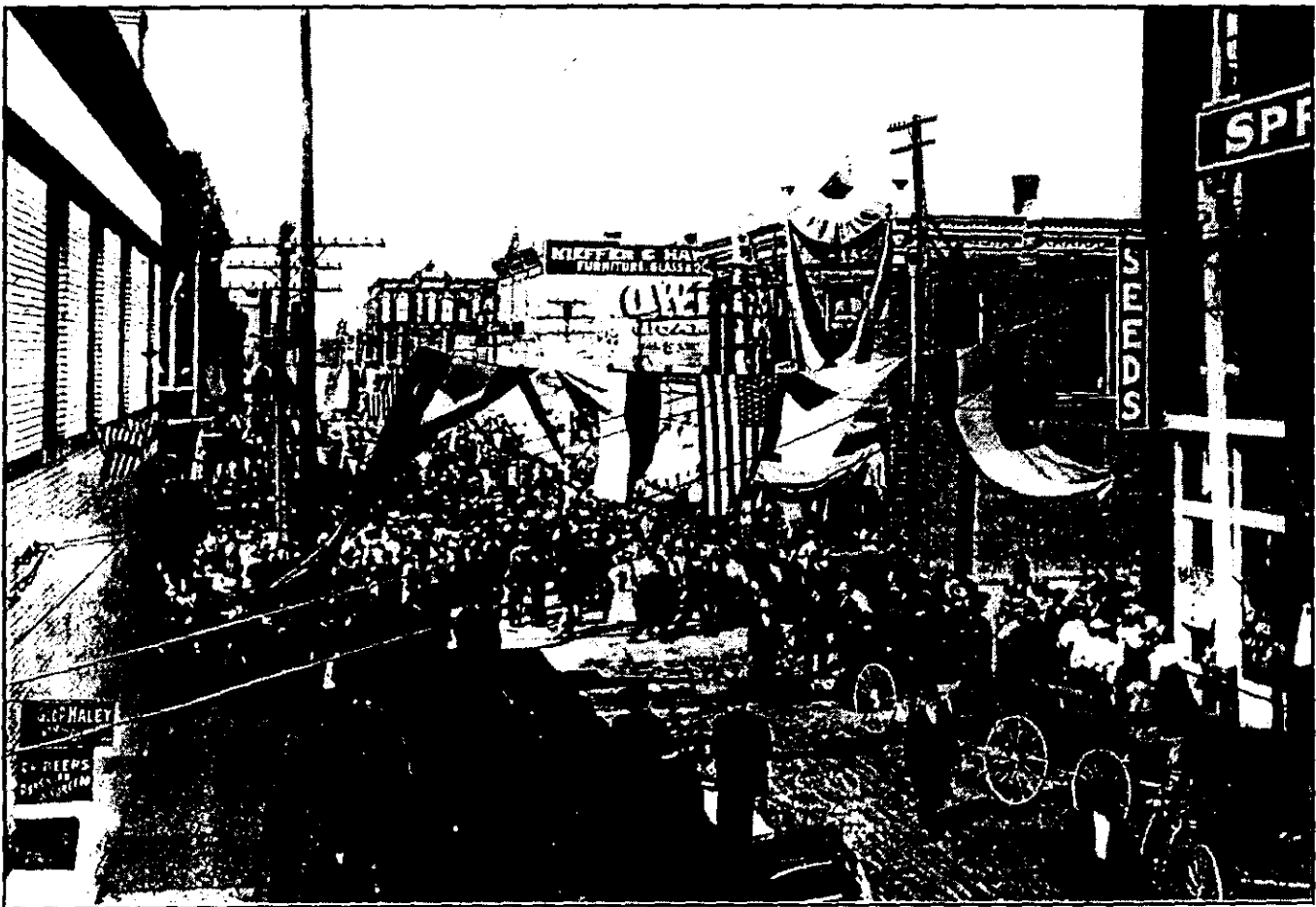
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 27

