

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Wilhoit, Edward M. and Della C., House

other names/site number n/a

2. Location

street & number 903 South Weller Avenue [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65802

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 [].)

Mark A Miles 03 Nov 04
Signature of certifying official/Title Mark A. Miles/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
_____	_____
_____	_____
_____	_____
_____	_____

USDI/NPS NRHP Registration Form

Wilhoit, Edward M. and Della C. House
Greene County, Missouri

5. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing Noncontributing

_____ 2 _____ 0 buildings

_____ _____ sites

_____ _____ structures

_____ _____ objects

_____ 2 _____ 0 Total

Name of related multiple property listing.

n/a _____

Number of contributing resources
previously listed in the National
Register.

_____ 0 _____

6. Function or Use

Historic Function

DOMESTIC: Single-dwelling _____

Current Functions

DOMESTIC: Single-dwelling _____

7. Description

Architectural Classification

LATE 19TH/EARLY 20TH CENTURY REVIVAL: _____

Georgian Revival _____

Materials

foundation limestone _____

walls brick _____

roof tile _____

other limestone _____

wood _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

ARCHITECTURE

Periods of Significance

1916

Significant Dates

1916

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Reed, George F.

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: _____

USDI/NPS NRHP Registration Form

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Greene County, Missouri

10. Geographical Data

Acreeage of Property less than 1 acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	476170	4116880			
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 30, 2004

street & number P.O. Box 50305 telephone 417-894-8323

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 Mr. and Mrs. Andrew M. Baird

street & number 903 South Weller Avenue telephone 417-873-9650

city or town Springfield state MO zip code 65802

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Wilhoit, Edward M. and Della C., House
Greene County, Missouri**

Summary:

The Edward M. and Della C. Wilhoit House is located at 903 South Weller Avenue in Springfield, Greene County, Missouri, on a 0.7-acre multiple-lot site in Springfield's Pickwick Place Addition, platted by the Pickwick Land Company in 1890. Completed in 1916 according to a design attributed to architect George F. Reed, it is a grand two and one-half story Georgian Revival-style domestic single dwelling with a rectangular plan. It has a tile gable roof with prominent stylized gabled-roof dormers on its primary east face. The property is constructed of brick and has generous limestone and wood embellishments. The roofline has wide, sloping eaves with modillions and a simple wood cornice and frieze beneath. The primary east façade prominently features a one-story gabled-roof portico with a triangular pediment supported by limestone pilasters and columns with Tuscan capitals. The house is symmetrically-fenestrated with a combination of single, paired and triple windows. The property retains its original double-hung wood sash windows, although they have been covered with modern aluminum storms. A one-story rectangular sun porch, supported by square brick columns with limestone capitals, is found on the side south elevation. A one-story brick mudroom projects at the center of the rear west elevation. The building rests on a limestone foundation and has a full basement. The house retains almost fully intact its original central hall floor plan. Its original interior plaster wall and ceiling surfaces; wood floors, doors and trim; and window and door hardware have been retained. Most notable is its Arts and Crafts-influenced stain-finished wood open staircase and balustrade. Minor alterations were made to the house when it was sold in 1960, shortly after Mrs. Wilhoit's death, to C. Arch Bay, a prominent Springfield real estate developer. Alterations included enclosure of the side south sun porch, the addition of a below-ground greenhouse attached to the rear west mudroom and modifications to the second-floor bathrooms. In addition to the main house, the subject property also has its original one-story, three-bay brick garage, which is also a contributing building. Overall, the Edward M. and Della C. Wilhoit House retains substantial integrity of design, materials, workmanship, place and association.

Elaboration:

The Edward M. and Della C. Wilhoit House, located at 903 South Weller Avenue, is situated on a 0.753-acre site within the Pickwick Place Addition to the Original Plat of the Town of Springfield, Greene County, Missouri, recorded in 1890. By the time of construction of the subject property in 1916, the Pickwick Place Addition was almost fully developed. However, several lots immediately adjacent to it on the south and southeast were still empty in 1933 (*See Figure 1*). The surrounding neighborhood contains a rich diversity of late 19th/early 20th century residential styles and property types, including Queen Anne, Catalogue-Builder, Revival period, Bungalow and Arts and Crafts. The largely shaded streetscape features wide grass boulevards planted with a variety of mature trees (*See Photo 1*). Pickwick Place is two blocks directly south of the eastern portion of the Walnut Street Historic District (*National Register listed 3/21/85*) between National and Glenstone Avenues. It is within a larger area zoned today as the Rountree Neighborhood, generally considered one of the most stable and desirable in Springfield's downtown.

The Wilhoit House sits on the largest land parcel in the area, occupying almost four lots of the Pickwick Place Addition plat and measuring 193 feet wide and 170 feet deep. The width of other parcels in the neighborhood ranges from 50 to 100 feet. The subject property is on the southwest corner of the intersection of Weller Avenue and Lombard Street (historically named Winkle Street). It contains the two and one-half story brick main house, placed at a 45-foot setback from the Weller Avenue sidewalk at the east, and a three-bay brick garage on the rear west property

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**Wilhoit, Edward M. and Della C., House
Greene County, Missouri**

line. An original wrought iron fence with square limestone columns and wrought-iron railings surrounds the lot. A concrete driveway curves through the property from a gate at the south of the east property line to another at the west side of the north. The site is well-shaded by a variety of mature trees (*See Figure 2*).

The Wilhoit House is one of the earliest and few examples of the Georgian Revival style within Springfield's historic residential neighborhoods. The two and one-half story main house measures 48 feet wide and 30 feet deep. It is constructed of stretcher-bonded red brick and is generously embellished with limestone detailing. It has a green tile gable roof with wide eaves, modillions and a simple wood cornice and frieze beneath. Square limestone corner blocks are found below the frieze within the first brick course. The north and south gable ends have cornice returns. The stylized gabled-roof dormers at the eastern roof face and central one-story portico with triangular pediment on the primary east elevation are characteristic of the Georgian Revival style. The house is symmetrically fenestrated with a combination of single, paired and triple windows. These have soldier-bonded brick flat arches, with carved limestone keystones, and limestone sills. It retains its original double-hung wood sash windows. The building rests on an even-coursed rough-faced limestone block foundation. A soldier-bonded brick band separates the foundation from the main wall surface above and has square limestone corner blocks repeated from the roofline treatment.

