

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Palace Hotel

other names/site number Eldredge Block, Excelsior Steam Laundry, Baltimore Hotel, Gardner Hotel,
Massey Hotel

2. Location

street & number 501 College Street [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65806

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [])

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

15 October 02
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date

USDI/NPS NRHP Registration Form

Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
			buildings
			sites
			structures
			objects
		1	0
			Total

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

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

6. Function or Use

Historic Function

COMMERCE/TRADE: Specialty Store
DOMESTIC: Hotel

Current Functions

VACANT: Work in Progress

7. Description

Architectural Classification

OTHER: Commercial Block

Materials

foundation limestone
walls brick
roof asphalt
other metal

Narrative Description

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

USDI/NPS NRHP Registration Form

Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

COMMERCE

Periods of Significance

1908 - 1946

Significant Dates

1908

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: City of Springfield

USDI/NPS NRHP Registration Form

Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

A. Zone Easting Northing
15 473780 4118130

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

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

organization Historic Springfield, Inc date September 4, 2002

street & number P.O. Box 50305 telephone 417-831-2627

city or town Springfield state MO zip code 65805-0305

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Palacio Properties, LLC Attn: Jason K. Murray

street & number P.O. Box 2965 telephone 417-831-2676

city or town Springfield state MO zip code 65801

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The Palace Hotel building is a two-story brick Italianate-influenced Commercial Block building with a rectangular plan. It is located at 501 College Street, five blocks west of Springfield's Public Square. It is situated on the northwest corner of the intersection of College Street and South Market Avenue, along the main corridor into the Public Square and original Route 66 throughway. The building has a flat roof with a slight pitch sloping south to north. It rests on a random-coursed limestone foundation and has a full basement. The primary south and side east elevations are constructed of red brick in a stretcher course bond with red mortar. The south elevation has a flat parapet with a pressed metal cornice above a corbelled brick belt course. The second story has three bays, consisting of two narrower rectangular windows on either side of a larger central window. The windows are connected at the arches by a five course brick stringcourse and at their cast iron sills by a three-course brick stringcourse. Both stringcourses wrap around the full width of the primary south and side east elevations. The window arches are filled with woodcut transoms. The first story storefront opening is framed on either side by ornate cast iron columns. Cast iron columns also frame the main entrance. An original cast iron threshold runs the full width of the storefront below a later period brick bulkhead. The storefront opening wraps around to the side east elevation. Initially constructed in 1892 as the Eldredge Block building occupied by a commercial steam laundry, the building was converted for use as a domestic hotel building in 1908 and continued in this function until 1946. The original first and second floor plans associated with the building's hotel use are almost fully intact. Overall, the building retains substantial integrity of design, materials, craftsmanship, association and location. The building retains its historic character and fulfills the registration requirements established for "Downtown Hotels, ca. 1870-1950" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri."

Elaboration:

The subject property is a two-story brick commercial building with a rectangular plan constructed c. 1892. It is located five blocks west of Springfield's Public Square, three blocks northwest of the Campbell Avenue Historic District (*National Register listed 6/35/99*), three blocks north of the West Walnut Street Commercial Historic District (*National Register listed 3/20/02*) and one block northwest of the Old Calaboose (*National Register listed 11/14/80*). Its location on the northeast corner of College Street and South Market Avenue made it advantageous for early hotel use, as it was just four blocks southeast of the original Frisco Passenger Depot (demolished). Subsequently, historic Route 66 (directed along St. Louis Street, through the Public Square and west on College Street) provided automobile traffic that supported the Palace Hotel and other downtown hotels. The adjacent west property is a two-story brick commercial building. An alley separates the subject property from the commercial brick buildings at the north along Olive Street. Once a dense district of one- and two-story commercial buildings, the surrounding area has lost many of its historic properties for surface parking. All the remaining buildings are commercial properties. The Palace Hotel Building fully covers its lot and is the only resource on the property. It is placed at a zero setback from the sidewalks south on College Street and east on Market Avenue.

The building is a representative example of the modest "brick front" two-part Commercial Block type prominent in Springfield in the Late 19th and Early 20th Centuries. Its Italianate influences, reflected in the bracketed metal cornice, corbelling, arched window treatments, cast iron storefront columns and overall vertical lines, date the building to the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

stylistic preferences of the early period of Springfield's commercial expansion. It is twenty-three and two-thirds (23 $\frac{2}{3}$) feet wide and one hundred and one-third (100 $\frac{1}{3}$) feet deep. The building has a flat roof with a slight pitch sloping south to north. It rests on a random-coursed limestone block foundation and has a full basement. Although the property was first occupied by a commercial steam laundry operation, it was subsequently converted in 1908 for use as a hotel and continued in this historic function for the predominance of its period of significance. Therefore, it is appropriately classified within the property type "Downtown Hotel Buildings, ca. 1870-1950" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri."

The primary south and side east elevations are constructed of red brick in a stretcher course bond with red mortar (See Photos 1-6). The south and east exterior has been painted with a single coat of tan paint. Areas of the exterior wall surfaces have been re-pointed. The south elevation has a flat parapet with a pressed metal bracketed cornice above a corbelled brick belt course. The cornice has ball finials at each end. Beneath the parapet and the second story windows is a painted metal sign with "Eldredge Block 1892" still evident. The second story has three bays, consisting of two narrower rectangular windows on either side of a larger central paired window. The windows have two-course bull header segmental arches and cast iron sills. The windows are connected at the arches by a five-course brick stringcourse and at their sills by a three-course brick stringcourse. Both stringcourses wrap around the full width of the primary south and side east elevations. The window arches are filled with woodcut transoms. The window openings are currently covered. The original wood window frames are intact, but the original doublehung wood sash windows are no longer present. The first story storefront opening is framed on either side by ornate cast iron columns. Cast iron columns also frame the main entrance. The transom openings had most recently been covered. The display windows, metal entrance door and brick bulkheads are later period alterations. An original cast iron threshold runs the full width of the storefront below the brick bulkhead. The storefront opening wraps around to the side east elevation.

The side east elevation has a flat parapet punctuated by the corbelled brick belt course, which continues from the south facade (See Photo 7). The second story has eight symmetrically placed bays of single rectangular windows with two-course bull header segmental arches and cast iron sills (except the northern most window which has a flat brick header). The window profiles are repeated from the primary south elevation. The original wood transoms and wood window frames are intact. Four inverted engaged buttresses are symmetrically placed across the second story. The first story has evidence of seven original window and door openings placed directly below second story windows. Most of these have been infilled with brick. Two large display windows have been added to the rear north of the east elevation. These have concrete sills. The second display window at the north was subsequently altered to accommodate a large freight door opening, currently with early period 5-panel wood commercial-type doors. A single door at the northern most side of the building is an original opening and has a cast iron threshold. It currently has a modern metal door.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

The rear north and side west elevations are constructed of orange-red brick in a seven-course common bond. The rear north elevation has at the first story an original window opening that has been filled with brick. The original cast iron sill is still intact. A single rectangular door opening is at the right side of the window. It has its original cast iron threshold, but a modern metal door. The side west elevation retains several layers of painted wall advertising (*See Photos 8 and 9*). A small square second story window retains its original wood cut transom and cast iron sill. A single door opening below is a modern alteration. The southern two-thirds of the west elevation is covered by the adjacent two-story commercial building.

The original interior first and second floorplans of the building are largely intact and continue to reflect its historic function as a downtown hotel. The first floor consists of the front open lobby/dining room area and the rear service and kitchen area (*See Photo 10*). The front public space retains an original or early period pressed tin ceiling on top of the original lath and plaster surface. The walls are brick covered with plaster. The original hexagonal mosaic tile floor with Greek key border is still intact and in very good condition (*See Photo 11*). A portion of the original staircase is still present. The rear portion of the first floor has a wire mesh and plaster ceiling. Its original pine wood floors are covered with several layers of modern surface materials. The second floor retains original hotel configuration, consisting of a long north-to-south corridor along the west wall leading to eight (8) guest rooms on the east. Two methods of plaster application are present on the interior walls (lath/plaster and wire mesh/plaster), suggesting that original larger rooms may have been subsequently divided into smaller rooms. The second floor retains almost fully intact its original 4" pine wood floors, wood door and window trim, transoms, four-panel wood doors and hardware (*See Photos 12 and 13*). Interior plaster surfaces have been determined unsalvageable and removed during current work-in-progress rehabilitation. However, the original laths have been retained and will be resurfaced consistent with the Secretary of the Interior Standards. The original first and second story floor plans have had few alterations and much of the interior historic fabric and hotel aesthetic remains.

Integrity Statement:

Overall, the Palace Hotel building retains substantial integrity and fulfills the registration requirements established for "Downtown Hotels, ca. 1870-1950" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri." The primary south and side east elevations retain significant original surface materials and stylistic embellishments associated with its period and historic use. The upper south façade with its characteristic pressed metal cornice and corbel table, symmetrical fenestration, cast iron sills and wood window transoms and frames are extant. The first story storefront, while altered, retains its original opening dimensions, transom areas and cast iron columns and thresholds. Such storefront alterations as do exist to the display windows and lower panels are recognized within the registration requirements for the Downtown Hotel property type and determined acceptable. The interior first and second floor plans, materials and detailing are virtually intact. The building was recently acquired by the property owner for rehabilitation and adaptive reuse as a restaurant, commercial space and apartments, all closely aligned with its historic function. Work is currently in process to address existing diminishments to the historic character of the building according to the Secretary of the Interior's Standards for Historic Rehabilitation under the federal and state historic rehabilitation tax credit programs. Specific actions include removal of paint from the south and east exterior wall surfaces and replacement of double-hung wood sash windows in

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

like material and design. Required mortar repair is being implemented with appropriate red mortar mix. The metal cornice at the primary south elevation roofline has been removed to allow for repairs to the parapet and is being refurbished and reinstalled. Existing wood window transoms and frames are being repaired. The storefront transoms had previously been in-filled with plywood, but are being rehabilitated with appropriate wood-framed glass panels. Significant deterioration of interior plaster walls surfaces is being addressed. All extant original interior detailing is being repaired and left intact to the greatest extent possible. The current rehabilitation of the property will enhance the substantial integrity of materials, design, craftsmanship, association and location it already retains.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 5

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The Palace Hotel building at 501 College Street in Springfield, Missouri, is locally significant under Criterion A in the area of COMMERCE. Constructed in 1892 as the Eldredge Block building, the property originally housed the Excelsior Steam Laundry and subsequently an undertaker's parlor. However, between 1908 and 1946, it served as the location for the Palace Hotel and a succession of downtown hotels under changes in ownership. It is representative of the property type "Downtown Hotels, ca. 1870-1950." It meets the registration requirements established in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and is within the historic context of "19th and Early 20th Century Hotels, ca. 1870-1950." In the area of COMMERCE, it is significant for its role in the commercial history of Springfield through its association with the hotel industry that operated in Springfield in the early 20th Century. It is the oldest extant brick downtown hotel building in Springfield. Notably, it is the oldest remaining downtown hotel located along historic Route 66, which cuts through the City's Public Square. The period of significance is determined as 1908 - 1946, beginning at the time that the Palace Hotel began operations at the site and ending at the time that the building was last used as a downtown hotel. The subject property is appropriately named the Palace Hotel building because its significance and extant interior configuration are associated with its most prominent and sustained period of use as a downtown hotel. It retains substantial integrity of design, materials, craftsmanship, association and location.

Background:

Springfield, located in Greene County in the southwest region of Missouri, was founded in 1829, when John Polk Campbell of Maury County, Tennessee, designated the future site of Springfield in an area just southwest of the Jordan Creek Valley (initially referenced as a branch of Wilson's Creek). A natural spring here and the area's location between the watersheds of the Missouri and White Rivers made it ideal for settlement and a focal point for growth in the region. Three Fulbright brothers (William, John, and Levi) arrived with their families early in 1830 and were quickly followed by other settlers. Greene County was organized in 1833 and was originally composed of the entire southwest corner of the state. The Town of Springfield was incorporated in 1838 and grew moderately during the period prior to the Civil War. Springfield struggled to rebuild during the early post-war years, but received a major boost with the arrival of the railroad. The first train of the Atlantic-Pacific Railway (which became the St. Louis-San Francisco Railway or "Frisco") came on April 21, 1870, and ushered in the same transportation revolution that created a boom throughout the country. The Town of North Springfield was established by the Ozark Land Company to support development of the railroad north of Springfield's Public Square and to capitalize on the business and real estate opportunities it created. The commercial area of North Springfield that developed along the railroad is reflected in the Commercial Street Historic District (*National Register listed 5/24/83*). The Town of Springfield and Town of North Springfield merged in 1887.

