

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Commercial Street Historic District

and/or common

2. Location

street & number All the properties with Commercial Street frontages between the
northwest corner of Campbell and West Commercial and ___ not for publication
the northeast corner of Robberson and East Commercial on the north
city, town Springfield ___ vicinity of side, and from Lyon to and including
Lot 24, City Block 27 on the south
state Missouri code 29 county Greene side. code 077

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name (See Continuation Sheet)

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Recorder of Deeds, Greene County Courthouse

street & number 940 Boonville Avenue

city, town Springfield state Missouri 65802

6. Representation in Existing Surveys

title 1. Missouri State Historical Survey has this property been determined eligible? ___ yes no

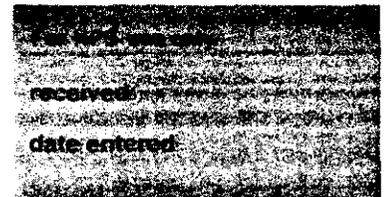
date 1983 ___ federal state ___ county ___ local

depository for survey records Historic Preservation Program
Missouri Department of Natural Resources, P.O. Box 176

city, town Jefferson City state Missouri 65102

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

COMMERCIAL STREET HISTORIC DISTRICT
Item number

4

Page 1

1. 401 W. Commercial (Lots 1 and 2 and E. 28 ft. Lot 3, Block 34)
Owner: William E. Wolter
2636 Locust
Springfield, Missouri 65803

2. 311 W. Commercial (W. 14 ft. Lot 11 and E. 9 ft. Lot 12; Block 35)
Owner: Tom E. Hayes
305 W. Commercial
Springfield, Missouri 65803

- 315 W. Commercial (W. 21 ft. Lot 12 and all Lot 13; Block 35)
Owner: Alex Fellini Estate
P.O. Box 310
Springfield, Missouri 65801

3. 303-307 W. Commercial (Lots 8, 9, and 10, E. 16 ft. Lot 11; Block 35)
Owner: Henry Brothers Car & Truck Body Shop
c/o Tom E. Hayes
305 W. Commercial
Springfield, Missouri 65803

4. 219 W. Commercial (W. 14 ft. Lot 6 and all Lot 7; Block 35)
Owner: Vernon O. Blake et al.
310 S. Campbell
Springfield, Missouri 65806

5. 217 W. Commercial (W. 9 ft. Lot 5, E. 16 ft. Lot 6; Block 35)
Owner: Bob Givens
217 W. Commercial
Springfield, Missouri 65803

6. 215 W. Commercial (E. 21 ft. Lot 5; Block 35)
Owner: Max Fitch Estate
Rt. 1, Box 285
Brighton, Missouri 65617

7. 211 W. Commercial (Lot 4; Block 35)
Owner: Surplus Warehouse, Inc.
1418 N. West Avenue
Springfield, Missouri 65802

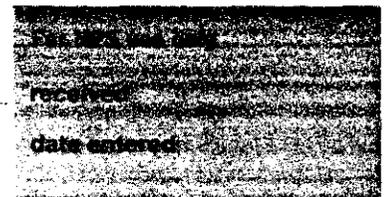
8. 209 W. Commercial (W. 22.5 ft. Lot 3; Block 35)
Owner: Farris & Farris Investment Company
1840 N. Glenstone
Springfield, Missouri 65803

9. 201 W. Commercial (W. 6.5 ft. Lot 1, Lot 2, E. 7.5 ft. Lot 3; Block 35)
Owner: Robert Pfankuch
2615 S. Marlan
Springfield, Missouri 65804

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

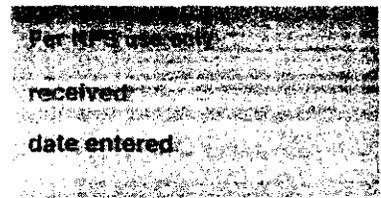
Page 2

- 203 W. Commercial (W. 23.5 ft. 5 1/2 in. Lot 3; Block 35)
Owner: Everett Cook
1115 W. Walnut
Springfield, Missouri 65806
10. 201 E. Commercial
Owner: City of Springfield
830 Boonville
Springfield, Missouri 65801
11. 203-207 E. Commercial (W. 6 ft. Lot 10 and Lots 11 and 12; Block 36)
Owner: Russell Schweke
RFD #3, Box 469
Springfield, Missouri 65804
12. 209 E. Commercial (W. 4 ft. Lot 9 and E. 24 ft. Lot 10; Block 36)
Owner: Howard Thurman
1418 N. West Avenue
Springfield, Missouri 65802
13. 211-215 E. Commercial (E. 26 ft. Lot 9 and all Lot 8; Block 36)
Owner: Pharmco, Inc.
204 E. Commercial
Springfield, Missouri 65803
14. 217 E. Commercial (Lot 7; Block 36)
Owner: Jack P. Lloyd
217 E. Commercial
Springfield, Missouri 65803
- 219 E. Commercial (W. 23.5 ft. Lot 6; Block 36)
Owner: Ed Baldwin et al.
219 E. Commercial
Springfield, Missouri 65803
15. 221-23 E. Commercial (E. 6.5 ft. Lot 6, all Lot 5; Block 36)
Owner: Frank Fleming
221 E. Commercial
Springfield, Missouri 65803
16. 225 E. Commercial (Lot 4; Block 36)
Owner: Burwell Investment Co.
210 S. Burton
Springfield, Missouri 65804
17. 229 E. Commercial (W. 16 ft. Lot 2 and all Lot 3; Block 36)
Owner: LaRue Savage
1152 S. Fremont
Springfield, Missouri 65804

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

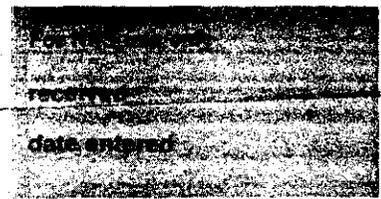
Page 3

18. 233 E. Commercial (E. 14 ft. Lot 2; Block 36)
Owner: LaRue Savage
1152 S. Fremont
Springfield, Missouri 65804
19. 299 E. Commercial
Owner: City of Springfield
830 Boonville
Springfield, Missouri 65801
20. 301 E. Commercial (Lot 10 except 14 ft., Lot 11, east 5 ft. 5 in. Lot 12;
Block 37)
Owner: Hamiln J. Roderique
301 E. Commercial
Springfield, Missouri 65803
21. 434-436 W. Commercial (Lots 2, 3, 4; Block 32)
Owner: John Allan
445 E. Commercial
Springfield, Missouri 65803
22. 426 W. Commercial (Lots 5 and 6; Block 32)
Owner: John E. Jones, Jr.
921 N. West
Springfield, Missouri 65802
23. 424 W. Commercial (Lot 7; Block 32)
Owner: Patricia Cunningham
16 Kingswood-Valley View
Norwalk, Connecticut 06851
24. 422 W. Commercial (Lot 8; Block 32)
Owner: Gertrude D. Butler
2305 Melville Road
Springfield, Missouri 65803
25. 420 W. Commercial (Lot 9; Block 32)
Owner: Robert Fahl
2370 Cedarbrook
Springfield, Missouri 65803
26. 412-416 W. Commercial (Lots 10 and 11; Block 32)
Owner: Paul S. Smith
416 W. Commercial
Springfield, Missouri 65803
27. 410 W. Commercial (Lot 12; Block 32)
Owner: Byron V. Thomas
1654 N. Marlin
Springfield, Missouri 65802

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

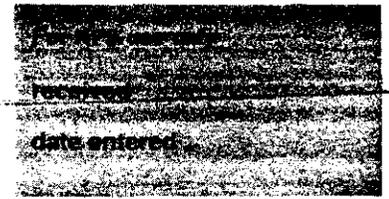
Page 4

28. 406-408 W. Commercial (Lots 13 and 14; Block 32)
Owner: J.J. Gilbreath, Jr.
4061 Whiteside
Springfield, Missouri 65804
- 29-30. 402, 404 W. Commercial (Lots 15 and 16; Block 32)
Owner: C.H. Max Fitch Estate
Rt. 1, Box 285
Brighton, Missouri 65617
31. 400 W. Commercial (Lot 17; Block 32)
Owner: Leonard Payne
400 W. Commercial
Springfield, Missouri 65803
32. 318 W. Commercial (Lot 2; Block 31)
Owner: Bruce Rader
Rte. 6, Box 662
Springfield, Missouri 65803
33. 314-316 W. Commercial (Lot 3 and W. 7.5 ft. Lot 4; Block 31)
Owner: Blanche Lyons Rathjen
340 St. Andrews Plaza
Los Angeles, California 90020
34. 310-312 W. Commercial (E. 15.5 ft. Lot 4; W. 15 ft. Lot 5; Block 31)
Owner: Lawrence O. Lyons
3810 W. Mt. Vernon
Springfield, Missouri 65802
35. 300-308 W. Commercial (8 ft. Lot 5 and Lots 6 to and including Lot 9;
Block 31)
Owner: Marion Wood et al.
Rte. 5, Box 631AA
Springfield, Missouri 65803
36. 212 W. Commercial (Lot 13 ex. E. 22.5 ft. and all Lot 12; Block 31)
Owner: William J. Dixon
1524 Roanoke
Springfield, Missouri 65807
- 214 W. Commercial (Lot 11; Block 31)
Owner: Richard Ralph Rebori
214 W. Commercial
Springfield, Missouri 65803
- 216 W. Commercial (Lot 10; Block 31)
Owner: Mildred Lampe
210 W. Kingsberry
Springfield, Missouri 65807

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

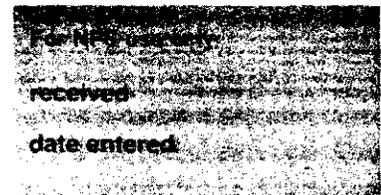
Page 5

37. 200-208 W. Commercial (Lots 13, 14, 15, 16, 17; Block 31)
Owner: Springfield Medical Building, Inc.
1715 Boonville
Springfield, Missouri 65803
38. 200 E. Commercial (Lot 3; Block 30)
Owner: Paul Oberman
Mary Collette
200 E. Commercial
Springfield, Missouri 65803
39. 202 E. Commercial (Lot 4; Block 30)
Owner: Charles D. Platte
865 Lomita
Millbrac, California 94030
- 204 E. Commercial (Lot 5; Block 30)
Owner: James B. Wolfe, Jr.
609 Cherry
Springfield, Missouri 65806
40. 206 E. Commercial (Lots 6 and 7; Block 30)
Owner: James B. Wolfe, Jr.
609 Cherry
Springfield, Missouri 65806
41. 208-210-212 E. Commercial (Lots 8 and 9; Block 30)
Owner: Sarah B. Sass et al.
1226 E. Catalpa
Springfield, Missouri 65804
42. 214 E. Commercial (Lot 10; Block 30)
Owner: Irving W. Schwab
2734 E. Glenwood
Springfield, Missouri 65804
43. 218, 220, 222 E. Commercial (Lots 11 and 12 and W. 16.5 ft. of Lot 11
Block 30)
Owner: Howard Thurman
1413 N. West Ave.
Springfield, Missouri 65803
44. 224 E. Commercial (Lots 13, 14, and 15; Block 30)
Owner: Robert Fahl
2370 S. Cedarbrook
Springfield, Missouri 65804
- 230 E. Commercial (Lot 6; Block 30)
Owner: Robert V. Groce
1710 Boonville
Springfield, Missouri 65803

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

Page 6

45. 232 E. Commercial (W. 6 inches Lot 18, all Lot 17; Block 30)
Owner: C. Hallam and Associates
P.O. Box 1427, S.S. Sta.
Springfield, Missouri 65805
46. 234 E. Commercial (Lot 18; Block 30)
Owner: Kenneth G. Hill
1745 E. Bunea Vista
Springfield, Missouri 65804
47. 300 E. Commercial (Lot 4; Block 29)
Owner: W. Paul Harris
1523 Summit
Springfield, Missouri 65803
48. 302 E. Commercial (Lot 5; Block 29)
Owner: Joe. C. East et al.
450 E. Commercial
Springfield, Missouri 65803
- 49-51. 306, 308, 310 E. Commercial (Lots 7 and 8; Block 29)
Owner: Claud C. Arnold and Marjorie Arnold
2111 N. Campbell
Springfield, Missouri 65803
- Jerry Dyer et al.
306 E. Commercial
Springfield, Missouri 65803
52. 312 E. Commercial (Lot 9; Block 29)
Owner: L.U. Dugger and Gladys Dugger
Rt. 3, Box 385
Springfield, Missouri 65804
- 314 E. Commercial (Lot 10; Block 29)
Owner: Richard Addison
Route 2
Ozark, Missouri 65721
- 316 E. Commercial (Lot 11; Block 29)
Owner: Doin and Diane Loftis
212 E. Norton
Springfield, Missouri 65803
53. 320 E. Commercial (Lot 12; Block 29 Ex. Bg. 16.31 ft. Ely NW corner Lot
12-South 100 ft. E. to SW corner Lot 12, N. 100 ft. W. to Beg.)
Owner: Robert P. David
2405 S. Nettleton
Springfield, Missouri 65807

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

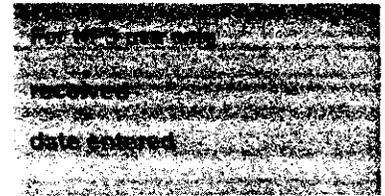
Page 7

54. 326 E. Commercial (Lot 13; Block 29)
Owner: Loy Brixey and Mary Helene Brixey
2337 N. Broadway
Springfield, Missouri 65803
- 55-56. 328-332 E. Commercial (Lots 14, 15, 16; Block 29)
Owner: Haden's, Inc.
1328 E. Commercial
Springfield, Missouri 65803
- 57-58. 336 E. Commercial (Lots 17 and 18; Block 29)
Owner: Elvin Guinn et al.
c/o American Bakers Union, Local 235
336 E. Commercial
Springfield, Missouri 65803
59. 338 E. Commercial (Lot 19; Block 29)
Owner: Jessie E. Harrison et al.
1008 S. Fremont
Springfield, Missouri 65804
60. 400 E. Commercial (Lot 10; Block 28)
Owner: Vicky and Alan Leak
Rte. 2
Cabool, Missouri 65689
- 61-62. 404-410 E. Commercial (Lot 11 and Lots 12, 13, 14; Block 28)
Owner: Ollis and Company
2274 E. Sunshine
Springfield, Missouri 65804
63. 412, 414, 418, 420 E. Commercial (Lots 15 to and including 18; Block 28)
Owner: Jack A. Walker
1501 E. McDaniel
Springfield, Missouri 65802
64. 424, 426, 428, E. Commercial (Lots 19, 20, 21; Block 28)
Owner: John W. Allan
445 E. Commercial
Springfield, Missouri 65803
65. 430-432 E. Commercial (Lots 22 and 23; Block 28)
Owner: John W. Allan
445 E. Commercial
Springfield, Missouri 65803
- 434-438 E. Commercial (Lots 24 and 25; Block 28)
Owner: Schwab Enterprises
P.O. Box 10004 G.S.
Springfield, Missouri 65808

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 4

Page 8

- 66. 440, 450 E. Commercial (Lots 26 and 27; Block 28)
Owner: Claud C. Arnold
2111 N. Campbell
Springfield, Missouri 65806

- 67. 500 E. Commercial (Lots 12 and 13; Block 27)
Owner: Eleanor O'Day
1531 E. Walnut
Springfield, Missouri 65802

- 68. 504 E. Commercial (Lot 14; Block 27)
Owner: Eugene Martin
504 E. Commercial
Springfield, Missouri 65803

- 69. 508 E. Commercial (Lots 15, 16, 17, 18; Block 27)
Owner: Rathbone & Fuson Hardware
508 E. Commercial
Springfield, Missouri 65803

- 70-71. 514 E. Commercial (Lots 19 and 20; Block 27)
Owner: Roger Plata, Jr.
Rte. 2, Box 690
Redlands, California 92373

- 518 E. Commercial (Lot 21; Block 27)
Owner: John D. Lane
518 E. Commercial
Springfield, Missouri 65803

- 72. 520-522 E. Commercial (Lots 22 and 23; Block 27)
Owner: Walt's Trim
520 E. Commercial
Springfield, Missouri 65803

- 73. 524 E. Commercial (Lot 24; Block 27)
Owner: Walt's Trim
520 E. Commercial
Springfield, Missouri 65803

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Commercial Street Historic District contains seventy-one one- to four-story masonry commercial buildings fronting on Commercial Street between the northwest corner of Campbell and Commercial and the northeast corner of Robberson and Commercial on the north side, and from Lyon to and including Lot 24, City Block 27 on the south side. Sixty buildings or portions of commercial rows were built before 1910, with peak construction periods occurring between 1884 and 1891 and between 1902 and 1910. These structures reflect commercial design and building technology characteristic to the Springfield vicinity and small Missouri towns during the forty-year period from 1870 to c. 1910 and, because of the prevalence of properties from this period and their inherent design similarities, the district conveys a sense of visual cohesiveness. Structures dating from subsequent significant periods in the district's development contribute elements of diversity to the retail and wholesale strip as they reflect aesthetic preferences and construction technology from c. 1910 to c. 1935. Storefront alterations, virtually ubiquitous in the district, constitute the principal feature that detracts from the integrity of individual properties and the district as a whole. However, because most of the upper floors remain intact or largely intact, the structures retain sufficient amounts of historic integrity to clearly reflect their historic development.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT
Continuation sheet

Item number

7

Page

1

As the Commercial Street retail and wholesale district developed as an adjunct to the railroad in North Springfield, it was laid out along the tracks; they transverse at an oblique angle the otherwise uniform, modified grid system of streets. The district is linked to the southern portion of the City and, specifically, to the commercial district which surrounds the Public Square by seven cross streets and to the northern portion of the City by bypasses at Lyon and Washington and the Jefferson Avenue Footbridge which spans the tracks.

Commercial areas contiguous to the northeastern, eastern, western and southern boundaries of the district contain a disproportionate number of surface parking lots, vacant lots and new construction and, as such, set the district apart in its surroundings; the railroad tracks form a distinct physical boundary to the north.

The district is characterized by uninterrupted blockfaces that front directly on the street, except for City Blocks 28 and 30, which each contain one surface parking lot, and City Block 36, which contains a building that is set back from the street. All the buildings are commercial in character, predominantly one to three stories in height and typically deep with narrow frontages. All are of masonry construction; most are of brick construction with unpainted or painted fronts and brick, stone or terra cotta decorative elements. Several brick fronts have been stuccoed or are concealed behind historic and non-historic metal fronts. A small number of structures are of concrete construction, although only one has a concrete front.

The earliest structures on the street were typified by cast-iron storefronts consisting of large panes of plate glass set in cast iron or wooden frames above wooden or metal panels. These plate glass windows were frequently set at oblique angles to form display areas adjacent to recessed shop entrances. Entrances to the upper floors were typically offset in outer bays. Most of the original storefronts have acquiesced to partial or complete replacement shop fronts as merchants and property owners periodically modernized display areas to attract business. The upper stories, by contrast, have been little altered from original character. Typically, they are defined by segmental arched windows, the arches of which are visible or concealed behind pressed metal or cast-iron hoods. Ornamentation, deemed necessary by merchants to attract trade, was typically integral to structural cast-iron storefront elements or, in regard to decorative brickwork, to brick wall construction; pressed metal window heads and metal storefront and roof line cornices were used as decorative devices to accent windows, set off storefronts from the surmounting masonry walls and define roof lines.

Ornamentation diminished substantially in popularity after the 1890's, so that by the first decade of the 20th century, Commercial Street facades were austere by comparison to buildings constructed during the Victorian period. The storefronts surviving from the first decades of the 20th century perpetuate the basic form of Victorian storefronts, but are smaller proportionately and are articulated by fewer decorative elements than predecessor structures; concomitantly, the use of cast iron and pressed metal for structural and decorative

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

2

purposes decreased. The use of square-headed windows at the upper floors increased significantly, as did the use of light-colored masonry belt courses at spandrels and corbelled brick at roof lines.

Storefront alterations are both prevalent and diverse. Carrara glass storefronts are the most common of the non-original fronts that have acquired significance in their own right. Although their colors vary, the Carrara glass fronts provide an element of continuity to the district that is characterized by the lustrous quality of the glass and the stylized treatment of the display windows and trim, which is typically of raw aluminum.

Certain thoroughgoing alterations have acquired significance over time, such as the resheathing during the 1930's-1940's of the Busy Bee Department Store (property #17). Many alterations, however, are too recent to contribute to the architectural or historic character of the district. These recently and thoroughly modified structures, a few newly constructed buildings and two parking lots account for the nineteen properties deemed not to contribute to the character of the district.

A building-by-building description of contributing and non-contributing properties follows; asterisks preceding property numbers denote non-contributing structures:

City Block 34

1. 401 West Commercial Street; c. 1889. Used originally as a Studebaker carriage, wagon and farm implement warehouse and later as an International Harvester warehouse, 401 West Commercial illustrates the Romanesque revival style--a style which, weighty and massive in feeling, is well suited to the character of a four-story, red brick loft building of slow combustion construction. Although the windows have been altered and the storefront has been modified, the building retains a considerable amount of original integrity, as expressed by rock-faced continuous lintels and sills, ranges of round-headed windows linked by archivolt moldings and a projecting masonry cornice punctuated by half-columns.

City Block 35

2. 311-15 West Commercial Street; c. 1891. The generous dimensions of this three-story, red brick building and the neighboring structure at 401 West Commercial (#1) distinguish the West Commercial and Campbell intersection in the district. Pressed metal cladding that simulates coursed, rock-faced stone blocks, the remnants of a pressed metal cornice, a brick corbel table and rock-faced Carthage limestone lintels edge and define the building's corners, window openings and roof line.

* 3. 307 West Commercial Street; World War II era. The facade of this one-

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 2

story, red brick building is divided vertically into two bays of equal width; additions are sited at the rear property line of the adjoining lot.

4. 219-21 West Commercial Street; constructed after 1910 and before 1951. The design of the two-story brick building at 219-21 West Commercial is distinguished by roof line corbelling--a carry over from Victorian commercial architecture of the last quarter of the 19th century--and symmetrical fenestration; the ground floor has been modified.
5. 217 West Commercial Street; constructed after 1902 and before 1910. 217 West Commercial was the first building of fireproof, concrete construction erected in the district. Although the storefront has been altered, the upper portion of the primary elevation survives virtually intact. Within the past year, a corrugated metal sheath was removed and the rusticated cement block facade, with concrete lintels, quoins and ball finials, was chemically cleaned.
- * 6. 215 West Commercial Street; 1949. The storefront of 215 West Commercial consists of a glazed display area and offset door; the upper portion of the facade is clad in corrugated metal and pierced by a band of multi-paned windows set in industrial sash.
7. 213 West Commercial Street; constructed between 1886 and 1891. Unlike the ground floor which has been altered substantially, the second story remains intact; the arched hood molding at the central bay--which is complemented by a pressed metal cornice and set off by the simple, segmental arched windows of the outer bays--constitutes the focal point of the design.
- * 8. 209 West Commercial Street; constructed between 1886 and 1891. 209 West Commercial has been greatly altered; storefront modifications and a modern light-colored brick veneer at the second story have transfigured the front.
9. 201-05 West Commercial Street; the western portion was constructed between 1902 and 1910; the eastern portion was constructed between 1886 and 1891. The two-story brick building at 201 East Commercial was enlarged considerably between 1902 and 1910 by a three-story addition that reiterates the fenestration and belt courses of the earlier front but deviates in the corbelled treatment of the roof line.

City Block 36

- * 10. 201 East Commercial Street; constructed between 1902 and 1910; sheathed c. 1950's. The Renaissance revival Fire Station No. 2, a two-story building prominently sited at the head of Boonville and Commercial Street, was transmogrified sometime during the 1950's by the application of a stark, asymmetrically fenestrated front.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 4

- * 11. 203-07 East Commercial Street; constructed between 1869 and 1884. Radically altered during the 1950's or 1960's, the present-day front of 203-07 East Commercial consists of a glazed storefront and paneling at the second story.
12. 209 East Commercial Street; constructed between 1869 and 1884. In contrast to the ground level modifications which are extensive, alterations to the second story are limited; changes were made to the second-story windows; the roof line corbelling was left intact.
13. 211-15 East Commercial Street; c. 1874. Richer in architectural detailing than the adjacent structures, the old hardware, harness, wagon and carriage warehouse and Masonic Hall at 211-15 East Commercial rises three stories in brick to roof line corbelling and a centralized pediment emblazoned with a sunburst motif. The first-story remodeling with light-colored Carrara glass and the obstruction of all but one second-story window constitute the major alterations to the facade.
14. 217-19 East Commercial Street; c. 1874. 217-19 East Commercial, concealed behind black Carrara glass tiles at ground level, rises three stories in red brick. Although stripped of its modillioned cornice with finials, the structure retains the original corbelled architrave and brick hood moldings.
- * 15. 221-23 East Commercial Street; constructed between 1869 and 1884; re-modeled c. 1940's-1950's. The building's black Vitrolite storefronts with deeply recessed entrances provide a certain amount of continuity to the blockface, despite the rather obtrusive character of the cement sheath of the upper stories.
16. 225 East Commercial Street; constructed between 1902 and 1910. Proportionate to the earlier commercial buildings to the west, the facade of the three-story brick structure occupied by the Phillip's Engraving Company is articulated by light-colored continuous lintels and sills and a corbel table. The facade was reconstructed in 1981 due to structural weakness.
17. 229 East Commercial Street; constructed between 1886 and 1891; sheathed c. 1930's-1940's. The stylized, streamlined effect of the facade of the Busy Bee Department Store was achieved by the application of a black Carrara glass storefront and stucco--punctuated with projecting vertical bands that wrap around the roof line--to the original Victorian front.
- * 18. 233 East Commercial Street; 1960's. 233 East Commercial is a one-story corner building with floor-to-ceiling display windows shaded by an overhanging roof.

City Block 37

19. 299 East Commercial Street; c. 1924-28. Formerly the Commercial Club,

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 5

For NPS use only

received

date entered

the two-story red brick building at the head of East Commercial Street and Robberson is distinguished in its surroundings by its setback from the block's uniform building line and its classicizing detail--specifically, the crenellated parapet wall and the light-colored masonry quoining, window surrounds, water table and entrance architrave.

20. 301 East Commercial Street; the western portion was constructed between 1910 and 1951; the eastern portion was constructed in 1932. The storefronts of Roderique's Music and Book Store are made up of floor-to-ceiling panes of glass set in metal sash; paneled and crenellated brick parapet walls of two heights rise above the storefronts' projecting canopy.

City Block 32

21. 434-36 West Commercial Street; constructed between 1910 and 1951. Despite the replacement storefronts, this one-story corner building retains a substantial amount of design integrity; linear brickwork patterns of the continuous spandrel emphasize the horizontality of the design.

22. 426-28 West Commercial Street; 426 West Commercial was constructed c. 1910; 428 West Commercial was constructed between 1910 and 1951. Rising a full story in red brick above the adjacent one story structure, 426-28 West Commercial survives in near-original condition; the second story is defined by light-colored masonry lintels and sills and brickwork at the roof line; the storefronts have been altered.

* 23. 424 West Commercial Street; World War II era. The design of the red brick building at 424 West Commercial focuses on a single display window and an offset door, linked by a metal clad canopy.

24. 422 West Commercial Street; constructed between 1902 and 1910. The present-day front of 422 West Commercial consists of remodeled storefronts and a tall, red brick parapet wall.

25. 420 West Commercial Street; constructed between 1902 and 1910. 420 West Commercial is a cognate to the adjacent building at 422 West Commercial (#24).

* 26. 412-16 West Commercial Street; constructed after 1951. The design of the Burgess-Smith Paint Company building enlists brick corner piers as strong vertical elements to offset the horizontality of the deeply recessed storefront and signage at spandrel level.

27. 410 West Commercial Street; constructed between 1910 and 1951. A narrow, two-story red brick building with a remodeled storefront, masonry

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number 7

Page 7

DWB NO. 1001-0012
EXP. 10/1/74
For NPS use only
received
date entered

35. 300-08 West Commercial Street; constructed between 1902 and 1910. Two-story brick pilaster strips culminating in merlons above the roof line establish five bays of unequal width across the facade; the bays are linked visually by string courses, corbelling and similar storefront treatments.
36. 212-16 West Commercial Street; 212-14 West Commercial was constructed between 1891 and 1896; 216 West Commercial was constructed between 1902 and 1910. Surviving in near-original condition, 212-16 West Commercial profits from the color contrast between red brick wall surfaces and light-colored, highly ornamented metal cornices and window hoods to accentuate the asymmetry of the facade; the outer storefronts are early, but probably non-original.
- * 37. 200-08 West Commercial Street; constructed after 1951. The old Skaggs building is a massive, one- and three-story building with a metal, light-colored brick and glass skin.