As noted above, the primary east elevation has three gabled-roof dormers at the roof face (*See Photos 2-9*). The gable ends have cornice returns resting on top of fluted wood pilasters which frame the dormer window openings. Each dormer has a single double-hung wood sash window. The top sash has a five-over-two profile, while the bottom sash is single-paned. A brick interior chimney with limestone cap and quoins is found at each of the north and south sides rising through the roof at the gable peak. The second story has three symmetrical windows bays, including a central triple window flanked on each side by a single window. These have multi-light top sashes and single-paned bottom sashes. A single-coursed band of soldier bonded brick runs across the façade below the wood cornice and frieze and serves as a header for the second-story windows below. The first story has a central main entrance covered by a gabled-roof portico supported by limestone columns and flat limestone pilasters. The stairs rising to the portico are limestone; and, the porch floor is surfaced with red hexagonal clay tile. Flanking each side of the portico is a symmetrically-placed triple window. These have multi-light top sashes, a flat soldier-bonded brick arch with carved limestone keystone and a limestone sill.

The side north elevation has cornice returns and is symmetrically fenestrated with a window bay on either of the projecting chimney face (*See Photos 9 and 10*). Smaller attic windows are in the gable pediment. The profile of windows on all stories matches that of the first-story windows on the east. The side south elevation repeats the presentation of the north, with a few exceptions (*See Photos 16-18*). The first second-story bay has a paired window. A one-story attached porch with flat roof covers the first story. The porch roof is surrounded by a wood balustrade between square brick piers with limestone caps and wood urn finials. It rests on square brick columns with limestone capitals and plinths. The porch has been in-filled with modern metal frame sliding glass windows. However, it retains its original limestone steps and wrought iron railing at the eastern most bay. The porch has a red hexagonal tile floor, repeated from the central portico at the east. Two sets of original wood French doors, one on each side of the central chimney, lead into the interior living room.

The rear west elevation has six asymmetrically-placed window bays at the second story, which repeat the profile of

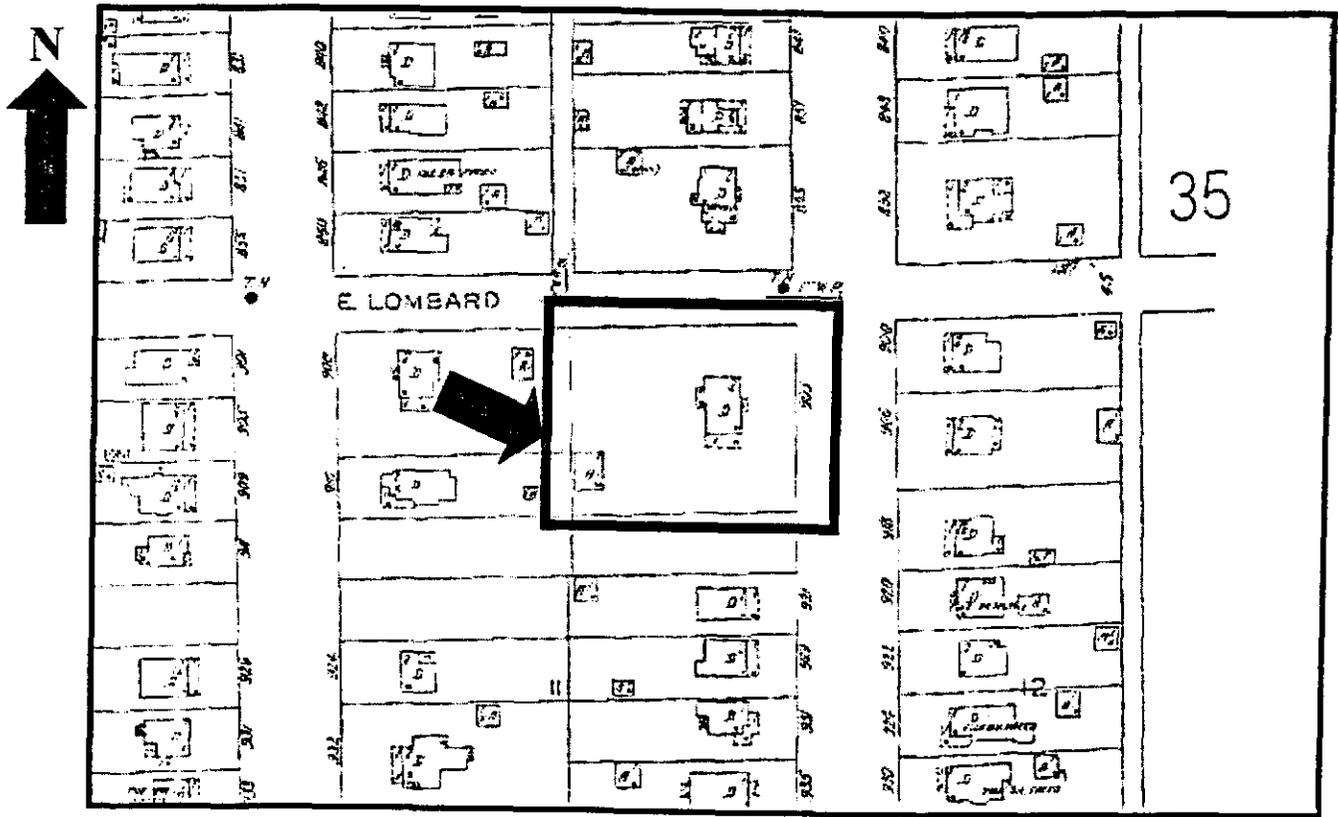
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**Wilhoit, Edward M. and Della C., House
Greene County, Missouri**

Figure 1: Historic Map . Site of subject property marked. Note vacant properties undeveloped at south and southeast. Not to scale (Map: 1933. Sanborn Fire Insurance Maps.)