The Railroad's Progress

The development patterns and success of Springfield's commercial centers were inextricably tied to the progress of the railroad and the related industries it fostered. Springfield's early growth was halted temporarily during the Civil War as the town came under military occupation, changing hands several times between Federal and Confederate troops. One major impact of the war was the delay in plans for construction of the southwest branch of the St. Louis and San

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 56

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Francisco Railroad through Springfield. The approval of a land grant in 1852 to accommodate the transcontinental railroad line generated significant anticipation for economic opportunity in Springfield, which contributed greatly to increased population, land appreciation and commercial expansion in the pre-War years. However, following the War and upon arrival of the first train in April 1870, the expectations that the railroad would have on Springfield development began to be realized. Providing access to new markets for locally grown and produced products, the "Frisco" railroad had a phenomenal impact on the expansion of Springfield's agricultural-based economy. And, by locating the repair and maintenance shop for its entire line in North Springfield, the "Frisco" created new jobs to attract and sustain a growing working class population. The "Frisco" soon became Springfield's largest employer. Another boost to the industrial development came in 1881, when the Kansas, Fort Scott and Memphis Railway extension from Kansas City into Springfield was completed. This new railway expanded Springfield's direct communication and trade with major national markets, such as Chicago and Memphis. It also provided competition to the "Frisco" which forced it to reduce its shipping rates. Lower transportation costs had a significant impact on growth of Springfield's wholesale and manufacturing concerns.

With the arrival of the railroad, Springfield also experienced an influx of rail passengers, traveling both into and through this regional hub. In 1870, the railroad constructed its first passenger depot in North Springfield at the head of the intersection of Commercial Street and Benton Avenue (*See Figure 1*). This location strategically placed the terminal at a main north-to-south corridor between North Springfield and the Springfield one mile away, through the developing Mid-town residential neighborhood. By the 1890's, warehouse and industrial development began to shift south from Commercial Street into the Jordan Creek Valley along Phelps, Mill and Water Streets. This shift was caused by the completion of a branch line of the "Frisco" Railway and Kansas, Fort Scott and Memphis Railroad into the area. New construction followed, joining several warehouse and industrial concerns already established in the area. With the southeast extension of the railroad, a second passenger terminal was built in downtown Springfield at 604 West Mill Street at the corner of Main Avenue and Mill Street (*See Figures 2 and 3*). The noted Harvey House restaurant was located in the terminal. The depot was a whistle-stop for President Theodore Roosevelt during his campaign for re-election in 1912 and for President Harry S. Truman in the late 1940's.¹ The first passenger depot at Commercial Street operated until 1901, when it closed following the May merger of the St. Louis and San Francisco Railway (Frisco) system and the Kansas, Fort Scott and Memphis Railway extension from Kansas City into Springfield. This "north" depot building was demolished in 1974. Passenger service to Springfield was consolidated into the "south" passenger depot and remained here until it was discontinued in 1967. The railroad later demolished this building in March 1977.²

(For a further discussion on the history and development of Springfield, reference the Multiple Property Submission, "Historic and Architectural Resources of Springfield, Missouri." For a further discussion on the impact of the railroad on the history and development of Springfield, reference the National Register property "Commercial Street Historic District," listed May 24, 1983.)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Springfield's Hotel Industry

The revolution in transportation during the post-Civil War period and its resulting increase in overnight, long-distance travel fostered the growth of the hotel industry across the country. Lewis Atherton, in his social history of the late 19th Century **Main Street on the Middle Border**, states, "Even hamlets were likely to have hotels because of the leisurely moving pace of travel."³ The development of Springfield's hotel industry occurred in step with the arrival of the railroad. And, the establishment of specific hotel businesses, and the buildings that served them, followed the changes in the railroad over time.

While small boarding houses and other lodging facilities were previously available to early travelers, Springfield's first hotel, within the definition of the property type, was constructed in 1870 by the railroad on Commercial Street adjacent to its passenger depot. The Ozark House (later the Ozark Hotel) opened on June 6, 1870, and was first operated in a wood frame building, which burned in 1875.⁴ In its place, the railroad built an opulent three-story, 80-room brick hotel building, which quickly became known as one of the region's largest and most elegant hotels (*See Figures 4*). Consistent with the competitive spirit between the two then separate townships, the second hotel in the area was built in Springfield three blocks west of the Public Square. In the "one-upmanship" associated with business interests during the period, the lavish brick Metropolitan Hotel was built in 1871 at 310-318 College Street to compete with the Ozark House, at that time still in a wood frame building. The Metropolitan, built by the partnership of Kitchen and Young, had more than 90 rooms (*See Figures 5*). The hotel opened with a grand ball, which was attended by Springfield's most prominent and influential citizens. It quickly became a center of social activities for Springfield's residents and of generous hospitality for travelers. Its scale and elegant style "gave prestige and dignity to the town that was emerging from a pioneer settlement to a modern city." The balcony that originally covered the main entrance was used frequently as a platform for addresses by distinguished visitors to Springfieldians gathered on College Street below. J.M. Doling, for a long time the area's wealthiest person, was at one time a part-owner in the hotel. In 1899, the hotel was acquired by Col. John O'Day, a wealthy Springfield attorney, who made significant renovations and upgrades to it.⁵

By 1892, a total of eleven (11) hotel buildings had been constructed in the merged Town of Springfield.⁶ Their locations reflect the early dominance of the original North Springfield area and Commercial Street in the commercial activities and traveling habits at that time. As shown below, seven (7) of the total eleven (11) hotel buildings were located in the area surrounding the first Frisco Passenger Depot on Commercial Street. Included in these was the Arlington Hotel, which occupied another multi-story brick building located at 405 East Commercial Street (*See Figure 6*). However, the construction of the Denton Hotel, a large brick hotel west of the Public Square at 216 North Campbell, was a sign of expectations for growth in this area (*See Figure 7*). Like the Ozark and the Metropolitan, the Arlington and the Denton were large in scale and presented a high-style Late Victorian aesthetic which confessed their commercial aspirations. Of course, not all the hotels of the time were grand and high-style structures. Other smaller and more modest hotels operated with success in meeting the needs of less affluent guests.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Springfield Hotels – 1892*

(Source: Hoye's Directory, p. 388)

Arlington Hotel	405 East Commercial
Central Hotel	506 East Commercial
Commercial Hotel	534 East Commercial
Crescent Hotel	313 College Street
Denton Hotel	216 North Campbell
Frisco House	604 East Commercial
Metropolitan Hotel	310-318 College
Ozark Hotel	NE Corner Benton and Commercial
St. Elmo Hotel	404 East Commercial
St. James Hotel	403 Boonville
Transient House	1617 North Jefferson

* **Note:** All properties listed have been demolished.

With the growth of the railroad, and the industries it helped fuel, the demand for hotel accommodations continued to grow over the 1890's. A third grand hotel, the Central Hotel, was constructed at the northwest corner of the intersection of Boonville and Mill Street (*See Figure 8*). In addition to being two blocks directly east of the "south" Frisco Passenger Depot, the Central was also located on the main trolley line that connected Springfield's two major commercial centers: Commercial Street at the north and the Public Square at the south.⁷ At the turn-of-the-century, Springfield's most prestigious and opulent hotels, the Ozark, the Metropolitan, the Central and the Denton, dominated the hotel industry and became known as "The Big Four", which vigorously competed for resident and traveler patronage.⁸ However, with the closing of the "north" Frisco Passenger Depot on Commercial Street in 1901, the Ozark Hotel closed and its building later became used as a Frisco office building.

Despite the closing of the Ozark and failure of other smaller operations, the number of hotel buildings in Springfield had grown by 1908 to twenty-four (24).⁹ All but three (3) of these were located in proximity to the passenger depot on Mill Street (*See Figure 9*). The Arlington continued to operate on Commercial Street at its original location; and, the National had been established at 418 East Commercial Street. Importantly, new hotel construction did occur on Commercial Street with the new three-story brick Perkins "Annex" built adjacent to the original and still extant wood frame hotel at 330 East Commercial Street. However, at this point in its development, the hotel industry had definitely consolidated in the area west of the Public Square (*See Figure 10*).

Mr. Woodruff's Route 66

Second only to the railroad, the most significant factor in the development and growth of Springfield's hotel industry was entrepreneur **John Thomas Woodruff** (*See Figure 11*).¹⁰ Mr. Woodruff arrived in Springfield in 1904 from St. Louis to begin a new job as Missouri attorney for the Frisco Railroad Company. Over the next 45 years, he achieved a remarkable record in community service and economic development. Either leading or participating in countless major projects – banking, tourism, real estate, commercial building, education (*See Figure 12*). Mr. Woodruff clearly had

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

vision for the current opportunity in rail travel, and for the future of automobile travel, as evidenced by his interests in developing hotel properties. His first hotel, the Colonial Hotel, was built in 1907 at the corner of Jefferson Avenue and St. Louis Street (*See Figures 13*). He built the Hotel Sansone in 1911 (later Hotel Sterling), the Fraternity Building (later Hotel Ozarks) in 1914 and the Kentwood Arms Hotel in 1925, all on St. Louis Street. The Kentwood was unique among Mr. Woodruff's hotel buildings, as it was the only one in which he took an active role in its operations (*See Figure 14*). While Charles Sansone oversaw operations at the Colonial, Mr. Woodruff served for many years as the president of the Kentwood and his son, John T. Woodruff, Jr., served as its manager. Mr. Woodruff's vision for the potential of his hotel properties was realized in 1926 when he spearheaded organization of the National Highway 66 Association. As a founder and two-term president of this association, Mr. Woodruff promoted the development of U.S. 66, a national east-west artery that connected cities and rural communities from Chicago to Los Angeles. The original U.S. 66 route ran through Springfield along St. Louis Street from the east through the Public Square and along College Street to the west.

Downtown's Latest Hotels

In addition to Mr. Woodruff's developments on St. Louis (later Route 66), other expansion of the hotel industry occurred in the area east of the Public Square. The Marquette Hotel opened in 1918 with the conversion of the two-story brick Commercial Block corner building constructed in 1906 and occupied by the Springfield Business College. (*National Register Listed 5/05/00*). This hotel subsequently became the Hotel State. Similarly, the Springfield Life Building, constructed in 1906, was converted in 1928 to house the Savoy Hotel, which later became the Seville Hotel. Both of these hotels were advantageously located on East Walnut Street within a vital commercial area southeast of the Public Square and one block south of Route 66. They were designed to provide upscale accommodations. Construction of new hotels during this period did occur away from this southeast St. Louis/Route 66 area. The Hotel Texas at 406 North Main Avenue was built in 1915, the Grand Hotel at 310 West Walnut Street in 1920 and the Kirby Hotel at 233 North Main Avenue in 1925. All three of these later hotels were built in the area surrounding the Frisco depot. However, they were smaller scale two- and three-story brick Commercial Block buildings which offered more modest accommodations. Another new upscale and elegant hotel, the Missouri, was built in 1928. Designed by prominent architects Heckenlively & Mark, the Missouri was built at 412-418 East Commercial Street, site of the earlier National Hotel. A grand four-story beige brick and terra cotta building with generous Classical detailing, the Missouri was the last hotel constructed in Springfield's two commercial centers. However, despite these development efforts outside the southeast in the years before the Depression, the more vigorous activities undertaken by Mr. Woodruff and other hotels east of the Public Square were predictive of the final transition in Springfield's hotel industry. As automobile travel became more prevalent among a broader cross-section of Americans in the late 1920's and beyond, the hotel industry became less dependent on the railroad. The new hotels were built (or established) in the east where large structures could be developed with greater accommodations for the habits and needs of the automobile traveler. It was this trend that Mr. Woodruff envisioned in 1907 when he built his first hotel, the Colonial.