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 2: Historic Photograph. Streetscape. Intersection of South Campbell Avenue and West Walnut Street looking north up Campbell from south of intersection. Springfield Seed Co. Building (c. 1888), previously Koenigsbruk & Boehmer, is at near right. Farmers and Merchants Bank (c. 1893) is at right on northeast corner of intersection (Photograph: Post-1910. History Museum For Springfield-Greene County. Used with permission.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 28

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 3: Historic Photograph. Streetscape during Springfield Centennial Parade. 200 and 300 blocks of West Walnut Street looking west from intersection of South Avenue. Queen City Stables Building located at 307-311 West Walnut Street. is seen on the right. (Photograph: 1929. History Museum For Springfield-Greene County. Used with permission.)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 29

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Sources:

Boyle, Shanna and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri. Virginia Beach, VA: The Donning Company Publishers, 1997.

Burdent, Ernest. Illustrated Dictionary of Architecture. McGraw-Hill Publishers, 1998.

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

Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940. New York: Van Nostrand Reinhold Company, 1985.

Holcombe, R.I., ed. A History of Greene County, Missouri. St. Louis: Western Historical Company, 1883.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, DC: The Preservation Press, 1987.

National Register of Historic Places. Commercial Street Historic District. Greene County, MO. Listed May 24, 1983.

National Register of Historic Places. Campbell Avenue Historic District. Greene County, MO. Listed June 25, 1999.

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

National Register of Historic Places. Old Calaboose. Greene County, MO. Listed November 14, 1980.

National Register of Historic Places. South Avenue Historic District. Greene County, MO. Listed June 25, 1999.

National Register of Historic Places. Walnut Street Historic District. Greene County, MO. Listed March 21, 1985.

National Register of Historic Places. Walnut Street Commercial Historic District. Greene County, MO. Listed June 25, 1999.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 30

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Rafferty, Milton. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield." Springfield! Magazine. Springfield, MO: March, 1982.

Rafferty, Milton. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield -- Part II." Springfield! Magazine. Springfield, MO: April, 1982.

R.L. Polk and Co., Polk's Springfield, Directory. Kansas City: R.L. Polk and Co., 1894/95, 1927, 1950.

Sanborn Fire Insurance Maps. "Springfield, Missouri, 1884, 1886, 1891, 1896, 1902, 1910, 1933." Sanborn Fire Insurance Company, New York.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 31

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Verbal Boundary Description:

The boundaries for the West Walnut Street Commercial Historic District include the following fifteen parcels on Greene County Tax Map 88-13-07-02 (*See attached tax map*):

13-23-107-011	13-24-147-024
13-24-107-010	13-24-147-003 (two buildings)
13-24-107-009	13-24-147-004
13-24-107-008	13-24-107-006
13-24-107-007	13-24-214-005
13-24-214-010	13-24-214-006
13-24-214-003	13-24-214-007
13-24-214-004	

Boundary Justification:

The boundaries of the West Walnut Street Commercial Historic District include all contiguous buildings retaining integrity within portions of the 400 and 300 blocks of West Walnut Street and the 300 and 400 blocks of South Campbell Avenue. The northwest corner of the district marks the beginning at South Market Street at the northwest corner of the building at 431-33 West Walnut Street. Properties to the north of the northern tier of the 400 block of West Walnut Street (between South Market and South Campbell Avenues) and those on the northern tier of the 300 block of West Walnut Street were omitted because of the number of non-contributing buildings and surface parking lots. The eastern boundary is drawn to end on the southern tier of West Walnut Street at 310 West Walnut Street because of the surface parking lot adjacent at the east. The southern boundary is drawn to include all contiguous buildings along the eastern tier of South Campbell Avenue between West Walnut Street and West Pershing Street. The two properties immediately south of West Pershing are empty lots. The western tier of South Campbell Avenue between West Walnut Street and West Pershing Street is excluded because of the sole presence of surface parking lots. The southern boundary continues west from South Campbell Avenue behind all contiguous buildings along the southern tier of the 400 block of West Walnut Street to southwest corner of 408 West Walnut Street. At this point the western boundary crosses north to the northern tier of the 400 block of West Walnut Street, runs west to South Market Street and continues north to the point of beginning. The adjacent properties on the southern tier of the 400 block of West Walnut Street between 408 West Walnut Street and South Market Avenue are all surface parking lots. The areas south of the southern tier of the 400 block of West Walnut Street and west of South Market Avenue were excluded because of the number of non-contributing buildings and surface parking lots.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 32