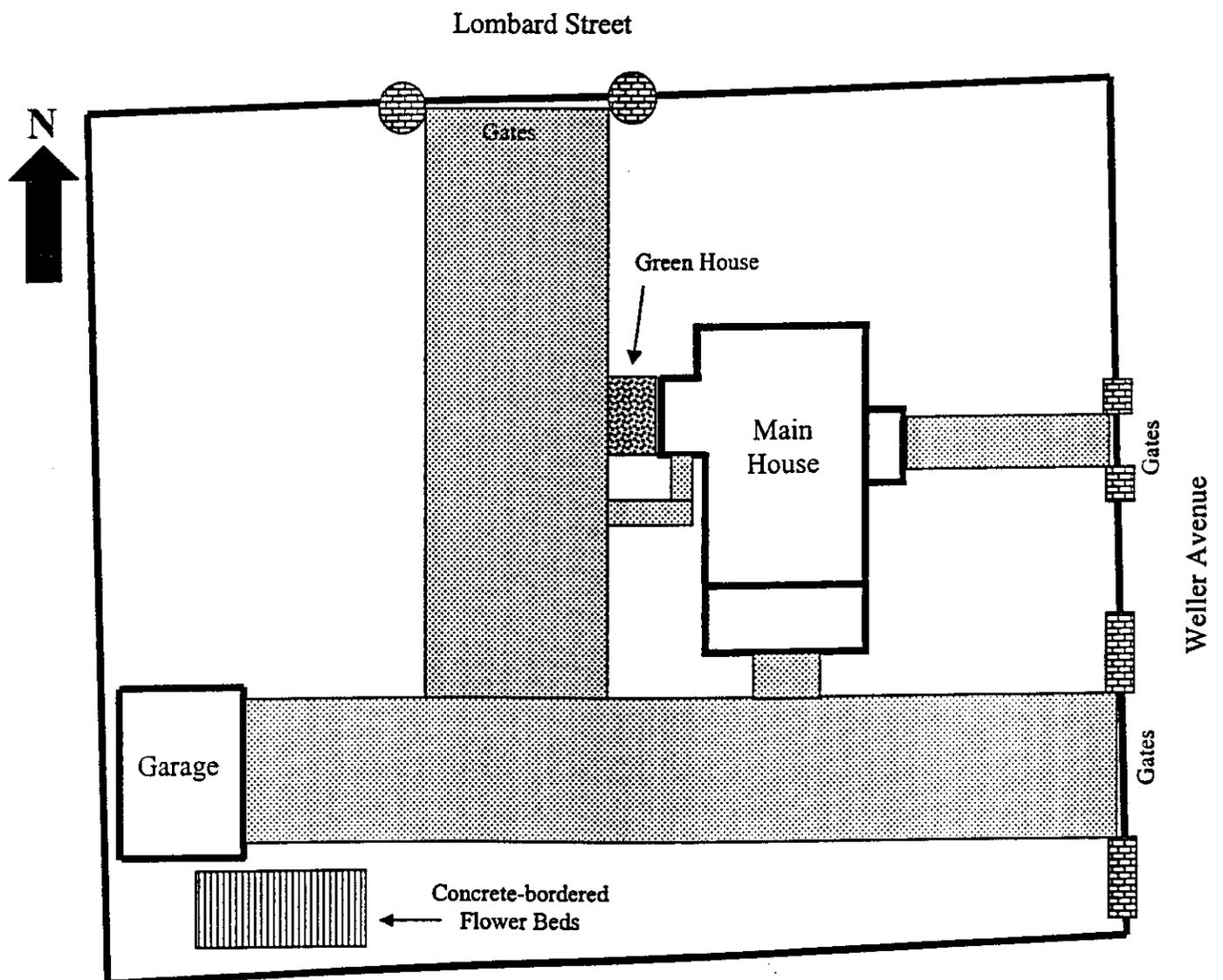
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**Wilhoit, Edward M. and Della C., House
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Figure 2: Sketch Map. Site plan of subject property. Not to scale (Map: 2003. Historic Springfield, Inc.)



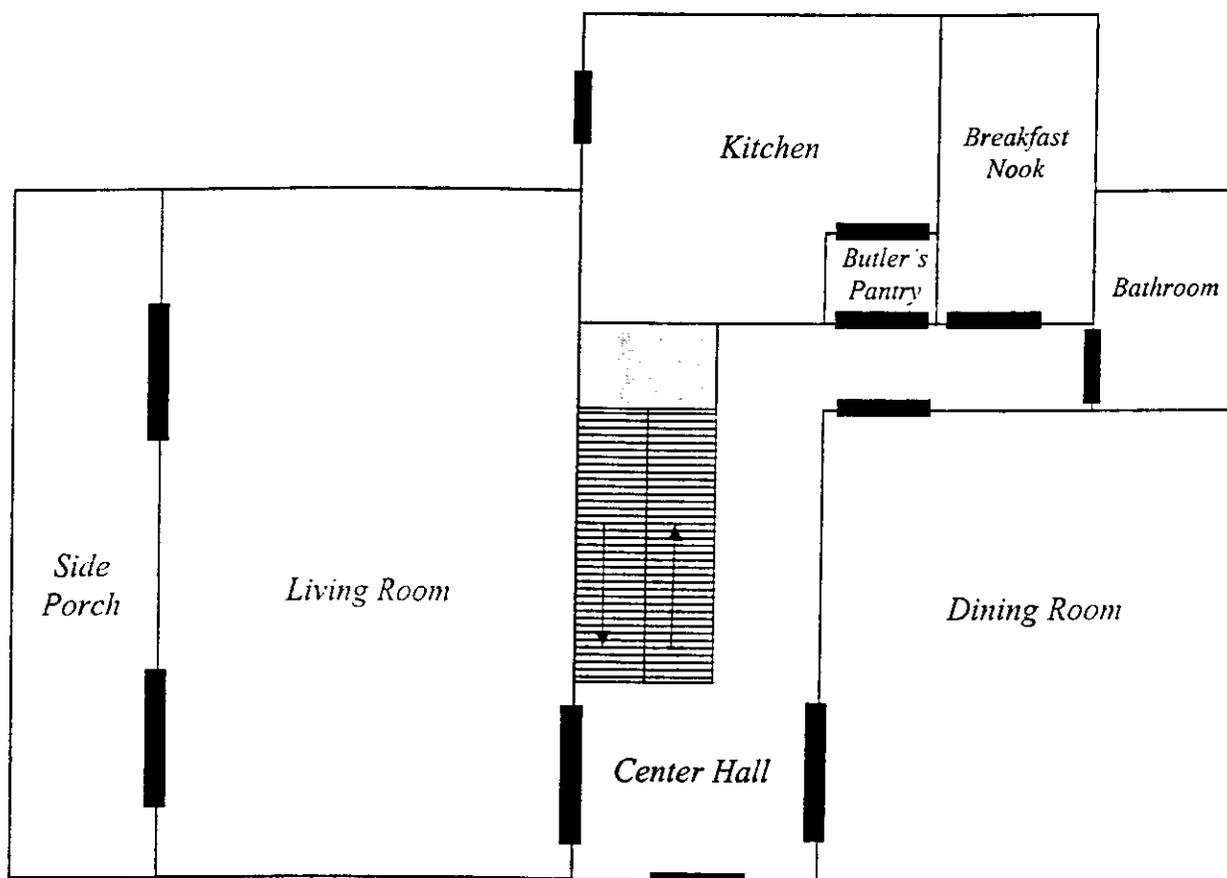
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**Wilhoit, Edward M. and Della C., House
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Figure 9: Sketch Floor Plan. First floor of subject property. Not to scale (Map: 2004. Historic Springfield, Inc.)