City Block 30

- * 38. 200 East Commercial Street; constructed between 1869 and 1884. Great Pastimes probably dates to 1870-71; it has been transfigured by stucco and extensive modifications to the storefront and second-story windows.
39. 202-04 East Commercial Street; constructed between 1884 and 1886. In sharp contrast to the adjacent structure described above (#38), the two-story brick building at 202-04 East Commercial was modernized at street level only. The second story, replete with a modillioned pressed metal cornice, remains virtually intact; the second-story windows have been obstructed.
40. 206 East Commercial Street; constructed between 1869 and 1884. 206 East Commercial typifies the refurbished Victorian fronts lining Commercial Street as it was remodeled at street level yet remains relatively unchanged at the upper story; hood moldings and a corbel table at the roof line articulate the upper portion of the front.
41. 208-10 East Commercial Street; constructed between 1884 and 1886. The original brick fabric of 208-10 East Commercial rises from behind non-original Carrara glass tiles at ground level; the primary elevation is symmetrically fenestrated at the second story and terminates in a bracketted cornice.
42. 214 East Commercial Street; constructed between 1886 and 1891. This three-story red brick building is symmetrically fenestrated with (infilled) square- and round-headed windows accented with rusticated stone blocks, sills and lintels. The stylized, black Vitrolite storefront superseded a cast-iron front with attenuated proportions and a splayed corner entrance in the eastern bay. (Prior to c. 1948, an alley ran along the eastern side of the building. During or after the late 1940's, the alley was abandoned and a

EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 8

one story wing was added to the adjacent building.) As built, the second story windows at the central bay were splayed and recessed to create a balcony; originally, an elaborate, pedimented pressed metal cornice with finials gave definition to the roof line (see photo #24).

43. 220 East Commercial Street; constructed between 1891 and 1896; alley addition constructed c. 1948; tower removed between 1910 and 1951. 220 East Commercial's rusticated stone string courses, fagoted colonettes and central-ized arch with decorative brickwork testify to its affinities with the Romanesque revival style; the original cornices and corner turret have been removed. Perhaps simultaneous to the c. 1948 addition of a one-story wing, the structure acquired a Moderne storefront of black Carrara glass, concrete and glass blocks.

44. 224 East Commercial Street; constructed between 1902 and 1910. Although modified at street level, 224 East Commercial was not altered above ground level; the corbelled second story is evenly fenestrated with segmental arched windows capped by brick hood moldings.

* 45. Parking lot.

46. 234 East Commercial Street; constructed between 1869 and 1884. The two-story brick building at this address retains a considerable amount of integrity and, as such, is a significant document concerning commercial construction during the district's Victorian period. In terms of proportions, materials, workmanship and design--including decorative features, such as the ornamental cast-iron storefront, hood moldings and bracketted and pedimented projecting cornice with companion corbel table--234 East Commercial is characteristic of the more substantial Commercial Street properties built from c. 1869 to the mid-1880's.

47. 300 East Commercial Street; constructed between 1884 and 1886. Copeland's Corner Cafe, a rejoinder to 234 East Commercial (#46), retains a range of unaltered, segmental arched windows at the second story and roof line detailing consisting of decorative brickwork, a sunburst motif and a metal cornice with ball finials; the storefront has been modified.

48. 302 East Commercial Street; constructed between 1896 and 1902. Above street level alterations, 302 East Commercial reveals its original three-bay configuration defined by pilaster strips and segmental arched windows; the projecting cornice and corbel table remain intact.

49. 306 East Commercial Street; constructed between 1902 and 1910. 306 East Commercial, like the adjoining properties described above (#47 and #48), was modified at the first story, while the design of the second story-- segmental arched windows with rusticated lugsills and a projecting metal cornice--was left intact.

50. 308 East Commercial Street; constructed between 1896 and 1902.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 0

51. 310 East Commercial Street; constructed between 1891 and 1896. Although two separate structures, the two-story red brick buildings at 308 and 310 East Commercial are linked visually by similar storefront treatments, a range of segmental arched windows with rusticated sills at the upper story and a continuous projecting metal cornice with a corbelled brick architrave.
52. 312-16 East Commercial Street; 312 East Commercial was constructed between 1891 and 1896; 314 East Commercial was constructed between 1891 and 1896; 316 East Commercial was constructed between 1884 and 1886. 312-16 East Commercial, which completes the block's string of Victorian commercial structures, rises two stories in red brick to a decisive projecting metal cornice underscored by corbelling; its ten bays, grouped asymmetrically by pilaster strips, are marked by brick hood moldings; the storefronts have been modified to varying degrees.
53. 320 East Commercial Street; constructed between 1869 and 1884. Stylistically akin to the neighboring buildings to the west (#48, #49, #50, #51 and #52), the two-story brick structure at 320 East Commercial was remodeled at the ground floor; three segmental arched openings mark the second story and courses of ornamental brickwork align below the roof coping.
54. 326 East Commercial Street; constructed between 1902 and 1910. 326 East Commercial rises two stories in red brick, relieved by light-colored masonry lintels at the second story and corbelling at the parapet wall.
55. 328 East Commercial Street; constructed between 1902 and 1910. Exterior modifications to Uncle Carl Baden's Pawn Shop, a three-story red brick building (constructed as Perkins Hotel) are limited to the black and white opaque glass cladding at street level; the original design features of the second and third stories--light-colored masonry lintels and sills and brickwork--were left intact.
- * 56. 330 East Commercial Street; date unknown.
- * 57. 332 East Commercial Street; date unknown. A continuous sheath of white and black opaque glass tiles visually links the one-story structure 332 East Commercial, the stuccoed two-story building at 330 East Commercial and the three-story building at 328 East Commercial (#55), suggesting common ownership of the three properties during recent decades.
58. 336 East Commercial Street; 1908. Although the storefront of the two-story red brick facade of the Bakers' Union Hall has been modified, the transom panels are possibly original; at the second story, light-colored masonry belt courses and roof line corbelling articulate the spandrels.
59. 338 East Commercial Street; constructed c. 1891. The two-story brick building at this address retains original first- and second-story window detailing, viz., brick hoods capping segmental arched windows and a section of

COND NO. 202-1773
1971-11-11

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number 7

Page 10

cornice at the Jefferson elevation, though it lacks the original pedimented cornice on Commercial and the original storefront.

City Block 28

60. 400 East Commercial Street; c. 1884; S.B. Abbott, architect. The Bank of Springfield commissioned Springfield architect S.B. Abbott to design this once elaborately detailed building during the mid-1880's. The original design--replete with a gabled stone porch over the Commercial Street entrance, an exuberant cornice with finials and elaborate hood moldings (still visible at the secondary elevation)--was altered considerably during the mid-1900's; a new brick veneer and a Carrara glass storefront with stylized metal railings were applied to the primary elevation.

* 61. Parking lot.

62. 408-10 East Commercial Street; constructed between 1896 and 1902. In the Romanesque revival style, arcading frames 408-10 East Commercial's second-story openings, underscoring the decisive roof line treatment supplied by corbelling and half-columns; the storefront is sheathed in Vitrolite.

63. 412-18 East Commercial Street; 1928; Heckenlively and Mark, architects. The Missouri Hotel, one of the largest structures in the district, is an index to the economic viability of the Commercial Street wholesale and retail strip prior to the Crash of 1929. It is a four-story, beige brick-clad structure with classical detailing; the decorative, light-colored terra cotta keystones, corner moldings, quoining and parapet cornice pick up the background shade of the colorful terra cotta panels at street level, and as such, provide subtle accents to the light-colored brick cladding of the upper stories.

* 64. 424-28 East Commercial Street; 424 East Commercial was constructed between 1902 and 1910; 426 East Commercial was constructed between 1886 and 1891; 428 East Commercial was constructed between 1884 and 1886; altered at an unknown date. 424-28 East Commercial, occupied at an early date by the Odd Fellows, has been transmogrified by stucco and a non-cementitious sheath incorporating black Carrara glass.

65. 430-34 East Commercial Street; constructed between 1869 and 1884. The front of 434 East Commercial is eight bays wide with modified storefronts and arched and square-headed windows at the second story. The five western bays were veneered or demolished and rebuilt after the turn-of-the-century.

66. 436-50 East Commercial Street; constructed between 1869 and 1884; altered between 1891 and 1896 and at an unknown date. The height of the second-story windows of the western portion of 436-50 East Commercial appears

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 11

to have been reduced by the addition of a continuous lintel during the first quarter of this century, perhaps contemporaneously with the construction, between 1896 and 1902, of a rear addition with similar window treatment. The advancing and receding wall planes are original features; the tower-like corner bay and the skirt-roofed storefronts were added between 1891 and 1896.

City Block 27

67. 500 East Commercial Street; built as a two- and three-story building between 1886 and 1891; modified and reduced to one story between 1925 and 1951. This one-story masonry commercial building is characterized by a modified, wraparound storefront, a recessed corner entrance and pilaster strips that rise to the roof line.
68. 504 East Commercial Street; constructed between 1886 and 1891. 504 East Commercial survives in somewhat altered condition, minus the original elaborate metal cornice; further changes include the storefront modifications and the partial obstruction of the segmental arched second-story windows capped by brick hood moldings.
69. 508-12 East Commercial Street; 508-10 East Commercial was constructed between 1869 and 1884; 512 East Commercial was constructed between 1886 and 1891. Elaborate cast-iron window heads at the second story, framed by a range of red brick pilaster strips, testify to the elegance of the original design. A corrugated sheath has replaced the bracketted cornice of the original ten bays and conceals the roof line corbelling of the three western bays; the storefront has been modified.
- * 70. 514 East Commercial Street; constructed c. 1896. Historic photographs show the one-story brick building's original multi-light display windows, denticulated brick spandrel and brick piers with undulating profiles; all of these features, except the latter, were concealed or removed when the window sash was replaced and the present spandrel cladding was added.
71. 518 East Commercial Street; constructed between 1896 and 1902. 518 East Commercial survives in near-original condition; its recessed entrance is flanked by large display windows and culminates in transoms and a pressed metal spandrel set between finials.
72. 520-22 East Commercial; 520 East Commercial was constructed between 1886 and 1891; 522 East Commercial was constructed between 1902 and 1910. Culminating in a corbel table at the roof line and vertically divided into five bays by brick quoining, the two-story brick building at 520-22 East Commercial has been altered minimally. A stone belt course, interrupted by pilaster strips, emphasizes the disuniform window heights.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

7

Page 12

For NPS use only

received

date entered

73. 524 East Commercial Street; constructed between 1910 and 1933. A cognate to 514 and 518 East Commercial (#70 and #71), the little-altered building at this address incorporates paired entrances set between splayed storefronts, metal spandrel cladding and a modillioned metal cornice with finials.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention				

Specific dates c. 1870-1935 Builder/Architect Various

Statement of Significance (in one paragraph)

The Commercial Street Historic District is significant in American architecture and history, as it reflects four significant themes and patterns in Missouri's architecture and history: a.) Architecture: It reflects the evolution of design and building practices characteristic of commercial architecture in rural Missouri during the period c. 1870 to c. 1935 and particularly before 1910, as 86% of the remaining properties, including detached buildings and portions of commercial rows, were constructed before this date. Specifically, it illustrates the development of the small commercial building, typical of rural parts of the state, from the ornamental Italianate structures of the 1870's-1890's, to the turn-of-the-century and early 20th century buildings which are characteristically simpler than their Victorian precedents in all respects and the modern, streamlined designs of the 1930's. In light of the fact that Springfield is the third largest city in the state, the survival of Commercial Street's architectural character, which bespeaks a rural Missouri business district, is remarkable. In contrast, the architectural character of Springfield's Square has been altered radically in recent decades by new construction, including the closure of streets to create a shopping mall, and several notable, exterior remodelings. Within the context of the downtown mall, the commercial strips and shopping centers which accompanied Springfield's most recent boom, and the business districts of nearby Ozark towns, the district is architecturally significant. b) Commerce: The district developed after 1870 as the major commercial center of the railroad boom town of North Springfield and served for almost a quarter-century as a major commercial center, if not the principal commercial center, for southwestern Missouri and northern Arkansas. Further, Commercial Street's development after the late 1860's is significant as it marks the shift that occurred in Springfield merchandising during the 1860's and 1870's away from general stores serving local retail trade to specialized businesses serving the expanded marketplace in southwestern Missouri and northern Arkansas that had been made accessible by rail; Commercial Street buildings dating from the Victorian period to the turn-of-the-century constitute tangible symbols of Springfield's development from an agrarian frontier town into a diversified regional commercial center. Perhaps because major commercial development in the Springfield core focused on the Square during the second and third quarters of the 20th century, Commercial Street retains a significant amount of historic integrity as a commercial district. c.-d.) Exploration/Settlement and Transportation: The railroad proved the first means to transport, in volume, manufactured goods and materials from St. Louis and eastern commercial centers to Springfield, ship locally manufactured goods from Springfield to other parts of southwestern Missouri and northern Arkansas, and channel settlers into the Springfield area. The railroad and local land speculators developed North Springfield, including the Commercial Street retail and wholesale district, as a major frontier entrepot; it served as a principal regional commercial center, if not the principal regional commercial center, during the 1870's and 1880's

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

COMMERCIAL STREET HISTORIC DISTRICT
Continuation sheet

Item number

8

Page

1

and possibly into the 20th century. In addition, for decades after 1870, Springfield was known as a "Frisco Town" as a sizable percentage of the population was employed by the railroad and Frisco offices and shops were located there. The district possesses characteristics necessary to reflect, illustrate and recall the above enumerated themes and patterns under the Criterion of Eligibility A: It retains strong associations with the development of the first major railroad system in southwestern Missouri and the contributions the railroad made to the broad patterns of state history; and, it retains strong associations with three themes related to the development of transportation networks--westward expansion, commerce and economic development. Because it was a principal center of railroad operations, commerce and settlement in southwestern Missouri during and after the last quarter of the 19th century, the Commercial Street Historic District retains stronger associations with these intertwined themes than other southwestern Missouri commercial districts with similar historic associations. Criterion C: The district is a distinguishable entity which embodies the distinctive characteristics of commercial construction in small Missouri towns during the period c. 1870 to c. 1935. The district conveys a sense of its development over time by virtue of the fact that the buildings illustrate architectural practices and design characteristic of the various periods for which the district is significant. Because of its intrinsic architectural merit and integrity, the Commercial Street Historic District is perhaps a better illustration of the evolution of the small commercial building c.1870-c. 1935 than many of the business districts in the southwestern Ozarks that possess similar qualities. The district as a whole and the individual buildings that make up the district retain sufficient integrity of location, design, materials, workmanship, feeling and association to convey the four themes for which Commercial Street is significant in American architecture and history.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT
Continuation sheet

Item number

8

Page 2

During the period c. 1825-1837, Springfield was primarily a local agricultural center, as transportation was inadequate to support a larger marketplace or to channel settlers to southwest Missouri. Specifically, the cost of shipping produce and manufactured goods over land to and from the Missouri River at Boonville and to and from St. Louis, Ste. Genevieve, the Meramec mines and Arkansas was prohibitive, and the service was unreliable. When efforts to deepen river channels in Greene County failed to receive statewide support and were consequently forestalled, Greene County residents transferred their support to proposals to construct a transcontinental railroad through Missouri and, more specifically, a branch line through Greene County, as the branch line presented a potentially-obtainable vehicle to convey manufactured goods and settlers from the east to southwest Missouri and agricultural products, locally manufactured goods and ore from southwest Missouri to urban markets. The prospect of a branch line rekindled the pioneering spirit that had fueled westward expansion as it was regarded as a potential nexus between Missouri and the California gold fields.

The first of a number of transcontinental railroads was chartered on March 12, 1849, ending almost nine years of Congressional debate concerning the matter. The construction of the St. Louis and San Francisco Railroad, from St. Louis through Jefferson City to the state line in Cass County and beyond to the Pacific coast began almost two years later, on July 4, 1851. In 1850, the railroad obtained a Federal land grant for the construction of the Southwest Branch line, which was to break off the main line in Pacific, Missouri, progress in southwesterly direction through Gasconade County, Rolla and Springfield, and proceed to the state line in Newton County. In 1852, the State legislature approved a land grant for the branch line totalling approximately one thousand acres, and the Southwest Branch was created by amendment to the St. Louis and San Francisco on Christmas Day of that year.

The construction of the Southwest Branch provides a paradigm of railroad construction during the second quarter of the 19th century. The St. Louis and San Francisco's charter, like most railroad charters of the period, was accompanied by heavy legislative subsidies in the form of bonds backed by the State government which were used to induce private investment in the risky venture. As this generally did not leverage sufficient capital, the Federal government typically relinquished condemnation powers for rights-of-way to the railroads, and state, county and municipal governments provided massive subsidies in the form of stock subscriptions in exchange for company promises to adhere to reasonable construction schedules.

Since perhaps as early as the 1840's, the Southwest Branch was regarded as the panacea for the development of the southwestern quadrant of the State. County-wide meetings held in 1845 concerning the prospect of a railroad connection and the 1854 sale of \$100,000 of stock in the proposed road evince the vested interest of Greene County residents in the line. During the decade following the passage of the charter amendment establishing the branch line, Springfield's economy expanded markedly in anticipation of the railroad's arrival; the popu-

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

8

Page

3

lation tripled, manufacturing concerns were first established in the City, retail business diversified and professionals settled there.

Already by the mid-1850's, financial difficulties, soon to be legion, beset the line. In 1856, the railroad mortgaged the Southwest Branch, which had been completed to Rolla, and land grants totalling 1,017,682 acres, as it failed to secure sufficient private monies to cover operating and construction costs. The company received an additional subsidy from the State contingent on completion of the line within four years. Financial difficulties continued; however, it was due to the Civil War and not the depletion of financial resources that construction was suspended when the line was only a few miles west of Rolla and about one hundred miles east of Springfield.

Congress considered granting the railroad additional subsidies to complete the Southwest Branch to Springfield in order to provide a rapid means of transporting troops and supplies to the southwestern portion of the State. Self-interest in speculative real estate investments in the area prompted Springfield Unionists, including E.T. Robberson and Colonel S.H. Boyd, to lobby Congress ardently to finance construction of the branch line to Springfield. The fact that Robberson had immense land holdings in Greene County that were bisected by the branch line survey, and the fact that after the war, Robberson, Boyd and Charles E. Harwood, Boyd's partner in real estate, entered with the railroad into the speculative development of the town of North Springfield and specifically, its retail and wholesale district--Commercial Street from, roughly, Washington to Lyon--illustrate the intrinsic ties between the railroad and the economy of the Springfield area and southwest Missouri.

As Congress decided against further subsidizing the branch line to repair track depredated during the war and as the railroad's finances were depleted, the company defaulted on its interest payment to the State on March 1, 1866. Consequently, the State foreclosed on the mortgage, assuming a liability of four million dollars on the Southwest Branch.

The line was purchased subsequently at auction for the meager sum of \$1,300,000 by John C. Fremont, whose reputation as the first Republican presidential candidate and confidante of politicians and financiers was difficult to reconcile with the darker aspects of his military career and commercial endeavors. Fremont succeeded initially in reversing public opinion against the derelict railroad with plans to press construction of the branch line, reincorporated under Fremont as the Southwest Pacific Railroad, to or near Springfield, where it would join the main line of Fremont's newly incorporated transcontinental Atlantic and Pacific Railroad and continue to the west coast along the 35th parallel. Fremont's success in captivating Missourians with his plans was brief, however, as the company laid only twelve miles of track before defaulting on their first mortgage payment. The railroad's failure to abet the economy of southwest Missouri was the principal factor behind public embitterment toward the Atlantic and Pacific. State government acquiesced to public sentiment and foreclosed on the mortgage, despite the unlikely prospect of interesting another company in the completion of the line, and despite the Atlantic and

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

8

Page

4

Pacific's recent issue of four million dollars in State-backed bonds.

On the basis of further financial incentives from the Missouri legislature and a vested interest in the development of the county's economy, two rival railroad syndicates, composed principally of southwest Missouri businessmen, were formed. One was headed by Boston Financier G.V. Fox; the other, the Home Company, was composed exclusively of local businessmen. Fox's South Pacific Railroad Company ultimately merged with the Atlantic and Pacific Railroad Company; the consolidated line was chartered on June 15, 1868. Under the South Pacific's charter, the company stipulated it would build to Lebanon within two years and expend by 1872 five hundred thousand dollars a year on the line's construction from Lebanon to the state line; the Federal government, on the other hand, relinquished the right of survey to the South Pacific.

Polemics concerning the surveyors recommendation that the railroad follow the shortest path through Greene County--along the ridge that forms the northern edge of the Springfield plateau, about one and one-half miles north of Springfield's business district--mark the speculative beginnings of the town of North Springfield. E.T. Robberson, Charles E. Harwood and S.H. Boyd, owners of a five hundred-acre tract of land bisected by the railroad survey, offered substantial inducements to the railway to follow the recommended route across their property. These incentives, consisting of the donation of a two hundred-foot right-of-way and a forty-acre tract for railroad shops, a commitment to plat a town on two hundred acres adjacent to the depot, and the transfer of one-half ownership in the town to the railroad company, were countered by the urgings of Springfield merchants and property owners to erect a depot in the vicinity of the established business district near the Springfield public square. The railroad management agreed to construct the tracks and depot within one-half mile of the square, providing that the municipality or Springfield businessmen absorb the estimated \$25,000 to \$75,000 additional cost to deflect the line away from the 35th parallel. Maintaining that the charter compelled construction of the line within Springfield city limits, Springfield businessmen refused to pay the additional costs, thereby causing the rival town of North Springfield to develop around the proposed depot site per the speculators' plans. The Ozark Land Company, a syndicate composed of Robberson, Harwood (who had acquired Boyd's interest) and the South Pacific Railroad Company platted the town of North Springfield in 1869 on a modified grid system centered on the obliquely laid railroad tracks and Commercial Street; it was and is still characterized by wide streets and public squares.

The prospect of Springfield's centrality to a transcontinental railroad network had a profound impact on the use and development rate of Greene County and specifically on Springfield from 1850 onward. The war forestalled perceptible economic development, but its end and the hope of a hasty resumption of railroad construction marked the beginnings of a period of spiralling land valuation and widespread real estate speculation during the late 1860's; these years prior to the arrival of the railroad were characterized as:

a period of reckless growth and suicidal extravagance with uninter-

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

Received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number 8

Page 5

rupted migration, plentiful money, booming commerce and rising property values.

Whereas the railroad's promises resulted in little from 1853 to 1868, the fact that the South Pacific laid more track in two years than the previous companies laid in fifteen fueled Springfield real estate speculation c. 1868-1870. Census data from the years 1850, 1860 and 1870 illustrate the county's tremendous growth during this twenty-year period; the county's population rose from 411 to 5,555 persons, and the valuation of the county's agricultural land increased from \$208,000 to \$4,000,000.

The railroad's speculative involvement in Greene County agricultural land sales and North Springfield town lot sales, however, also accounted for certain ambivalent feelings toward the railroad on the part of Springfield residents. North Springfield and thirteen other towns built by the South Pacific between Arlington, Missouri--located one hundred five miles northeast of Springfield--and Springfield were constructed adjacent to established towns, causing commercial activity to shift away from the existing business districts to the railroad's spur lines. While the development of most of the company towns was tantamount to civic blackmail, fear that the railroad's town lot speculation would fail and, consequently, undermine the company's finances and forestall construction was widespread. The fact that the Ozark Land Company passed on profits from its speculative land investments to residents and railroad employees through the sale of company stock further tempered anti-railroad sentiments in North Springfield.

Construction on Commercial Street and on residential streets in North Springfield began almost immediately after the town was laid out in 1869. The Ozark Land Company erected the first building in the Commercial Street business district--a small frame real estate office at the corner of Jefferson--in 1869. The first house was built in November of the same year. A former Ozark Land Company agent's correspondence and 1925 Missouri Historical Review article record, from a churchman's perspective, the area's character, and the rapidity with which Commercial Street and North Springfield developed from a stony brush land at the northern fringe of Springfield:

Commercial Street, eighty feet wide, paralleled the railroad survey for three-quarters of a mile, and long before the stumps and rocks were cleared out of the roadway, scores of business buildings sprang up on either side. Residences too were built in wonderful numbers, and when in April, 1870, the first train came in, there were nearly four hundred permanent inhabitants in North Springfield, and more than thirty business houses. Of the latter, thirteen were saloons! [...] every saloon had an annex of a gambling den or worse. [...] there were hundreds of men engaged in grading the railroad yards, building the freight and passenger depots, and erecting the Ozark House, a frame hotel of one hundred rooms....After a pay day, when all those laborers had received their month's wages, with thirteen saloon doors open day and night, and no legal authority in the place, the drunkenness

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number 8

Page 6

and debauchery equalled anything we read of in the most lurid tales of the 'wild and wooly West'.²

North Springfield boomed. Town lot sales, totalling \$90,000 during the latter part of 1869 and the first few months of 1870, increased significantly after the arrival of the first passenger train on May 1, 1870. Frame commercial buildings and residences were prevalent in the district from the early 1870's until 1896, although few remained by 1951 and none survive today. Commercial buildings of brick construction also were built during the incipient stage of Commercial Street's development. There were forty-five detached brick commercial buildings or portions of commercial rows on both sides of Commercial Street between Washington and Lyon by 1884, and their number grew steadily over the next twelve years so that by 1896, the business district was characterized by masonry structures perpetuating the vernacular building traditions of commercial construction of the 1870's. Typically, these structures were two stories in height with cast-iron storefronts glazed with large panes of plate glass shaded by canvas awnings or frame porches; the upper floors were characterized by segmental arched windows and pressed metal cornices.

The three-story structure at 211-215 West Commercial (property #13), which dates to c. 1874, is one of the few large masonry buildings remaining from the earliest period of the district's development, when it was a mosaic of small frame commercial buildings, vacant lots, scattered residences, one- and two-story brick commercial buildings, and a few masonry commercial buildings of more substantial size. The larger structures were located near Boonville and Benton, reflecting the desirability of locations near the freight depot at the head of Boonville and the passenger depot at the head of Benton; most of the larger structures were built on the north side of the street on a spur line adjacent to the tracks.

Close proximity to the tracks minimized drayage of raw materials and finished products and was undoubtedly preferred by manufacturers of heavy equipment, like Parce and Gray, dealers in buggies, Spring Wagons, farm wagons, machinery and agricultural implements, who built the building at 211-15 West Commercial. As the railroad provided the first means to transport considerable quantities of lumber and iron from St. Louis and Eastern cities and channel settlers to southwest Missouri, Kansas and the Indian Territories, the manufacture of wagons for agricultural, mining, lumbering and freight purposes and settlers became Springfield's chief industry from 1870 to 1890. Parce and Gray, a leading manufacturer of wagons, was established on Commercial Street in 1874.

During the 1860's and 1870's, the character of merchandising in the Springfield area changed from general stores serving local retail demand to specialized businesses serving an expanded marketplace in southwest Missouri and northern Arkansas. Businesses trading in the greatly enlarged marketplace made accessible by rail located in large numbers on Commercial Street during the early to mid-1870's and apparently in larger numbers than in the vicinity of the Public Square in Springfield. Due in large part to the railroad connection and the types of businesses conducted on Commercial Street, the impact of the

EXP. 12/31/84

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page 7

1873 panic and the national recession was less evident in North Springfield, and specifically on Commercial Street which continued to grow during the early 1870's, than in Springfield:

The economic impact of competition from North Springfield would not have been so great if economic depression had not hit Springfield after the panic of 1873. Business had been declining in Springfield even before the failure of Jay Cooke's New York bank in the fall of that year and the money crisis that followed. [...] For about three years, Springfield's progress was noticeably affected by the national depression. [...] North Springfield faced similar problems since many people connected with railroad construction moved on when the line was extended southwest toward the Indian Territory in 1874. [...] North Springfield, in contrast, was growing rapidly between 1870 and 1874 [...]

Relocation of the railroad's car and engine repair shops between Summit and Sherman, northeast of the Commercial Street business district, from the town of Pacific in 1873 offset, to a degree, the deleterious effects of the panic, and marked the beginnings of the railroad's role as the major employer for decades in North Springfield and North Springfield's reputation as home to most of the company's employees.