The clientele for Springfield's hotel trade during this period was segmented into three specific groupings. The first was the normal "pass-through" traveler who stopped in Springfield for a single night or short period before continuing by train, wagon or animal for other destinations. The second group consisted of

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 10

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

new arrivals to Springfield who resided in one of its hotels while establishing themselves in their commercial enterprises. In 1885, Frank R. Massey, one of Springfield's early business leaders, resided in the Ozarks Hotel as he pursued his first entrepreneurial efforts. At this time, he co-founded the firm of Massey & Robberson Wholesale Grocers with Dr. E.T. Robberson (a prominent North Springfield physician and co-founder of the Ozarks Land Company), with offices located at 120-124 East Commercial Street. As his fortunes grew, Mr. Massey, who later developed such significant Springfield businesses as Springfield Grocery Company and Massey-Herndon Shoe Company, subsequently located his personal residence in the town's most exclusive neighborhood at 838 East Walnut Street (then 624 East Walnut Street).¹¹ The third group of hotel guests consisted of traveling salesmen, who used Springfield as a home base while they accessed markets throughout the region through railroad transit. For these hotel residents, proximity to the railroad passenger depot was particularly important in facilitating their business interests.

(For additional information on the development of Springfield's hotel industry, reference the historic context "19th and 20th Century Hotels, 1870-1950" in the Multiple Property Submission, "Historic and Architectural Resources of Springfield, Missouri.")

Palace Hotel Building

The two-story brick Commercial Block building located at 501 College Street was constructed c. 1892 as the Eldredge Block, replacing an earlier wood frame structure. Its earliest known occupant was the Excelsior Steam Laundry, one of several large commercial laundry operations in Springfield at the time.¹² By 1902, an undertaker business was housed in the building.¹³ However, the building's location on the main western corridor to the Public Square, its close proximity to the Frisco Passenger Depot three blocks north on Mill Street and the increasing demand for overnight lodging accommodations in Southwest Missouri's regional hub provided a good success formula for its conversion to a hotel. In 1908, the Palace Hotel opened for business in the building.¹⁴ In this regard, the Palace Hotel was an anticipation of the later conversions of commercial buildings into the Marquette Hotel in 1918 and the Savoy Hotel (later Hotel Seville) in 1928. Several renovations in the building are believed to have been made to the first floor to enhance its appeal as a hotel establishment, including application of the pressed tin ceiling over the earlier lath and plaster surface. It is most likely that the side hall plan of the second floor guest rooms dates to this period. Like other downtown hotels in the area, the Palace Hotel had a large open dining area at the front of the first floor, probably in similar configuration to that of the Perkins Hotel (c. 1908) on Commercial Street (*See Figure 15*).

The Palace Hotel continued in operations at this location until 1920. At this time, ownership of the subject property changed; although, the building continued to be used as a hotel until 1946. From 1920 through 1937, it housed the Baltimore Hotel. It changed hands two more times over the next nine years – first as the Gardner Hotel (1938-1939) and finally as the Massey Hotel (1940-1946). It then fell into a variety of commercial uses, most recently as offices for a U-Haul storage facility that included the adjacent west building. The property is currently being rehabilitated for mixed commercial use under federal and state historic rehabilitation tax credit programs.

Springfield's Historic Downtown Hotels

Despite the rich history of Springfield's downtown hotel industry, only a few of these significant architectural and

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 11

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

historic resources remain. Of the ten (10) buildings that are intact, none have been maintained for continued use in their historic function. Several (the Marquette, the Seville and the Texas) are in a condition of severe deterioration. (See Figure 16). Two (the Kentwood Arms and the Missouri) are used for institutional housing. Others, like the Palace Hotel building, are currently being rehabilitated for mixed commercial and residential use. As a collection, they reflect the breadth of scale and style, the origins and the periods of transition present in the hotel industry and broader commercial context of Springfield's development in the Late 19th and Early 20th Centuries.

Springfield's Extant Historic Hotel Buildings
(Listed by Date of Construction)

Perkins Hotel (c. 1885)
330 East Commercial Street
Commercial Street Historic District (Listed 5/24/83)

Hotel Sansone (c. 1911)
310 St. Louis Street
National Register Site (Listed 5/05/00)

Palace Hotel (c. 1892)
501 College Street

Hotel Texas (c. 1915)
406 North Main Avenue

Perkins Hotel "Annex" (c. 1902-1910)
328 East Commercial Street
Commercial Street Historic District (Listed 5/24/83)

Grand Hotel (c. 1920)
310 West Walnut Street
West Walnut Street Commercial Historic District (Listed 3/02/02)

Hotel Seville (c. 1906)
214-220 East Walnut Street
South Avenue Commercial Historic District (Listed 6/25/99)

Kentwood Arms Hotel (c. 1925)
700 St. Louis Street (formerly 550 St. Louis Street)

Marquette Hotel (c. 1906)
400 South Jefferson Avenue
National Register Site (Listed 5/05/00)

Missouri Hotel (c. 1928)
412 East Commercial Street
Commercial Street Historic District (Listed 5/24/83)

Criterion A: COMMERCE

The subject property meets the registration requirements for individual site listing established for the property type "Downtown Hotels, ca. 1870-1950) in the Multiple Property Submission "Historic and Architectural Resources of Springfield, MO." Specifically:

"To be considered for registration under Criterion A in the area of COMMERCE, a (downtown hotel) building must have served as a hotel for a meaningful period of its early history, and continue to reflect its use as such. That use would be evident in the existence of early public spaces such as shops, entrance lobbies and other open areas on the ground floors, as well as basic corridor and circulation spaces on the upper levels." (Page F.14)

Commercial Association –

The Palace Hotel building is significant because of its role in the commercial history of Springfield through its

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 12

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

association with the hotel industry that grew in concert with railroad and automobile transit routes in the Late 19th and Early 20th Centuries. Constructed in 1892, this vernacular Commercial Block building first housed a steam laundry operation. However, its interior was renovated in 1908; and the building was converted for use as a hotel. It continued in this historic function, although under varying ownerships, for thirty-eight (38) years. The open first floor lobby/dining room and remaining staircase, second floor side hall guest room plan and extant interior surfaces and materials are intact and still reflect the building's hotel use during the period of significance.

The subject property is the oldest remaining brick downtown hotel building in Springfield. By 1946, the total number of downtown hotels in Springfield's two commercial centers had grown to thirty-four (34). Of the buildings that housed these hotel operations, only ten (10) are still extant. The original Perkins Hotel Building at 330 East Commercial Street, constructed c. 1885, is a two-story wood frame structure. The Palace Hotel Building is the earliest brick structure among the extant historic hotel buildings, pre-dating construction of the Perkins "Annex" at 328 East Commercial Street by at least a decade.

The conversion in 1908 of the Palace Hotel Building from its original commercial uses reflects the increasing demand for a greater number and broader range of hotel accommodations in Springfield during the turn-of-the-century period. Earlier grand scale hotel buildings, such as "The Big Four" (the Ozark, the Metropolitan, the Central and the Denton), were built specifically for hotel use and met the needs of more affluent patrons. Subsequent new hotel construction (including the Colonial in 1907, the Sansone in 1911 and the Kentwood Arms in 1925) was also positioned to provide upscale guest accommodations. However, the need was evident to provide more modest hotel accommodations for a broader range of travelers. This need was met in part through the conversion of the Palace Hotel Building in 1908. Later construction of small-scale brick Commercial Block buildings, such as the Perkins "Annex" (c. 1902-1910), the Texas Hotel (c. 1915), the Grand Hotel (c. 1920) and the Kirby Hotel (c. 1925), reflect the continuing market demand for modest accommodations. The Palace Building Hotel anticipated other noted conversions of commercial buildings to hotels, the Marquette Hotel and the Hotel Seville. However, these later conversions were targeted to upscale guest needs.

The Palace Hotel is the oldest and one of only three remaining hotel buildings that developed in the area surrounding the "south" Frisco Passenger Depot on West Mill Street, particularly following the railroad consolidation of 1901. Of the twenty-four (24) hotels in operation at the time of the Palace Hotel conversion in 1908, eighteen (18) were located west of the Public Square in proximity to the depot. Construction of new hotels continued in the area (e.g., the Texas, the Grand and the Kirby) for the next two decades. The earlier Palace and the later Texas and Grand buildings are the only three (3) hotel buildings remaining in this depot area.¹⁵ The construction of the Colonial Hotel in 1907 marked the beginning of the shift in the hotel industry's dependence on railroad travelers to those traveling in automobiles. This shift was driven to great extent by John T. Woodruff's vision for Route 66 and his developments east of the Public Square. His development of the Sansone (1911) and the Kentwood Arms (1925), as well as the establishment of the Marquette (1918) and the Savoy/Seville (1928), is reflective of the growing popularity of automobile travel and the realization of his Route 66 ambitions. The locations of hotels in operation in 1946 are further evidence of this trend (See Figure 17). The Palace Hotel, then, stands as testimony to the earlier railroad-related roots of Springfield's hotel

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 13

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

industry. Its location on what became Route 66, like the Metropolitan (now demolished), probably allowed it to survive during the early period of transition to automobile-based travel.

Representative Architectural Style –

The Palace Hotel building is a representative example of the modest two-story Commercial Block (“Brickfront”) buildings constructed in Springfield, particularly during Late 19th/Early 20th Century period.¹⁶ The Commercial Block vernacular consists of brick construction in a generally unvarying configuration of standard architectural elements. The two-story Commercial Block configuration includes a low parapet at the primary elevation roofline (presented in various stylistic designs), a second story façade of multiple rectangular building bays and a traditional first story storefront. The upper façade is generally embellished with a corbelled brick cornice or other projecting brick treatment. Earlier examples of the type had ornate pressed metal cornices. Additional embellishments include the introduction of other building materials, most notably limestone and cast iron, around window and door openings. The storefront has a standard “formula” of a recessed or flush main entrance, generally a side secondary entrance, transom lights, large glass display windows, and lower window panels or bulkheads. The storefronts of the extant Commercial Block buildings in Springfield have generally been altered over time. However, despite these alterations, the original dimensions of the storefront opening are intact and the “formula” of elements is predominately evident.

Another defining characteristic of the Commercial Block vernacular present in Springfield is the modesty of its scale and decorative presentation relative to commercial buildings constructed during earlier periods. These buildings are generally no more than two stories and lack the high style embellishments found in the Late Victorian buildings from the previous period of construction. The availability of larger occupancy space is accommodated within the Commercial Block vernacular across a vertical plane, resulting in long multiple storefront bay buildings. This characteristic can be attributed to two factors. First, the Commercial Block buildings, particularly those of the later period, were general constructed for commercial lease purposes to small businesses. The modest approach of the Commercial Block type provided an expediency and economy of construction required during Springfield’s turn-of-the-century economic boom.

The Palace Hotel building is representative of the Commercial Block vernacular. More specifically, its two-story brick construction, storefront treatment and Italianate-influenced stylistic treatments (such as arched upper story windows, metal cornice and corbel table, and cast iron storefront columns) are all consistent with the descriptive requirements of the downtown hotel property type. Other extant historic downtown hotel buildings in similar scale and modesty to the Palace include the Perkins “Annex” at 328 East Commercial Street and the Texas at 406 South Main Avenue. However, comparatively, the Palace reflects a more stylized presentation of the Commercial Block type consistent with its earlier period construction. It is also distinctive from the grander, more ornate hotel buildings built in the later period, such as the Colonial, the Sansone, the Kentwood Arms and the Missouri, which catered to a more affluent patron base.

As noted, the Palace Hotel Building retains a substantial presence of original design, material and space reflecting its historic hotel function. The building is currently under rehabilitation to address the existing exterior diminishments to

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 14

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

its historic character, including removal of paint from brick surfaces and replacement of missing double-hung wood sash windows with like material and design. While historic photographic documentation of the property has not been identified, the Frank B. Smith Laundry Building, previously located 512-516 Boonville (now demolished), does provide an appropriate interpretative precedent for the window replacements (*See Figure 18*). Its date, stylistic treatment and commercial laundry use are all consistent with the time of the Palace Hotel (originally Excelsior Steam Laundry) construction. The subject property's first and second floor plans and materials are all virtually intact and reflect its conversion to a hotel building in 1908. The current rehabilitation is being planned and implemented with greatest sensitivity to retaining and enhancing its architectural integrity. Although interior plaster wall surfaces have deteriorated, the building is structurally sound and has intact other significant materials, including pressed tin ceiling, mosaic tile floor, window and door trim, balustrade, transoms, doors, hardware, etc. The Palace Hotel, as Springfield's oldest remaining brick hotel building, reflects significantly its association of time and place.

CHRONOLOGY:

The following provides an early chronology of the history of the Palace Hotel building through the end of its period of significance.