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**Wilhoit, Edward M. and Della C., House
Greene County, Missouri**

Summary:

The Edward M. and Della C. Wilhoit House, located at 903 South Weller Avenue in Springfield, Greene County, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. The subject property was constructed in 1916 by Edward M. Wilhoit, founder and president of the E.M. Wilhoit Oil Company and recognized as "The Oil King of the Ozarks," and his wife Della. In the area of ARCHITECTURE, the subject property is significant as one of the earliest and strongest examples of Georgian Revival style architecture within Springfield's historic residential neighborhoods. As such, it represents the beginning movement in Springfield away from the dominant Catalogue-Builder property type toward a preference for emerging Revival-style aesthetics. It is also notable as one of only few residential properties attributed to George F. Reed, prominent and prolific turn-of-the-century Springfield architect. The Wilhoit family resided in the home until its sale in 1960. It continues to serve in its historic function as a domestic single-family dwelling. The period of significance for the property is determined as 1916, the date of construction. The subject property retains substantial integrity of design, materials, workmanship, association and location. It is appropriately named the Wilhoit, Edward M. and Della C., House, identifying it with the owners of the property during its design, construction and early history.

Background:

The population of Springfield "boomed" during the 1880s, growing 235% to 21,850 in 1890. It slowed in the 1890s, reaching 23,267 in 1900 (a 7% increase).¹ However, it accelerated again in the first decade of the 20th century, growing 48% to 35,201 in 1910. This significant growth trend resulted in an increasing demand for housing, prompting continued expansion of residential development away from the Public Square. Construction on Walnut Street, the heart of Springfield's middle and upper class residential neighborhood, spread east of Boulevard Avenue (now National) and south on Elm and Cherry Streets. With the development of new platted additions came the evolution of design preferences from the Italianate and Late Victorian styles, through the rise in the Catalogue-Builder and Bungalow property types, and to the emergence of Period Revival styles. As lots within these new additions developed over time, the resulting residential streetscapes presented a rich diversity in scale, materials and style that today make these historic neighborhoods highly desirable and vital. The Pickwick Place and Hawthorn Place additions, platted south of the Walnut Street area between Boulevard and Glenstone Avenues, located in the Rountree neighborhood area are two compelling examples of Springfield's residential expansion during the forty-year period between 1890 and 1930.

Pickwick Place Addition

The Pickwick Place Addition was platted in 1890 by Pickwick Land Company (See Figure 1). The plat consisted of 180 lots in the West ½ of the Southeast Quarter of Section 29, Township 29, of Range 21. It is bounded by Cherry Street on the north, Delaware Avenue on the east, Grand Street on the south and Fremont Avenue on the west. The name of the platted addition and the developing company was derived from Pickwick Avenue, its main north-to-south corridor. The land entry for the 80 acres comprising the West ½ of the Southeast Quarter of Section 29, Township 29, of Range 21 was first filed with the Greene County Record by Green Austin under Certificate No. 2870 on September 24, 1839.² It was subsequently deeded in consideration of \$1,000.00 to Springfield founder John Polk Campbell on January 10, 1843.³ Over the next five decades, ownership changed frequently through the Campbell

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estate and other interests, with the land tract being divided into several parcels. Prior to 1890, the tract had once again been consolidated under deed to the Greene County Commission for use as the County Poor Farm.

The Greene County Court on January 9, 1890, ordered that the tract comprising the County Poor Farm be submitted for sealed proposals for sale. Under its order, the Court recognized the development pressures on land within the southeast quadrant of the city, stating, "In as much, as the 80 acres and buildings on the same known as the Greene County Poor Farm has become too valuable for the purpose it was established and is now used by reason of the growth of the City of Springfield and of which City it has become - virtually - a part, and in as much as the buildings (erected many years ago) are entirely inadequate and unsuitable for the proper and economical handling of the County patients."⁴

The Greene County Commission deeded the tract in consideration of \$25,211.00 to **W.H. Park, John W. Lisenby and S.H. Horine** on March 5, 1890.⁵ Messrs. Park, Lisenby and Horine represented a 10-member investor group acquiring the tract for the purposes of developing a platted addition, including W.H. Park, John W. Lisenby, S.H. Horine, George S. Rathbun, William Rienhoff, , Hiram Westmoreland, J.D. Williams, C.A. Walterhouse, Edward S. Finch and J.T. White. Each member was entitled with an undivided 1/10 interest in the real estate.⁶ This began a series of legal transactions that led to its ownership by the Pickwick Land Company. In April 1890, the tract was deeded in consideration of \$25,000.00 to prominent Springfield physician **William Rienhoff**⁷ and subsequently deeded for \$1.00 it to John W. Lisenby as trustee for the land corporation to be formed.⁸ The Pickwick Place Addition was surveyed and platted by Lyman G. Bennett on April 10, 1890 and entered in Plat Book E of Greene County on May 23, 1890.⁹

The Articles of Association for Pickwick Land Company were dated and filed with Greene County on August 12, 1890.¹⁰ The capital stock of this new land corporation was \$50,000.00 divided into 500 shares of \$100.00. The shareholders of the corporation were members of the group which acquired the tract in March, with the exception of William Reinhoff who appears to have only provided short-term financing for the venture. Eight of the shareholders subscribed to 50 shares in the corporation, with Edward S. Finch holding 100 shares.¹¹ A Certificate of Incorporation (No. 5109) was granted to Pickwick Land Company by the State of Missouri on August 15, 1890.¹² Three days later on August 18, 1890, John W. Lisenby signed as trustee a warranty deed in consideration of \$50,000.00 conveying the tract to Pickwick Land Company.¹³

One of the largest factors in the development of the Pickwick Place Addition was the construction c. 1894 of **Springfield Normal School** at the southeast corner of the intersection of Cherry Street and Pickwick Avenue. The Pickwick Land Company conveyed a total of 107 lots to the Springfield School Corporation for the purposes of erecting a brick and stone building to be used as a normal school and business institution. On June 30, 1893, **Frank P. Mayhugh and John A. Taylor** contracted with the Pickwick Land Company for the purchase of the lots, guaranteeing construction of the building at a cost of no less than \$40,000.00 to be completed by October 1, 1894.¹⁴ The Articles of Association for Springfield Normal School were filed on March 2, 1895, with capital stock of \$80,000.00.¹⁵ The five directors of the new corporation were Frank P. Mayhugh, John A. Taylor, C.D. Mayhugh, Bruce Goranson and Malvern Dimmick. Its Certificate of Incorporation (No. 8169) was filed with the State of Missouri on March 6, 1895.¹⁶ A Warranty Deed titling the 107 lots to Springfield Normal School was filed on May 13, 1896.¹⁷

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**Wilhoit, Edward M. and Della C., House
Greene County, Missouri**

Upon completion of its new school building, the corporation divested several of its undeveloped lots for single-family residential construction. Springfield Normal School operated at this location for 10 years until it was reorganized in 1905 into the **State Normal School** and moved in 1906 into its new facility on South National Avenue, now on the campus of Southwest Missouri State University.¹⁸ The original school building was razed in 1916; and, the cleared lots were divested for further residential development. Although it was only in operations at this location for a short period of time, Springfield Normal School acted as a catalyst for development of the Pickwick Place Addition, similar to the earlier impact that Springfield College (later Drury College) had within the Mid-town neighborhood located to north (*Reference Mid-town Historic District, listed on the National Register of Historic Places on July 13, 1989*).