By 1877, North Springfield's inhabitants numbered approximately 1,500; 170 were employed in the company roundhouse, blacksmith shop, assembly plant, brass foundry and oil house, lumber and dry house and bridge framing house located on the company's forty-acre tract northeast of the Commercial Street business district. During the 1870's, over one half of North Springfield residents were in the employ of the railroad; the remainder were employed largely by concerns serving or dependent upon the railroad. The North Springfield depot was the major changing point for train crews, and many of the line's conductors, engineers and brakemen took rooms over Commercial Street businesses or in one of the several hotels, including the Ozark Hotel, built at the northeast corner of Commercial and Benton Streets by the railroad in 1870 and rebuilt in 1879 after the first structure was destroyed by fire.

A railroad into Springfield proper became a reality on May 20, 1878, with the completion of a local line, the Western Missouri Railroad Company; it was established by Springfield businessmen to link a station at Mill Street with the town of Ash Grove, which is located about fifteen miles northwest of Springfield. By 1880, Springfield gained access to the North Springfield tracks via a mule car route that ran along Boonville to Commercial Street and on Commercial from Boonville to the Benton Avenue depot. By March 25, 1881, the Kansas City, Fort Scott and Memphis line was completed to Springfield. Competition from the Kansas City, Fort Scott and Memphis Railroad forced the St. Louis and San Francisco Railway Company, successor to the Atlantic and Pacific Railroad Company, to curtail a decade-long practice of price gouging on shipping rates,

6-17-10-11-12-13
EXP. 12/31/14

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 8

causing a precipitous increase in Springfield and North Springfield jobbing business during the 1880's and 1890's.

Already by 1878, nine years after North Springfield was platted, retail, wholesale, jobbing and manufacturing concerns were many and diverse in type, including:

three dry goods stores, one of which is a wholesale house, a wholesale and retail clothing store, two drugstores, one stove and tinware store, one large hardware and agricultural implement establishment, one furniture store and manufactory, one book store, one boot and shoe store, seven retail groceries, three wheat elevators, a shipper of general agricultural products, one lumber yard, one tobacco factory, one watchmaker and jeweler, a real estate office, three hotels [...]⁷ one well-conducted weekly newspaper [and] two extensive brickyards.⁴

Insurance Maps of Springfield, Mo., published by the Sanborn Map Company, show dense construction on Commercial Street by 1884, except on the blocks west of Campbell, on the north side of Commercial Street between Jefferson and Washington and the central portion of City Block 37. Small, detached frame structures were still the most prevalent type of building in the district in 1884. Frame and small masonry buildings were typically detached, whereas the deep two-and three-story masonry buildings in the district were constructed as commercial rows or abutting other substantial masonry buildings, such as in the case of the blockface from 203-07 to 221-23 East Commercial Street (buildings #11-15; the buildings at 203-07 and 221-23 have been altered radically).

Within the two years from 1884 to 1886, fourteen brick buildings were constructed on Commercial Street and parity was established between the number of frame and brick structures. During the mid-1880's, the western portion of the district and contiguous blocks to the south were industrial in character. Anchor Mills were located at the northwest corner of Commercial and Lyon--at the fringe of the business district, the Lomp beer and ice house was located at the northeast corner of Lyon and Commercial, and coal and lumber yards were located on the north side of Commercial between Lyon and Campbell, on the south side of Commercial east of Campbell, and in contiguous blocks to the south. Liverys, wagon yards, feed stores and blacksmith's shops were more prevalent in the general vicinity of the freight station at the head of Boonville, north of Commercial Street, than in the vicinity of the eastern portion of the district. The location of the freight depot and the earliest street railway route on Boonville between the Square and Commercial Street caused the development of Boonville as a principal north-south corridor between the "Old Town" and the "New Town."

The development by the 1880's of a commercial district on Boonville between the Square and Commercial Street, the establishment of a street car line linking the Square and Commercial Street, the founding in 1873 of Drury College midway between Springfield and North Springfield on land donated by the railroad, the interconnection of Springfield and North Springfield business interests, and

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

**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number 8

Page 9

For NPS use only
received
date entered

the railroad connection to Springfield had a tangible impact on the convergent growth patterns of the towns and the diminishment of the protracted animosity concerning the South Pacific's adherence to the original railroad survey. Voicing the sentiment of merger as early as 1876, the Springfield Patriot-Advertiser remarked:

We hope to see the two towns united by the ligaments of a substantial commingling of business and social interests, closer than were the Siamese twins. In fact the time is probably not so far in the future as many think, when the principal streets between the two places will be so lined with business houses, that it will be impossible to tell where Old Town ends, or New Town begins.

The increasing interdependence of Springfield and North Springfield culminated in merger on April 4, 1887 under the name Springfield.

The period in Commercial Street's history from the 1880's to World War I was characterized by steady growth. Brick construction increased at the same rate during the five year intervals from 1886 to 1891 and 1891 to 1896 as it had from 1881 to 1886. By 1896, the industrial appearance of the western portion of the historic district had been altered somewhat by the subdivision into lots of the large lumber yard on the south side of Commercial between Campbell and Boonville; however, nearby liveryies and the Lemp Brewery complex, which was expanded between 1891 and 1896, remained until after the turn-of-the-century.

The May 1901 consolidation of the St. Louis and San Francisco Railway (Frisco) system, which operated in the vicinity of Commercial Street, and the Kansas City, Fort Scott and Memphis Railroad, which operated out of facilities in the southern portion of the City, reinforced the Springfield-North Springfield merger. The North Springfield passenger depot at the head of Benton, north of Commercial Street, was closed in preference to the depot near the Square. Freight operations were consolidated at the Frisco yards, one block northeast of the historic district's eastern boundry and were maintained at this location until July 1909, when the Frisco system opened new shops in the northwestern portion of the City.

From 1896 to 1902, the number of masonry buildings on Commercial Street increased at one half the rate of each of the three preceding five-year periods, whereas the increase in masonry construction during the eight year period from 1902 to 1910 was almost double the average increment for each five year period from 1884 to 1896. By 1910, the blockfaces of City Blocks 28 and 30 were uniformly masonry in character and the blockfaces of City Blocks 29, 31, 36 and 37 were predominantly masonry. Except for City Blocks 32, 34 and 39 on which there were few structures, the remaining blockfaces were a mixture of frame and brick construction with few vacant lots. As late as 1910, three frame houses, located on the blocks east of Lyon and west of Washington, survived in an otherwise commercial area.

New construction and storefront remodelings dating from the 1920's to the early

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT
Continuation sheet

Item number 8

Page 10

1950's index the economic viability of area businesses as late as mid-century. Notably, during the 1920's, the Commercial Club--the Commercial Street merchants association--built a community center at Robberson c. 1924-28 (property #19), and the Missouri Hotel (property #63) was built in 1928. During the period 1910 to 1951, the south side of Commercial Street between Lyon and Campbell assumed a commercial character. The demolition of the St. Louis and San Francisco's general offices at the northeast corner of Commercial and Benton (previously, the Ozark Hotel) and the departure by 1951 of the W.J. Lemp Brewing Company from their facility at the northeast corner of Lyon and Commercial account for the current sparsity of construction in the northeastern and northwestern blocks of the local historic district.

The geographic separation of Springfield's commercial and industrial concerns and business interests since perhaps as early as the 1890's was pronounced by World War II, when writers for a W.P.A. guide to Missouri commented that while businesses were concentrated in the vicinity of the Public Square by the 1940's, "around Commercial Street, the principal industrial and commercial district extends along a tier of railroad tracks. Here are creameries, furniture and garment factories, cooperages, chicken and egg establishments, and the railroad shops." Findings of a recent market study date the beginnings of the decline of the Commercial Street retail and wholesale strip to the 1950's, citing competition from outlying shopping centers, reduced property maintenance and an increase in non-retail tenants among the contributing factors. Although a shadow of its former self, Commercial Street remained reasonably stable from the 1950's to the 1970's, because of the Commercial Club, the presence nearby of major Springfield institutions--notably, Commerce Bank, the Assembly of God Headquarters and Drury College, and the presence nearby of stable residential neighborhoods surrounding the college.

Designation of Commercial Street between Washington and Lyon as Springfield's first and to date only City historic district on July 31, 1978, testifies to the street's importance in Springfield history. Companion provisions to district designation--notably, the recently completed comprehensive preservation plan which emphasizes economic development, the packaging of Community Development Block Grant monies and state and federal tax incentives for building rehabilitation, and the stringent review of alteration, construction and demolition permits--provide effective mechanisms for implementing revitalization of the district. Enrollment of Commercial Street in the National Register of Historic Places and eligibility for preservation tax incentives pursuant to the Economic Recovery Tax Act of 1981 and any subsequent tax legislation is central to the proposed strategies for revitalizing the district.

012 11 11 11 11
EXP. 12 31 73

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number

8

Page

11

FOOTNOTES

¹C.K. Piehl, "Springfield 1865-1881," Springfield News & Leader, 9 September 1973.

²A.M. Haswell, "The Building of a City--Springfield," Missouri Historical Review (19 April 1925): 400-01; Our First Hundred Years, First Congregational Church, Springfield, Mo. (Springfield: First Congregational Church, 1969), p. 10.

³C.K. Piehl, "Springfield 1865-1881," Springfield News & Leader, 9 September 1973.

⁴George S. Escott, History and Directory of Springfield and North Springfield (Springfield, Missouri: George S. Escott, 1878), p. 18.

⁵"North Springfield," Springfield Patriot-Advertiser, 28 December 1876.

⁶Work Projects Administration, Writers' Program, Missouri: A Guide to the "Show Me" State (New York: Duell, Sloan and Pearce, 1941), p. 330.

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreege of nominated property Approximately 11 acres

Quadrangle name "Springfield, MO"

Quadrangle scale 1:24,000

UTM References

A

115	47138415	4121011210
Zone	Easting	Northing

B

115	47138415	4121021110
Zone	Easting	Northing

C

115	471471010	4121031010
Zone	Easting	Northing

D

115	471471010	4121011810
Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Jill Johnson, Architectural Historian
Historic Preservation Program, Missouri

organization Department of Natural Resources date January 6, 1983

street & number P.O. Box 176 telephone 314/751-4096

city or town Jefferson City state Missouri 65102

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Fred A. Lopez

title Director, Missouri Department of Natural Resources
and State Historic Preservation Officer date 3/29/83

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

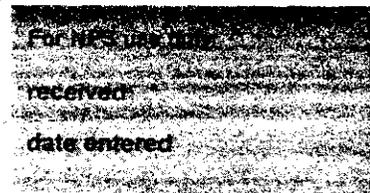
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT
Continuation sheet

Item number 9

Page 1



Barker & Escott's Springfield and North Springfield City Directory for 1884-5. Springfield: Barker & Escott, 1884.

Excott, George S. History and Directory of Springfield and North Springfield. Springfield, Missouri: George S. Escott, 1878.

Fairbanks, Jonathan, and Tuck, Clyde Edwin. Past and Present of Greene County, Missouri. 2 vols. Indianapolis: A.W. Bowen & Company, 1915.

Handbook of Springfield, Missouri, and Surroundings. Chicago: C.S. Burch Publishing Co., 1889.

Haswell, A.M. "The Building of a City--Springfield." Missouri Historical Review 19 (April 1925): 397-403.

History of Greene County, Missouri. St. Louis: Western Historical Company, 1883.

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

Hoye's City Directory of Springfield, Mo. Kansas City: Hoye Directory Co., [c. 1988].

Insurance Maps of Springfield, Greene Co., Missouri. New York: Sanborn Map Co., 1902.

Insurance Maps of Springfield, Missouri. New York: Sanborn-Ferris Map Co., 1896.

Insurance Maps of Springfield, Missouri. New York: Sanborn Map Co., 1910.

Insurance Maps of Springfield, Missouri. New York: Sanborn Map Co., 1933. Revised, 1951.

Mahaney, Jan. The History of Commerce Bank of Springfield. [Springfield: Commerce Bank,] 1976.

Miner, H. Craig. "Hopes and Fears: Ambivalence in the Anti-Railroad Movement at Springfield, Missouri, 1870-1880." Missouri Historical Society Bulletin 27 (January 1971): 129-146.

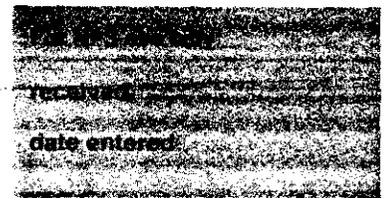
Miner, H. Craig. The St. Louis-San Francisco Transcontinental Railroad. Lawrence, Kansas: The University Press of Kansas, 1972.

"North Springfield," Springfield Patriot-Advertiser, 28 December 1876.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

COMMERCIAL STREET HISTORIC DISTRICT



Continuation sheet

Item number 9

Page 2

Our First Hundred Years, First Congregational Church, Springfield, Mo.
Springfield: [First Congregational Church,] 1969.

Piehl, Charles K. "Springfield 1865-1881." Springfield News & Leader, 9
September 1973.

Reconstruction Finance Corporation, Railroad Division. "Report on St. Louis-
San Francisco Railway Company." Washington, D.C., 24 November 1933.
(Mimeographed.)

"South Pacific Railroad Excursion." Jefferson City Peoples' Weekly Tribune,
11 May 1870.

Springfield and North Springfield. New York: Springfield Map Publishing
Co., 1886.

Springfield, Greene Co., Missouri. New York: Sanborn-Ferris Map Co.,
1891.

"Springfield, Missouri." Frank Leslie's Illustrated Newspaper, 1 August
1891.

Springfield, Missouri. Center for Archaeological Research. Flanders, Robert;
Harris, Suzanne; and Quick, David. "A Cultural Resources Survey of the
Proposed University Plaza Project, City of Springfield, Greene County,
Missouri." 2 vols. Report 441, 1981.

Springfield, Missouri. Commercial Club. Paul Harris, "Commercial Street
Through the Years," n.d.

Springfield, Missouri. Springfield Public Library. Martin J. Hubble, comp.,
Personal Reminiscences and Fragments of the Early History of Springfield,
Greene County, Missouri, 1914.

Springfield, Missouri. Springfield Public Library. Paul Harris, untitled
manuscript presented to the Greene County Historical Society, 27 April 1972.

Springfield, Missouri. Springfield Public Library. Tiedt, Leonard. "The
Origins of the South Pacific Railroad, and its Construction to Springfield,
Missouri, 1868-1870." M.A. thesis, n.p., 1969.

Springfield, Mo.; Its Commerce, Its Industries, and Its Live Men.
Springfield: Chamber of Commerce, 1890.

"Springfield, Mo., Makes Strides Toward Greatness and Seeks for New
Blood." The Southwest Trail, 29 (January 1909): 6-7.

Springfield, Mo., 1904. [Springfield, Missouri: Springfield Club,] 1904.

United States Department of the Interior
National Park Service

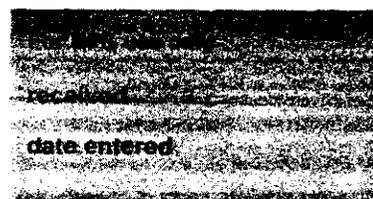
**National Register of Historic Places
Inventory—Nomination Form**

COMMERCIAL STREET HISTORIC DISTRICT

Continuation sheet

Item number 10

Page 1



Verbal Boundary Description:

The nominated area comprises all the lots in City Blocks 35 and 36 that front on Commercial Street, lots 1 and 2 and the eastern 28 feet of lot 3 in City Block 34, and lot 10 except 14 feet, lot 11 and the eastern 5 feet 5 inches of lot 12 in City Block 37; and all the lots in City Blocks 28 to and including 32 that front on Commercial Street, and lots 12 to and including 24 in City Block 27.

Boundary Justification:

The Commercial Street Historic District is a geographically distinct area with a significant concentration of historic commercial buildings linked by physical features, common historic associations and aesthetic qualities.

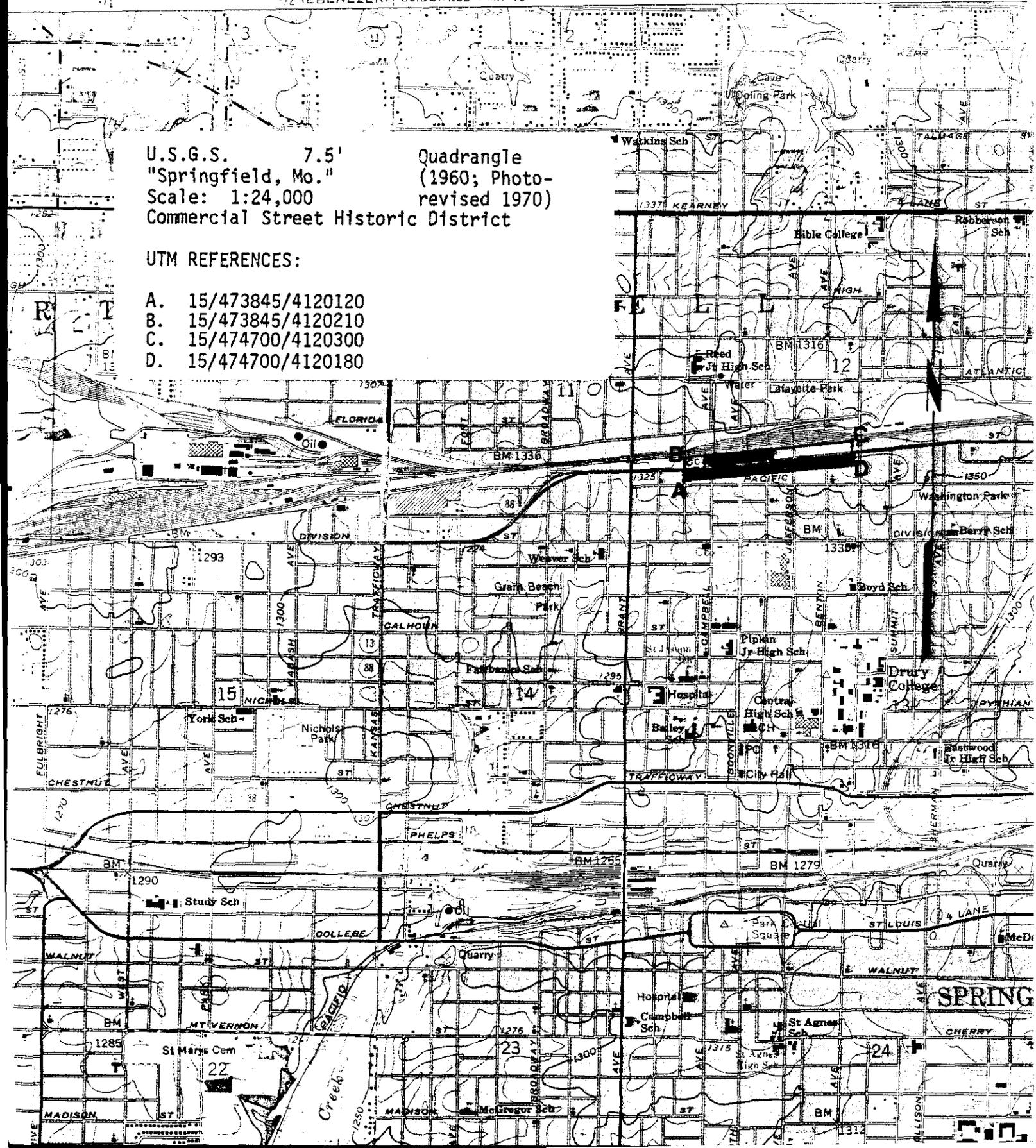
Commercial areas contiguous to the northeastern, eastern, western and southern boundaries of the district consist primarily of parking and vacant lots with few historic buildings; as such, these areas clearly define the district's edges as they lack the district's integrity of feeling and association.

The railroad right-of-way establishes a physical boundary at the northern edge of the district and conveys historical associations with the development of the Commercial Street Historic District as an adjunct to the railroad in southwest Missouri. Aesthetic qualities, which reflect significant periods in the architectural development of the commercial district, unify the area visually.

U.S.G.S. 7.5' Quadrangle
"Springfield, Mo." (1960; Photo-revised 1970)
Scale: 1:24,000 Commercial Street Historic District

UTM REFERENCES:

- A. 15/473845/4120120
- B. 15/473845/4120210
- C. 15/474700/4120300
- D. 15/474700/4120180



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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Commercial Street Historic District

other names/site number n/a

2. Location

street & number all the properties with Commercial Street frontages between the northwest corner of Campbell and West Commercial and the northeast corner of Robberson and East Commercial on the north side and from Lyon to and including Lot 24, City Block 27 on the south [n/a] not for publication
city or town Springfield [n/a] vicinity
state Missouri code MO county Greene code 077 zip code _____

3. State/Federal Agency Certification

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

Signature of certifying official/Title *Claire F. Blackwell* 25 Jan 01
Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper _____

Date _____

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

Architecture _____

Commerce _____

Exploration/Settlement _____

Transportation _____

Periods of Significance

circa 1870-1935 _____

Significant Dates

n/a _____

Significant Person(s)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

Abbott, S.B. _____

Heckenlively and Mark _____

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	55	16
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	2
	<input type="checkbox"/> object		
		0	0
		0	0
		55	18

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

54

6. Function or Use

Historic Function

- Commerce/Trade/specialty store
- Commerce/Trade/department store
- Commerce/Trade/warehouse
- Commerce/Trade financial institution
- Commerce/Trade/restaurant
- Domestic/hotel
- Government/fire station

Current Functions

- Commerce/Trade specialty store
- Commerce/Trade/warehouse
- Commerce/Trade/restaurant
- _____
- _____
- _____

7. Description

Architectural Classification

- Late Victorian
- Romanesque
- Renaissance
- _____
- _____
- _____

Materials

- foundation brick
- walls brick
- _____
- _____
- roof asphalt
- other metal
- _____

Narrative Description

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

10. Geographical Data

Acreage of Property approximately 11 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	473845	4120120	15	473845	4120210
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	474700	4120300	15	474700	4130180

[] 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 see continuation sheet

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 _____

street & number _____ telephone _____

city or town _____ state MO zip code _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

Commercial Street Historic District
Greene County, MO

purposes decreased. The use of square-headed windows at the upper floors increased significantly, as did the use of light-colored masonry belt courses at spandrels and corbeled brick at roof lines.

Storefront alterations are both prevalent and diverse. Carrara glass storefronts are the most common of the non-original fronts that have acquired significance in their own right. Although their colors vary, the Carrara glass fronts provide an element of continuity to the district that is characterized by the lustrous quality of the glass and the stylized treatment of the display windows and trim, which is typically of raw aluminum.

Certain thoroughgoing alterations have acquired significance over time, such as the resheathing during the 1930s-1940s of the Busy Bee Department Store (property #17). Many alterations, however, are too recent to contribute to the architectural or historic character of the district. These recently and thoroughly modified structures, a few newly constructed buildings and two parking lots account for the eighteen properties deemed not to contribute to the character of the district.

A building-by-building description of contributing and non-contributing properties follows; asterisks preceding property numbers denote non-contributing structures:

City Block 34

1. 401 West Commercial Street: c. 1889. Used originally as a Studebaker carriage, wagon, and farm implement warehouse and later as an International Harvester warehouse, 401 West Commercial illustrates the Romanesque revival style--a style which, weighty and massive in feeling, is well suited to the character of a four-story, red brick loft building of slow combustion construction. Although the windows have been altered and the storefront has been modified, the building retains a considerable amount of original integrity, as expressed by rock-faced, continuous lintels and sills, ranges of round-headed windows linked by archivolt moldings, and a projecting masonry cornice punctuated by half-columns.

City Block 35

2. 311-15 West Commercial Street: c. 1891. The generous dimensions of this three-story, red brick building and the neighboring structure at 401 West Commercial (#1) distinguish the West Commercial and Campbell intersection in the district. Pressed metal cladding that simulates coursed, rock-faced stone blocks, the remnants of a pressed metal cornice, a brick corbel table and rock-faced Carthage limestone lintels edge and define the building's corners, window openings, and roof line.

* 3. 307 West Commercial Street: World War II era. The facade of this one-

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3

Commercial Street Historic District
Greene County, MO

story, red brick building is divided vertically into two bays of equal width; additions are sited at the rear property line of the adjoining lot.

4. 219-21 West Commercial Street: constructed after 1910 and before 1951. The design of the two-story brick building at 219-21 West Commercial is distinguished by roof line corbeling--a carry over from Victorian commercial architecture of the last quarter of the 19th century--and symmetrical fenestration; the ground floor has been modified.

5. 217 West Commercial Street: constructed after 1902 and before 1910. 217 West Commercial was the first building of fireproof, concrete construction erected in the district. Although the storefront has been altered, the upper portion of the primary elevation survives virtually intact. Within the past year, a corrugated metal sheath was removed and the rusticated cement block facade, with concrete lintels, quoins and ball finials, was chemically cleaned.

* 6. 215 West Commercial Street: 1949. The storefront of 215 West Commercial consists of a glazed display area and offset door; the upper portion of the facade is clad in corrugated metal and pierced by a band of multi-paned windows set in industrial sash.

7. 213 West Commercial Street: constructed between 1886 and 1891. Unlike the ground floor which has been altered substantially, the second story remains intact; the arched hood molding at the central bay--which is complemented by a pressed metal cornice and set off by the simple, segmental arched windows of the outer bays--constitutes the focal point of the design.

* 8. 209 West Commercial Street: constructed between 1886 and 1891. 209 West Commercial has been greatly altered; storefront modifications and a modern light-colored brick veneer at the second story have transfigured the front.

9. 201-05 West Commercial Street: the western portion was constructed between 1902 and 1910; the eastern portion was constructed between 1886 and 1891. The two-story brick building at 201 East Commercial was enlarged considerably between 1902 and 1910 by a three-story addition that reiterates the fenestration and belt courses of the earlier front but deviates in the corbeled treatment of the roof line.