- 1892 Excelsior Steam Laundry Building constructed at 501 College Street, replacing earlier wood frame structure
- 1902 Undertaking business operating in the building at 501 College Street
- 1908 Palace Hotel operating in the building at 501 College Street
- 1920 Palace Hotel under new ownership and operating as Baltimore Hotel
- 1938 Baltimore Hotel under new ownership and operating as Gardner Hotel
- 1940 Gardner Hotel under new ownership and operating as Massey Hotel
- 1947 Country Club Tavern Liquor operating in the building at 501 College Street
- 1951 Pearl's Café operating in the building at 501 College Street

End Notes:

1. Shanna Boyle and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri. (Virginia Beach, VA: The Donning Company Publishers, 1997), p. 109.
2. Ibid., pp. 39 and 117.
3. Lewis Eldon Atherton. Main Street on the Middle Border. (Bloomington, IN: Indiana University Press, 1954), p. 59.
4. Harris and Phyllis Dark. Springfield of the Ozarks: An Illustrated History. (Woodland Hills, CA: Windsor Publications, Inc. 1981), p. 68.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 15

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

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5. Lucille Morris Upton. "Memories Stirred as Met Hotel Destruction Ordered." News-Leader. (Springfield, MO. June 6, 1954), npa.
 6. Hove's Street and Avenue Directory of Springfield, MO. (Kansas City, MO: Hove's Directory Co. 1892), p. 388.
 7. Milton Rafferty. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield." Springfield! Magazine. (Springfield, MO: March, 1982), pp. 13-16.

Milton Rafferty. "From Horsecars to Electric Street Cars, The Golden Age of Mass Transit in Springfield – Part II." Springfield! Magazine. (Springfield, MO: April, 1982), pp. 39-42.
 8. Upton. "Memories Stirred as Met Hotel Destruction Ordered." npa.
 9. Citizen's Springfield City Directory. (Springfield, MO: Citizen's Directory Company, Publishers. 1908), npa.
 10. John Thomas Woodruff. Reminiscences of an Ozarkian and Early Tourism Developments. (Springfield, MO: Southwest Missouri State University. 1994). Mr. Woodruff's memoirs provide a well-accepted documentation of his activities and contributions to the commercial development of Springfield.
 11. Richard Lee Burton, Preparer. National Register of Historic Places. Walnut Street Historic Street (Boundary Increase I). Greene County, MO. (Listing pending), p. 8.12.
 12. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1891, 1896" (Sanborn Fire Insurance Company, New York), npa.
 13. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1902." npa.
 14. Citizen's Springfield City Directory. 1908. npa.
 15. The Kirby Hotel located at 233 North Main Avenue was extant at the time of the 1984 "Survey of Architectural and Historic Resources of Springfield, Missouri." However, like the Colonial Hotel and other significant surveyed resources, it has subsequently been demolished.
 16. Richard Longstreth. The Buildings of Main Street: A Guide to American Commercial Architecture. (Washington, DC: The Preservation Press, 1987), p. 24.

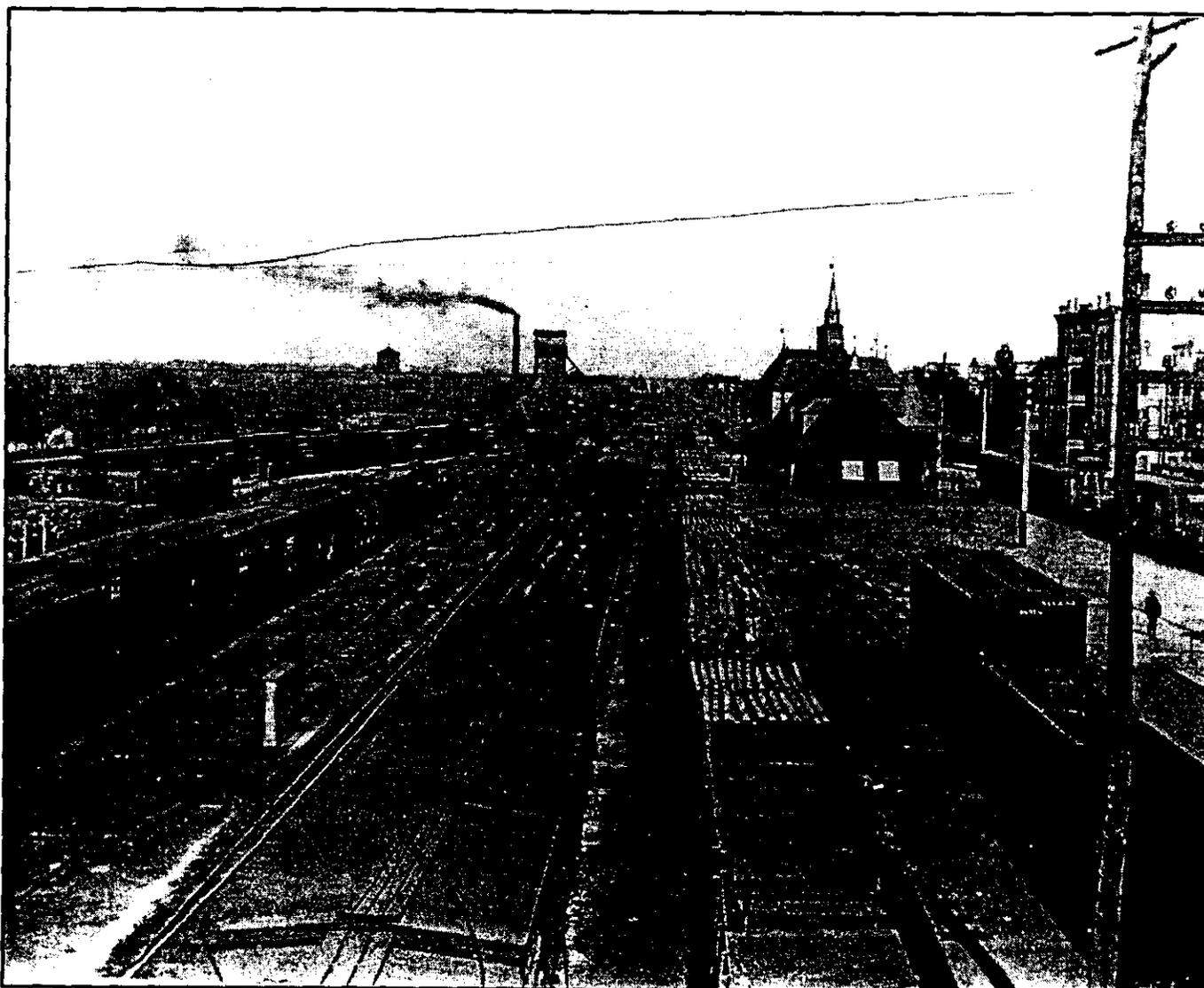
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 16

Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 1: Historic Photograph. Frisco Passenger Depot. North at intersection of Commercial Street and Benton Avenue. The Ozark Hotel is to the right (south) of the depot. (Photo: 1885. History Museum for Springfield Greene County. Used with permission)



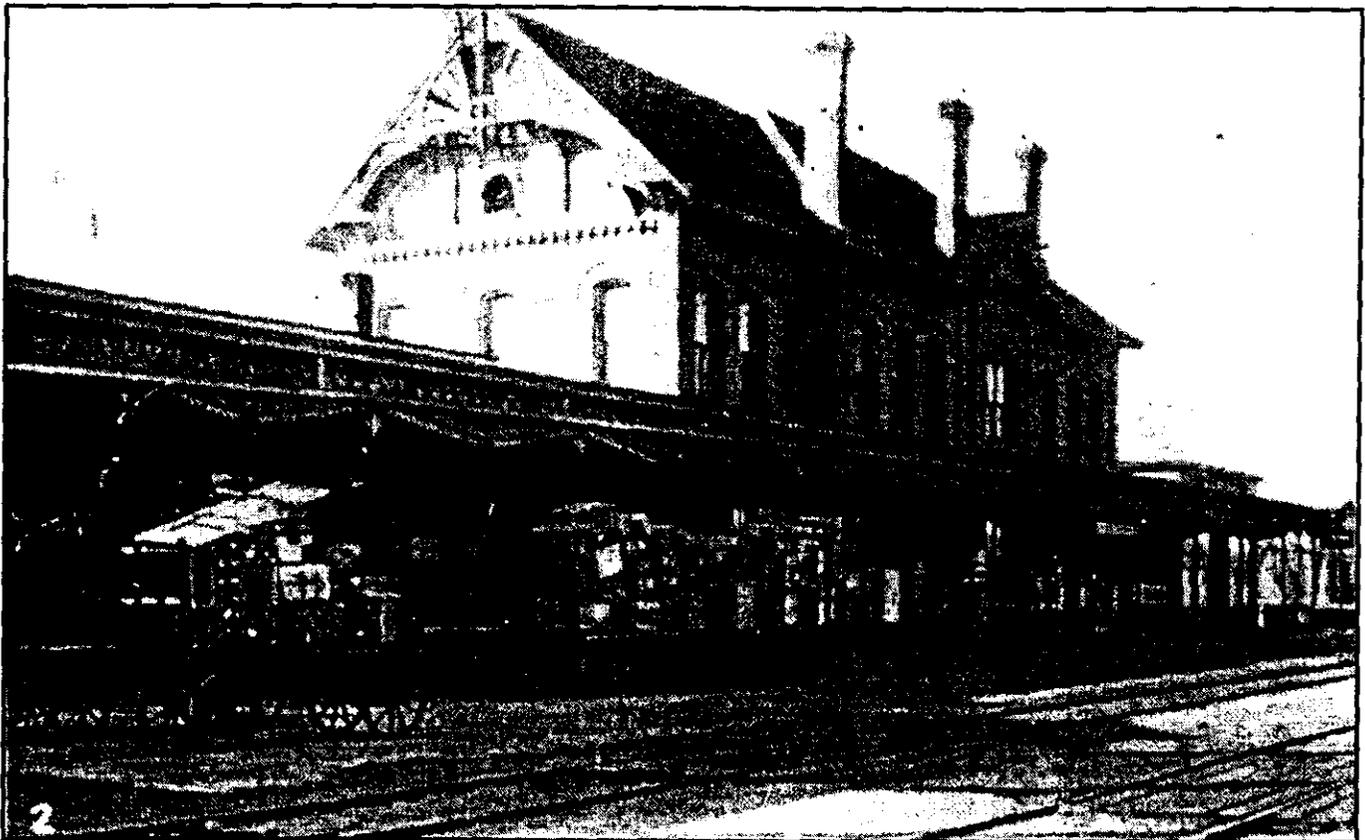
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 17

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 2: Historic Photograph. Frisco Passenger Depot. Located at 604 West Mill Street. (Photo: 1906. From Merchants and Manufacturers Record of Springfield, Missouri. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 18

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 3: Historic Photograph. Frisco Passenger Depot Ticket Desk. (Photo: 1920. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