Edward M. and Della C. Wilhoit

Edward M. Wilhoit, recognized as "The Oil King of the Ozarks," and his wife Della returned to Springfield in 1915 following a brief residency in Kansas City. During planning and construction of their new home, the Wilhoits temporarily occupied a house at 533 East Elm Street, near the home of architect George F. Reed.¹⁹ Having first settled in Springfield in 1904, they likely had a previous association with Mr. Reed, one of the town's earliest and most prolific architects. It is noteworthy that the Wilhoits chose to locate their stately new Georgian Revival-style home in the more recently developed Pickwick Place Addition, further southeast of their earlier residence in the established Walnut Street area at 716 St. Louis Street. They resided in this upper- and middle-class neighborhood from 1904 to 1915 prior to moving to Kansas City. Upon their return, they followed the expansion path of Springfield's residential housing market.

Edward M. Wilhoit was one of Springfield's most prominent and successful business entrepreneurs during the early 20th century. The **E.M. Wilhoit Oil Company**, founded by Mr. Wilhoit in 1896, grew to be the largest independent oil operations in the Ozark region, owning 70 gasoline service stations and 50 bulk distributing plants in Missouri and Eastern Kansas. The company also owned a large oil refinery in Joplin, Missouri. Seven months before his death in 1929, Mr. Wilhoit completed the sale of the company's service stations and bulk distributorships to Phillips Petroleum Company of Bartlesville, Oklahoma, anticipating the consolidation of the oil industry into large publicly-held corporations. He retained ownership of the E.M. Wilhoit Oil Company Refinery in Joplin and the E.M. Wilhoit Building in Springfield. In addition to his oil company interests, Mr. Wilhoit developed the large **E.M. Wilhoit Building**, completed in 1926 at the southwest corner of Jefferson Avenue and Pershing Street, and served as president of the **Springfield Laundry Company**. He owned "Willomere," a 125-acre farm southeast of Springfield which had one of the finest herds of Whitefaced Herefords in the state. He helped found the **Springfield Stock Show**, served as a director of the **Springfield Chamber of Commerce** and actively promoted the development of the **Medical Arts Building** on South Avenue.²⁰

Edward M. Wilhoit married **Della Crigler** in 1887 in their hometown near Covington, Kentucky. In 1904, the Wilhoits relocated to Springfield from Joplin, Missouri, where Mr. Wilhoit had founded the E.M. Wilhoit Oil Company. Their move followed his company's first expansion outside of Joplin. They bought a home at 716 St. Louis Street in the heart of what was then Springfield's exclusive middle and upper class residential neighborhood.²¹ When the company expanded into Eastern Kansas in 1915, the Wilhoits moved to Kansas City and leaving **Walter J. Cossey** in charge of its Springfield operations.²² They were immediately dissatisfied with their new surroundings and

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**Wilhoit, Edward M. and Della C., House
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returned to Springfield, taking temporary residence in the house on Elm Street, until construction was completed on their new Weller Avenue home.

Mr. and Mrs. Wilhoit had twin daughters, Edna and Edwina. "Miss Edna" attended Drury College and University of Missouri. Never married. she lived with her parents in their home at 903 South Weller Avenue throughout her adult life. "Miss Edwina" married Walter J. Cossey, general manager of E.M. Wilhoit Oil Company. The Cosseys built a house at "Willowmere" and had a daughter Jean, who later married **John T. Woodruff, Jr.** He was the son of **John T. Woodruff**, prominent Springfield entrepreneur, real estate developer and co-founder of the Highway 66 Association. The marriage of John T. and Jean C. Woodruff, Jr. united two of Springfield's wealthiest and most powerful families.

Edward M. Wilhoit died suddenly of a heart condition in his home on September 30, 1929.²³ He was buried in Maple Park Cemetery (Block 5, Lot 75) on October 1, 1929, with the Dr. Arthur J. McClung, pastor of Calvary Presbyterian, officiating. In his will filed for probate on October 9th, Mr. Wilhoit bequeathed his entire estate to his wife, Della, for use during her lifetime. Upon her death, the estate was to be divided equally between his twin daughters.²⁴ Mrs. Wilhoit continued to live in the house at 903 South Weller Avenue with her unmarried daughter Edna for the next 29 years. The E.M. Wilhoit Building was sold in 1946 to the Dillon Bros. Packard Agency.²⁵

Mrs. Della C. Wilhoit died on September 4, 1958, at Burge Hospital, shortly after fracturing her hip in a fall at her home. Funeral services were held on September 6th at Gorman-Scharpf Chapel, with the Rev. A.J. McClung officiating; and, she was buried beside her late husband at Maple Park Cemetery.²⁶ Her will was filed for probate on September 13th. Mrs. Wilhoit bequeathed the Weller Avenue home to her daughter Edna, with other personal items left to her other daughter, Edwina and her granddaughter Mrs. John T. (Jean) Woodruff, Jr. The rest of the estate was divided equally between her two daughters according to the terms of her late husband's will.²⁷ On November 6th, the sale of "Willowmere", E.M. Wilhoit's showcase cattle farm, to John Q. Hammons was announced. Previous ownership of the property was documented as Mrs. John T. Woodruff, Jr. and her husband.²⁸ Two homes on the property owned by Mrs. Woodruff and her mother Mrs. Edwina C. Cossey were not included in the sale. A partial inventory of the property of the late Mrs. Della C. Wilhoit was filed on December 18th in Greene County probate court. The inventoried property was valued at \$35,036.00, including \$25,000.00 in real estate, \$9,000.00 in bonds and \$1,036.00 in furniture, household goods and wearing apparel.²⁹

Miss Edna Wilhoit resided at the Weller Avenue home for the next two years.³⁰ In 1960, she sold the property to **C. Arch Bay**, a prominent Springfield real estate developer. Updates and minor alterations were made to the home at this time. Notably, the current presentation of kitchens, bathrooms, finished basement and a rear greenhouse addition date this 1960 remodel. The home remained in the Bay family for over 42 years. It was most recently acquired in 2003 by the current owners, **Mr. and Mrs. Andrew M. Baird**. As young members of the Baird family, which owns the **Conco Concrete Company**, Mr. and Mrs. Baird are active supporters of the arts in Springfield and serve on numerous not-for-profit and community service organizations. Notably, they have been actively engaged in the city's downtown revitalization efforts, acquiring and rehabilitating five historic properties in the West Walnut Street Commercial Historic District (NR listed 3/20/02).