City Block 36

10. 201 East Commercial Street; built as an in-fill building in 1904 in 52 days. The two story brick Renaissance Revival building served northern Springfield as Fire Station No. 2 until 1979. The façade is symmetrically fenestrated. In its original design, surface texture was provided by a repeated banding of protruding bonded brick. In 1968, prominent arched bays with bonded brick detailing were removed to accommodate more convenient and functional door mechanisms. In 1973, stucco was applied to the façade. The upper portion of the primary elevation was restored to its original design in 1997. The second story has five double hung windows separated by bonded brick cross forms with round polished limestone central elements engraved to designate Fire Station No. 2. The windows have jack arch lintels at the top and have plain recessed wood casings and limestone sills. The window headers are embellished with bonded brick, recalling "false" keystone treatments on the original arched bays. They are connected by the bands of brick corbeling. The façade is capped with a bonded brick cornice. Although still altered from its original design, the street level portion of the primary elevation has been made more consistent with the upper portion, and the building contributes to the streetscape of the district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3.1

**Commercial Street Historic District
Greene County, MO**



Fire Station No. 2
201 East Commercial Street
c. 1904

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3.2

**Commercial Street Historic District
Greene County, MO**



Fire Station No. 2
201 East Commercial Street
c. 1979

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3.3

**Commercial Street Historic District
Greene County, MO**



Fire Station No. 2
201 East Commercial
1999

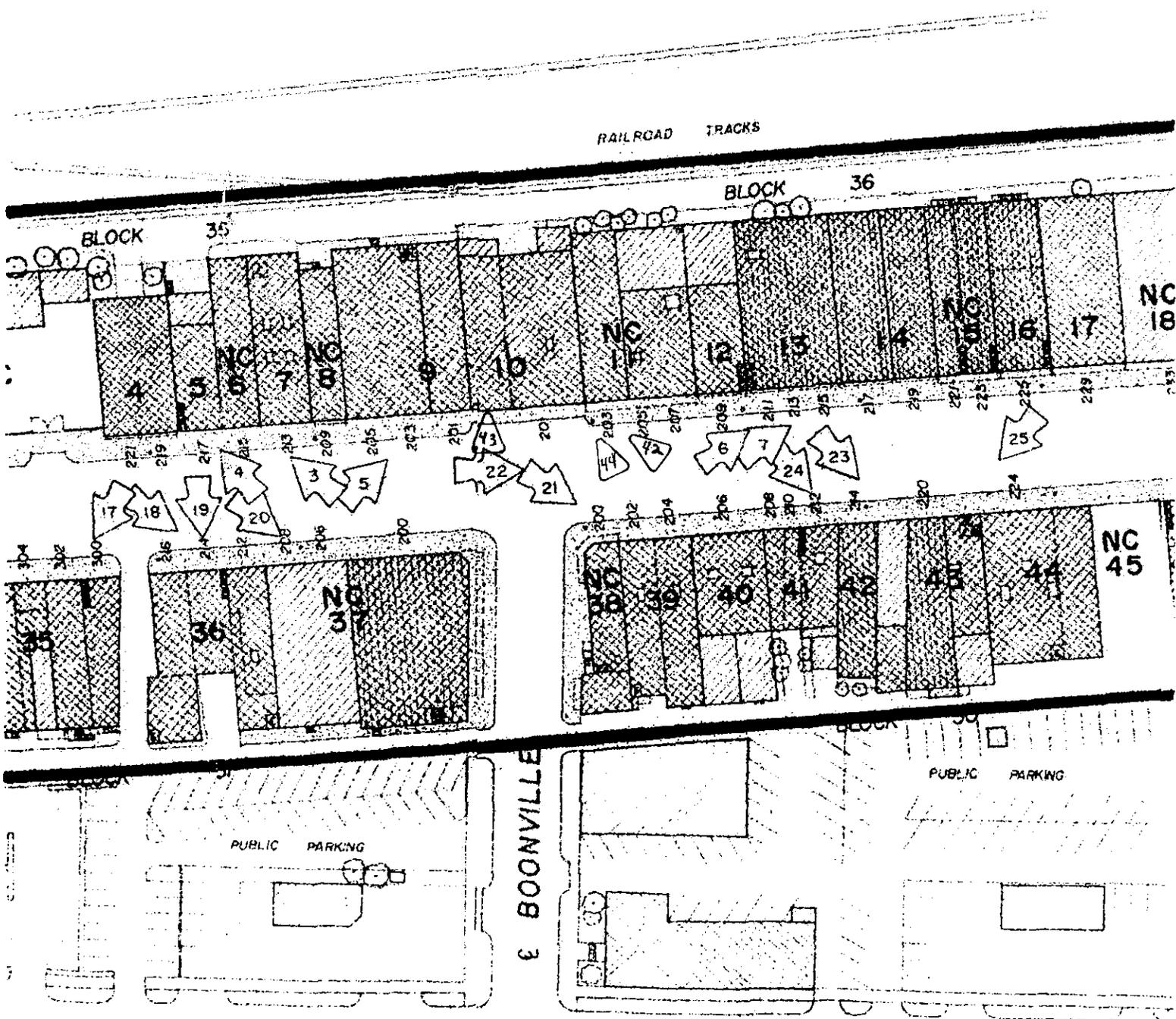
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3.4

Commercial Street Historic District
Greene County, MO

Additional Photographs of 201 East Commercial
Street: detail of updated district boundary map



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 1

**Commercial Street Historic District
Greene County, MO**

1. Jill Johnson, Architectural Historian
Historic Preservation Program
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102
314/751-4096
January 6, 1983
[preparer, original nomination]

2. Richard Lee Burton, President
Historic Properties of Springfield, Inc.
1147 East Walnut
Springfield, MO 65806
417/831-2627
December 10, 1999
[preparer, additional documentation]

BLOCK 34 WEST
 400 WOLFE'S WAREHOUSE
 408 COMMUNITY DISTRIBUTION CENTER
 417-75 GREEN COUNTY FARMERS ASSOCIATION

BLOCK 32 WEST
 400-08 MORTGAGE FURNITURE
 410 HAPPY TRADERS, 21
 416 BURGESS SMITH PRINTING COMPANY
 420 UNO COFFEE CLEANERS
 422 ALUMINUM ARCHERY OUTLET
 426-28 ARCHERY OUTLET
 430-36 TALBOT FURNITURE

BLOCK 35 WEST
 201 UNOCCUPIED
 201-05 UNOCCUPIED
 209 UNOCCUPIED
 213 UNOCCUPIED
 215 LOUIS WIG SHOP
 217 UNOCCUPIED
 219 RAILROAD SALVAGE WAREHOUSE
 301-11 UNOCCUPIED
 315 W B W RECREATION

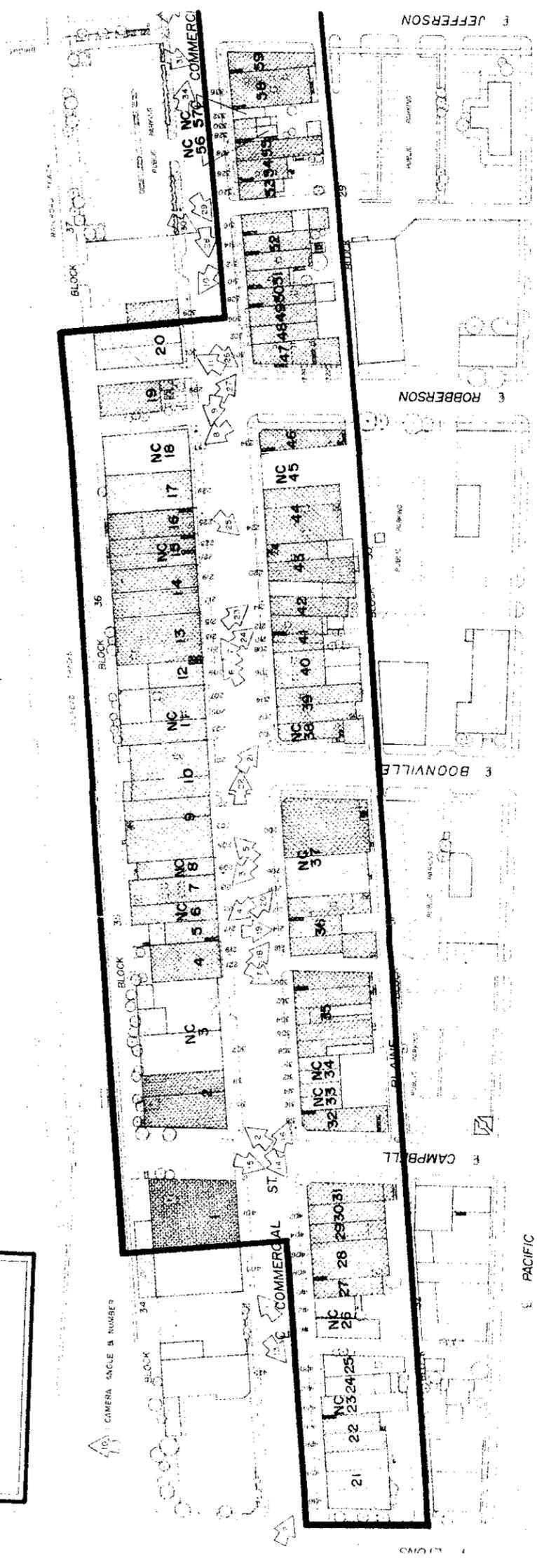
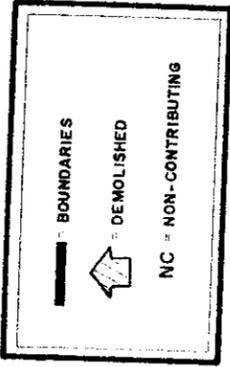
BLOCK 31 WEST
 200-04 SHERIDAN STORE
 208 UNOCCUPIED
 212 UNOCCUPIED
 214 REARER SHOES
 216 ELECTRIC NEWSSTAND
 300-08 APARTMENTS (SECOND FLOOR)
 300-10 APARTMENTS (SECOND FLOOR)
 304 U.S. POST OFFICE
 306 A A PAWN SHOP
 308 MUSCULAR DYSTROPHY MSA BLOCK
 312 MSA BLOCK
 314 WOODWORKING SHOP
 316 DWELLING UNIT
 318 LADDER
 319 UNOCCUPIED
 320-01 UNOCCUPIED OFFICE

BLOCK 36 EAST
 205 FIRE STATION
 207 C. R. ANDERSON
 208 UNOCCUPIED
 211-05 UNOCCUPIED
 217 SPENCER TRIM SHOP
 219 COMPANY
 221-23 UNOCCUPIED
 225 PHILLIPS FURNITURE
 229 BUSY BEE
 233 DAVIS APPLIANCE

BLOCK 30 EAST
 200 EVANS DRUG UNOCCUPIED
 203-04 NEW TONY'S SHOP
 208 NEW FRANKLIN (OLD OCCUPANT)
 208 LUNCH BOX
 210 BDBI DON'S
 212 WALKER WORLD
 214 ZALE'S BUILDING UNOCCUPIED
 220 DEPT. OF REVENUE (STREET)
 224 WASHING APPLIANCE RESOURCES (STREET)

BLOCK 27 EAST
 201-01 PART OF HAWK RESOURCES
 201-04 HAWK RESOURCES MUSIC #4
 201-06 HAWK RESOURCES
 207 UNOCCUPIED
 311-35 CITY PARKING LOT
 311-35 JEFFERSON AVENUE ACOSTRIBINE

BLOCK 29 EAST
 300 COPELAND DAVE
 307-06 DYER WILLIAMS SHOE (UNOCCUPIED)
 308 BIRDIE'S TAVERN
 310 STAR BARBER SHOP
 312 TACKLE BOX BAR
 314 JACKSON'S PAWN SHOP
 316 ROUSCH'S PAWN SHOP
 320 ROBERT D. DAVID OFFICE OPTOMETRIST
 326 QUEEN CITY BEAUTY SCHOOL
 328 HADEN'S PAWN SHOP
 328-1 HOGAN'S PAWN SHOP
 332 BELTON BARBER SHOP
 326 UNION HALL
 318 OLD BLUE RIBBON BAR



DRAWN BY: BILL JOHNSON
 DRAWN BY: BILL SMITH

PACIFIC

AUGUST 1982

Commercial Street Historic District
Name of Property

Greene County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
57	16	buildings
	2	sites
		structures
		objects
57	18	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

55

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Department Store

COMMERCE/TRADE: Warehouse

COMMERCE/TRADE: Financial Institution

COMMERCE/TRADE: Restaurant

DOMESTIC: Hotel

Government: Fire Station

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business

COMMERCE/TRADE: Professional

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Department Store

COMMERCE/TRADE: Warehouse

COMMERCE/TRADE: Restaurant

Domestic: Multiple Dwelling

Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Romanesque

Renaissance

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

Wood

roof Asphalt

other Metal

Glass

Narrative Description

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

Commercial Street Historic District
Greene County, Missouri

51. 310 East Commercial Street; constructed between 1891 and 1896. Although two separate structures, the two-story red brick buildings at 308 and 310 East Commercial are linked visually by similar storefront treatments, a range of segmental arched windows with rusticated sills at the upper story and a continuous projecting metal cornice with a corbelled brick architrave.
52. 312-16 East Commercial Street; 312 East Commercial was constructed between 1891 and 1896; 314 East Commercial was constructed between 1891 and 1896; 316 East Commercial was constructed between 1884 and 1886. 312-216 East Commercial, which completes the block's string of Victorian commercial structures, rises two stories in red brick to a decisive projecting metal cornice underscored by corbelling; its ten bays, grouped asymmetrically by pilaster strips, are marked by brick hood moldings; the storefronts have been modified to varying degrees.
53. 320 East Commercial Street; constructed between 1869 and 1884. Stylistically akin to the neighboring buildings to the west (#48, #49, #50, #51 and #52), the two-story brick structure at 320 East Commercial was remodeled at the ground floor; three segmental arched openings mark the second story and courses of ornamental brickwork align below the roof coping.
54. 326 East Commercial Street; constructed between 1902 and 1910. 326 East Commercial rises two stories in red brick, relieved by light-colored masonry lintels at the second story and corbelling at the parapet wall.
55. 328 East Commercial Street; constructed between 1902 and 1910. The Perkins Hotel. A three-story red brick hotel building with a rectangular plan. The façade is substantially intact with the only modifications limited to the black and white opaque cladding at street level. The original design features of the second and third stories include light-colored masonry lintels and sills and brick-work and remain intact.
56. 330 East Commercial Street; constructed c. 1884. A two-story wood frame commercial building with a rectangular plan. The building has a low flat parapet wall with tile coping at the roof line. The secondary story has two symmetrically placed windows. The side entrance at the west side of the building is a later period in-fill addition between the subject property and the building at 328 East Commercial Street. Prior to 1983, the building's façade had been significantly altered by the addition of a stucco sheath covering the original wood lap siding. The storefront was divided into two bays with aluminum case windows. A complete rehabilitation of the building completed in 2000 removed the stucco sheathing, restored the original lap siding surface and addressed the storefront alterations. As such, it now contributes to the historic character of the district and, along with the building at 332 East Commercial, has the only remaining wood façade in the district.
57. 332 East Commercial Street; constructed c. 1884. A one-story wood frame commercial building with a rectangular plan. The building has a low flat parapet wall with tile coping at the roof line. Prior to 1983, the building's façade had been significantly altered by the addition of a sheath white and black opaque glass tile. The storefront was also significantly altered with aluminum case windows and removal of its transoms. A complete rehabilitation of the building completed in 2000 removed the glass tile sheathing, restored the original lap siding surface and addressed the storefront alterations. As such, it now contributes to the historic character of the district. It is one of the only one-story commercial buildings in the district.
58. 334-36 East Commercial Street; constructed in 1908. The Thos. Murray Building. It is a two-story commercial building in the "brick front" two part commercial block style. The façade is of red brick in a stretcher course bond. It is topped with a low flat parapet with stone coping and articulated by a corbelled brick cornice. The second story has three symmetrically placed bays, each consisting of a coupled window. Flat limestone beltcourses above and below the windows serve as headers and their headers and sills and connect the three bays. A limestone block engraved with "Thos. Murray" is inset above the central bay. The first story storefront has been altered. However, the original opening dimensions are unchanged, as well as the placement of the main and secondary entrances. The storefront is divided into two bays by a wood and metal column that is still remaining. The main entrance is in the east bay, while a large display window covers the west bay. The transoms are possibly original and the retractable awning mechanism is still present. A tile floor at the existing main entrance appears to be original with some later repairs. The doors and display window glass are modern; and, the lower window panel has been replaced or covered by modern brick. The display Limestone quoins accent the corners of the storefront opening.
59. 338 East Commercial Street; constructed c. 1891. The two-story brick building at this address retains original first- and second-story window detailing, viz., brick hoods capping segmental arched windows and a section of

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.1

Commercial Street Historic District
Greene County, Missouri

Historic Photograph: Southern tier of 300 and 400 blocks of East Commercial Street from northwest view. The one-story commercial building at far right is 332 East Commercial Street. (Photo: c. 1925. 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 9.2

Commercial Street Historic District
Greene County, Missouri

Historic Photograph: 332 East Commercial Street. Primary north elevation prior to façade restoration completed in 2000 (Photo: 1998. City of Springfield Department of Planning and Development. Used with permission).



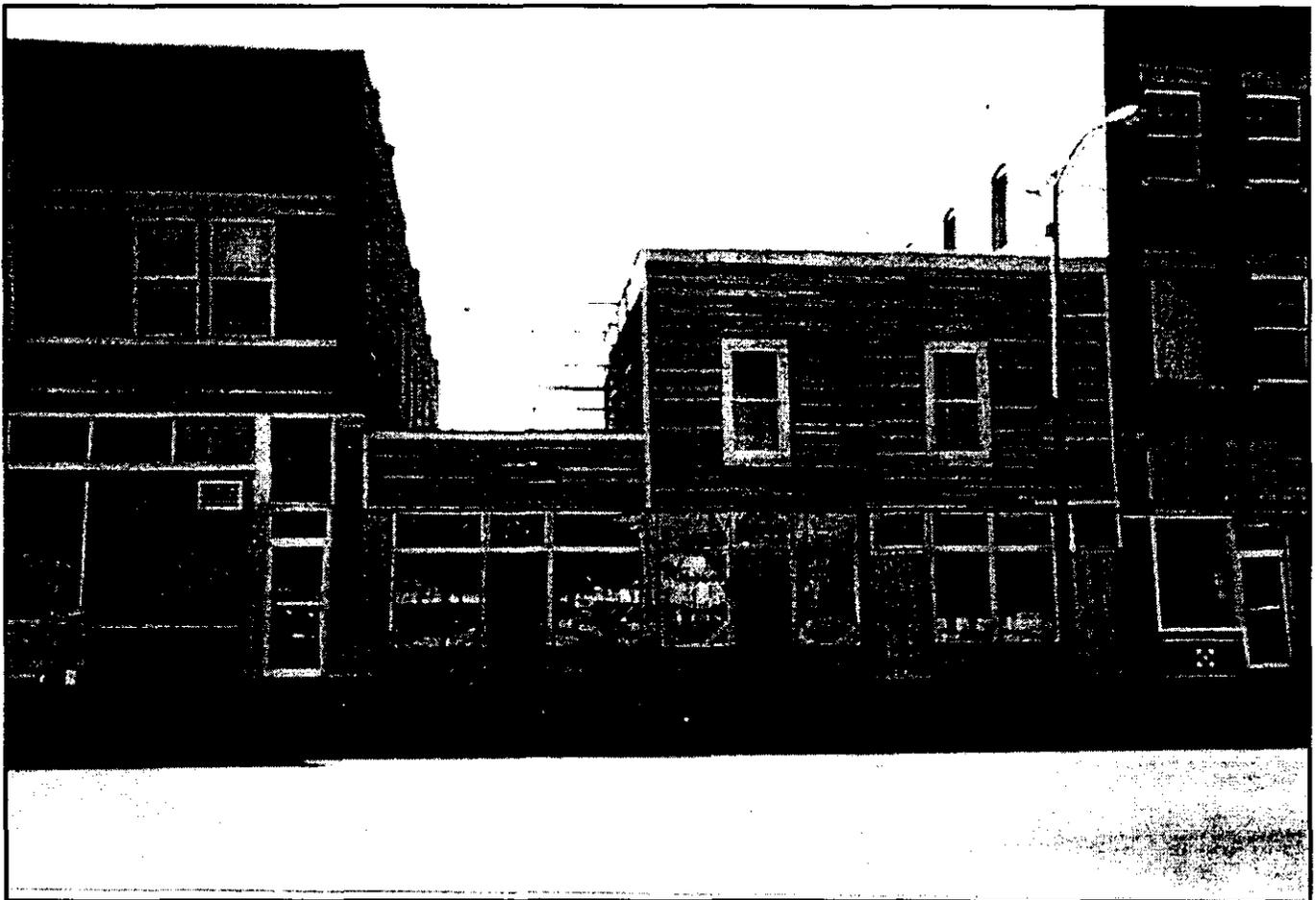
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.3

Commercial Street Historic District
Greene County, Missouri

Historic Photograph: 330-332 East Commercial Street. Primary north elevation. Work-in-progress during façade restoration completed in 2000 (Photo: August 1999. Historic Springfield, Inc. Used with permission).



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.4

Commercial Street Historic District
Greene County, Missouri

Additional Photographs:

The same is true for all photographs:

Commercial Street Historic District
Springfield, Greene County, Missouri
Richard Lee Burton

August 13, 2001

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

Photo 45: *Streetscape. Southern tier of 300 block of East Commercial Street from northeast view. From left to right: 334-336 East Commercial, 332 East Commercial, 330 East Commercial, 328 East Commercial, etc. (Roll 1, Frame 13A)*

Photo 46: 330 East Commercial Street. Primary north elevation from northeast (Roll 1, Frame 12A)

Photo 47: 332 East Commercial Street. Primary north elevation (Roll 1, Frame 11A)

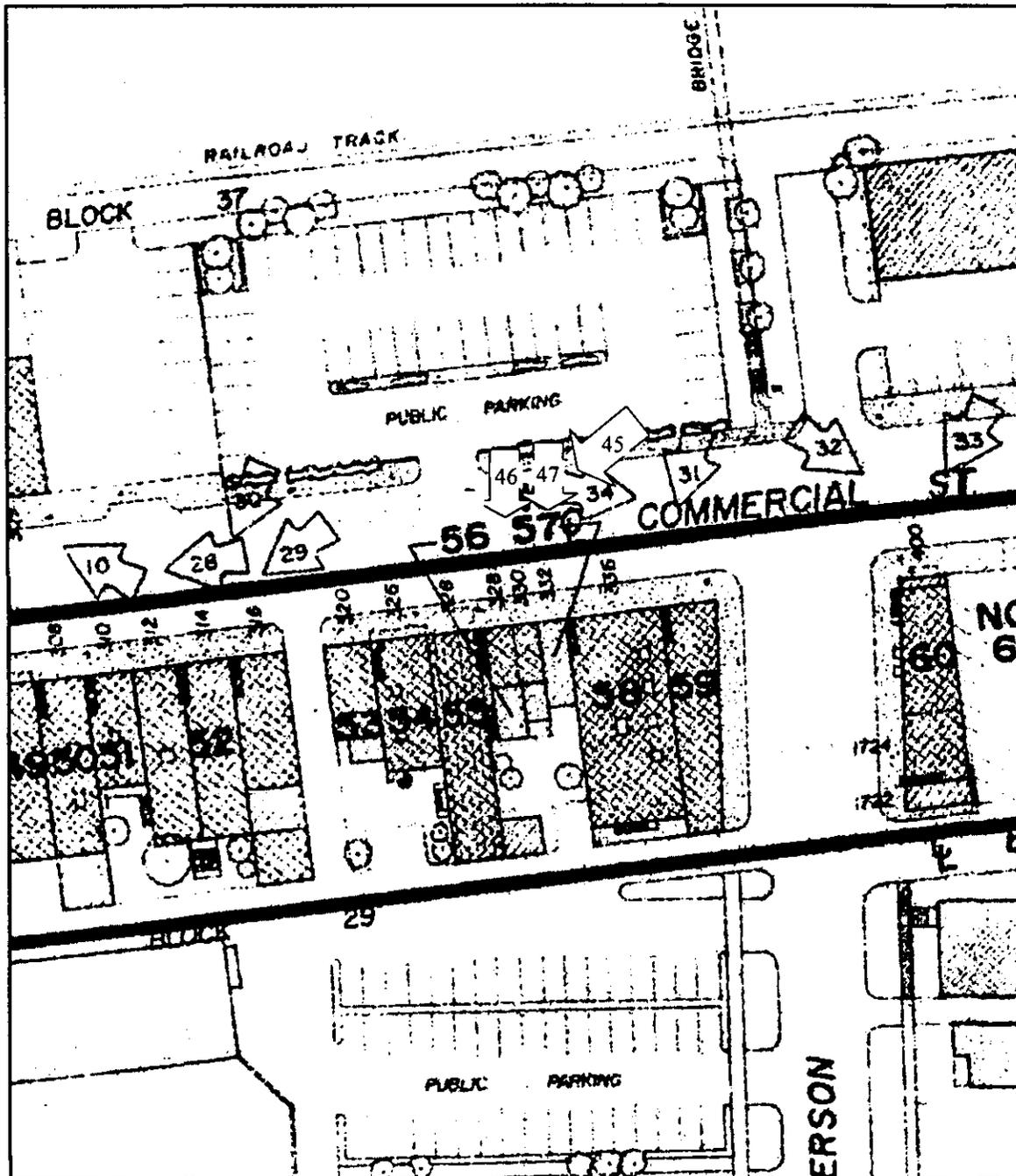
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.5

Commercial Street Historic District
Greene County, Missouri

Map: Detail of updated district boundary map with position of additional photographs (45-47).



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 1

Commercial Street Historic District
Greene County, Missouri

Form Prepared By:

1. *Jill Johnson, Architectural Historian*
Historic Preservation Program
Missouri Department of National Resources
P.O. Box 176
Jefferson City, MO 65102
314-751-4096
January 6, 1983
[preparer, original nomination]

2. Richard Lee Burton, President
Historic Properties of Springfield, Inc.
1147 East Walnut
Springfield, MO 65806
417-831-2627
December 10, 1999
[preparer, additional documentation]

3. Richard Lee Burton, President
Historic Springfield, Inc.
P.O. Box 50305
Springfield, MO 65805-0305
417-831-2627
August 13, 2001
[preparer, additional documentation]

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 2

Commercial Street Historic District
Greene County, Missouri

Property Owner:

- | | | |
|-----|---|--|
| 55. | 328 East Commercial Street
Owner: Michael W. Schilling
1027 South New Avenue
Springfield, MO 65807-1346 | Parcel No. 13-12-319-003
<i>Same Parcel as Property No. 56 and 57</i> |
| 56. | 330 East Commercial Street
Owner: Michael W. Schilling
1027 South New Avenue
Springfield, MO 65807-1346 | Parcel No. 13-12-319-003
<i>Same Parcel as Property No. 55 and 57</i> |
| 57. | 332 East Commercial Street
Owner: Michael W. Schilling
1027 South New Avenue
Springfield, MO 65807-1346 | Parcel No. 13-12-319-003
<i>Same Parcel as Property No. 55 and 56</i> |
| 58. | 334-36 East Commercial Street
Owner: E. Joseph Hosmer
1041 East Stanford Street
Springfield, MO 65807-2055 | Parcel No. 13-12-319-002 |

Commercial Street Historic District Springfield, Greene County, Missouri (Map revised 1/28/01)

Prepared by
PERKINS ARCHITECTS & ENGINEERS
 1121 South Glenstone, Springfield, Missouri



Block	Address	Notes
BLOCK 24 WEST	476 POLITY BUILDING	
	478 POLITY BUILDING	
	479 POLITY BUILDING	
	480 POLITY BUILDING	
BLOCK 23 WEST	481 POLITY BUILDING	
	482 POLITY BUILDING	
	483 POLITY BUILDING	
	484 POLITY BUILDING	
BLOCK 22 WEST	485 POLITY BUILDING	
	486 POLITY BUILDING	
	487 POLITY BUILDING	
	488 POLITY BUILDING	
BLOCK 21 WEST	489 POLITY BUILDING	
	490 POLITY BUILDING	
	491 POLITY BUILDING	
	492 POLITY BUILDING	
BLOCK 20 WEST	493 POLITY BUILDING	
	494 POLITY BUILDING	
	495 POLITY BUILDING	
	496 POLITY BUILDING	
BLOCK 19 WEST	497 POLITY BUILDING	
	498 POLITY BUILDING	
	499 POLITY BUILDING	
	500 POLITY BUILDING	
BLOCK 18 WEST	501 POLITY BUILDING	
	502 POLITY BUILDING	
	503 POLITY BUILDING	
	504 POLITY BUILDING	
BLOCK 17 WEST	505 POLITY BUILDING	
	506 POLITY BUILDING	
	507 POLITY BUILDING	
	508 POLITY BUILDING	
BLOCK 16 WEST	509 POLITY BUILDING	
	510 POLITY BUILDING	
	511 POLITY BUILDING	
	512 POLITY BUILDING	
BLOCK 15 WEST	513 POLITY BUILDING	
	514 POLITY BUILDING	
	515 POLITY BUILDING	
	516 POLITY BUILDING	
BLOCK 14 WEST	517 POLITY BUILDING	
	518 POLITY BUILDING	
	519 POLITY BUILDING	
	520 POLITY BUILDING	
BLOCK 13 WEST	521 POLITY BUILDING	
	522 POLITY BUILDING	
	523 POLITY BUILDING	
	524 POLITY BUILDING	
BLOCK 12 WEST	525 POLITY BUILDING	
	526 POLITY BUILDING	
	527 POLITY BUILDING	
	528 POLITY BUILDING	
BLOCK 11 WEST	529 POLITY BUILDING	
	530 POLITY BUILDING	
	531 POLITY BUILDING	
	532 POLITY BUILDING	
BLOCK 10 WEST	533 POLITY BUILDING	
	534 POLITY BUILDING	
	535 POLITY BUILDING	
	536 POLITY BUILDING	
BLOCK 9 WEST	537 POLITY BUILDING	
	538 POLITY BUILDING	
	539 POLITY BUILDING	
	540 POLITY BUILDING	
BLOCK 8 WEST	541 POLITY BUILDING	
	542 POLITY BUILDING	
	543 POLITY BUILDING	
	544 POLITY BUILDING	
BLOCK 7 WEST	545 POLITY BUILDING	
	546 POLITY BUILDING	
	547 POLITY BUILDING	
	548 POLITY BUILDING	
BLOCK 6 WEST	549 POLITY BUILDING	
	550 POLITY BUILDING	
	551 POLITY BUILDING	
	552 POLITY BUILDING	
BLOCK 5 WEST	553 POLITY BUILDING	
	554 POLITY BUILDING	
	555 POLITY BUILDING	
	556 POLITY BUILDING	
BLOCK 4 WEST	557 POLITY BUILDING	
	558 POLITY BUILDING	
	559 POLITY BUILDING	
	560 POLITY BUILDING	
BLOCK 3 WEST	561 POLITY BUILDING	
	562 POLITY BUILDING	
	563 POLITY BUILDING	
	564 POLITY BUILDING	
BLOCK 2 WEST	565 POLITY BUILDING	
	566 POLITY BUILDING	
	567 POLITY BUILDING	
	568 POLITY BUILDING	
BLOCK 1 WEST	569 POLITY BUILDING	
	570 POLITY BUILDING	
	571 POLITY BUILDING	
	572 POLITY BUILDING	
BLOCK 2 EAST	573 POLITY BUILDING	
	574 POLITY BUILDING	
	575 POLITY BUILDING	
	576 POLITY BUILDING	
BLOCK 3 EAST	577 POLITY BUILDING	
	578 POLITY BUILDING	
	579 POLITY BUILDING	
	580 POLITY BUILDING	
BLOCK 4 EAST	581 POLITY BUILDING	
	582 POLITY BUILDING	
	583 POLITY BUILDING	
	584 POLITY BUILDING	
BLOCK 5 EAST	585 POLITY BUILDING	
	586 POLITY BUILDING	
	587 POLITY BUILDING	
	588 POLITY BUILDING	
BLOCK 6 EAST	589 POLITY BUILDING	
	590 POLITY BUILDING	
	591 POLITY BUILDING	
	592 POLITY BUILDING	
BLOCK 7 EAST	593 POLITY BUILDING	
	594 POLITY BUILDING	
	595 POLITY BUILDING	
	596 POLITY BUILDING	
BLOCK 8 EAST	597 POLITY BUILDING	
	598 POLITY BUILDING	
	599 POLITY BUILDING	
	600 POLITY BUILDING	

LEGEND

- BOUNDARIES
- DC - DEMOLISHED
- NC - NON-CONTRIBUTING

SCALE
 1" = 20'

STREETS
 COMMERCIAL ST
 BENTON ST
 JEFFERSON ST
 BOONVILLE ST
 CAMPBELL ST
 WASHINGTON ST

ORIENTED
 NORTH

DATE
 1/28/01

COMMERCIAL STREET HISTORIC DISTRICT 1 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176,
Jefferson City, MO 65102

View of City Blocks 34 and 35, looking east;
shows 401 and 311-15 West Commercial Street.