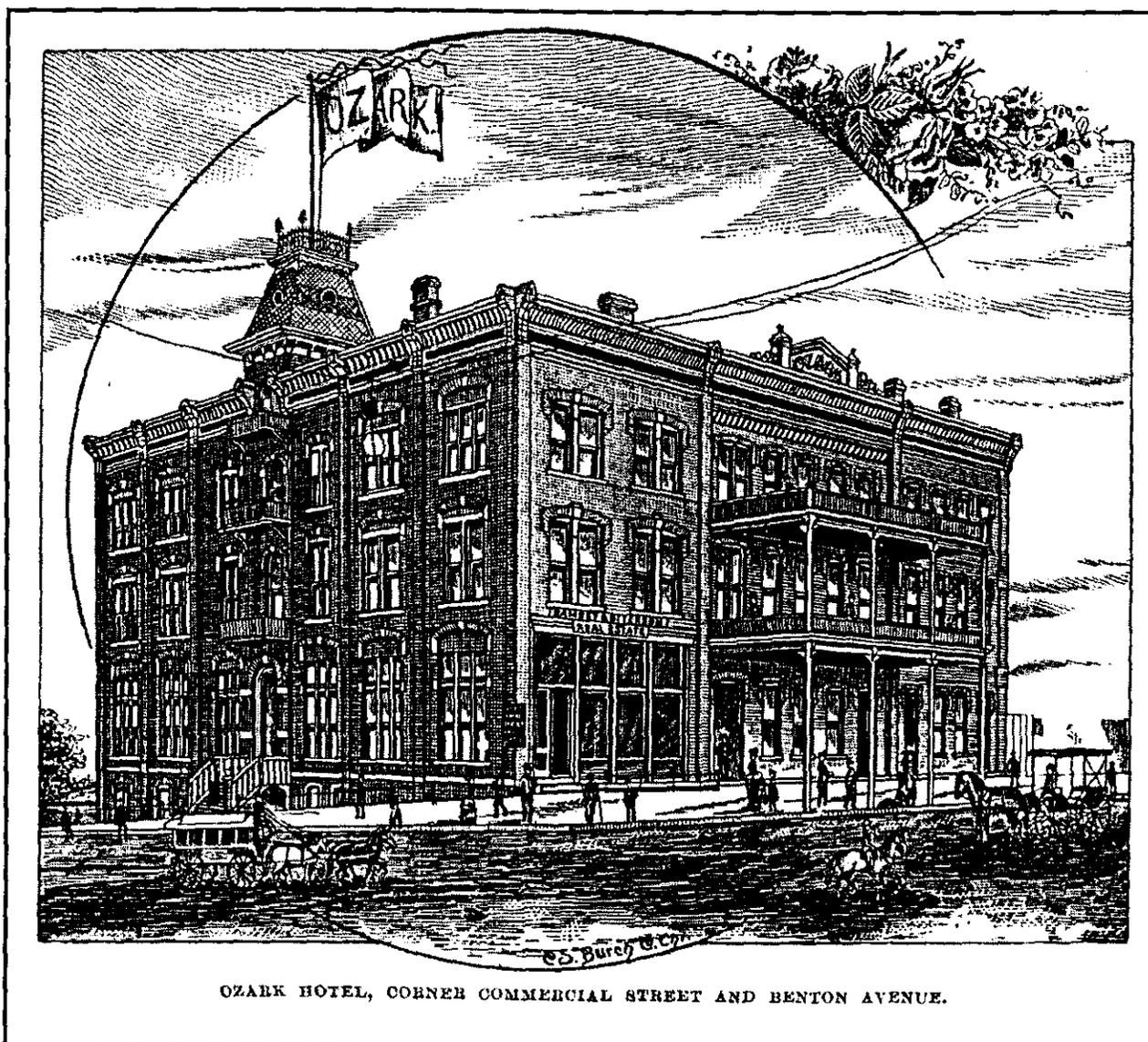
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 19

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 4: Historic Drawing. Ozark Hotel. Located at the corner of Commercial Street and Benton Avenue. By 1904, the property was used as a Frisco office building. (Drawing: 1890. From Springfield, Missouri, and Surroundings. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



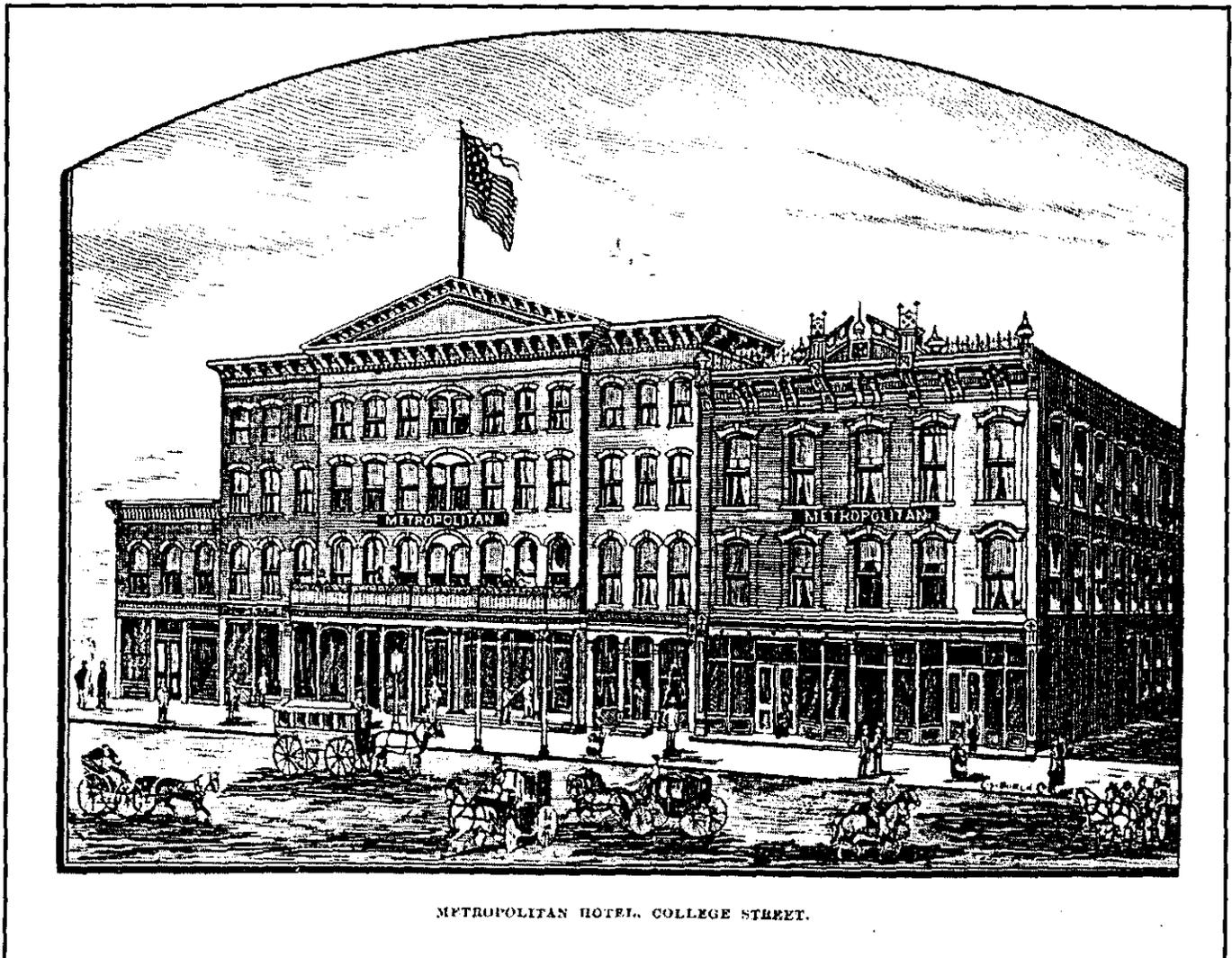
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 20

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 5: Historic Drawing. Metropolitan Hotel. Located at 310-318 College Street. The building was demolished in 1954. (Drawing: 1890. From Springfield, Missouri, and Surroundings. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



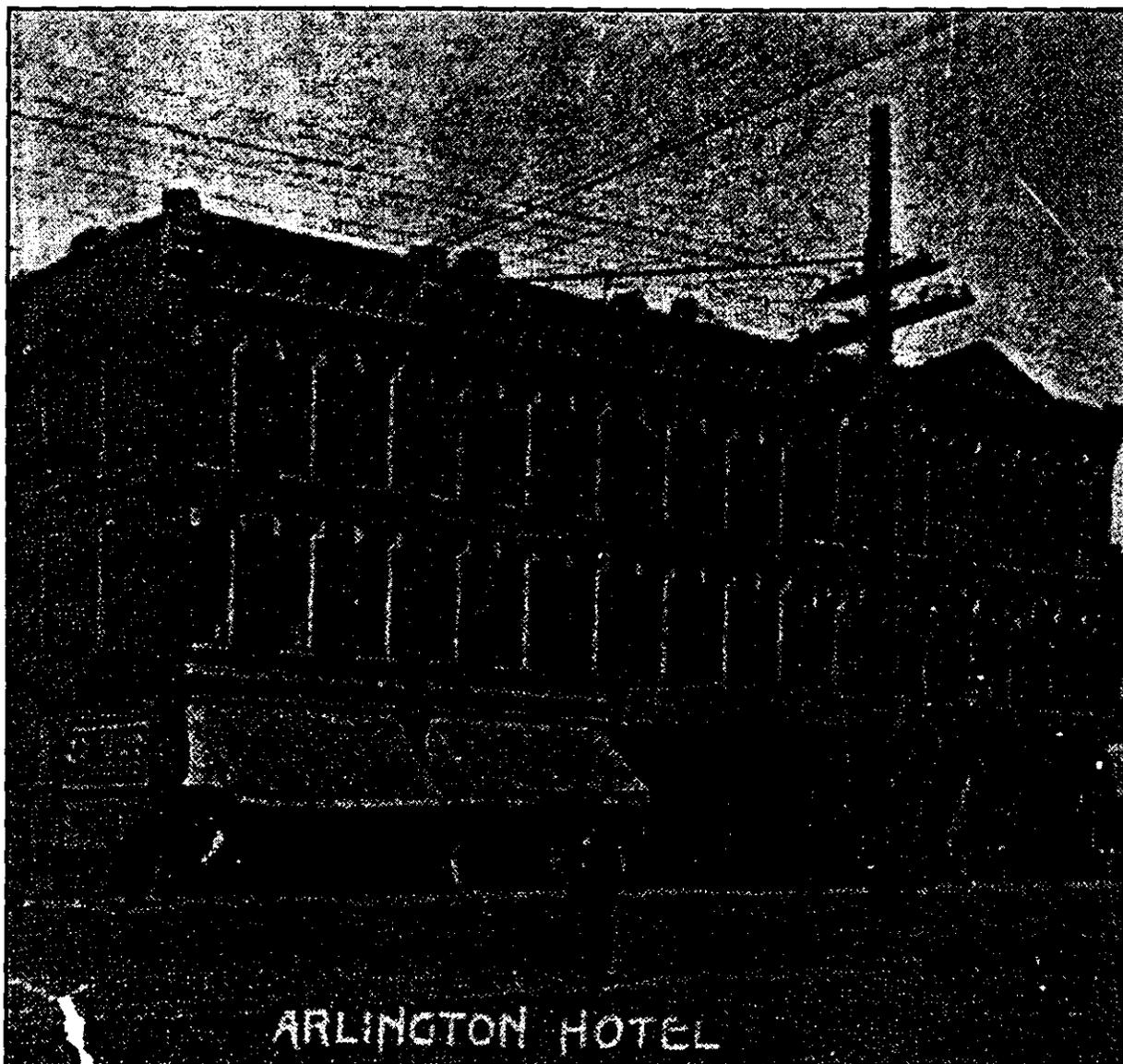
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 21

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 6: Historic Photograph. Arlington Hotel. Located at 407 East Commercial Street. The site is now occupied by surface parking. (Photo: 1906. From Merchants and Manufacturers Record of Springfield, Missouri. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



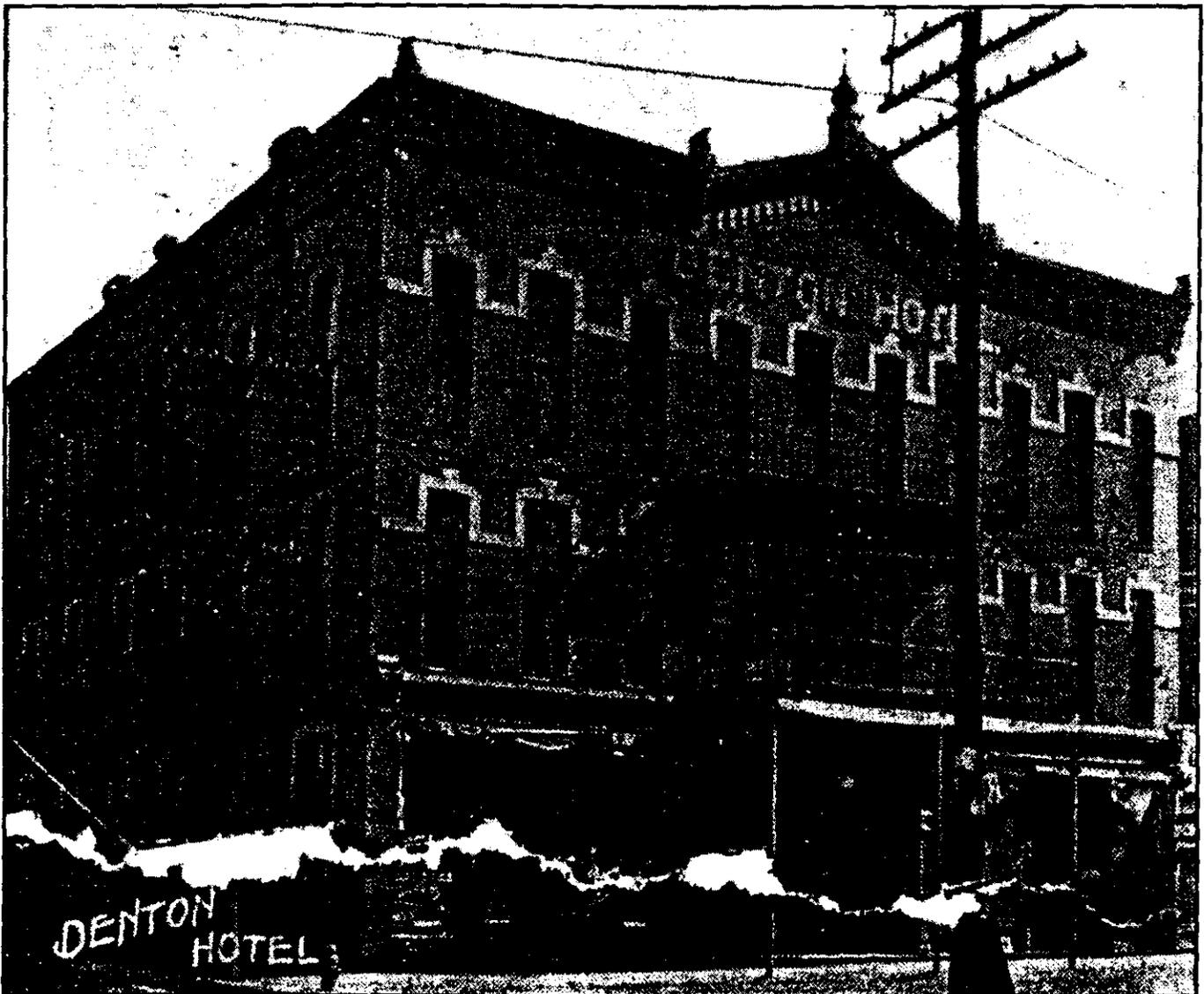
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 22