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

This nomination was prepared for the following sponsor:

White EL Development Co., LLC
405 West Walnut Street
Springfield, MO 65806

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section photographs Page 33

**West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Maps:

1. **Sketch Map 1.** West Walnut Street Commercial Historic District. City of Springfield, Department of Planning and Development. November 28, 2001.
2. **Sketch Map 2.** West Walnut Street Commercial Historic District in relation to other Springfield downtown Commercial Historic Districts. City of Springfield, Department of Planning and Development. November 29, 2001.
3. **Tax Map.** Intersection of West Walnut Street and South Campbell Avenue. Greene County Assessor's Office. September 21, 2001.
4. **USGS Map.** Springfield, MO.

Photographs:

- The following is the same for all photographs, except where noted:

West Walnut Street Commercial Historic District
Springfield, Greene County, Missouri
Richard Lee Burton
July 29, 2001

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

Photo 1: Streetscape. West Walnut Street Commercial Historic District. View from western district boundary looking east up West Walnut Street (Roll 1, Frame 22A)

Photo 2: 431-433 West Walnut Street. Primary south elevation (Roll 1, Frame 19A)

Photo 3: 425 West Walnut Street. Primary south elevation (Roll 1, Frame 18A)

Photo 4: 417 West Walnut Street. Primary south elevation (Roll 1, Frame 17A)

Photo 5: 409 West Walnut Street. Primary south elevation (Roll 1, Frame 15A)

Photo 6: 405 West Walnut Street. Primary south elevation (Roll 1, Frame 14A)

Photo 7: 329-339 South Campbell Avenue. Primary east elevation (Roll 2, Frame 8)

Photo 8: Streetscape. Northern tier of West Walnut Street. View from South Campbell Avenue looking west down West Walnut Street (Roll 2, Frame 15)

Photo 9: Streetscape. Western tier of South Campbell Avenue. View from West Walnut Street looking north up South Campbell Avenue. The rear south elevation of the Old Calaboose is in the background (Roll 2, Frame 16)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