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**Wilhoit, Edward M. and Della C., House
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(For additional information on Edward M. Wilhoit and architect George F. Reed, reference "E.M. Wilhoit Building," individual listing on the National Register of Historic Places pending.)

Criterion C: ARCHITECTURE:

The Edward M. and Della C. Wilhoit House is locally significant as one of the earliest and strongest examples of Georgian Revival-style architecture within Springfield's historic residential neighborhoods. Constructed in 1916, it is one of the few remaining single-dwelling domestic properties designed by George F. Reed, one of Springfield's earliest and most prolific architects. Representative of the early 20th century transition in Springfield from the Catalogue-Builder property type to the Period Revival-style architecture, it predates many of this later preference found within the Walnut Street Historic District (*NR listed 3/21/85*). The property is situated on the largest land parcel within in the Pickwick Place Addition and is its earliest and finest Revival-style residence. As such, it is not only reflective of the stylistic transition within the Springfield's historic neighborhoods, but also the geographic movement of the city's middle- and upper-class residents away from its central core.

The Wilhoit House presents those characteristics most identifiable with Georgian Revival-style architecture.³¹ The property has a symmetrical façade with a fenestration of single and triple double-hung windows and multi-light top sashes. The façade is punctuated by a gabled-roof portico at the central main entrance, supported by limestone columns and flat limestone pilasters. The east face of its gable roof has three symmetrically-placed gabled-roof dormers with double-hung windows. Its central hall floor plan with prominent staircase is also idiomatic of the Georgian Revival style. The Wilhoit House is anticipatory of the David Schwab House, also designed by George F. Reed (*See Figure 2*). Constructed in 1920 for prominent Jewish clothing merchant David Schwab, this later Georgian Revival-style property is located at 1154 South Pickwick Avenue, four blocks southwest of the Wilhoit House in the Hawthorn Place Addition.³² In his design for the Schwab House, Mr. Reed borrowed heavily from the overall presentation of his earlier work. However, the Schwab House, with arched windows at its gabled-roof dormers and terra cotta coping at the gable roofline, is somewhat more ornamented, reflecting the evolution locally within the Georgian Revival style over time.

The Edward M. and Della C. Wilhoit House retains substantial integrity of design, materials, workmanship, association and location. It is a well-preserved and intact example of an early 20th century upper-class residence in Springfield and a noted example of the work of architect George F. Reed. For 75 years, it has served the three prominent families who have lived in it and been a showcase within its neighborhood.

CHRONOLOGY:

The following provides an early chronology of the history of the Edward M. and Della C. Wilhoit House:

- 1864 Edward M. Wilhoit is born on June 28th in Indiana to M. and Margaret C. Wilhoit.
- 1880 The Wilhoit family moves to a farm ten miles from Covington, Kentucky.
- 1887 Edward M. Wilhoit marries Della Crigler of Covington, Kentucky on May 4th.

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**Wilhoit, Edward M. and Della C., House
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- 1888 Edward M. Wilhoit begins work as a wagon driver for Standard Oil Company. He was later transferred to Topeka, Kansas, as an agent for Standard Oil.
- 1890 The Pickwick Land Company is incorporated and plats the Pickwick Place Addition, bounded by Cherry Street, Delaware Avenue, Grand Street and Fremont Avenue.
- 1896 Edward M. Wilhoit leaves Standard Oil Company and moves to Joplin, Missouri, where he founds the E.M. Wilhoit Oil Company.
- 1902 The E.M. Wilhoit Oil Company opens its second station in Springfield, Missouri.
- 1904 The Wilhoit family moves to Springfield, Missouri, and buys a home at 716 St. Louis Street.
- 1914 Walter Cossey joins the E.M. Wilhoit Oil Company as general manager. He subsequently marries one of Mr. Wilhoit's twin daughters, Edwina.
- 1914 E.M. Wilhoit acquires "Willowmere," a 125-acre farm along Highway 65 between Springfield and Ozark.
- 1915 The Wilhoits sell their home at 716 St. Louis Street and move briefly to Kansas City, Missouri. Dissatisfied with their new surroundings, they return to Springfield that same year. They take residence at 533 East Elm Street, near the home of architect George F. Reed, and begin plans for construction of a new home at 903 South Weller Avenue.
- 1916 Construction is completed on the Wilhoit's new home, a two and one-half story Georgian Revival-style brick house designed by George F. Reed.
- 1926 Construction is completed on the E.M. Wilhoit Building at the southwest corner of Jefferson Avenue and Pershing Street. The E.M. Wilhoit Oil Company relocates its offices here.
- 1929 E.M. Wilhoit dies on September 30th at his Weller Avenue home of a heart condition. Funeral services for Mr. Wilhoit are held on October 1st at Calvary Presbyterian Church, with The Rev. A.J. McClung officiating. He is buried at Maple Park Cemetery.
- 1929 The will of E.M. Wilhoit is filed for probate on October 9th.
- 1958 Mrs. Della C. Wilhoit, widow of E.M. Wilhoit, dies on September 4th.
- 1958 The will of Mrs. Della C. Wilhoit is filed for probate on September 13th.
- 1958 The sale of "Willowmere", E.M. Wilhoit's showcase cattle farm, to John Q. Hammons is announced on November 6th.
- 1959 Miss Edna Wilhoit continues to reside at the Weller Avenue home left to her by her late mother, Mrs. Della C. Wilhoit.
- 1960 Miss Edna Wilhoit sells her Weller Avenue home to C. Arch Bay, Springfield real estate developer. Updates and minor alterations are made to the home at this time.