STORAGE

WAREHOUSE

MOVING

STORAGE

ALBERT

MOVING

N LINES

COMMERCIAL STREET HISTORIC DISTRICT 2 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176,
Jefferson City, Missouri 65102

View of 311-15 and 307 West Commercial
Street, looking east from Campbell.



COMMERCIAL STREET HISTORIC DISTRICT 7 of 43
COMMERCIAL STREET HISTORIC DISTRICT 3 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 221-19, 217, 215, 213, and 209 West
Commercial Street, looking northwest.



PBS SANITARY SUPPLY

Floss' WIG BEAUTY SALON

RAINBOW
SHISPER ECKA
CIGARETTES

DAD SALVA
LES

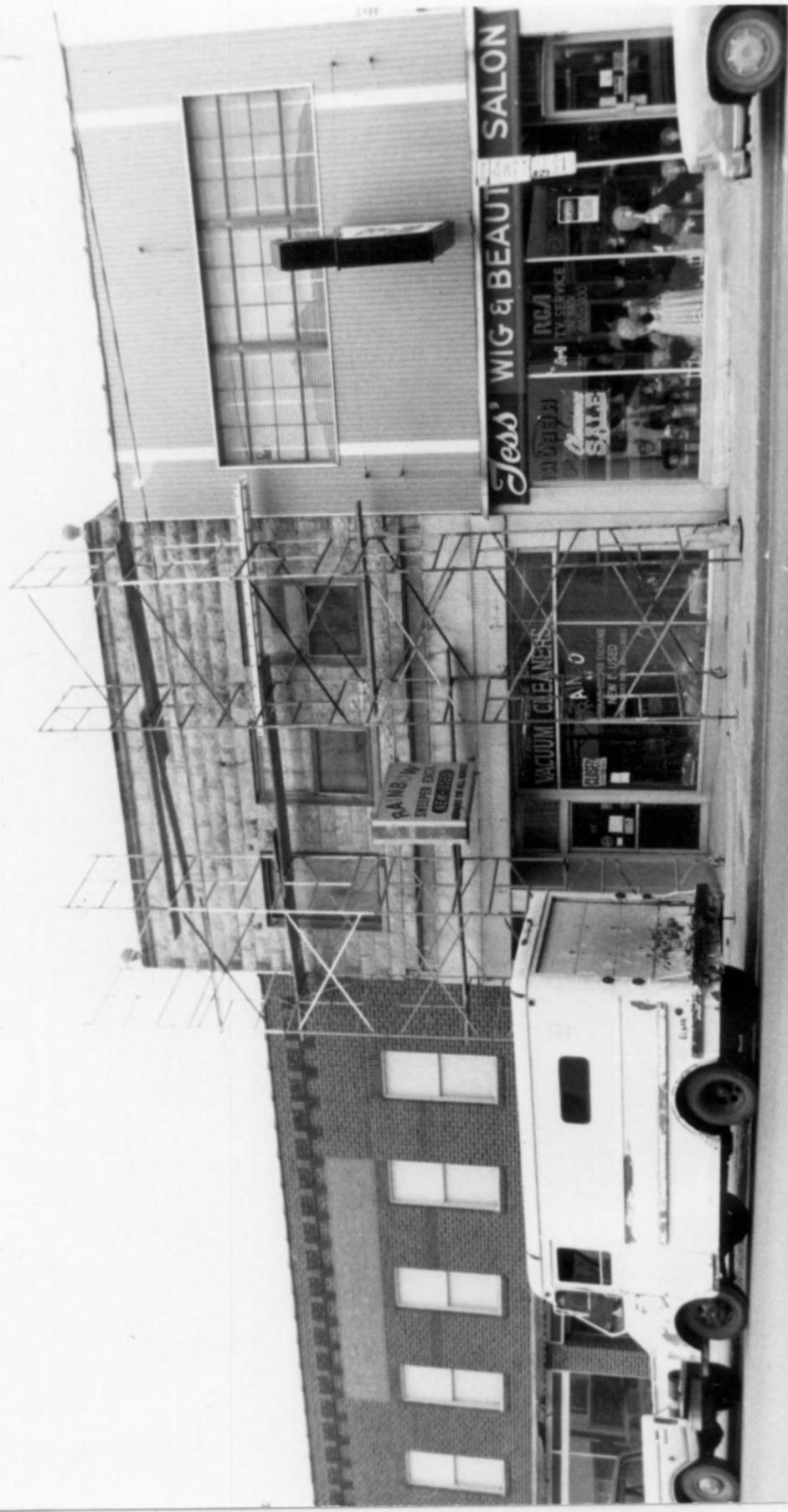


COMMERCIAL STREET HISTORIC DISTRICT 4 of 41
Springfield, Greene County, Missouri

Photographer: Cao Dung
May 1982

Neg. Loc.: Planning Department, City of
Springfield, City Hall, 830 Boon-
ville Avenue, Springfield,
Missouri 65801

View of 217 West Commercial Street, showing
rehabilitation work in progress.



COMMERCIAL STREET HISTORIC DISTRICT 5 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 209 and 201-05 West Commercial Street
and 201 and 203-07 East Commercial Street,
looking east.



36

COMMERCIAL STREET HISTORIC DISTRICT 6 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of City
View of City Block 36, looking east; shows
209, 211-15, 217-19, 221-23, 225, and 229
East Commercial Street.



44

SPRINGFIELD
TRIM SUPPLY

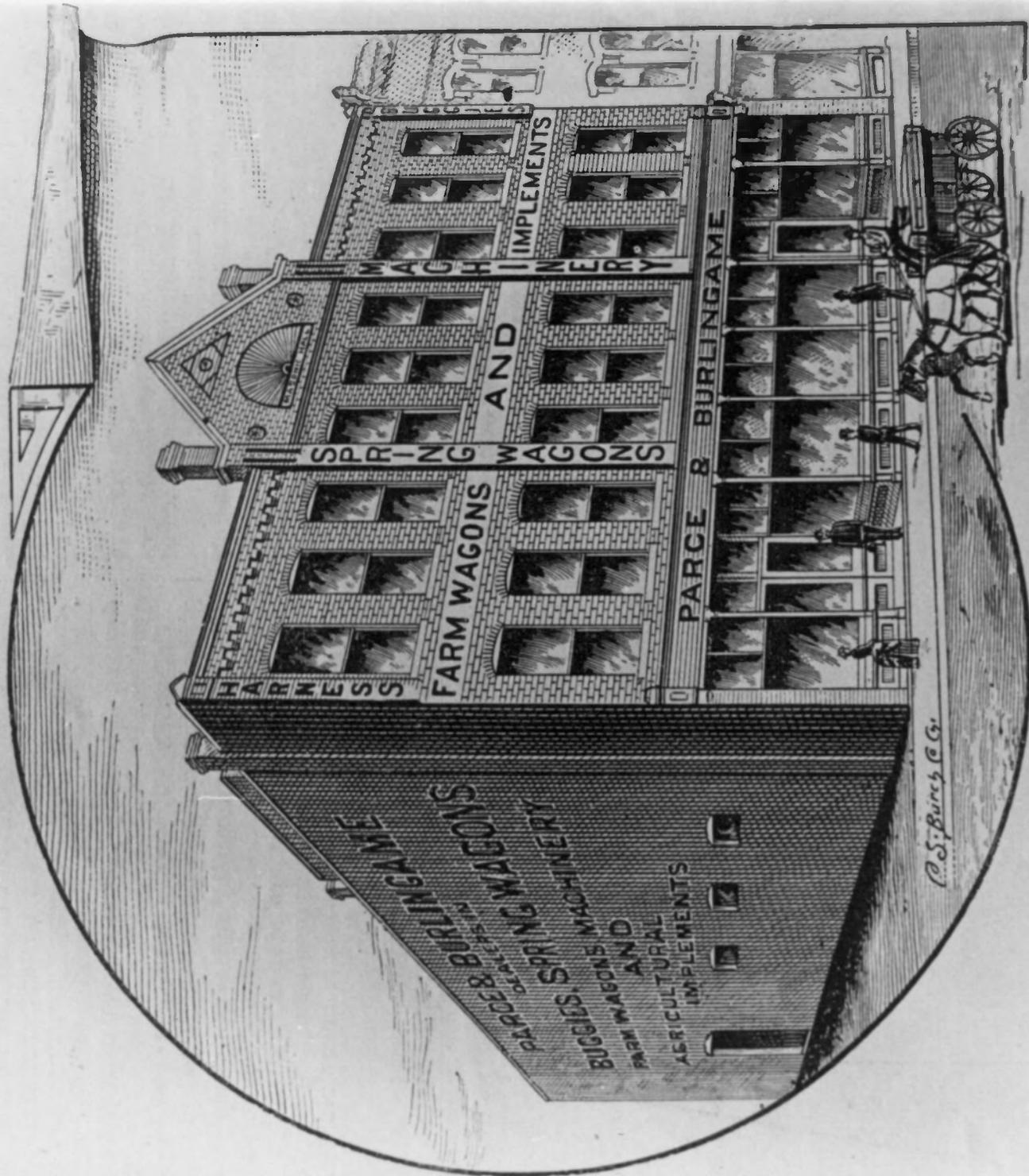
ROAD SALES
CO

#9

COMMERCIAL STREET HISTORIC DISTRICT 7 of 41
Springfield, Greene County, Missouri

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

Ca. 1889 view of 211-15 East Commercial
Street; photocopied from page 27 of the
Hand Book of Springfield, Missouri, and
Surroundings.



PAROE & BURLINGAME'S BUSINESS BLOCK, COMMERCIAL STREET.

COMMERCIAL STREET HISTORIC DISTRICT 8 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 225, 229 and 233 East Commercial
Street, looking west.



Busy Bee



DAVIS FURNITURE

APPLIANCE

STAN BOB
Wed 11

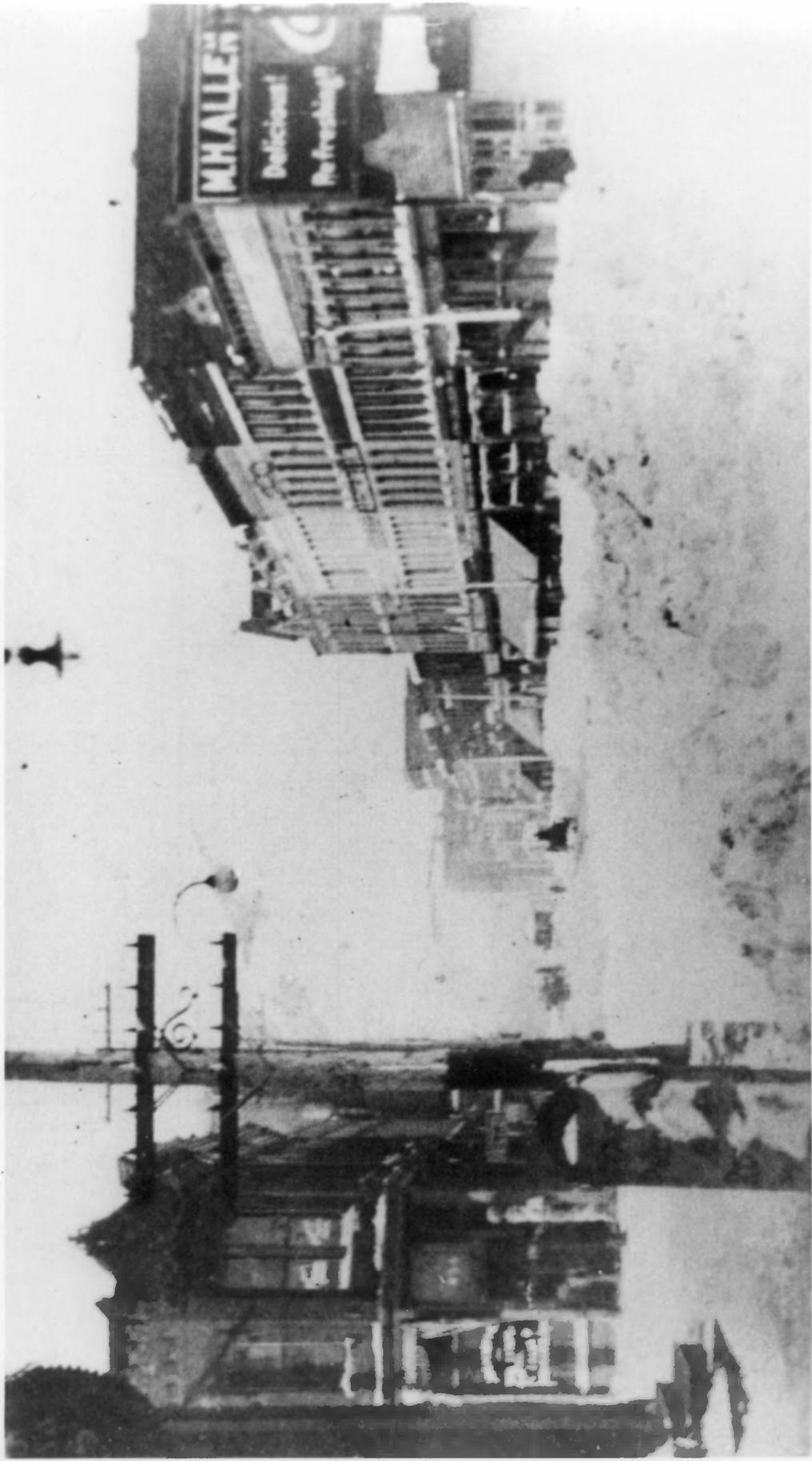
335 E. Commercial

COMMERCIAL STREET HISTORIC DISTRICT 9 of 41
Springfield, Greene County, Missouri

Photographer: unknown
ca. 1912

Neg. Loc.: Museum of the Ozarks, 603 East
Calhoun Street, Springfield,
Missouri 65802

Early view of Commercial Street, looking
west from Robberson; shows 234 East
Commercial Street at the left and City
Block 36 at the right.



COMMERCIAL STREET HISTORIC DISTRICT 22 of 43
COMMERCIAL STREET HISTORIC DISTRICT 10 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 299 and 301 East Commercial looking
Street, looking northwest.



COMMERCIAL STREET HISTORIC DISTRICT 11 of 41
Springfield, Greene County, Missouri

Photographer: Cao Dung
May 1982

Neg. Loc.: Planning Department, City of
Springfield, City Hall, 830 Boon-
ville Avenue, Springfield,
Missouri 65801

View 301 East Commercial Street, looking
northeast.



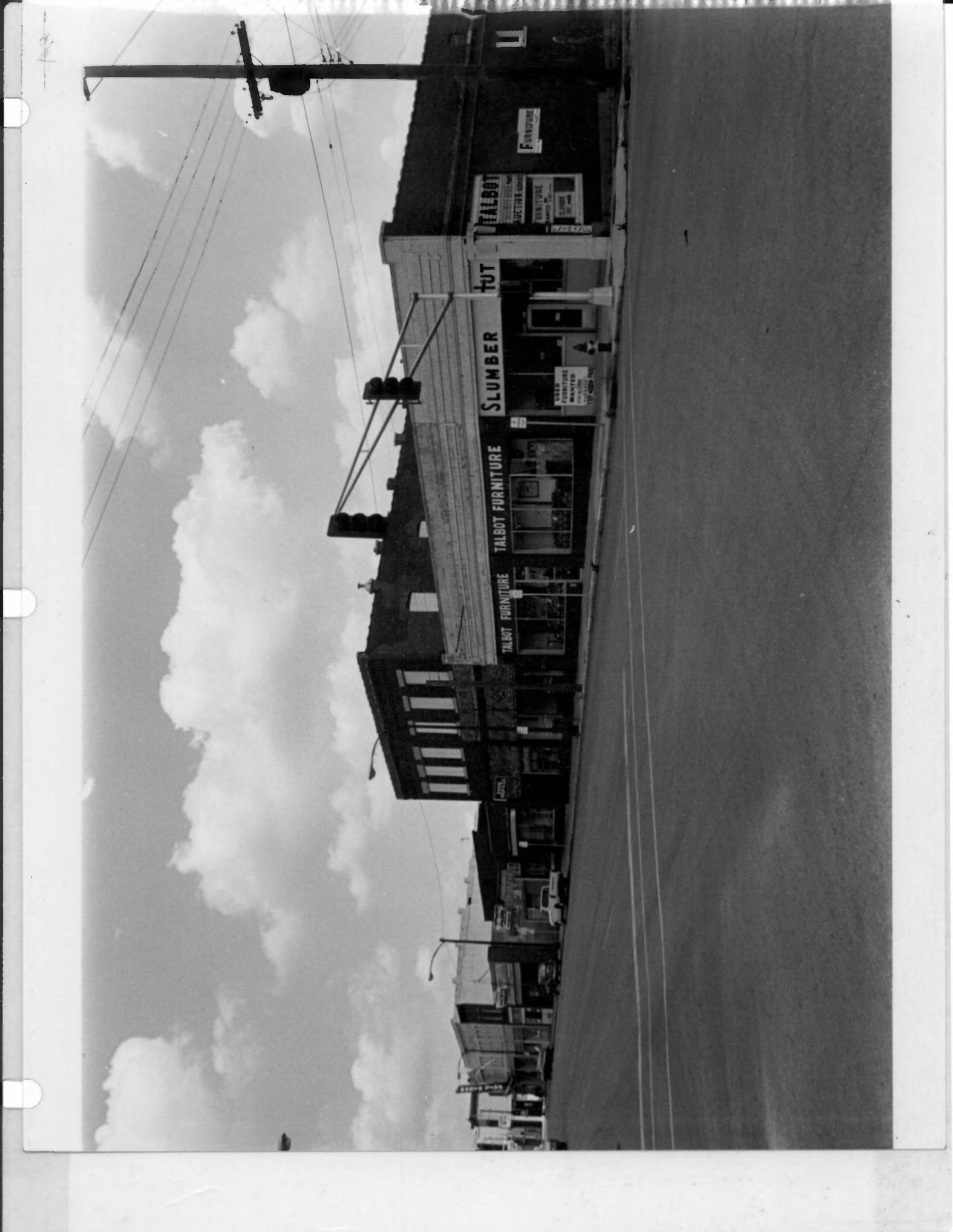
37

COMMERCIAL STREET HISTORIC DISTRICT 12 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of City Block 32, looking east; shows
434-36, 426-28, 424, 420-22 West Commercial
Street in foreground.



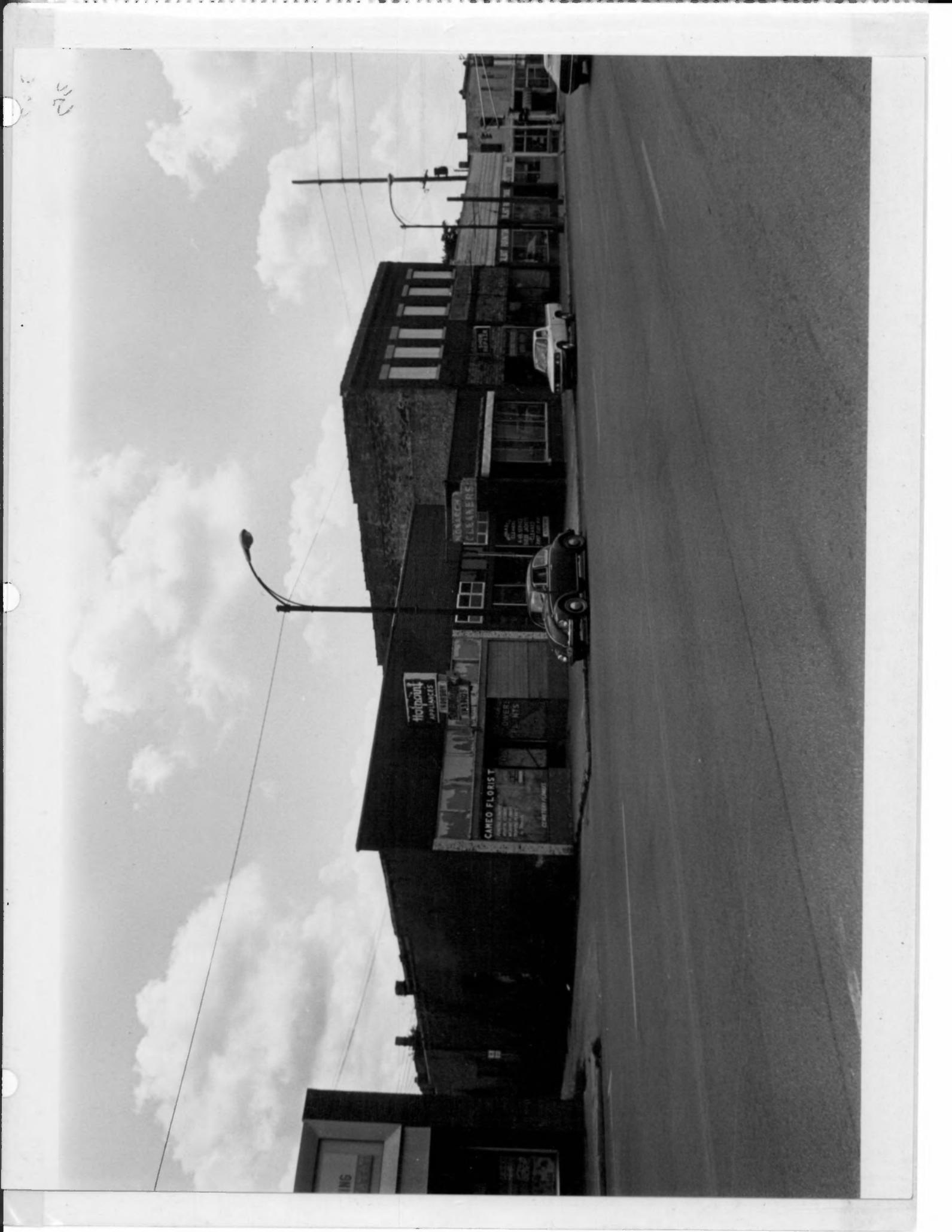
37

COMMERCIAL STREET HISTORIC DISTRICT 13 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of City Block 32, looking west from
mid-block; shows 420-22, 424, 426-28,
434-36 West Commercial Street.



Hooper's
APPLIANCES

KING'S
CLEANERS

CAMEO FLORIST

FLOWERS
FRUIT
PLANTS

LET
THE
MONEY
TALK

5/25

37

COMMERCIAL STREET HISTORIC DISTRICT 14 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of City Block 32, looking west from
Campbell; shows 400, 402, 404, 406-08,
410 and 412-16 West Commercial Street.



COMMERCIAL STREET HISTORIC DISTRICT 15 of 41
Springfield, Greene County, Missouri

Photographer: Cao Dung
May 1982

Neg. Loc.: Planning Department, City of
Springfield, City Hall, 830 Boon-
ville Avenue, Springfield,
Missouri 65801

View of 400 West Commercial Street, as
recently re-painted.



COMMERCIAL STREET HISTORIC DISTRICT 16 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 318, 314-16, 310-12 and 300-08 West
West Commercial Street, looking east
from Campbell.

1954



Cinberg's

INCOME TAX

COMMERCIAL STREET HISTORIC DISTRICT 17 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson

June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 300-08 West Commercial Street, looking
west.



TAX

AAA

TAPPAH Appliances

COMMERCIAL STREET APPLIANCES

TAPPAH



31
COMMERCIAL STREET HISTORIC DISTRICT 18 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 212-16 West Commercial Street,
looking east.

571



REFFORI'S
Shoes

NEW!
NEWSstand 2
15 BOOKS
15 MICS
15 BOOKS

CHILDREN'S
BOOKS &
COMICS

RED
BROS

1111

COMMERCIAL STREET HISTORIC DISTRICT 19 of 41
Springfield, Greene County, Missouri

Photographer: Cao Dung
May 1982

Neg. Loc.: Planning Department, City of
Springfield, City Hall, 830 Boon-
ville Avenue, Springfield,
Missouri 65801

View of 212 and 214 West Commercial Street,
as recently rehabilitated.



21

COMMERCIAL STREET HISTORIC DISTRICT 20 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 200-08 West Commercial Street,
looking west.



COMMERCIAL STREET HISTORIC DISTRICT 21 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of City Block 30, looking east; shows
200, 202-04, 206 and 208-12 East Commercial
Street.

100



COMMERCIAL STREET HISTORIC DISTRICT 22 of 41
Springfield, Greene County, Missouri

Photographer: unknown
ca. 1920

Neg. Loc.: Museum of the Ozarks, 603 East
Calhoun Street, Springfield,
Missouri 65802

Early view of the 200 Block of East
Commercial Street, looking east; shows the
original cladding of 201 East Commercial
Street at the far left and the corner
turret of 220 East Commercial Street at the
right.



COMMERCIAL STREET HISTORIC DISTRICT 23 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 220 and 214 East Commercial Street,
looking east.