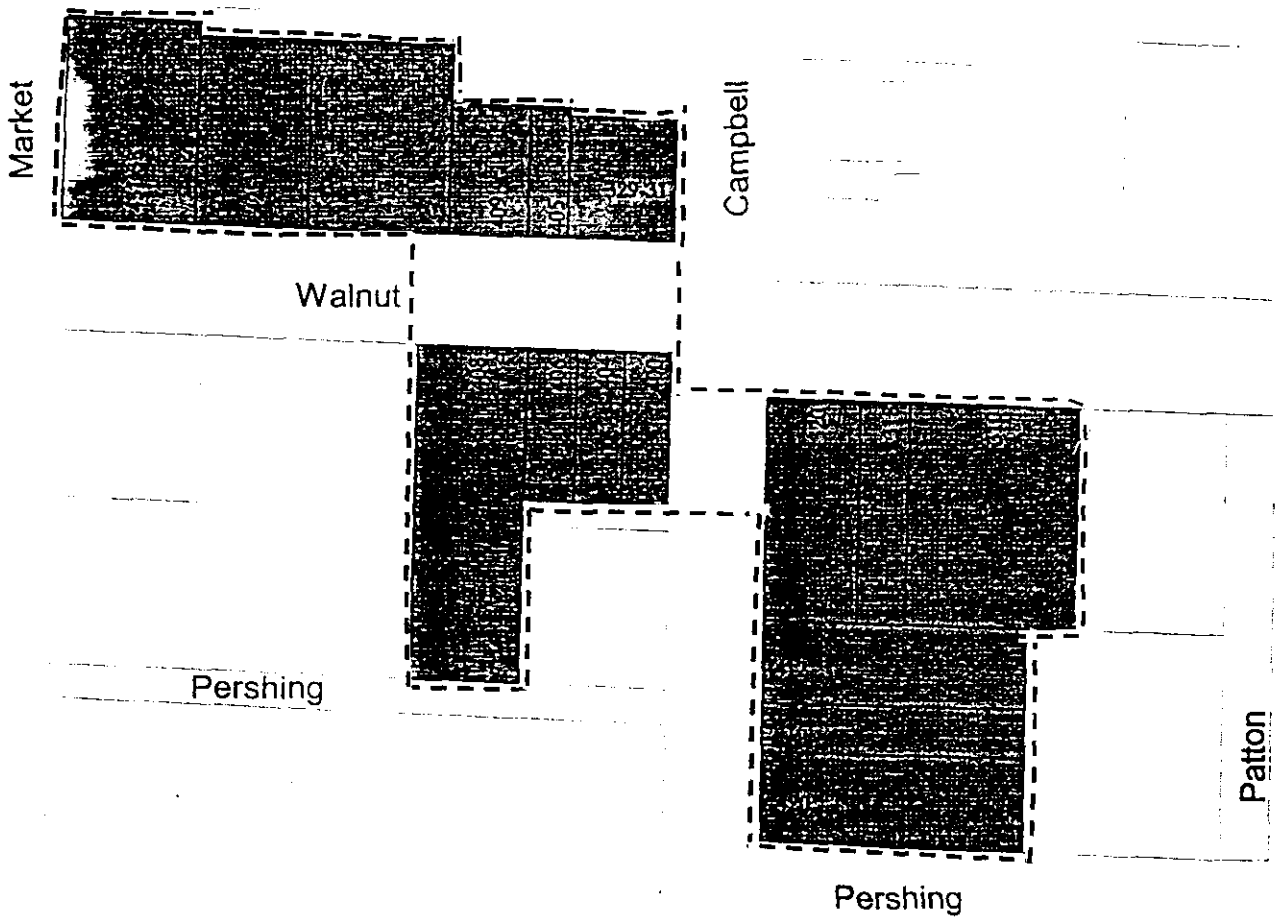
Section photographs Page 34 **West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

- Photo 10:** Streetscape. West Walnut Street Commercial Historic District. View from eastern district boundary looking west down West Walnut Street (Roll 2, Frame 1)
- Photo 11:** Streetscape. Southern tier of 300 and 400 blocks of West Walnut Street. View from eastern district boundary looking west down West Walnut Street (Roll 2, Frame 2)
- Photo 12:** 310 West Walnut Street. Primary north elevation (Roll 2, Frame 4)
- Photo 13:** 318 West Walnut Street. Primary north elevation (Roll 2, Frame 3)
- Photo 14:** 320 West Walnut Street. Primary north elevation (Roll 2, Frame 6)
- Photo 15:** Streetscape. Eastern tier of 400 block of South Campbell Avenue. View from West Walnut Street looking south down South Campbell Avenue (Roll 2, Frame 9)
- Photo 16:** 400 West Walnut Street. Primary north elevation (Roll 2, Frame 13)
- Photo 17:** 404 West Walnut Street. Primary north elevation (Roll 2, Frame 12)
- Photo 18:** August 15, 2001. 406 West Walnut. Primary north elevation (Roll 3, Frame 1)
- Photo 19:** 408 West Walnut Street. Primary north elevation (Roll 1, Frame 24A)
- Photo 20:** Streetscape. Southern tier of West Walnut Street. View from western district boundary looking up West Walnut Street (Roll 1, Frame 23A)
- Photo 21:** 412 South Campbell Avenue. Primary west elevation (Roll 1, Frame 11A)
- Photo 22:** 416 South Campbell Avenue. Primary west elevation (Roll 1, Frame 10A)
- Photo 23:** 420 South Campbell Avenue. Primary west elevation (Roll 1, Frame 9A)
- Photo 24:** Streetscape. West Walnut Street Commercial Historic District. View from southern boundary looking north up South Campbell Avenue (Roll 1, Frame 7A)