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 7: Historic Photograph. Denton Hotel. 216 North Campbell Avenue. (Photo: 1906. From Merchants and Manufacturers Record of Springfield, Missouri. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



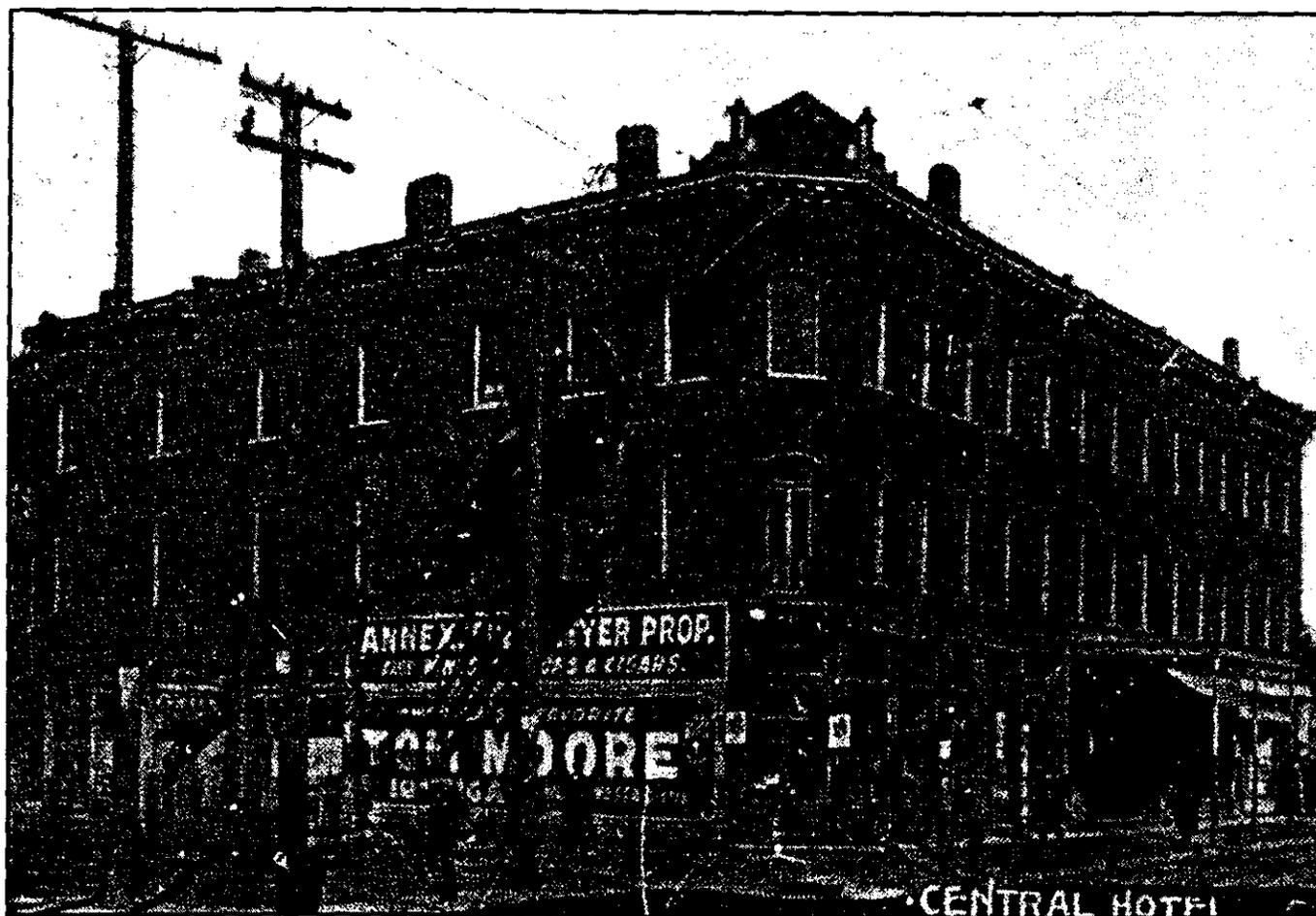
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 23

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 8: Historic Photograph. Central Hotel. Located at the northwest corner of Boonville Avenue and Mill Street. (Photo: 1906. From Merchants and Manufacturers Record of Springfield, Missouri. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 24

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 9. Table. Summary chart of hotels in operation in Springfield in 1908.

Springfield Hotels – 1908

Arlington Hotel	407 East Commercial
Baldwin Hotel	407 East College
Berry House	425 South
The Buckeye	425-1/2 South Campbell
Central Hotel	Boonville, NW corner with Mill
Cliff Hotel	315-1/2 College
Colonial Hotel	St. Louis, SW corner with Jefferson
Columbia Hotel	419 South
Cottage Hotel	539 College
Crescent Hotel	414 West Walnut
Denton Hotel	220 North Campbell
Gardner House	506-508 West Olive
Metropolitan Hotel	310-314 College
Midland Hotel	313-1/2 College
National Hotel	418 East Commercial
Nebraska Hotel	424 West Phelps
Ohio Hotel	304 South Campbell
Palace Hotel	231-1/2 North Market
Perkins Hotel	328-330 East Commercial
Queen City Hotel	519 North Main
St. James Hotel	403 Boonville
Tennessee Hotel	329-1/2 South Campbell
Traveler's Inn	231 North Main
The Ullmann Hotel	College, SW corner with Campbell

(Source: Citizen's Directory 1908, npa)

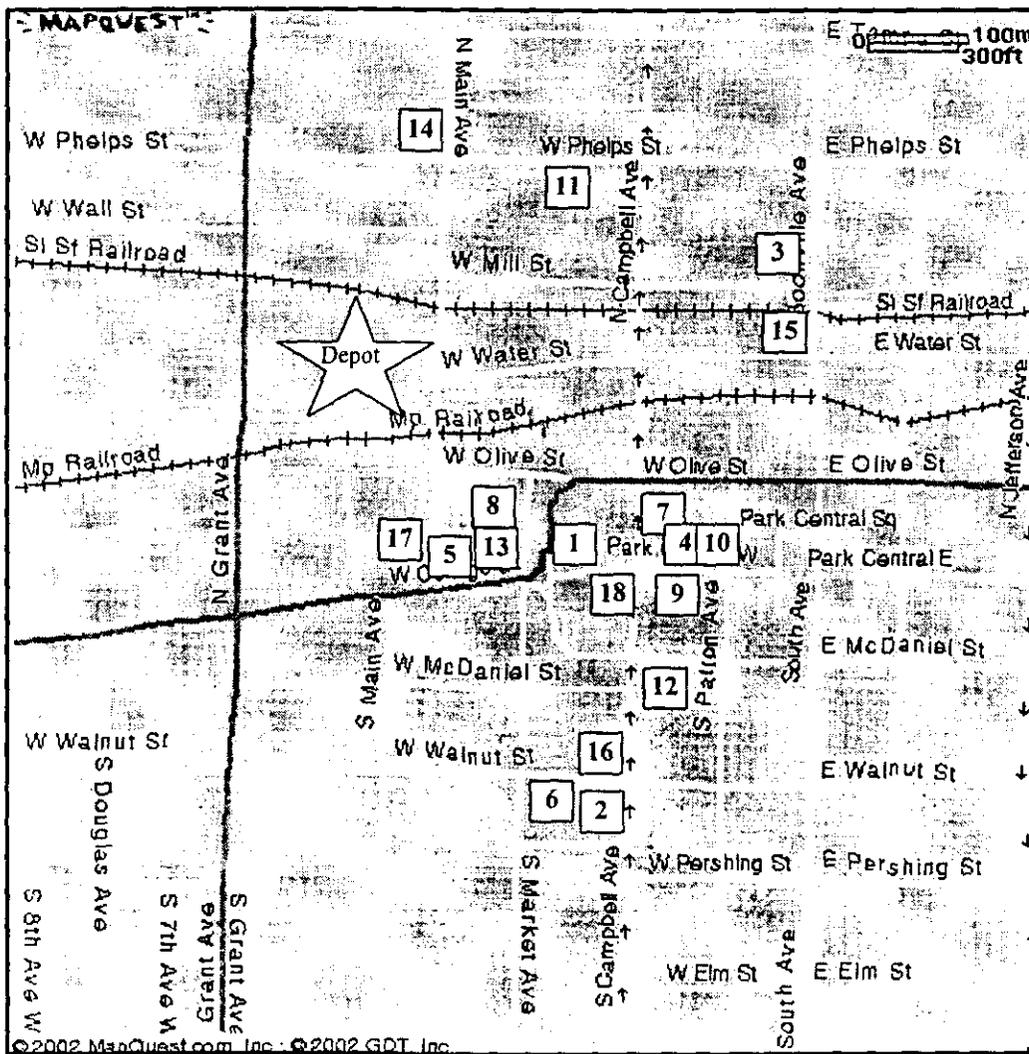
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 25

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 10: Sketch Map. Relative locations of hotel buildings in the area of Frisco Passenger Depot west of the Public Square in 1908. Base map from MapQuest. Not to Scale.



Key of Hotels:

- | | | |
|-------------------|-----------------------|-----------------------|
| 1. Baldwin Hotel | 7. Denton Hotel | 13. Palace Hotel |
| 2. The Buckeye | 8. Gardner House | 14. Queen City Hotel |
| 3. Central Hotel | 9. Metropolitan Hotel | 15. St. James Hotel |
| 4. Cliff Hotel | 10. Midland Hotel | 16. Tennessee Hotel |
| 5. Cottage Hotel | 11. Nebraska Hotel | 17. Traveler's Inn |
| 6. Crescent Hotel | 12. Ohio Hotel | 18. The Ullmann Hotel |

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 26

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 11: Historic Photograph. John Thomas Woodruff. As the developer of numerous early hotel buildings and a key advocate of Route 66, was a driving force in Springfield's Early 20th Century hotel industry. (Photo: Date Unknown. From Reminiscences of an Ozarkian and Early Tourism Developments. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 27

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 12: Timetable. John Thomas Woodruff arrived in Springfield in 1904 and quickly earned recognition as "Springfield's Greatest Booster." The following outlines his significant contributions to Springfield's commercial and cultural development.