RT 102

SHERMAN ST

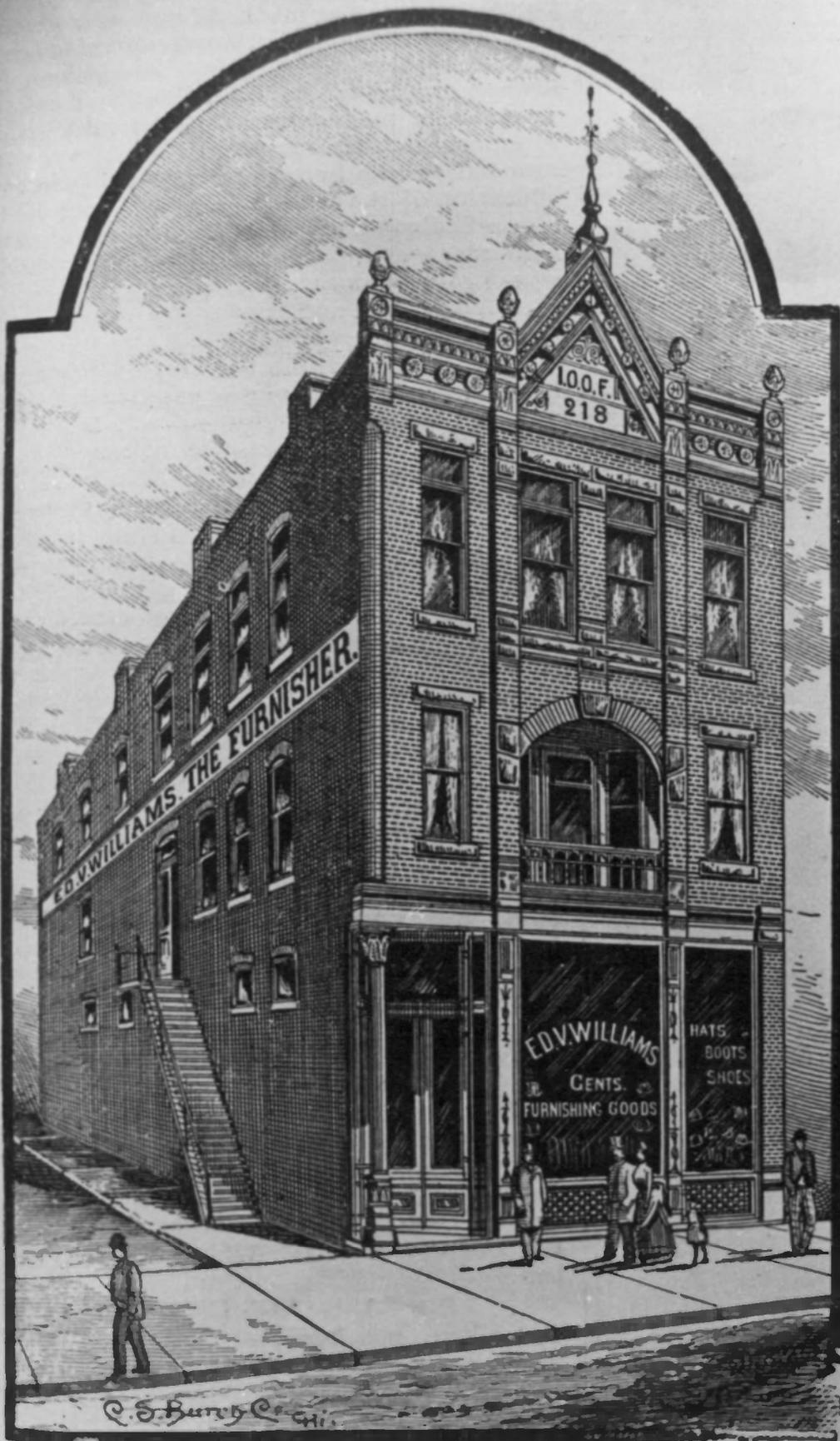
COMSTOCK & HOUDER
ATTORNEYS
AT LAW

VAI

#6
COMMERCIAL STREET HISTORIC DISTRICT 24 of 41
Springfield, Greene County, Missouri

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

Ca. 1889 view of 214 East Commercial Street;
photocopied from page 11 of the Hand Book
of Springfield, Missouri, and Surroundings.



SPRINGFIELD REAL ESTATE ASSOCIATION BUILDING, COMMERCIAL STREET.

COMMERCIAL STREET HISTORIC DISTRICT 25 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of City Block 30, looking west; shows
224, 220, 214, 208-12, and 206 East
Commercial Street.

022



LIANCE MART NO. 2
 RANGES
 WASHERS
 STOVE
 REFRIGERATORS

ADMIRAL RANGES

VALUE WORLD

24-30

COMMERCIAL STREET HISTORIC DISTRICT 26 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of the southeast and southwest corners
of East Commercial Street and Robberson,
looking southwest; shows 302 and 300 East
Commercial Street at the left and 234 East
Commercial Street at the right.



SHOES

COPELANDS
CORNER

7UP

AFE

CORNER CAFE

Mills

29
COMMERCIAL STREET HISTORIC DISTRICT 27 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of the western portion of City Block
26, looking east; shows 312-16, 310, 308 and
306 East Commercial Street.

48



COMMERCIAL STREET HISTORIC DISTRICT 28 of 41
Springfield, Greene County, Missouri

Photographer: unknown
ca. 1927

Neg. Loc.: Museum of the Ozarks, 603 East
Calhoun Street, Springfield,
Missouri 65802

Early view of Commercial Street, looking
west from the northwest corner of East
Commercial Street and Benton.



9



COMMERCIAL STREET HISTORIC DISTRICT 29 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of the western portion of City Block
29, looking west; shows 312-16, 310, 308,
306, 302 and 300 East Commercial Street.

06-178



COMMERCIAL STREET HISTORIC DISTRICT 30 of 41
Springfield, Greene County, Missouri

Photographer: Cao Dung
May 1982

Neg. Loc.: Planning Department, City of
Springfield, City Hall, 830 Boon-
ville Avenue, Springfield,
Missouri 65801

View of 314 East Commercial Street, as
recently rehabilitated.



ADDISON'S
BOOK STORE

LOTTIS
IN SHOP

WE BUY GUNS
GOLD & SILVER
Loftis
PAWN SHOP
QUICK LOAN \$500

LOANS MONEY

WE BUY GUNS
GOLD & SILVER
Loftis
PAWN SHOP
QUICK LOAN \$500

LOANS MONEY

PAWN SHOP
MONEY TO LOAN
A FRIENDLY LOAN
WHICH YOU NEED IT MOST
LOANS MONEY SINCE 1947

NO
STOP

COMMERCIAL STREET HISTORIC DISTRICT 31 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of the eastern portion of City Block
29, looking west; shows 338, 336, 332, 330,
328, 326 and 320 East Commercial Street.



COMMERCIAL STREET HISTORIC DISTRICT 32 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 400 East Commercial Street,
looking east.



COMMERCIAL STREET HISTORIC DISTRICT 33 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

Detail of 400 East Commercial Street,
showing Carrara glass storefront.



COMMERCIAL STREET HISTORIC DISTRICT 34 of 41
COMMERCIAL STREET HISTORIC DISTRICT 34 of 41
Springfield, Greene County, Missouri

Photographer: unknown
ca. 1920

Neg. Loc.: Museum of the Ozarks, 603 East
Calhoun Street, Springfield,
Missouri 65802

Early view of the south side of Commercial
Street at Jefferson, looking east.



78
COMMERCIAL STREET HISTORIC DISTRICT 35 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 412-18 and 408-10 East Commercial
Street, looking west.



79

COMMERCIAL STREET HISTORIC DISTRICT 36 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 424-28 East Commercial Street,
looking west.

4
00



LOOF
L-1000-218
FOR INFORMATION
CALL 1-800-234-2345
CCTD

THE
MONEY
MONEY
MONEY

28

COMMERCIAL STREET HISTORIC DISTRICT 37 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of the eastern portion of City Block
28, looking west; shows 436-50, 430-34,
and 424-28 East Commercial Street.



COMMERCIAL STREET HISTORIC DISTRICT 38 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 508-12, 504, and 500 East Commercial
Street, looking east.



14 Commercial St. Looking West ~~from~~ toward Benton.
South side Commercial St.
Looking West - 900 block -
ca. 1925

COMMERCIAL STREET HISTORIC DISTRICT 41 OF 43
COMMERCIAL STREET HISTORIC DISTRICT 39 of 41
Springfield, Greene County, Missouri

Photographer: unknown
ca. 1925

Neg. Loc.: Museum of the Ozarks, 603 East
Calhoun Street, Springfield,
Missouri 65802

Early view of Commercial Street, looking west
from the alley in City Block 27; shows
508-12 East Commercial Street at the left.

4-211
923



P-40

4



77%

COMMERCIAL STREET HISTORIC DISTRICT 40 of 41
Springfield, Greene County, Missouri

Photographer: Jill Johnson
June 1980

Neg. Loc.: Missouri Department of Natural
Resources, P.O. Box 176
Jefferson City, Missouri 65102

View of 524, 520-22, 514 and 518 East
Commercial Street, looking west.



COMMERCIAL STREET HISTORIC DISTRICT 41 of 41
Springfield, Greene County, Missouri

Photographer: Cao Dung
May 1982

Neg. Loc.: Planning Department, City of
Springfield, City Hall, 830 Boon-
ville Avenue, Springfield,
Missouri 65801

View of 524 and 520-22 East Commercial Street,
as recently rehabilitated.



EXTRA
PHOTOS

THE large furniture house of C. Eckas, at 217 East Commercial Street, is one of the best known establishments in Southwest Missouri. Like a majority of other prosperous institutions of Springfield, it is the outgrowth of a small beginning.

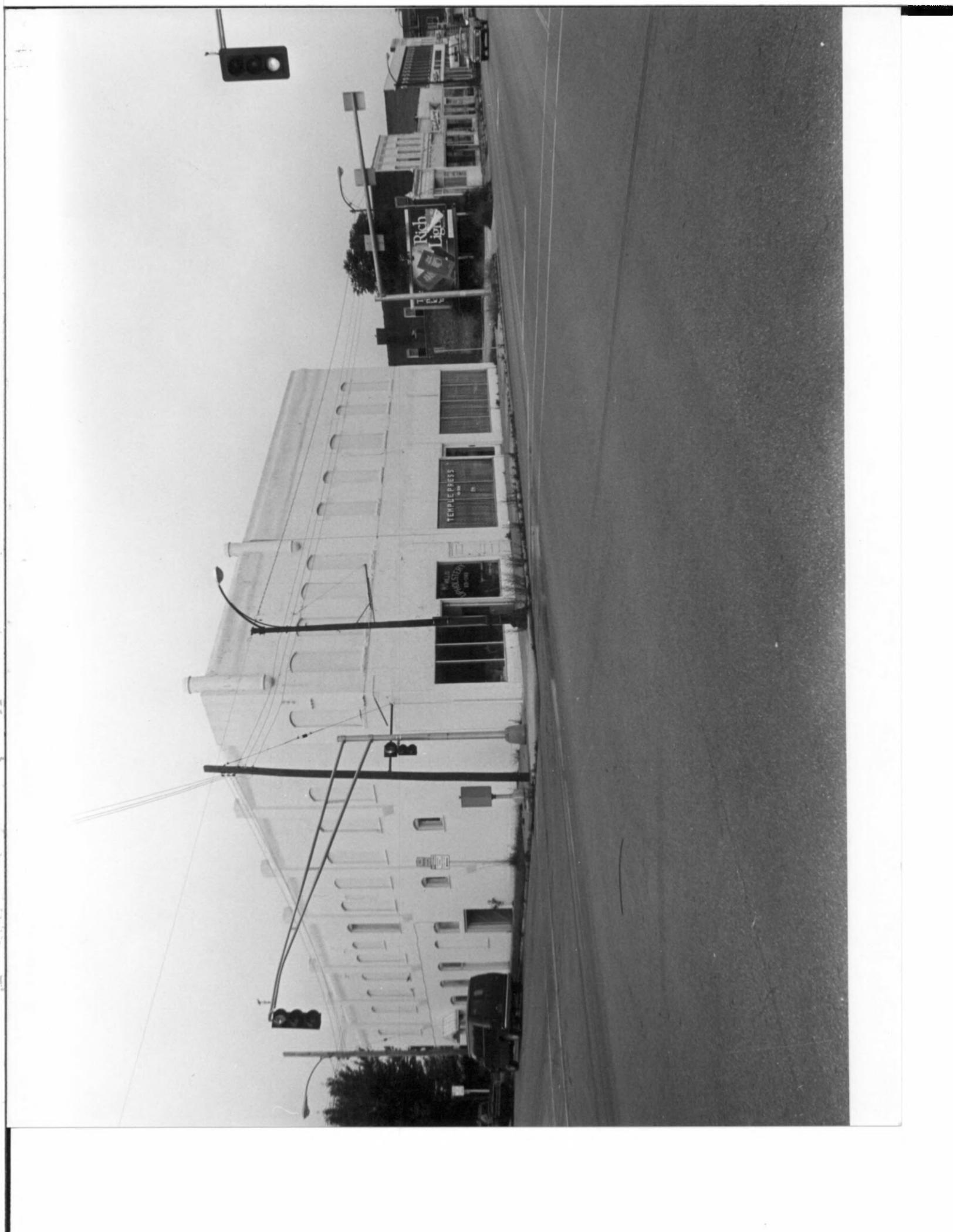


217—C. ECKAS—217

Commercial St.

When Mr. Eckas first engaged in the furniture business, in 1874, there had never been much of a demand for the best grades of goods. Mr. Eckas was first to introduce fine furniture in Springfield, and that it has been appreciated is evidenced by the fact that his trade in these goods has constantly increased. Mr. Eckas buys in such large lots that he retails the finest furniture at wholesale prices. His building is 3-story brick, 30x100 feet and is filled with the best grades of furniture.

You will find what you want in Parlor Suits, Chamber Sets, Office Furniture, Carpets, Rugs, Draperies—in fact everything in Furniture and House Furnishings at prices that cannot be duplicated in Springfield. Agent for the Celebrated Gendron Bicycle, the best wheel on wheels—strictly high grade, and not costly.



57

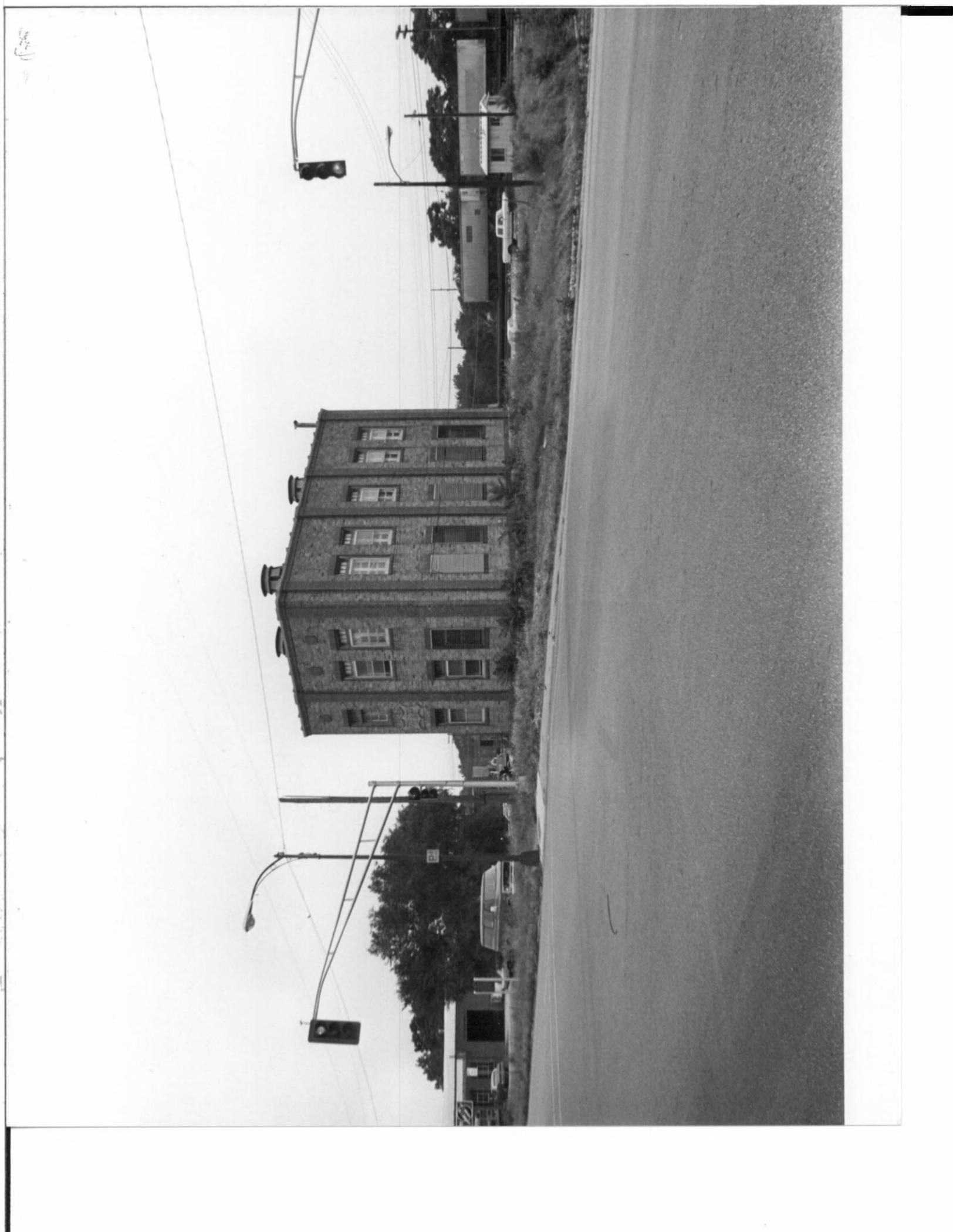




2214

PAWN SHOP

Pawnee
PAWN SHOP
MONEY TO LOAN



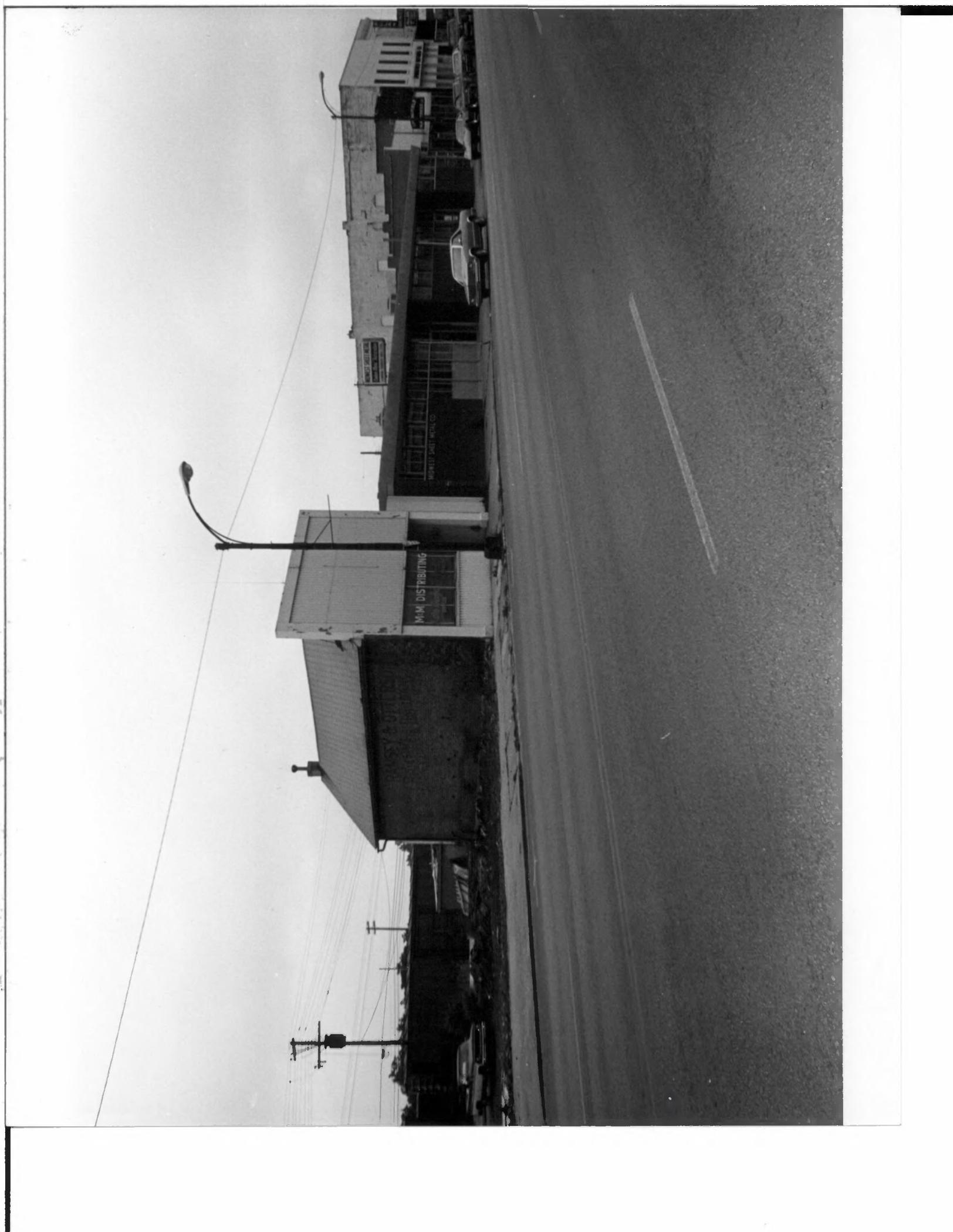
2



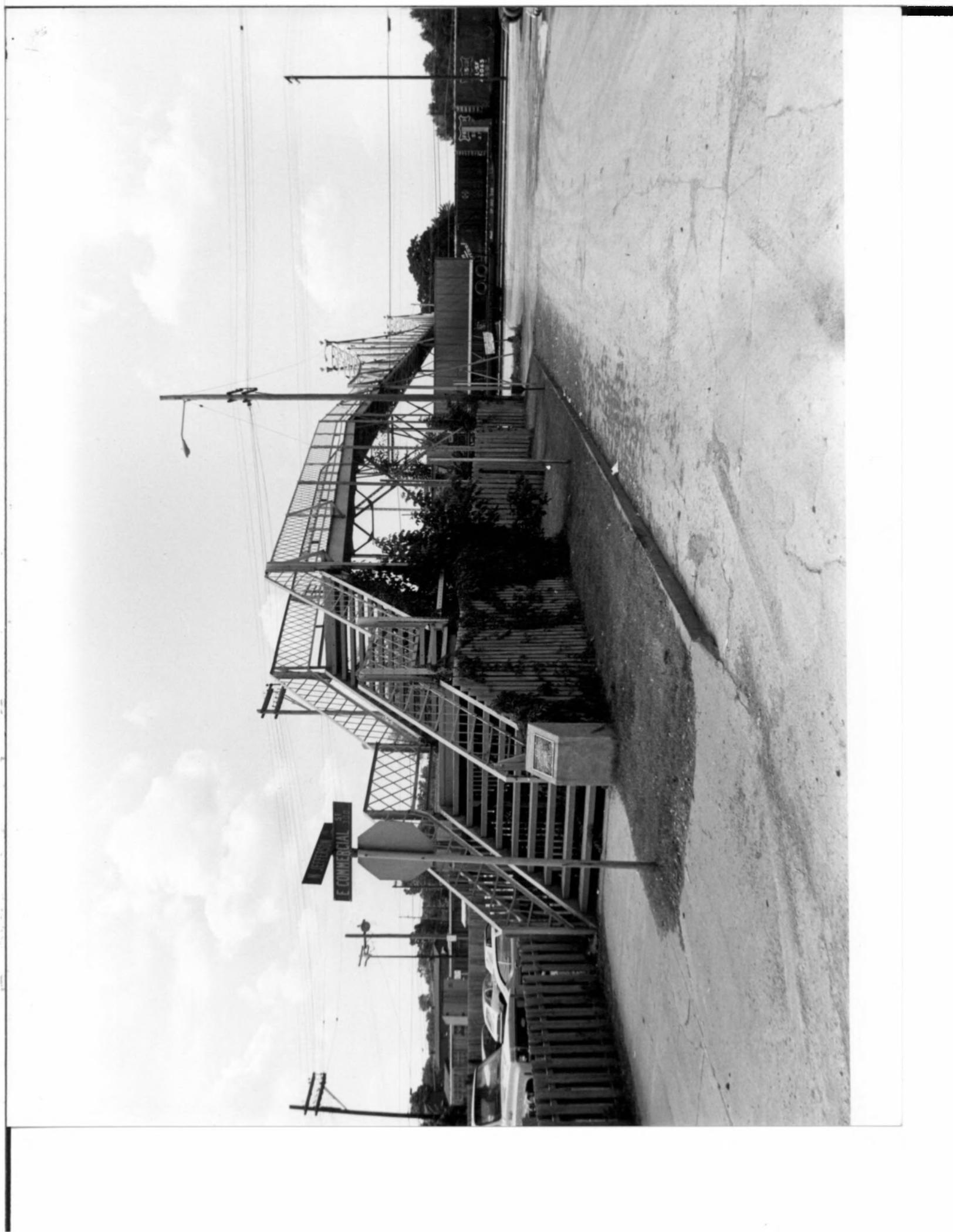


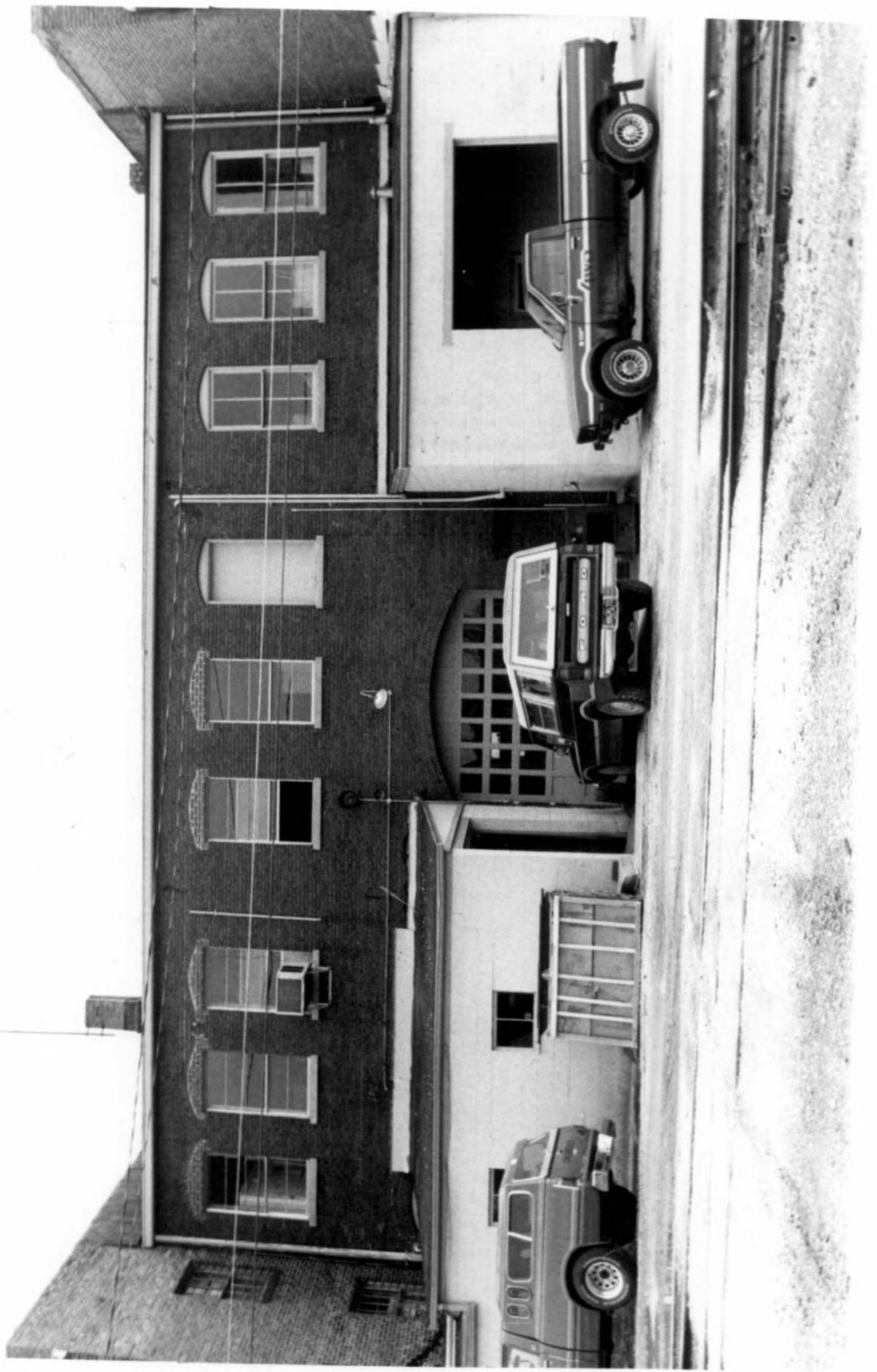
SPRINGFIELD MATTRESS CO.