West Walnut Street Commercial Historic District

McDaniel

McDaniel



Market

Campbell

Walnut

Pershing

Patton

Pershing

----- Historic District Boundary

West Walnut Street
Commercial Historic District
Springfield, Greene County, MO

Sketch Map 1



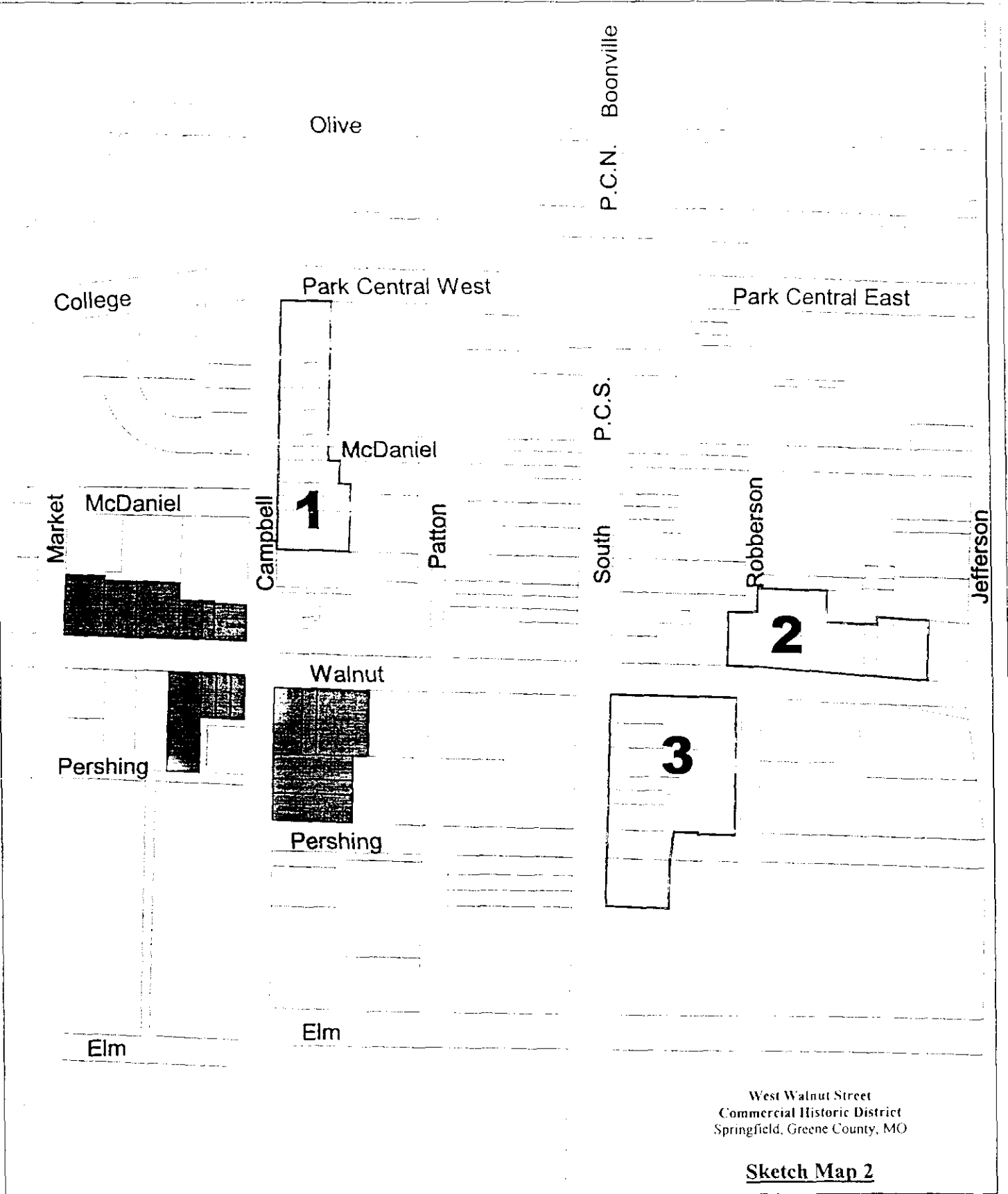
300 0 300 Feet

Scale 1" = 300 feet (1:3,600)