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End Notes:

1. Philip Thomason, preparer. Historic and Architectural Resources of Springfield, Missouri. National Register of Historic Places Multiple Property Listing, June 25, 1999.
2. Lincoln Title Company. Abstract of Title. 920 South Pickwick Avenue. (Springfield, MO), No. 1.
3. Ibid. No. 11, Book C, Page 250 of the Greene County Record.
4. Ibid. No. 80. Page 153 of the Greene County Court Record.
5. Ibid. No. 83.
6. Ibid. No. 94. Book 96, Page 91 of the Greene County Record.
7. Ibid. No. 93. Book 94, Page 384 of the Greene County Record.
8. Ibid. No. 94. Book 96, Page 91 of the Greene County Record.
9. Ibid. Plat Book E, No. 100. Page 1.
10. Ibid. No. 104. Book 85, Page 556 of the Greene County Record.
11. Ibid. No. 115. Book 100, Page 375 of the Greene County Record.
12. Ibid. No. 117. Book 85, Page 558 of the Greene County Record.
13. Ibid. No. 103. Book 99, Page 190 of the Greene County Record.
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16. Ibid. No. 134. Book 145, Page 36 of the Greene County Record.
17. Ibid. No. 141. Book 155, Page 88 of the Greene County Record.
18. 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. 54.
19. Dunham's Springfield City Directory. (Springfield, MO: Dunham Directory Co., Publishers, 1915). npa.
20. Missouri: Mother of the West. Volume IV. (Chicago, IL: The American Historical Society, Inc. 1930), p. 73.
21. Hove's Street and Avenue Directory of Springfield, MO. (Kansas City, MO: Hove's Directory Co., 1904), npa.
22. _____. Springfield Leader. "From Humble Start as Mule Team Driver, Oil Man Earned Wealth; Opened First Station at Joplin with a Capital of \$500." (Springfield, MO: September 30, 1929), npa.
23. _____. Springfield Leader. "From Humble Start as Mule Team Driver, Oil Man Earned Wealth; Opened First Station at Joplin with a Capital of \$500." (Springfield, MO: September 30, 1929), npa. Also: _____. Springfield Leader. "City in Last Tribute Today to E.M. Wilhoit." (Springfield, MO: October 1, 1929), p. 1. Also: _____. Springfield Daily News. "Millionaire Oil Magnate Stricken." (Springfield, MO: October 1, 1929), p. 1.
24. _____. Springfield Leader. "Wilhoit Will Is Filed Here." (Springfield, MO: October 9, 1929). p. 2.

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 26. Deaths. Springfield Leader-Press. "Della Wilhoit Expires at 97." (Springfield, MO: September 4, 1958), p. 5. *Also:* Deaths. Springfield Leader-Press. "Mrs. Della C. Wilhoit." (Springfield, MO: September 5, 1958), p. 5.
 27. _____ . Springfield Leader-Press. "Mrs. Wilhoit Leaves Residence to Daughter." (Springfield, MO: September 13, 1958), npa..
 28. _____ . Springfield Leader-Press. "Hammons Buys Wilhoit Farm South of City: Landmark Sold." (Springfield, MO: November 6, 1958), npa.
 29. Probate Notice. Springfield Leader-Press. (Springfield, MO: December 19, 1958), p. 5.
 30. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1959), p. 817
 31. Cyril M. Harris. American Architecture: An Illustrated Encyclopedia. (New York, NY: W.W. Norton & Company, 1998), pp. 148-151. *Also:* Virginia and Lee McAlester. A Field Guide to American Houses. (New York, NY: Alfred A. Knopf. 2000), pp.139-140 and 321-322.
 32. A nomination for the **David Schwab House** is currently in development for individual listing on the National Register of Historic Places.

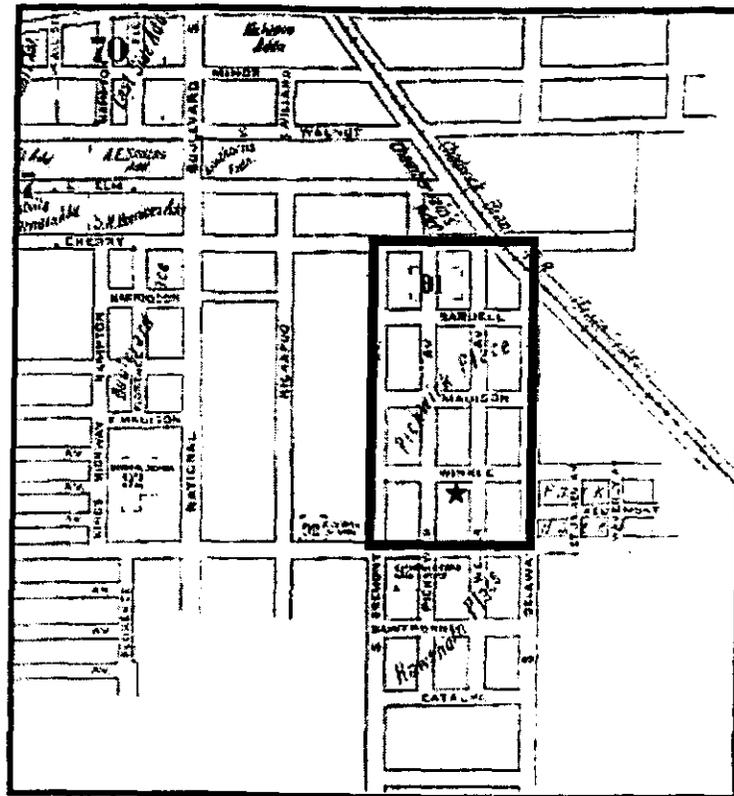
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Figure 1: Historic Map. Pickwick Place Addition platted in 1890 between Cherry Street, Delaware Avenue, Grand Street and Fremont Avenue, as marked. Future site of subject property indicated by ★. (Map: 1910. Sanborn Fire Insurance Maps.)