ALLIANCE BEATS



















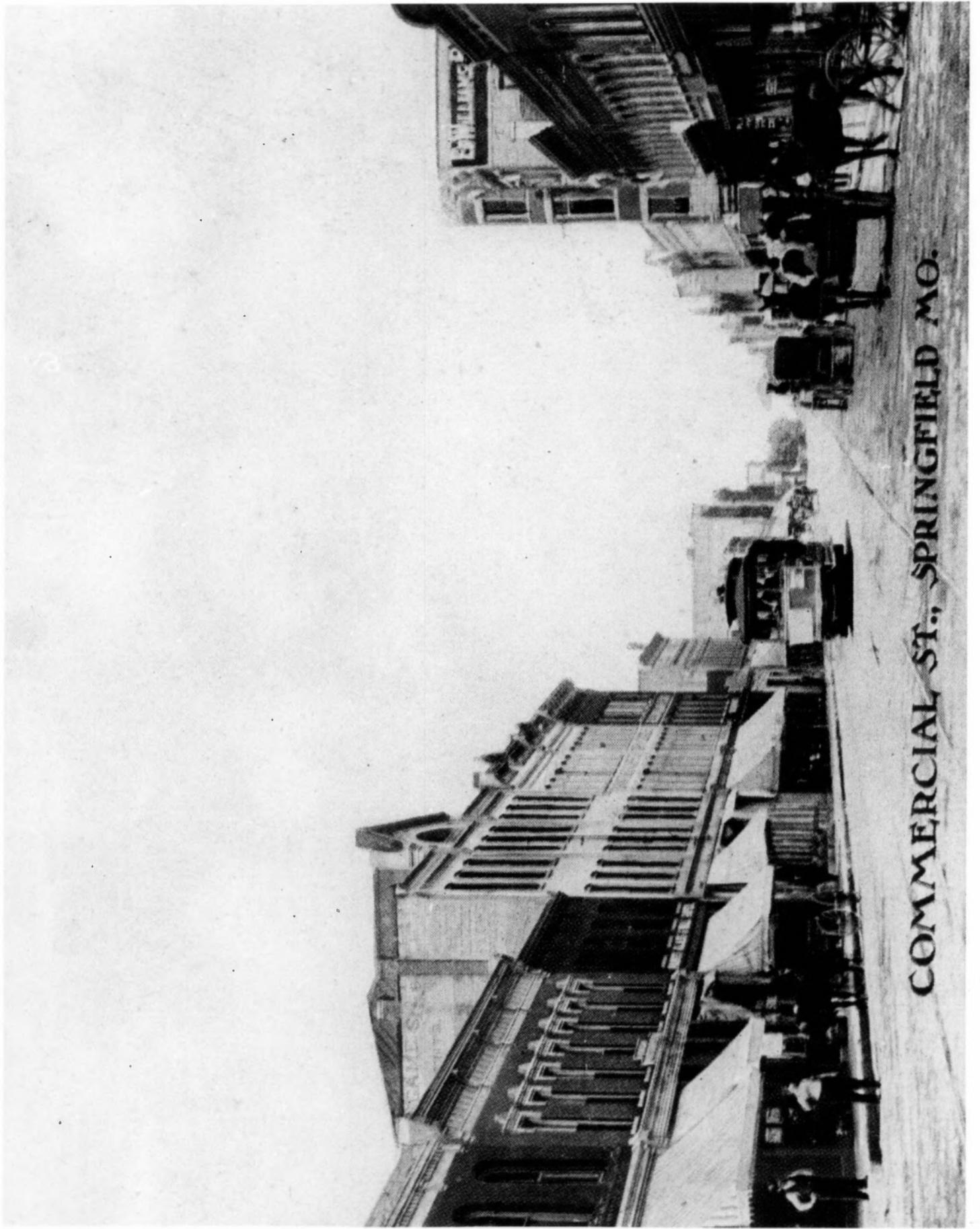






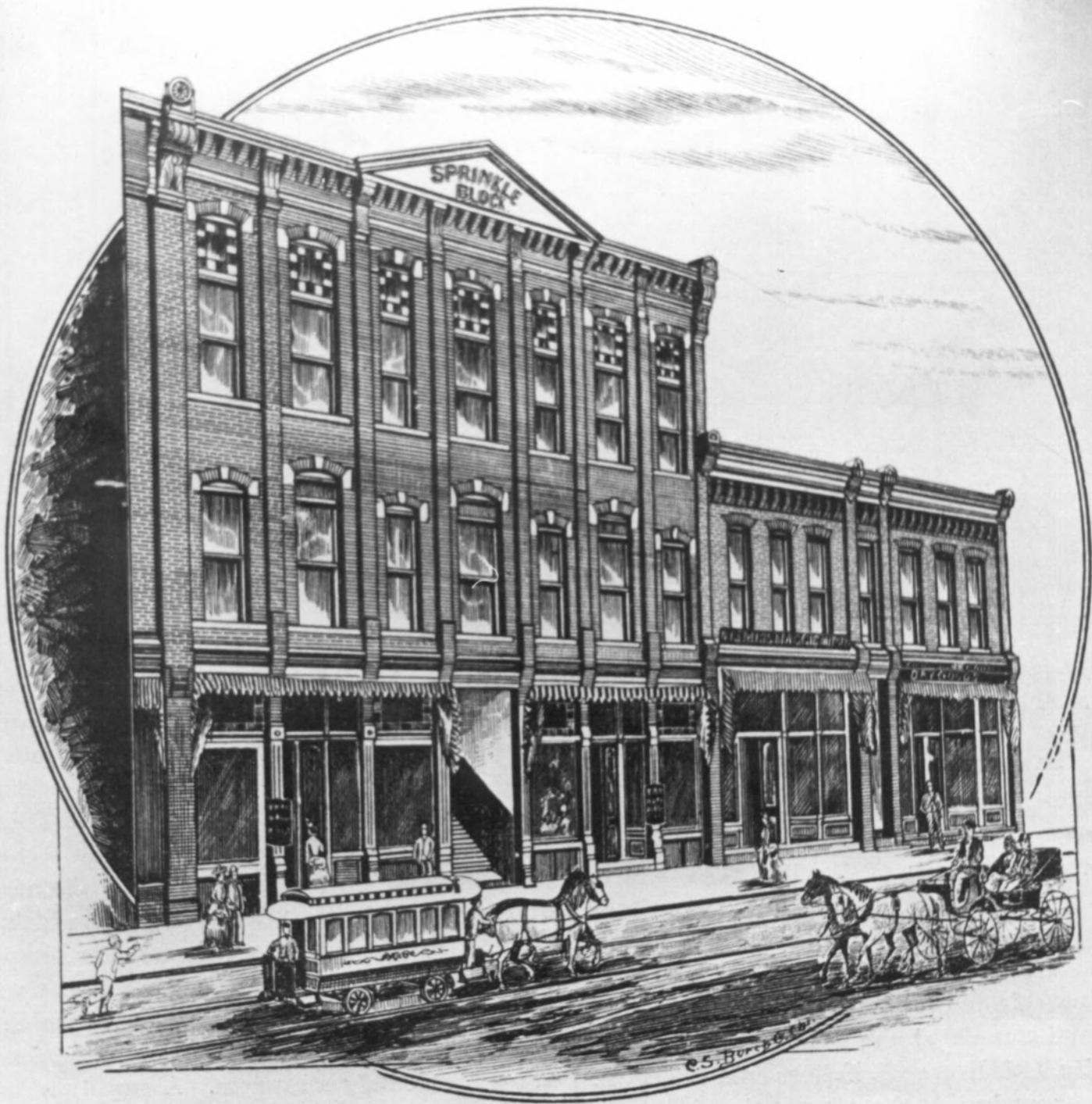






COMMERCIAL ST., SPRINGFIELD, MO.





H. C. SPRINKLE'S BUSINESS BLOCK, COMMERCIAL STREET.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Commercial Street Historic District

other names/site number n/a

2. Location

street & number all the properties with Commercial Street frontages between the northwest corner of Campbell and West Commercial and the northeast corner of Robberson and East Commercial on the north side and from Lyon to and including Lot 24, City Block 27 on the south [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code _____

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 *Claire F. Blackwell* Claire F. Blackwell/Deputy SHPO

Date *25 Jan 01*

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

Architecture

Commerce

Exploration/Settlement

Transportation

Periods of Significance

circa 1870-1935

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Abbott, S.B.

Heckenlively and Mark

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)			
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	55	16	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site			
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	2	sites
	<input type="checkbox"/> object			
		0	0	structures
		0	0	objects
		55	18	Total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

54

6. Function or Use

Historic Function

Commerce/Trade/specialty store
Commerce/Trade/department store
Commerce/Trade/warehouse
Commerce/Trade financial institution
Commerce/Trade/restaurant
Domestic/hotel
Government/fire station

Current Functions

Commerce/Trade specialty store
Commerce/Trade/warehouse
Commerce/Trade/restaurant

7. Description

Architectural Classification

Late Victorian
Romanesque
Renaissance

Materials

foundation brick
 walls brick
 roof asphalt
 other metal

Narrative Description

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

10. Geographical Data

Acreage of Property approximately 11 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	473845	4120120	15	473845	4120210
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	474700	4120300	15	474700	4130180

[] 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 see continuation sheet

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 _____

street & number _____ telephone _____

city or town _____ state MO zip code _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

Commercial Street Historic District
Greene County, MO

purposes decreased. The use of square-headed windows at the upper floors increased significantly, as did the use of light-colored masonry belt courses at spandrels and corbeled brick at roof lines.

Storefront alterations are both prevalent and diverse. Carrara glass storefronts are the most common of the non-original fronts that have acquired significance in their own right. Although their colors vary, the Carrara glass fronts provide an element of continuity to the district that is characterized by the lustrous quality of the glass and the stylized treatment of the display windows and trim, which is typically of raw aluminum.

Certain thoroughgoing alterations have acquired significance over time, such as the resheathing during the 1930s-1940s of the Busy Bee Department Store (property #17). Many alterations, however, are too recent to contribute to the architectural or historic character of the district. These recently and thoroughly modified structures, a few newly constructed buildings and two parking lots account for the eighteen properties deemed not to contribute to the character of the district.

A building-by-building description of contributing and non-contributing properties follows; asterisks preceding property numbers denote non-contributing structures:

City Block 34

1. 401 West Commercial Street: c. 1889. Used originally as a Studebaker carriage, wagon, and farm implement warehouse and later as an International Harvester warehouse, 401 West Commercial illustrates the Romanesque revival style--a style which, weighty and massive in feeling, is well suited to the character of a four-story, red brick loft building of slow combustion construction. Although the windows have been altered and the storefront has been modified, the building retains a considerable amount of original integrity, as expressed by rock-faced, continuous lintels and sills, ranges of round-headed windows linked by archivolt moldings, and a projecting masonry cornice punctuated by half-columns.

City Block 35

2. 311-15 West Commercial Street: c. 1891. The generous dimensions of this three-story, red brick building and the neighboring structure at 401 West Commercial (#1) distinguish the West Commercial and Campbell intersection in the district. Pressed metal cladding that simulates coursed, rock-faced stone blocks, the remnants of a pressed metal cornice, a brick corbel table and rock-faced Carthage limestone lintels edge and define the building's corners, window openings, and roof line.

* 3. 307 West Commercial Street: World War II era. The facade of this one-

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3

Commercial Street Historic District
Greene County, MO

story, red brick building is divided vertically into two bays of equal width; additions are sited at the rear property line of the adjoining lot.

4. 219-21 West Commercial Street: constructed after 1910 and before 1951. The design of the two-story brick building at 219-21 West Commercial is distinguished by roof line corbeling--a carry over from Victorian commercial architecture of the last quarter of the 19th century--and symmetrical fenestration; the ground floor has been modified.
5. 217 West Commercial Street: constructed after 1902 and before 1910. 217 West Commercial was the first building of fireproof, concrete construction erected in the district. Although the storefront has been altered, the upper portion of the primary elevation survives virtually intact. Within the past year, a corrugated metal sheath was removed and the rusticated cement block facade, with concrete lintels, quoins and ball finials, was chemically cleaned.
- * 6. 215 West Commercial Street: 1949. The storefront of 215 West Commercial consists of a glazed display area and offset door; the upper portion of the facade is clad in corrugated metal and pierced by a band of multi-paned windows set in industrial sash.
7. 213 West Commercial Street: constructed between 1886 and 1891. Unlike the ground floor which has been altered substantially, the second story remains intact; the arched hood molding at the central bay--which is complemented by a pressed metal cornice and set off by the simple, segmental arched windows of the outer bays--constitutes the focal point of the design.
- * 8. 209 West Commercial Street: constructed between 1886 and 1891. 209 West Commercial has been greatly altered; storefront modifications and a modern light-colored brick veneer at the second story have transfigured the front.
9. 201-05 West Commercial Street: the western portion was constructed between 1902 and 1910; the eastern portion was constructed between 1886 and 1891. The two-story brick building at 201 East Commercial was enlarged considerably between 1902 and 1910 by a three-story addition that reiterates the fenestration and belt courses of the earlier front but deviates in the corbeled treatment of the roof line.

City Block 36

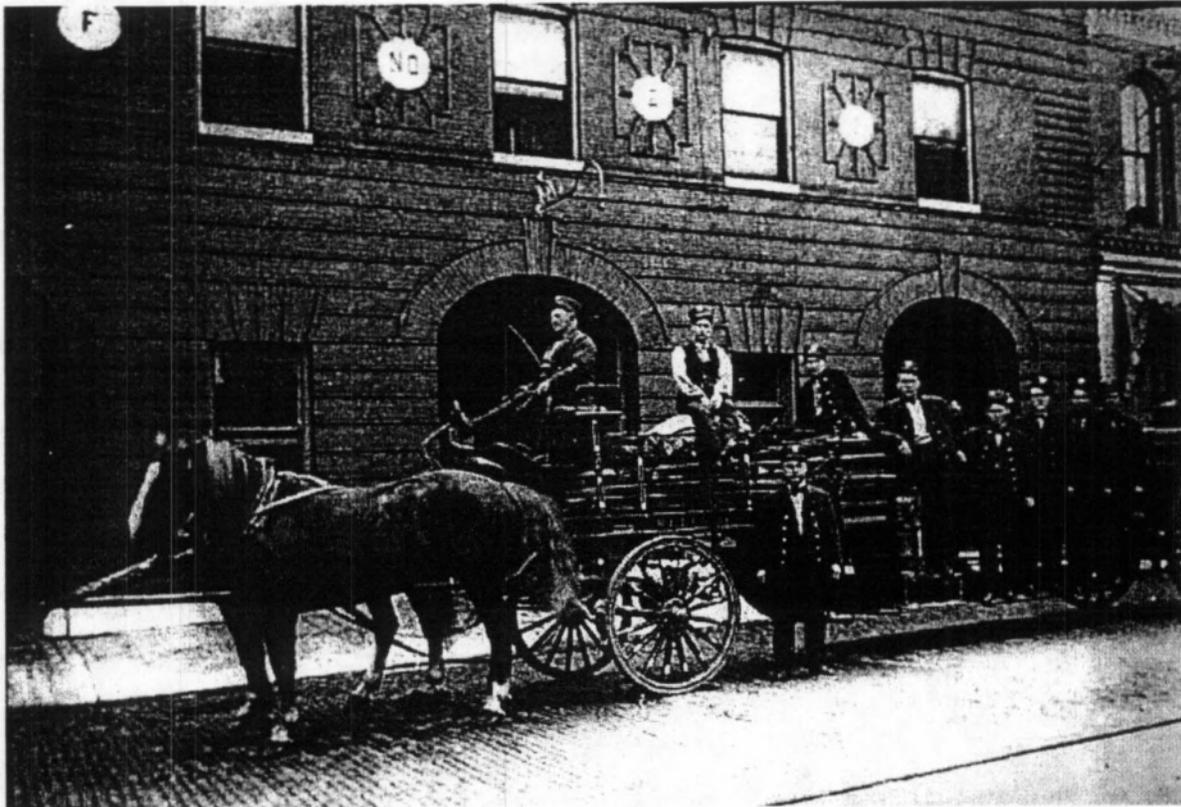
10. 201 East Commercial Street: built as an in-fill building in 1904 in 52 days. The two story brick Renaissance Revival building served northern Springfield as Fire Station No. 2 until 1979. The façade is symmetrically fenestrated. In its original design, surface texture was provided by a repeated banding of protruding bonded brick. In 1968, prominent arched bays with bonded brick detailing were removed to accommodate more convenient and functional door mechanisms. In 1973, stucco was applied to the façade. The upper portion of the primary elevation was restored to its original design in 1997. The second story has five double hung windows separated by bonded brick cross forms with round polished limestone central elements engraved to designate Fire Station No. 2. The windows have jack arch lintels at the top and have plain recessed wood casings and limestone sills. The window headers are embellished with bonded brick, recalling "false" keystone treatments on the original arched bays. They are connected by the bands of brick corbeling. The façade is capped with a bonded brick cornice. Although still altered from its original design, the street level portion of the primary elevation has been made more consistent with the upper portion, and the building contributes to the streetscape of the district.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3.1

**Commercial Street Historic District
Greene County, MO**



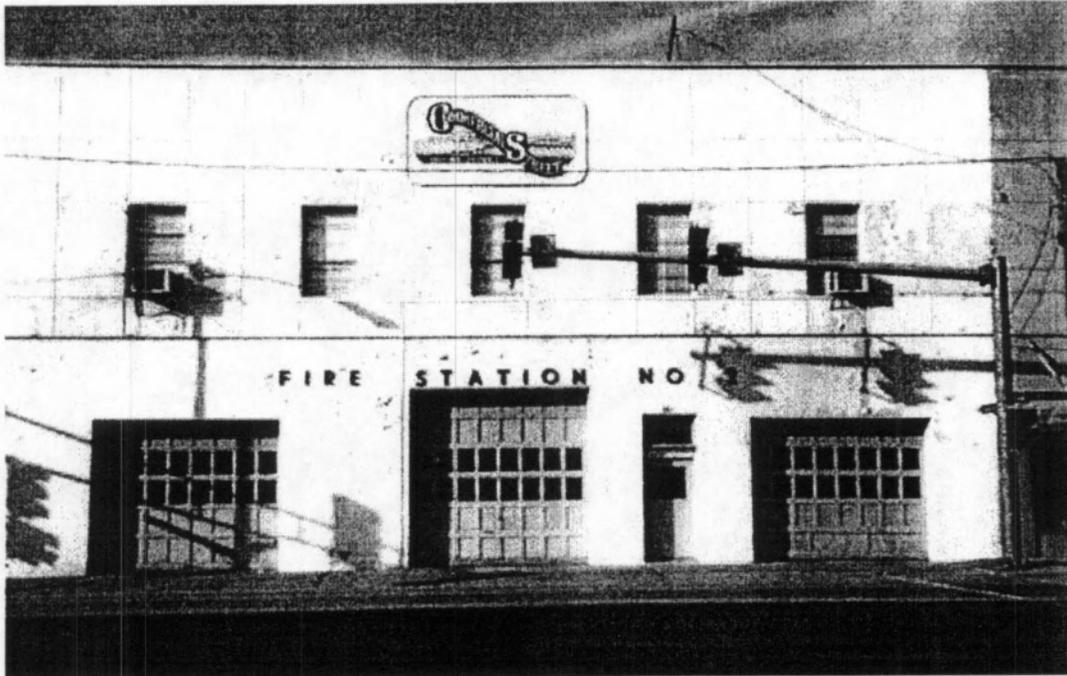
Fire Station No. 2
201 East Commercial Street
c. 1904

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3.2

**Commercial Street Historic District
Greene County, MO**



Fire Station No. 2
201 East Commercial Street
c. 1979

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3.3

**Commercial Street Historic District
Greene County, MO**



**Fire Station No. 2
201 East Commercial
1999**

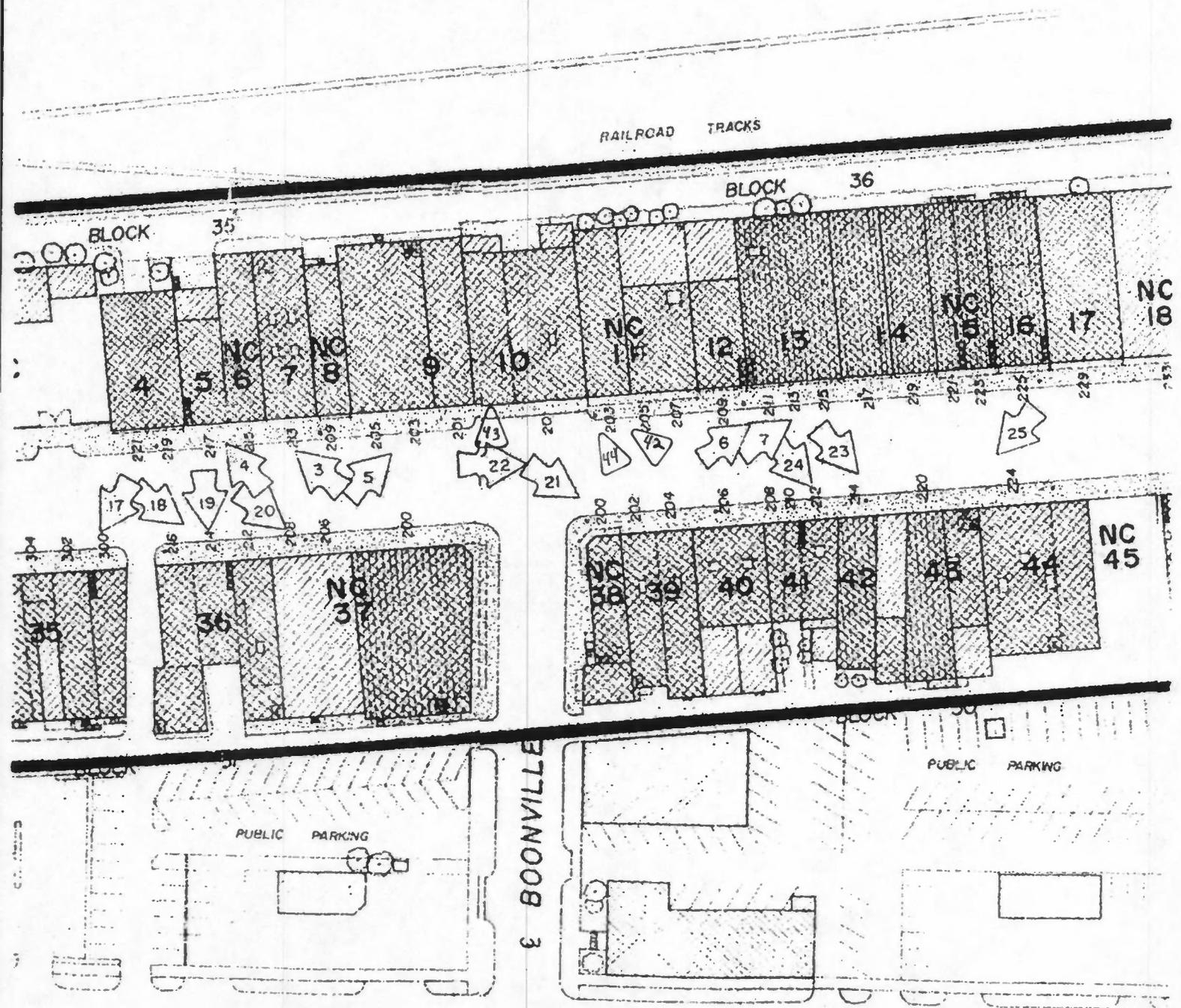
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3.4

Commercial Street Historic District
Greene County, MO

Additional Photographs of 201 East Commercial Street: detail of updated district boundary map



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 1

**Commercial Street Historic District
Greene County, MO**

1. Jill Johnson, Architectural Historian
Historic Preservation Program
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102
314/751-4096
January 6, 1983
[preparer, original nomination]

2. Richard Lee Burton, President
Historic Properties of Springfield, Inc.
1147 East Walnut
Springfield, MO 65806
417/831-2627
December 10, 1999
[preparer, additional documentation]

BLOCK 34 WEST
 400 WOLFE'S MARK HOUSE
 404 GREEN COUNTY CENTER
 417-25 GREEN COUNTY FARMERS ASSOCIATION

BLOCK 32 WEST
 400-08 NORTHSIDE FURNITURE
 410 HAPPY TRADERS 2
 416 BURGESS SMITH PRINTING COMPANY
 420 UNOCCUPIED
 422 UNOCCUPIED
 424 ALUMINUM WORKS
 426-28 ARCHERY EQUIPMENTS
 430-35 TALBOT FURNITURE

BLOCK 35 WEST
 201 UNOCCUPIED
 203 UNOCCUPIED
 209 FARRIS CLOTHING
 213 UNOCCUPIED
 215 LOISS WIG SHOP
 217 RAINBOW SWEET EXCHANGE
 219 BELLROAD SALVAGE
 301-11 HAYES VENDING
 315 W.B.W. RECREATION

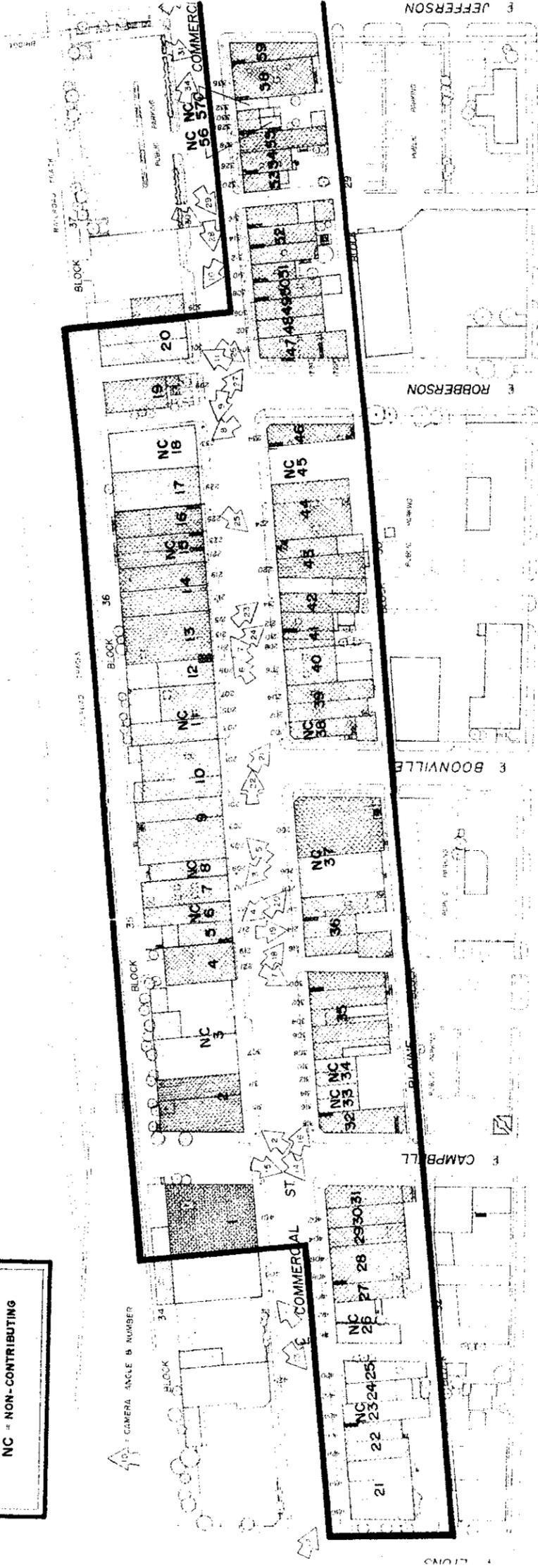
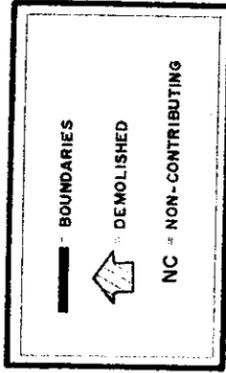
BLOCK 31 WEST
 200-04 SAKS'S DRUG STORE
 202 UNOCCUPIED
 209 UNOCCUPIED
 212 RENOLDSTEN'S SHOP
 216 SWEETS
 218 ELECTRIC NEWSTAND
 300-08 APPLIANCE CENTER
 300 COMMERCIAL STREET APPLIANCE
 304 U.S. POST OFFICE
 306 A.B. PAWN SHOP
 308 MUSICAL INSTRUMENTS
 312 H. BLOOM'S SHOP
 314 H. BLOOM'S SHOP
 316 DRELLING UNIT
 318 LINDBERG UNIT
 318 PROFESSIONAL OFFICE
 318 SE 30TH FLOOR