City of Springfield
Planning and Development
28 November, 2001

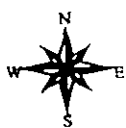
■ Proposed Parcels
within West Walnut
Street Commercial
Historic District
□ Parcels (Source:
Greene County
Assessor's Office)

West Walnut Street Commercial Historic District



West Walnut Street
Commercial Historic District
Springfield, Greene County, MO

Sketch Map 2



700 0 700 Feet

Scale 1" = 700 feet (1:8,400)

City of Springfield
Planning and Development
28 November, 2001

Proposed Parcels within West Walnut Street Commercial Historic District
 Parcels (Source: Greene County Assessor's Office)

Outline of South Avenue, Walnut Street, and Campbell Avenue Commercial Historic Districts

1. Campbell Avenue Commercial National Historic District
2. Walnut Street Commercial National Historic District
3. South Avenue Commercial National Historic District



October 24, 2001

Ms. Claire Blackwell
State Historic Preservation Officer
State of Missouri, Department of Natural Resources
Division of State Parks
P.O. Box 176
Jefferson City, MO 65102-0176

RECEIVED
OCT 29 2001

HISTORIC PRESERVATION
PROGRAM

Dear Ms. Blackwell:

Mayor Thomas J. Carlson has reviewed the following proposed amendment to the Commercial Street Historic District:

Property Owner:	Various. Sponsored by White EL Development, L.L. C.
Applicant:	Richard Lee Burton, Historic Springfield, Inc.
District Affected:	Proposed, within the "Historic and Architectural Resources of Springfield, Mo." multiple property submission
Nominated Property:	West Walnut Street Commercial Historic District
Location of Property:	Parts of 300 & 400 blocks W. Walnut St. and 300 & 400 blocks S. Campbell Ave.
Proposed Action:	National Register district listing

Mayor Carlson concurs with the Landmarks Board's position that the proposed amendment is a benefit to the city of Springfield, and enhances the Commercial Street Historic District. This letter, and the attached letter signed by the Chairman of the Landmarks Board, is sanctioned by Mayor Carlson as fulfilling the responsibilities of the City of Springfield under "Item #5" of the "Local Government Certification Agreement between the City of Springfield, Missouri and the Missouri Historic Preservation Officer (Missouri Department of Natural Resources)".

Please contact me at (417) 864-1031 if you have any questions.

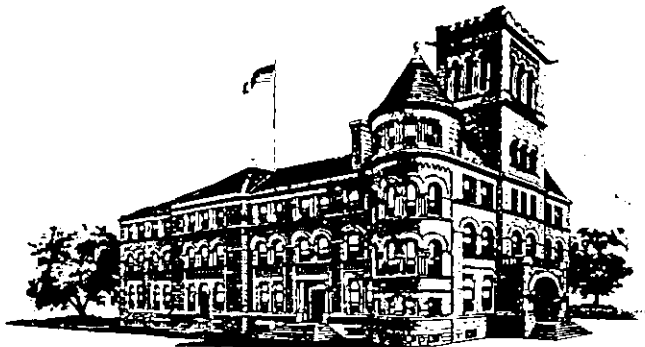
Sincerely,

Fred May, Director
Department of Planning and Development

CC: Mayor Carlson
Brendan Griesemer, Principal Planner
Christian F. Lentz, Senior Planner
Richard Burton, Historic Properties of Springfield, Inc.

Attachment

DEPARTMENT OF PLANNING & DEVELOPMENT
840 Boonville Avenue, P.O. Box 8368 Springfield, Missouri 65801-8368
phone: (417) 864-1611 fax: (417) 864-1882
homepage: springfield.missouri.org/gov e-mail: city@ci.springfield.mo.us



October 10, 2001 CITY HALL

Landmarks Board

City of Springfield
P. O. Box 8368
Springfield, Missouri 65801
417-864-1611

Ms. Claire Blackwell
State Historic Preservation Officer
State of Missouri, Department of Natural Resources
Division of State Parks
P.O. Box 176
Jefferson City, MO 65102-0176

Dear Ms. Blackwell:


The Landmarks Board is pleased to announce that it reviewed and recommended approval of the following proposed National Register nomination at its October 3, 2001 meeting:

Nominated Property:	West Walnut St. Commercial Historic District
Property Owner:	Various. Sponsored by White EL Development, L.L.C
Applicant:	Historic Springfield, Inc.
Location of Property:	Parts of 300 & 400 blks W. Walnut St. and 300 & 400 blks S. Campbell Ave.
District Affected:	Proposed, within the "Historic and Architectural Resources of Springfield, Mo." multiple property submission
Proposed Action:	National Register district listing

The Landmarks Board feels that the properties on the above-described sections of Walnut and Campbell streets are locally significant structures and will be an appropriate addition to the National Register of Historic Places. Landmarks Board review of the referenced amendment is in accordance with "Item #5" of the "Local Government Certification Agreement between the City of Springfield, Missouri and the Missouri Historic Preservation Officer (Missouri Department of Natural Resources)".

You may contact me at (417) 831-7672 if you have any questions.

Sincerely,


Paula Ringer, Chairman

CC: Brendan Griesemer (Neighborhood Conservation Office)
Richard Burton, Historic Springfield



Assessor's Office

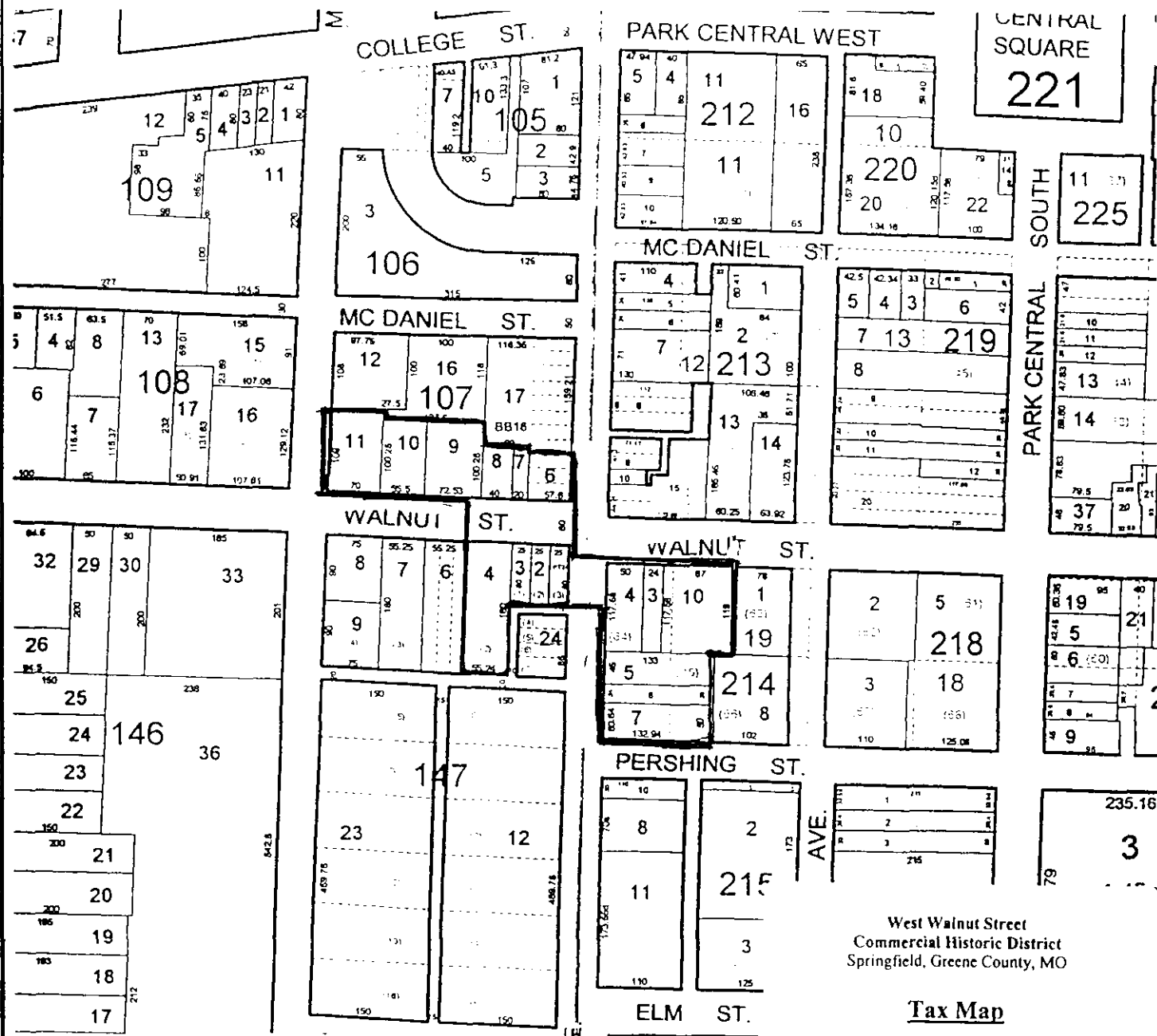
940 N Boonville Ave
Springfield, MO 65802