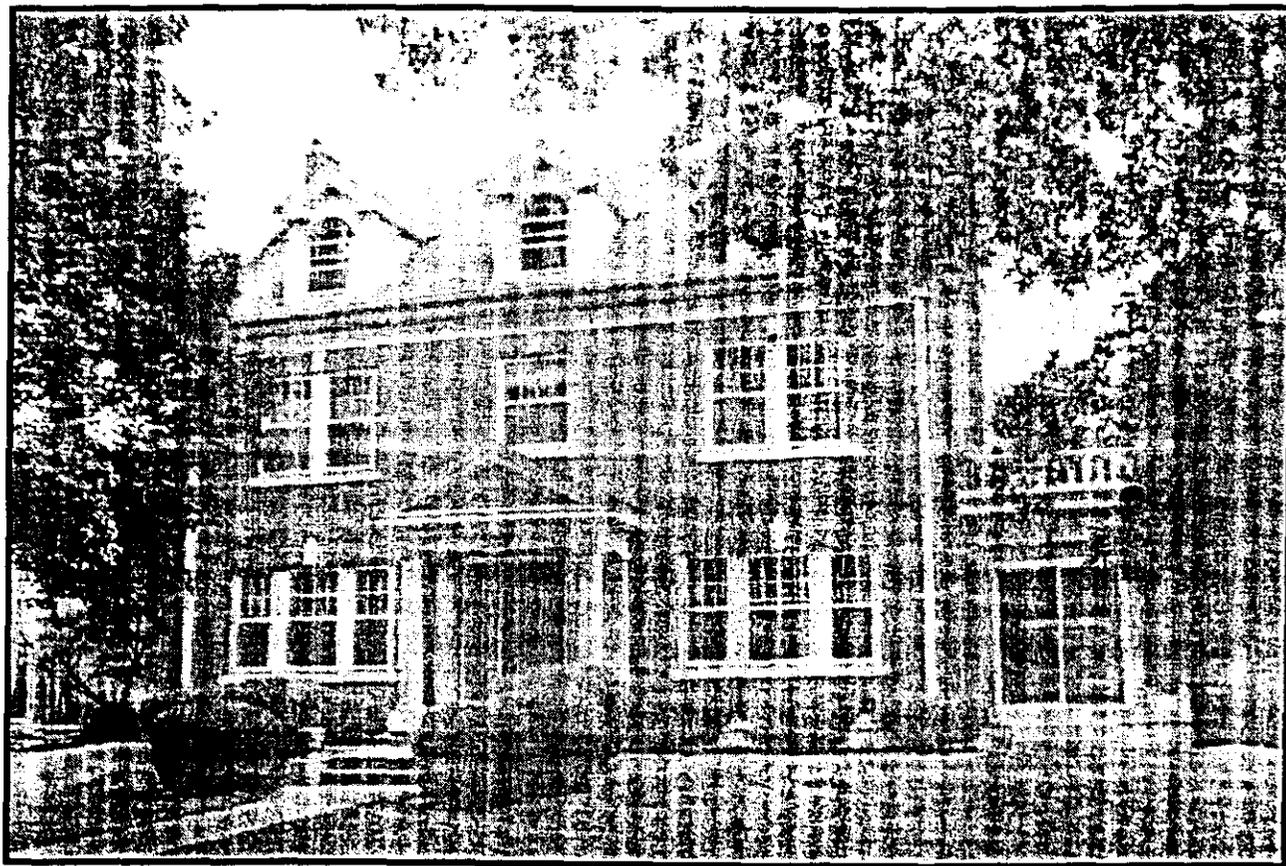
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Figure 2: Photograph. David Schwab House, designed by George F. Reed and constructed in 1920 at now 1154 South Pickwick Avenue at the northeast corner of Pickwick Avenue and Catalpa Street. (Photo: 2003. Historic Springfield, Inc. Used with permission.)



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_____. Springfield Leader. "From Humble Start as Mule Team Driver, Oil Man Earned Wealth; Opened First Station at Joplin with a Capital of \$500." Springfield, MO: September 30, 1929.

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Verbal Boundary Description:

The boundary of the subject property is contained within the single land parcel 12-19-418-001 and is described as:

ALL OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), EXCEPT THE SOUTHERN SEVEN (7) FEET, IN BLOCK ELEVEN (11) OF THE PICKWICK PLACE ADDITION TO THE ORIGINAL PLAT OF THE TOWN OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

The subject property is recorded in a deed dated June 13, 2003 (*Book 02003-04115403*)

Source: Greene County Recorder of Deeds
933 North Boonville Avenue
Springfield, MO 65802

417-868-4068

Boundary Justification:

The selected boundary includes the land historically associated with the building's date of significance.

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Maps:

1. USGS Map. Springfield, MO.

Photographs:

The same is true for all photographs.

Wilhoit, Edward M. and Della C., House
903 South Weller Avenue
Springfield, Greene County, Missouri
Richard Lee Burton

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

Exterior Photographs –
November 24, 2003

- Photo 1:** Streetscape. View from driveway toward north along east property line, side walk and boulevard
- Photo 2:** Primary east elevation of main house
- Photo 3:** Primary east elevation. Detail of central and north dormers at east roof face
- Photo 4:** Primary east elevation. Detail of front east porch gable roof and pediment
- Photo 5:** Primary east elevation. Front east gabled-roof porch. View from southeast
- Photo 6:** Primary east elevation. Detail of front east porch limestone columns and steps
- Photo 7:** Primary east elevation. Detail of front east porch limestone pilaster and capital and metal wall light fixture
- Photo 8:** Primary east elevation. Detail of soldier-bonded brick header with limestone keystone at first-story south window bay
- Photo 9:** Primary east elevation. Detail of limestone sill at first-story south window bay
- Photo 10:** Primary east and side north elevations of main house. Detail of limestone foundation at northeast corner of building
- Photo 11:** Site view from northeast corner of property toward front east and side north elevations of main house
- Photo 12:** Site view from southwest corner of property toward rear west and side south elevations of main house
- Photo 13:** Rear west and side south elevations of main house. View from southwest corner of property
- Photo 14:** Rear west elevation of main house. Detail of first-story south window bays

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Photo 15: Rear west elevation. Detail of metal wall light fixture at south entrance of rear west porch

Photo 16: Site view from southeast corner of property toward garage at left and side south and primary east elevations of main house

Photo 17: Side south elevation of main house

Photo 18: Side south elevation. Detail of eave and cornice return treatments at roofline and side porch balustrade

Photo 19: Primary east elevation of three-bay garage along rear west property line. View from east

Photo 20: Primary east elevation of three-bay garage. View from southeast

Photo 21: Primary east elevation of three-bay garage. Detail of original door at southern-most bay

Photo 22: Front east property line. Detail of stylized limestone and metal gates at main sidewalk entrance

Photo 23: Front east property line. Detail of stylized limestone and metal gates at driveway

*Interior Photographs –
February 18, 2004*

Photo 24: Main entrance at center hall. View from west toward east perimeter wall. Note original light fixture

Photo 25: Detail of original staircase rising east-to-west at center hall

Photo 26: View from living room at south of property through center hall into dining room at north

Photo 27: View across living room from west toward east perimeter wall

Photo 28: View across living room from northeast toward side south and rear west perimeter walls

Photo 29: View from southeast across dining room to rear west interior wall. Note original wallpaper

Photo 30: Detail of original dining room light fixture

Photo 31: Detail of leaded glass built-in corner cupboard in northwest corner of breakfast nook

Photo 32: View from northeast across south side porch

Photo 33: View from northeast across second-floor "family room" toward side south perimeter and modern rear west interior in-fill walls

Photo 34: View from northeast across basement "bar room" toward side south perimeter wall















