BLOCK 36 EAST
 201 FIRE STATION
 202 L. R. ANTHONY
 209 UNOCCUPIED
 217-15 RAILROAD SALVAGE
 217 SPRINGFIELD TRADING SUPPLY
 219 WINDY PRINTING & LITHO
 221-23 UNOCCUPIED
 225 PHILLIPS EMPLOYERS
 229 BUSH BEE
 233 DAVIS APPLIANCE

BLOCK 30 EAST
 200 EWING DRUGS - UNOCCUPIED
 202 NEW TOYS - UNOCCUPIED
 208 BEN FRANKLIN (OLD OCCUPANT)
 208 LUNCH BOX
 210 BOBBI DUNN'S
 212 VALUE WORLD
 214 ZALE'S BUILDING UNOCCUPIED
 229 DEPT. OF REVENUE (STATE)
 234 SUNSHINE APPLIANCE
 234 DEPT. OF HUMAN RESOURCES (CITY)

BLOCK 37 EAST
 294 DEPT. OF HUMAN RESOURCES
 101-14 WISCONSIN'S MUSIC & BOOKSTORE
 307 JAY'S LUMBER
 311-32 CITY PARKING LOT
 311-32 JEFFERSON AVENUE
 400-BRONZIE

BLOCK 29 EAST
 300 COPELAND CAFE
 302-06 DRYER WILLIAMS SHOE (UNOCCUPIED)
 308 STAR BARBER
 312 TACKLE BOX BAR
 314 ADDISON'S BOOKSTORE
 316 ROUSCH'S PAWN SHOP
 320 ROBERT P. DAVID OFFICE
 320 OPTOMETRIST
 326 QUEEN CITY BF. AUTO
 328 HADEN'S PAWN SHOP
 334 UNOCCUPIED
 332 BEL-AIR BARBER SHOP
 326 UNION HALL
 338 OLD BLUE RIBBON BAR



DRAWN FOR: JILL JOHNSON
 DRAWN BY: BILL SMITH

AUGUST 1982

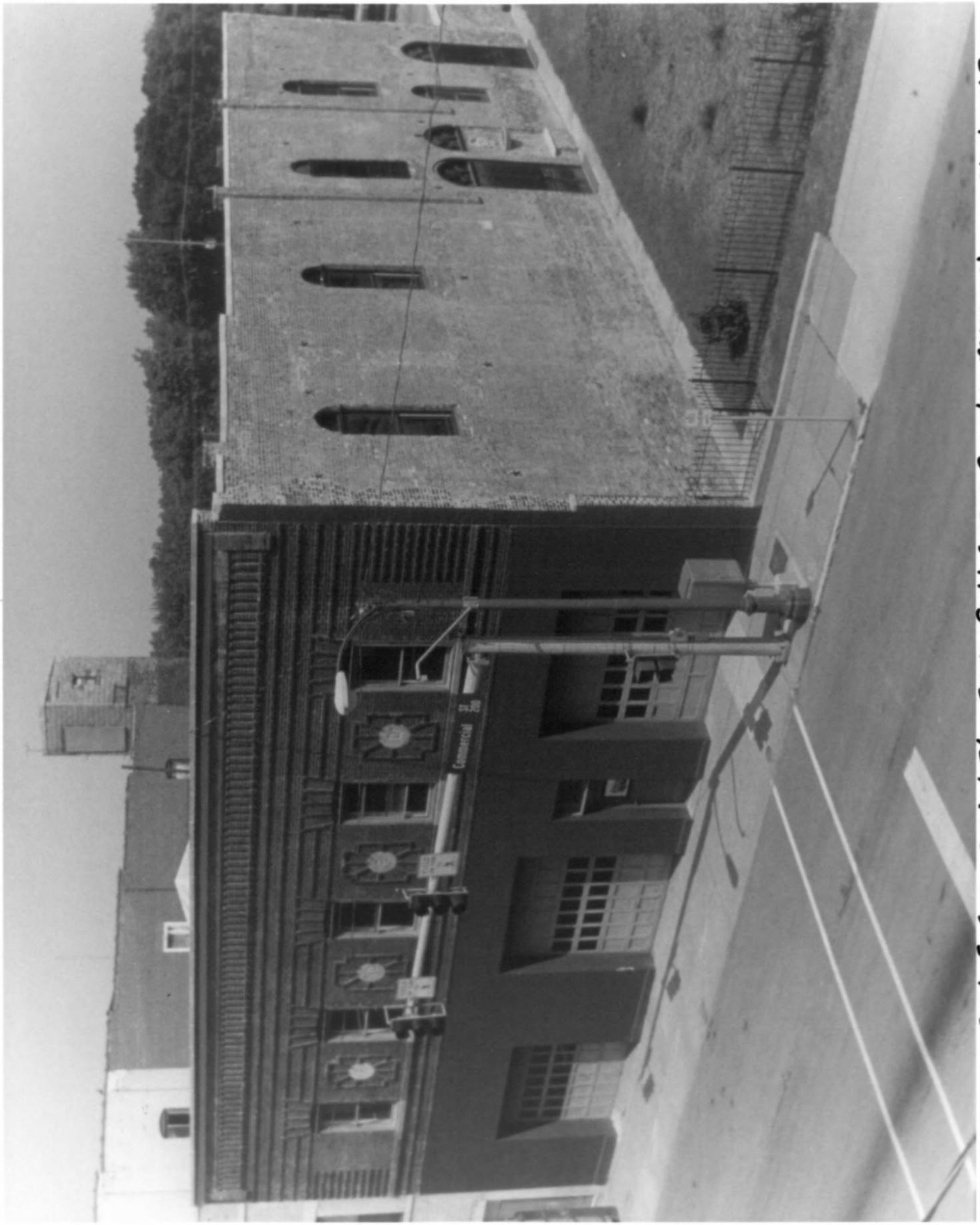
PACIFIC



201 E. Commercial / St. Springfield, Greene County, Missouri Photo #1



201 Ea Commercial St. Springfield, Greene County, Missouri Photo # 2



201 E. Commercial St. Springfield, Greene County, Missouri Photo #3

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9

Commercial Street Historic District
Greene County, Missouri

51. 310 East Commercial Street; constructed between 1891 and 1896. Although two separate structures, the two-story red brick buildings at 308 and 310 East Commercial are linked visually by similar storefront treatments, a range of segmental arched windows with rusticated sills at the upper story and a continuous projecting metal cornice with a corbelled brick architrave.

52. 312-16 East Commercial Street; 312 East Commercial was constructed between 1891 and 1896; 314 East Commercial was constructed between 1891 and 1896; 316 East Commercial was constructed between 1884 and 1886. 312-216 East Commercial, which completes the block's string of Victorian commercial structures, rises two stories in red brick to a decisive projecting metal cornice underscored by corbelling; its ten bays, grouped asymmetrically by pilaster strips, are marked by brick hood moldings; the storefronts have been modified to varying degrees.

53. 320 East Commercial Street; constructed between 1869 and 1884. Stylistically akin to the neighboring buildings to the west (#48, #49, #50, #51 and #52), the two-story brick structure at 320 East Commercial was remodeled at the ground floor; three segmental arched openings mark the second story and courses of ornamental brickwork align below the roof coping.

54. 326 East Commercial Street; constructed between 1902 and 1910. 326 East Commercial rises two stories in red brick, relieved by light-colored masonry lintels at the second story and corbelling at the parapet wall.

55. 328 East Commercial Street; constructed between 1902 and 1910. The Perkins Hotel. A three-story red brick hotel building with a rectangular plan. The façade is substantially intact with the only modifications limited to the black and white opaque cladding at street level. The original design features of the second and third stories include light-colored masonry lintels and sills and brick-work and remain intact.

56. 330 East Commercial Street; constructed c. 1884. A two-story wood frame commercial building with a rectangular plan. The building has a low flat parapet wall with tile coping at the roof line. The secondary story has two symmetrically placed windows. The side entrance at the west side of the building is a later period in-fill addition between the subject property and the building at 328 East Commercial Street. Prior to 1983, the building's façade had been significantly altered by the addition of a stucco sheath covering the original wood lap siding. The storefront was divided into two bays with aluminum case windows. A complete rehabilitation of the building completed in 2000 removed the stucco sheathing, restored the original lap siding surface and addressed the storefront alterations. As such, it now contributes to the historic character of the district and, along with the building at 332 East Commercial, has the only remaining wood façade in the district.

57. 332 East Commercial Street; constructed c. 1884. A one-story wood frame commercial building with a rectangular plan. The building has a low flat parapet wall with tile coping at the roof line. Prior to 1983, the building's façade had been significantly altered by the addition of a sheath white and black opaque glass tile. The storefront was also significantly altered with aluminum case windows and removal of its transoms. A complete rehabilitation of the building completed in 2000 removed the glass tile sheathing, restored the original lap siding surface and addressed the storefront alterations. As such, it now contributes to the historic character of the district. It is one of the only one-story commercial buildings in the district.

58. 334-36 East Commercial Street; constructed in 1908. The Thos. Murray Building. It is a two-story commercial building in the "brick front" two part commercial block style. The façade is of red brick in a stretcher course bond. It is topped with a low flat parapet with stone coping and articulated by a corbelled brick cornice. The second story has three symmetrically placed bays, each consisting of a coupled window. Flat limestone beltcourses above and below the windows serve as headers and their headers and sills and connect the three bays. A limestone block engraved with "Thos. Murray" is inset above the central bay. The first story storefront has been altered. However, the original opening dimensions are unchanged, as well as the placement of the main and secondary entrances. The storefront is divided into two bays by a wood and metal column that is still remaining. The main entrance is in the east bay, while a large display window covers the west bay. The transoms are possibly original and the retractable awning mechanism is still present. A tile floor at the existing main entrance appears to be original with some later repairs. The doors and display window glass are modern; and, the lower window panel has been replaced or covered by modern brick. The display Limestone quoins accent the corners of the storefront opening.

59. 338 East Commercial Street; constructed c. 1891. The two-story brick building at this address retains original first- and second-story window detailing, viz., brick hoods capping segmental arched windows and a section of

Commercial Street Historic District
Name of Property

Greene County, Missouri
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
57	16	buildings
	2	sites
		structures
		objects
57	18	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

55

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Department Store

COMMERCE/TRADE: Warehouse

COMMERCE/TRADE: Financial Institution

COMMERCE/TRADE: Restaurant

DOMESTIC: Hotel

Government: Fire Station

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business

COMMERCE/TRADE: Professional

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Department Store

COMMERCE/TRADE: Warehouse

COMMERCE/TRADE: Restaurant

Domestic: Multiple Dwelling

Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Romanesque

Renaissance

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

Wood

roof Asphalt

other Metal

Glass

Narrative Description

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.1

Commercial Street Historic District
Greene County, Missouri

Historic Photograph: Southern tier of 300 and 400 blocks of East Commercial Street from northwest view. The one-story commercial building at far right is 332 East Commercial Street. (Photo: c. 1925. History Museum For Springfield-Greene County. Used with permission)



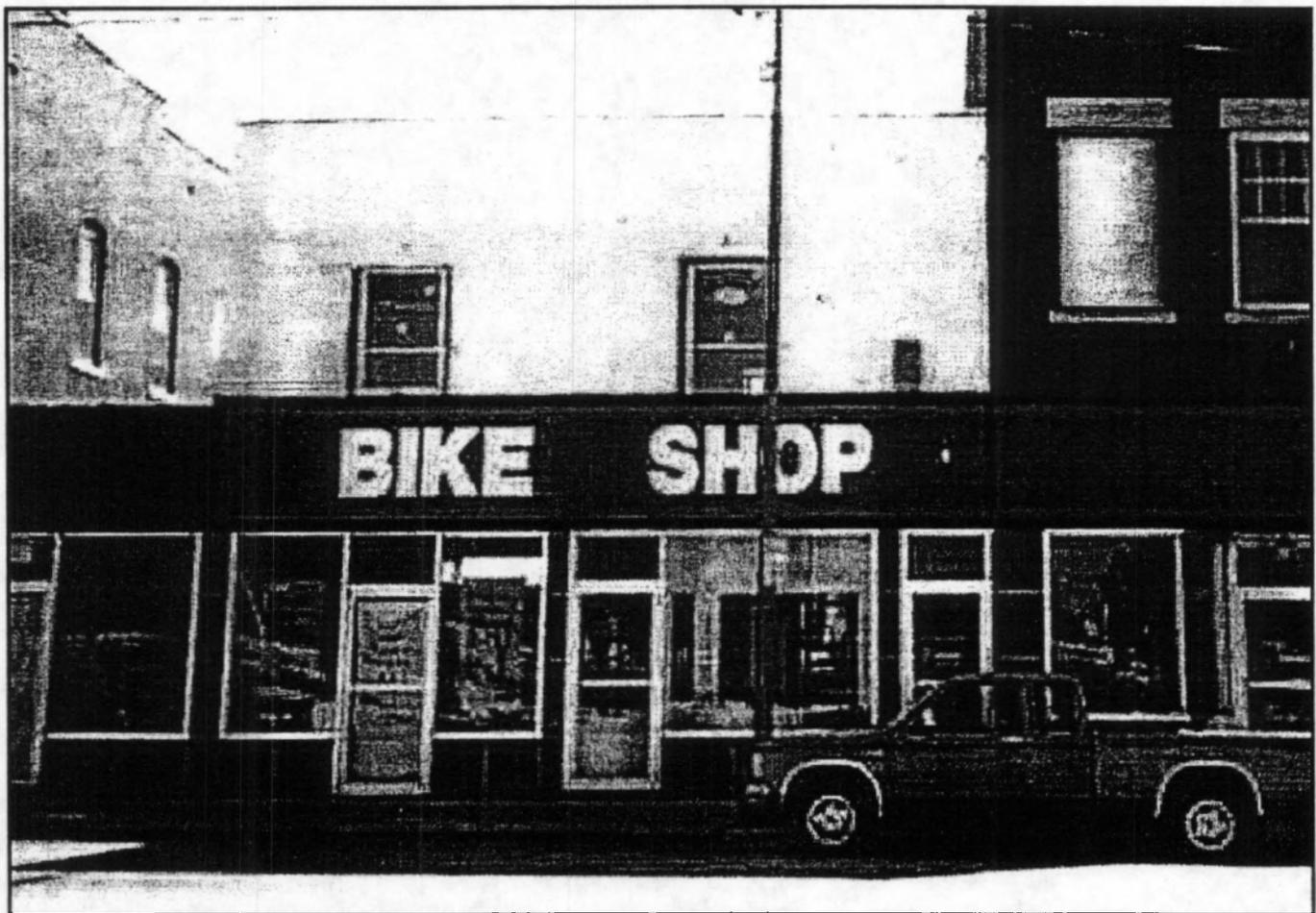
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.2

Commercial Street Historic District
Greene County, Missouri

Historic Photograph: 332 East Commercial Street. Primary north elevation prior to façade restoration completed in 2000 (Photo: 1998. City of Springfield Department of Planning and Development. Used with permission).



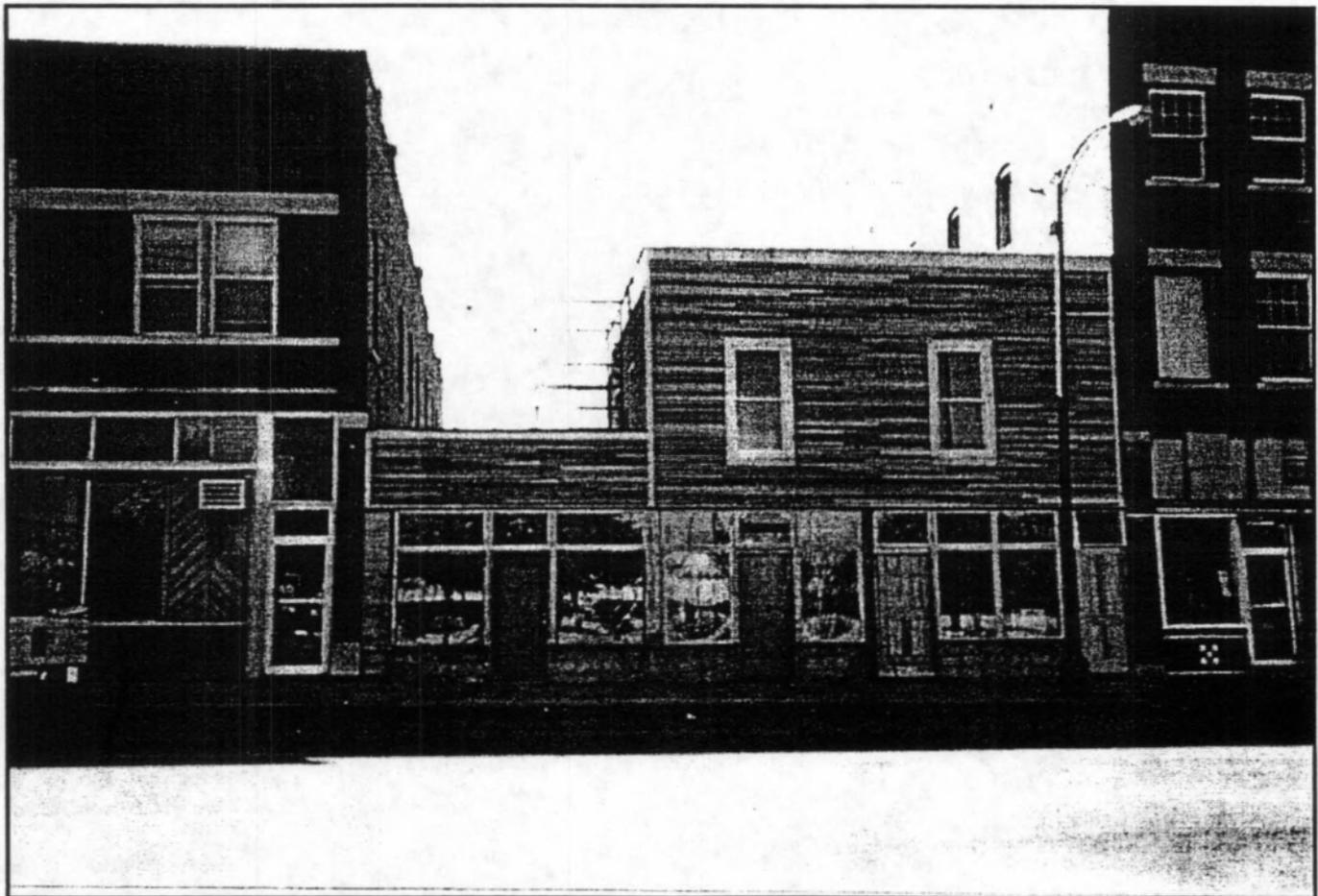
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.3

Commercial Street Historic District
Greene County, Missouri

Historic Photograph: 330-332 East Commercial Street. Primary north elevation. Work-in-progress during façade restoration completed in 2000 (Photo: August 1999. Historic Springfield, Inc. Used with permission).



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.4

Commercial Street Historic District
Greene County, Missouri

Additional Photographs:

The same is true for all photographs:

Commercial Street Historic District
Springfield, Greene County, Missouri
Richard Lee Burton
August 13, 2001

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

Photo 45: Streetscape. Southern tier of 300 block of East Commercial Street from northeast view. From left to right: 334-336 East Commercial, 332 East Commercial, 330 East Commercial, 328 East Commercial, etc. (Roll 1, Frame 13A)

Photo 46: 330 East Commercial Street. Primary north elevation from northeast (Roll 1, Frame 12A)

Photo 47: 332 East Commercial Street. Primary north elevation (Roll 1, Frame 11A)

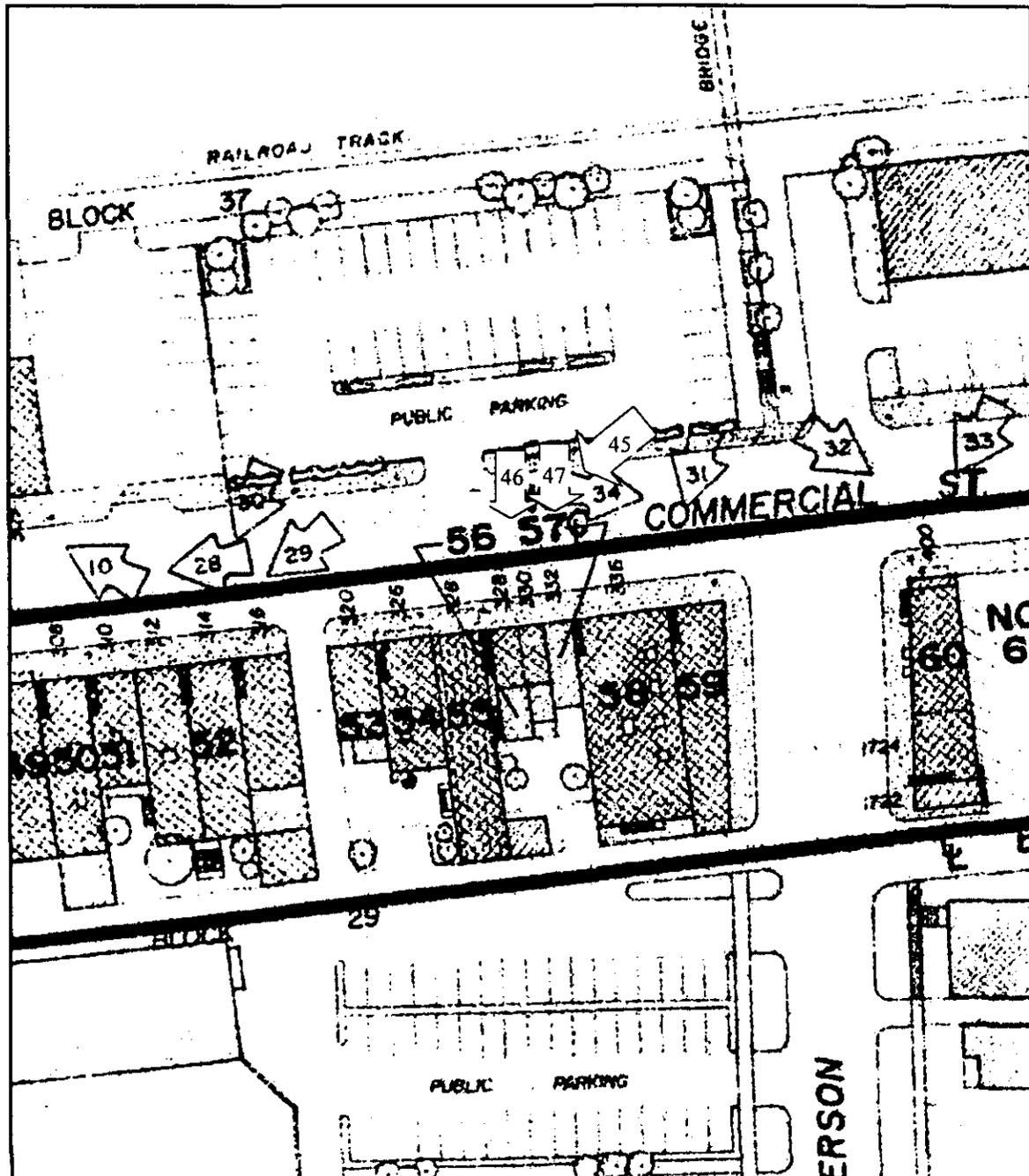
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 9.5

Commercial Street Historic District
Greene County, Missouri

Map: Detail of updated district boundary map with position of additional photographs (45-47).



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 1

Commercial Street Historic District
Greene County, Missouri

Form Prepared By:

1. Jill Johnson, Architectural Historian
Historic Preservation Program
Missouri Department of National Resources
P.O. Box 176
Jefferson City, MO 65102
314-751-4096
January 6, 1983
[preparer, original nomination]

2. Richard Lee Burton, President
Historic Properties of Springfield, Inc.
1147 East Walnut
Springfield, MO 65806
417-831-2627
December 10, 1999
[preparer, additional documentation]

3. Richard Lee Burton, President
Historic Springfield, Inc.
P.O. Box 50305
Springfield, MO 65805-0305
417-831-2627
August 13, 2001
[preparer, additional documentation]

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 11 Page 2

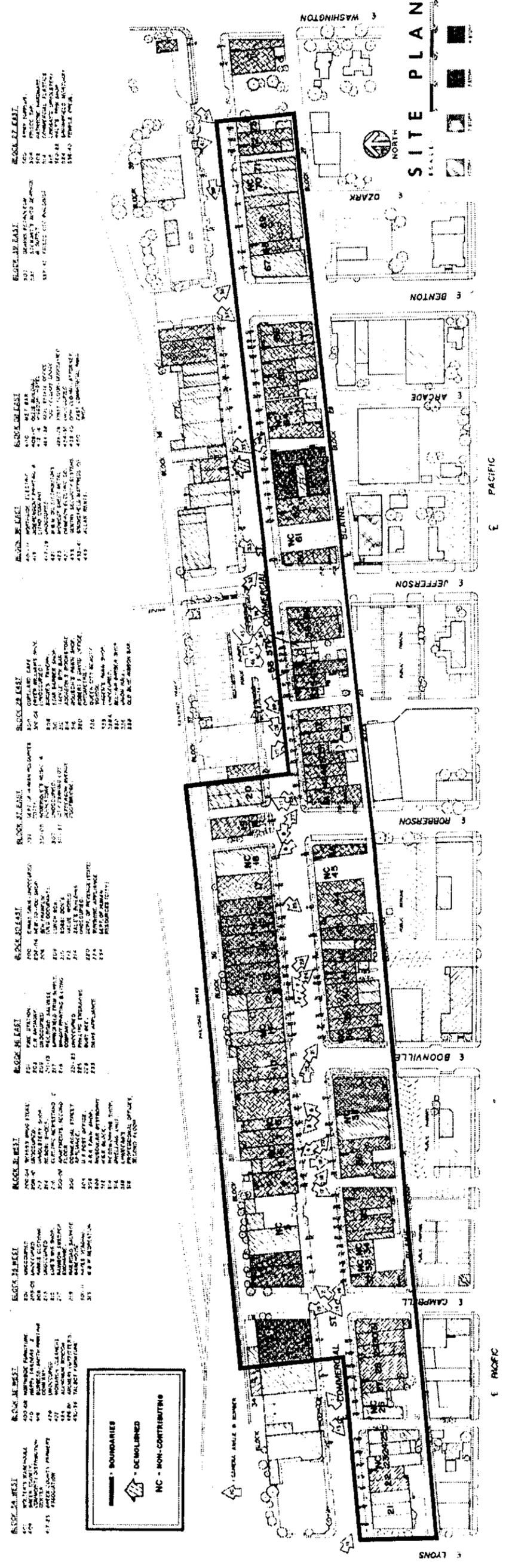
Commercial Street Historic District
Greene County, Missouri

Property Owner:

- | | | |
|-----|---|--|
| 55. | 328 East Commercial Street
Owner: Michael W. Schilling
1027 South New Avenue
Springfield, MO 65807-1346 | Parcel No. 13-12-319-003
<i>Same Parcel as Property No. 56 and 57</i> |
| 56. | 330 East Commercial Street
Owner: Michael W. Schilling
1027 South New Avenue
Springfield, MO 65807-1346 | Parcel No. 13-12-319-003
<i>Same Parcel as Property No. 55 and 57</i> |
| 57. | 332 East Commercial Street
Owner: Michael W. Schilling
1027 South New Avenue
Springfield, MO 65807-1346 | Parcel No. 13-12-319-003
<i>Same Parcel as Property No. 55 and 56</i> |
| 58. | 334-36 East Commercial Street
Owner: E. Joseph Hosmer
1041 East Stanford Street
Springfield, MO 65807-2055 | Parcel No. 13-12-319-002 |

Commercial Street Historic District Springfield, Greene County, Missouri (Map revised 1/28/01)

PHILLIPS
ARCHITECTS & ENGINEERS
1121 South Glenstone, Springfield, Missouri
Prepared by



Block 24 West	Block 24 East	Block 25 West	Block 25 East	Block 26 West	Block 26 East	Block 27 West	Block 27 East	Block 28 West	Block 28 East	Block 29 West	Block 29 East	Block 30 West	Block 30 East
474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500	501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530	531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600	601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700	701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800	801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900	901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000	1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100						

Scale: 1" = 20' (Horizontal)
1" = 40' (Vertical)
August 1987



Commercial St. Historic District 330E. Commercial St. Springfield, Greene Co., MO Photo 47



Commercial St. Historic District So. 300 Block E. Commercial St Springfield, Greene Co., MO Photo 45



Commercial St. Historic District 330C Commercial St. Springfield, Green Co., MO Photo 46