Phone 417-868-4101

Fax 417-868-4844

West Walnut Street Commercial Historic District
Springfield, Greene County, Missouri

Historic District Boundary



West Walnut Street
Commercial Historic District
Springfield, Greene County, MO

Tax Map



SEP 21, 2001

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

100 0 100 200 Feet



Legend

- 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

AREA INDEX

5	4	3	2	1
6	7	8	9	10
15	14	13	12	11
16	17	18	19	20

Greene County

SECTION INDEX

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

1/4 SECTION INDEX

NW	NE
SW	SE



West Walnut Street Comm. Hist. Dist. Streetscape Springfield, Greene Co., MO Photo 1



West Walnut Street Comm. Hist. Dist. 431-433 W. Walnut St. Springfield, Greene Co., MO Photo 2



West Walnut Street Comm. H. St. Dist. 425 West Walnut St. Springfield, Greene Co., MO Photo 3



West Walnut Street Comm. H. St. Dist. 417 W. Walnut St. Springfield, Greene Co., MO Photo 4



West Walnut Street Comm. Hist. Dist. 409 W. Walnut St. Springfield, Greene Co., MO Photo 5



West Walnut Street Comm. Hist. Dist. 405 W. Walnut St. Springfield, Greene Co., MO Photo 6



West Walnut Street Comm. Hist. Dist. 329-331 So. Campbell Ave. Springfield, Greene Co., MO Photo 7



West Walnut Street Comm. Hist. Dist. Streetscape Springfield, Greene Co., MO Photo 8



West Walnut Street Comm. Hist. Dist. Streetscape Springfield, Greene Co., Mo Photo 9



West Walnut Street Comm. Hist. Dist. Streetscape Springfield, Greene Co., Mo Photo 10



West Walnut Street Comm. Hist. Dist. Streetscape Springfield, Greene Co., MD Photo 11



West Walnut Street Comm. Hist. Dist. 310 W. Walnut St. Springfield, Greene Co., MD Photo 12



West Walnut Street Comm. Hist. Dist streetscape Springfield, Greene Co., MO Photo 15



West Walnut Street Comm Hist Dist. 400 W. Walnut St. Springfield, Greene Co., MO Photo 16



West Walnut Street Comm. Apt. Dist. 406 W. Walnut St Springfield Greene Co., Mo Photo 18



West Walnut Street Comm. Apt. Dist. 406 W. Walnut St Springfield Greene Co., Mo Photo 19



West Walnut Street Comm. Hist. Dist. 408 W. Walnut St. Springfield, Greene Co., MO Photo 19



West Walnut Street Comm. Hist. Dist. Streetscape

Springfield, Greene Co., MO Photo 20



West Walnut Street Comm. Hist. Dist. 412 So. Campbell Ave. Springfield, Greene Co., MO Photo 21



Photo 22

West Walnut Street Comm. Hist. Dist. 416 South Campbell Ave. Springfield, Greene Co., Mo



West Walnut Street Comm. Hist. Dist. 420 So. Campbell Ave. Springfield, Greene Co., MO Photo 23



West Walnut Street Comm. Hist. Dist. Streetscape Springfield, Greene Co., MO Photo 24