- 1904* – Helped spearhead effort to bring State Normal School (now Southwest Missouri State University) to Springfield
- 1905* – Secured \$50,000 from Andrew Carnegie to bolster financially-strapped Drury College. He later served as the chairman of Drury's Board of Trustees
- 1905* – Organized the United Iron Works Company, which consolidated plants five plants across Missouri and Kansas
- 1907* – Formed the stock company that built the Colonial Hotel – the first fireproof hotel in the Ozarks
- 1910* – Built the Woodruff Building – the first skyscraper of the Ozarks. Also, built the Frisco Office Building at Jefferson and Olive (now the Landmarks Building) and the Hotel Sansone on St. Louis Street (now the Sterling Hotel)
- 1912* – Developed the Country Club District, a 76-acre platted subdivision adjacent to Springfield Country Club. Mr. Woodruff was a charter member of SCC – the first golf course of the Ozarks – and served as its first president
- 1914* – Built the Fraternity (later the Hotel Ozarks) on St. Louis Street between Jefferson and Benton
- 1918* – Bought and moved to the John Baum Farm on Cherry Street Road. He later in 1926 developed Hickory Hills Golf Course on land surrounding the farm.
- 1925* – Built the Kentwood Arms Hotel on St. Louis Street (now SMSU's Kentwood Hall)
- 1926* – Organized the National Highway 66 Association and served for two terms as president, promoting the development of U.S. 66 as one of the nation's principal east-west arteries
- 1930* – As president of Springfield Chamber of Commerce, co-chaired the committee that attracted the \$3 million Federal Hospital project (now The Medical Center for Federal Prisoners)

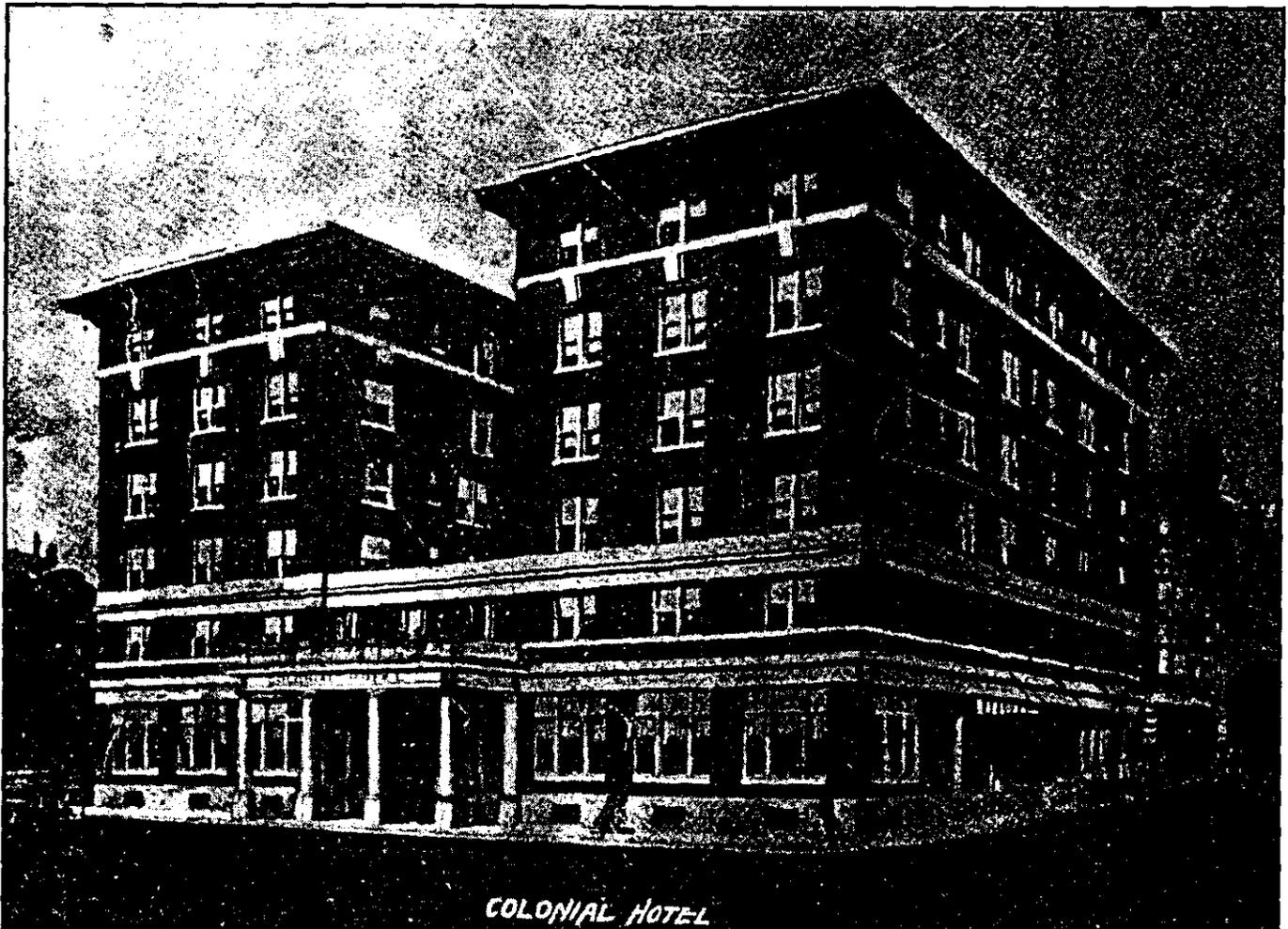
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 28

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 13: Historic Photograph. Colonial Hotel. Located at the corner of St. Louis Street and Jefferson Avenue. (Photo: 1906. From Merchants and Manufacturers Record of Springfield, Missouri. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



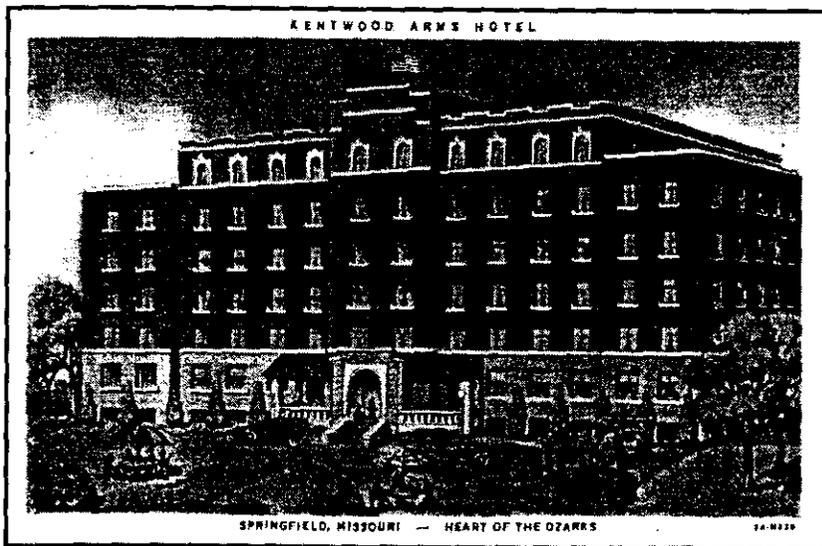
United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

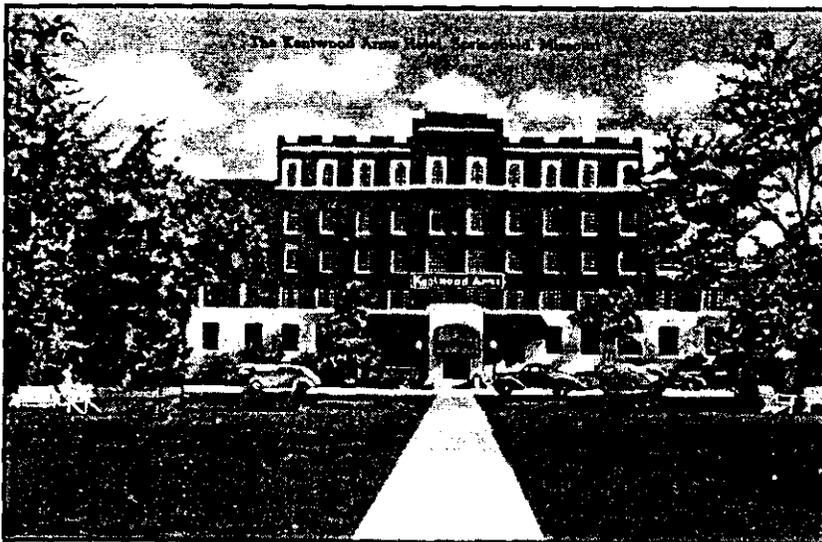
Section 8 Page 29

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 14: Historic Photographs. Postcard images of the Kentwood Arms Hotel (c. 1926) on St. Louis Street in Springfield, Greene County, Missouri.



(Source: Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



(Source: Historic Springfield, Inc. Used with permission)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 30

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 15: Historic Photograph. Perkins Hotel, 328 East Commercial Street. Interior of first floor dining room. The front dining room was typical of Early 20th Century hotels, such as the Perkins and the Palace. (Photo: Date Unknown. History Museum for Springfield Greene County. Used with permission)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 31

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 16: Photograph. Hotel Texas. 334 North Main Avenue in Springfield, Greene County, Missouri. The property was constructed in 1915. It is currently used as a Halloween haunted house and in a condition of moderate deterioration. (Photo: June 29, 2002. Historic Springfield, Inc. Used with permission)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 32

Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figures 17. Table. Summary chart of hotels in operations in Springfield in 1946.

Springfield Hotels – 1946

Biggs Hotel	405 East Commercial Street
Colonial Hotel	St. Louis, SW corner with Jefferson
Como Hotel	435-1/2 South Campbell
Conner Hotel	313-1/2 College
Craft's Hotel	456 South Market
Dixie Hotel	442 West McDaniel
Donovan Hotel	420-1/2 South Jefferson
Hodges Hotel	504 West Olive
Hotel Elms	467 St. Louis
Hotel Hoff	205 East Olive
Hotel Link	408 St. Louis
Hotel Metro	312 College
Hotel Monday	328a East Commercial Street
Hotel Moran	419 St. Louis
Hotel Seville	218 East Walnut
Hotel State	400 South Jefferson
Hotel Sterling	310 St. Louis
Hotel Texas	406 North Main
Jefferson Hotel	307-1/2 South Jefferson
Kentwood Arms Hotel	550 St. Louis
Kirby Hotel	233 North Main
Massey Hotel	501 College
Metropolitan Hotel	310-314 College
Midway Hotel	889-1/2 Boonville
Milner Hotel	412 East Commercial
New Ritz Hotel	412-1/2 South Jefferson
Oklahoma Hotel	329-1/2 South Jefferson
Reid Hotel	302-308 West Olive
Tydol Hotel	312-1/2 West Walnut
Valentine Hotel	506 West Olive
VanNoy Hotel	428-1/2 College
Victory Hotel	505 Boonville
Ward House	450 South

(Source: Polk's City Directory, 1946)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 33

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 18: Historic Photograph. Frank B. Smith Laundry Building. Located at 512-516 Boonville on the southeast corner of Boonville and Phelps Street. (Photo: 1906. From Merchants and Manufacturers Record of Springfield, Missouri. Local History Room. The Library Center. Springfield-Greene County Libraries. Used with permission)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 34

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 35

**Palace Hotel Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 36

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Verbal Boundary Description:

The Palace Hotel building is contained within the single Parcel No 13-23-111-013 of the Greene County Tax Map (*See attached tax map*). The boundary of the property is described as:

BEGINNING THE NORTHWEST CORNER OF COLLEGE STREET AND MARKET AVENUE, THEN PROCEEDING NORTH THE LENGTH OF THE BUILDING APPROXIMATELY ONE HUNDRED (100) FEET TO THE EAST-WEST ALLEY, THEN WEST THE WIDTH OF THE BUILDING APPROXIMATELY TWENTY-FOUR (24) FEET, THEN SOUTH APPROXIMATELY ONE HUNDRED (100) FEET TO COLLEGE STREET, THEN EAST APPROXIMATELY TWENTY-FOUR (24) FEET TO THE POINT OF BEGINNING.

The legal description for the entire parcel is maintained by the Greene County Recorder's Office, according to the recorded plat.

*Parcel No 13-23-111-013
Book 2905, Page 1393*

Source: Greene County Tax Assessor's Office
940 Boonville Avenue
Springfield, MO 65802

417-868-4101

Boundary Justification:

The subject property is currently contained within a larger subdivided land parcel. The selected boundary includes the land historically associated with the building's date of significance.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section ____ Page 37

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Maps:

1. **Tax Map.** 501 College Street. Parcel No. 13-23-111-013. Greene County Assessor's Office. April 26, 2002.
2. **USGS Map.** Springfield, MO.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section ____ Page 38

**Palace Hotel
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Photographs:

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

Palace Hotel
501 College Street
Springfield, Greene County, Missouri
Richard Lee Burton
April 22, 2002

Negatives on file with Historic Springfield, Inc.; P.O. Box 50305; Springfield, MO 658050305

- Photo 1:** September 25, 2002. Primary south elevation during rehabilitation. The paint has been removed from the exterior of the building and second story windows and storefront transoms have been replaced with appropriate materials and design. The metal cornice has been removed for parapet repairs and will be replaced (Roll 10, Frame 8)
- Photo 2:** September 25, 2002. Primary south and side east elevations during rehabilitation. View from southeast (Roll 10, Frame 7)
- Photo 3:** September 25, 2002. Detail. Primary south elevation. First story storefront cast iron column at southeast corner of building (Roll 10, Frame 10)
- Photo 4:** Primary south and side east elevations prior to rehabilitation. View from southeast (Roll 3, Frame 1)
- Photo 5:** Primary south elevation prior to rehabilitation. View from southeast, including south elevation of west adjacent building (Roll 3, Frame 0)
- Photo 6:** Detail. Side east elevation. Transom opening wrapped from primary south elevation. Shows original unpainted brick wall surface and red mortar mix (Roll B, Frame 3)
- Photo 7:** Side east elevation (Roll 3, Frame 2)
- Photo 8:** Side west elevation. Exposed north portion (Roll 3, Frame 5)
- Photo 9:** Detail. Second story window at side west elevation. Shows original wood cut transom and wood window frame (Roll 3, Frame 6)
- Photo 10:** Interior. First floor lobby/dining area. From south view to rear north of building (Roll 3, Frame 10)
- Photo 11:** Interior. Detail. Original mosaic tile floor in first floor lobby/dining area (Roll B, Frame 9)
- Photo 12:** Interior. Detail. Second floor. Original plaster wall, door, transom and wood door trim (Roll 3, Frame 11)
- Photo 13:** Interior. Detail. Original hardware on second floor (Roll B, Frame 12)



Assessor's Office

940 N. Boonville Ave.
Springfield, MO 65802

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

Owner: PALACIO PROP LLC

Parcel Number: 881323111013

Owner Address: 501 W COLLEGE ST SPRINGFIELD, MO 65801

Property Address: 501 W COLLEGE ST SPRINGFIELD

Legal Desc: BEG NE COR COLLEGE & MAIN STS N TO OLIVE ST E TO MARKET AVE S T.

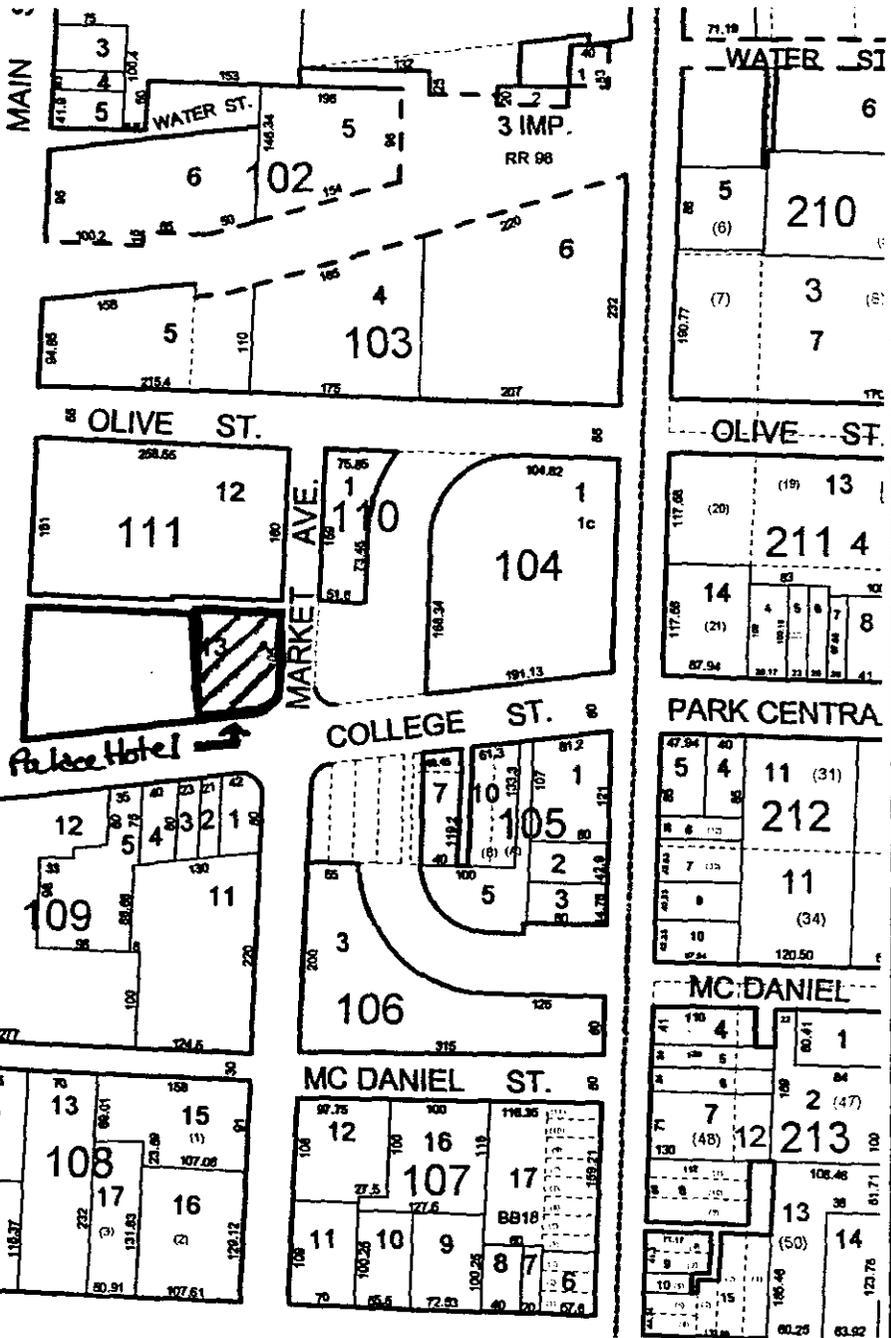
Subdivision:

Zoning: N/A

Palace Hotel Building (preferred)
501 College Street
Springfield, Greene County, MO

Tax Map

ON NORTHERN RY.



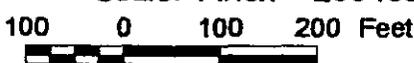
★ Palace Hotel →



APR 26, 2002

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

Scale: 1 inch = 200 feet



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

AREA INDEX

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

Greene County

SECTION INDEX

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

1/4 SECTION INDEX

NW	NE
SW	SE



RECEIVED

JUL 16 2002

HISTORIC PRESERVATION
PROGRAM

July 11, 2002

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

Dear Ms. Blackwell:

Mayor Thomas J. Carlson has reviewed the following proposed amendment to the Historic resources of Springfield, Missouri:

Property Owner:	Palacio Properties, LLC
Applicant:	Richard Lee Burton; Historic Springfield, Inc.
District Affected:	None
Nominated Property:	Excelsior Steam Laundry or Palace Hotel building
Location of Property:	501 College Street
Proposed Action:	Add this property to the National Register under the Historic and Architectural Resources of Springfield, Mo. individual site listing category

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

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

Sincerely,

Fred May, Director
Department of Planning and Development

C: Mayor Carlson
Christian F. Lentz, Senior Planner
Richard Burton, Historic Properties of Springfield, Inc.

C:\TEMP\MayorApprv501Coll.wpd

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



CITY HALL

June 27, 2002

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

Landmarks Board

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

RECEIVED

JUL 03 2002

HISTORIC PRESERVATION
PROGRAM

Dear Ms. Blackwell:

The Landmarks Board is pleased to announce that it reviewed and recommended approval of the following proposed National Register nomination at its June 26th meeting:

Nominated Property:	Palace Hotel or Excelsior Steam Laundry Building
Property Owner:	Palacio Properties, LLC
Applicant:	Historic Springfield, Inc.
Location of Property:	501 College Street
District Affected:	None
Proposed Action:	National Register individual site listing

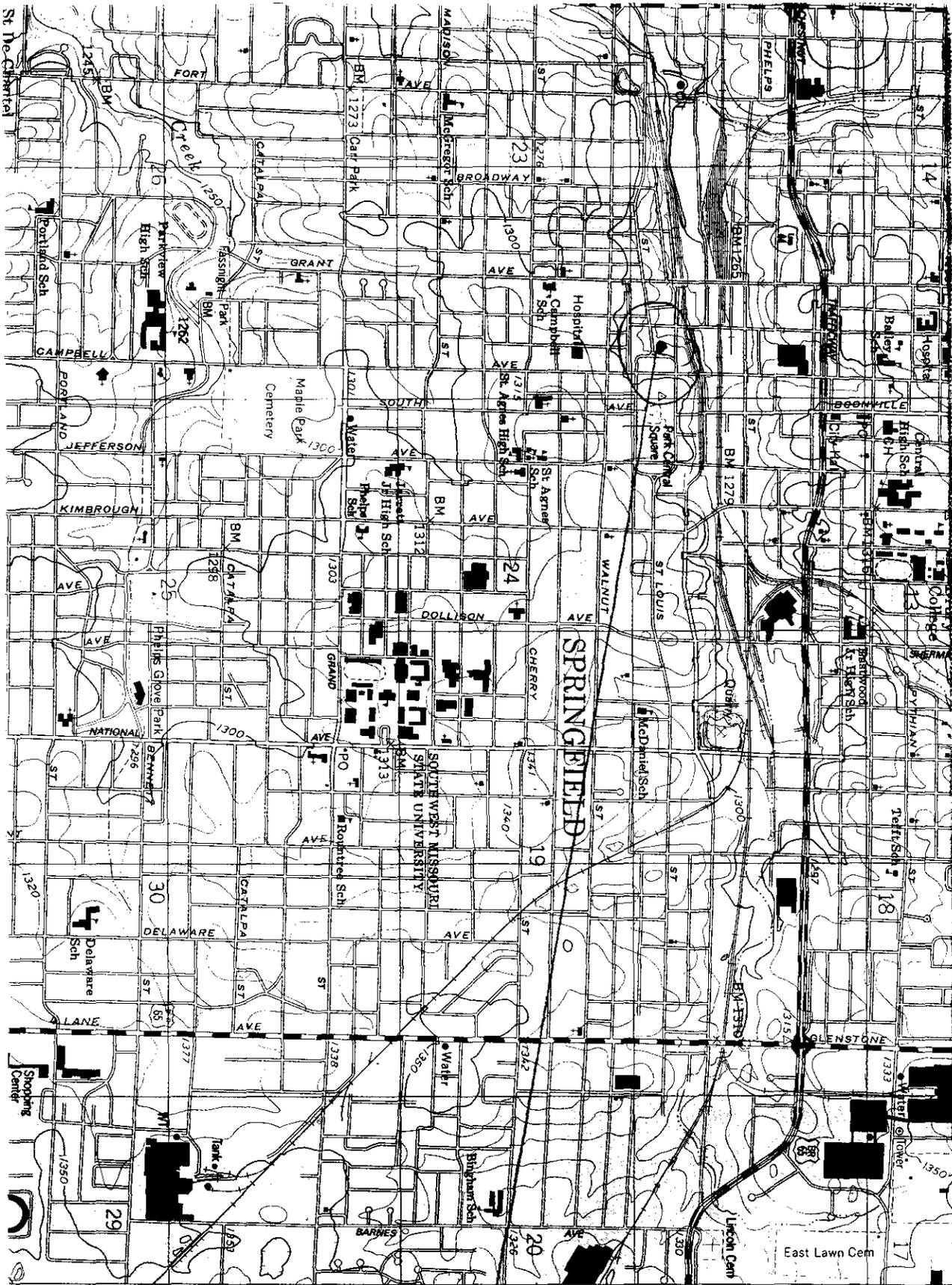
The Landmarks Board feels that the Palace Hotel building is a locally significant structure and will be an appropriate addition to the National Register of Historic Places. Landmarks Board review of the referenced amendment is in accordance with "Item #5" of the "Local Government Certification Agreement between the City of Springfield, Missouri and the Missouri Historic Preservation Officer (Missouri Department of Natural Resources)".

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

Sincerely,

Paula Ringer, Chairman

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



Palace Hotel (preferred)
 Springfield College Street
 Springfield, Warren County, MO
 UTM Reference: S/473780/418130
 USGS 7.5 Scale: 1:25K







