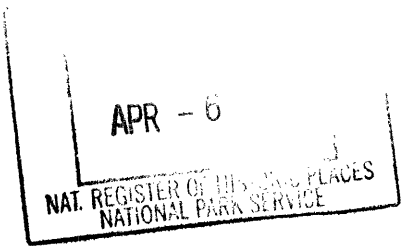


United States Department of the Interior  
National Park Service

# National Register of Historic Places Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 16B.)* Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a).

☐ New Submission    ☒ Amended Submission

## A. Name of Multiple Property Listing

Historic And Architectural Resources of Springfield, MO

## B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

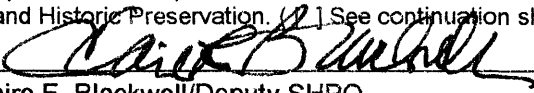
19<sup>th</sup> and Early 20<sup>th</sup> Century Hotels, ca. 1870-1950.

## C. Form Prepared by

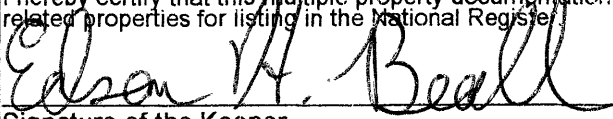
name/title Debbie Sheals [for The City of Springfield, MO; (417) 864-1094]  
organization Private Consultant date December, 1999  
street & number 406 W. Broadway telephone 573-874-3779  
city or town Columbia state Missouri zip code 65203

## D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. [X] See continuation sheet for additional comments.

 30 March 2000  
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date  
Missouri Department of Natural Resources  
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

 5-5-00  
Signature of the Keeper Date of Action

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number E Page 1

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

**TABLE OF CONTENTS: AMENDMENT**

	<b>Page numbers</b>
<b>E. Statement of Historic Contexts</b>	
19 <sup>th</sup> and Early 20 <sup>th</sup> Century Hotels 1870-1950	E-17 to E-22
<b>F. Associated Property Types</b>	
Downtown Hotels 1870-1950	F-11 to F-14
Description, Significance and Registration Requirements.	
<b>I. Major Bibliographical References (Amendment)</b>	I-3 to I-4

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number E Page 17

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

### INTRODUCTION

This is an amendment of the 1999 Multiple Property Submission titled "Historic and Architectural Resources of Springfield, Missouri." That cover document was accompanied by district nominations for the "South Avenue Commercial Historic District" and the "Springfield Warehouse and Commercial Historic District," both of which were listed in the National Register on June 25, 1999. Additional properties with potential eligibility were identified during that project, including at least two early twentieth century hotels which fell outside recommended district boundaries. They are: the Hotel Sansone, built in 1911 at 312 Park Central East, and the Marquette Hotel, at 400 E. Walnut St. The Walnut Street building was built in 1907 to house the Springfield Business College, and became the Marquette Hotel ca. 1918. This amendment has been prepared to broaden the context for hotels which was included in the original multiple property submission, and to lay the foundation for individual nominations of intact early hotels in the commercial centers of town. Individual nominations for the Sansone and Marquette Hotels accompany this document. △

### 19<sup>th</sup> and Early 20<sup>th</sup> Century Hotels, 1870-1950.

The hotel industry as we know it today is a relatively modern development. Prior to the early 1800s, commercial lodging in America and Europe consisted mostly of inns which offered rooms and sometimes communal meals, all of which were of varying quality. The level of housekeeping services also varied, and in many cases, travelers were required to supply their own servants. It was not until around 1800 that the concept of combining overnight lodging with full housekeeping and dining services began to develop. The idea caught on quickly. One history of the industry noted that "it took 12,000 years for innkeepers to progress to the point of having 30 rooms under one roof. And in the next 100 years this jumped to 3,000 rooms."<sup>1</sup>

It has been noted in several historical account that the modern hotel industry is an American invention. One of the more expansive histories of the industry, Palaces of the People, names Boston as the home of the first modern hotel:

The first hotel that was ever invented, the *Tremont*, opened in Boston, Massachusetts, on 16<sup>th</sup> October, 1829..... It was an American claim that there is as big a difference between the old inn and the modern hotel as between a broom and a vacuum cleaner; that the modern luxury hotel is as much an invention as the sewing machine and that it was an American invention, the first trans-Atlantic development that owed nothing to Europe.<sup>2</sup>

---

<sup>1</sup> Henry End, Interiors Book of Hotels & Motor Hotels, (New York: Whitney Library of Design, 1963) p. 3.

<sup>2</sup> Arthur White, Palaces of the People: A Social History of Commercial Hospitality, (New York: Taplinger Publishing Company, 1968) p. 129.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number E Page 18

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

The Tremont pioneered a number of features associated with modern hotels. It was the first to offer washing facilities, including what was at that time a rare commodity, soap, in every room. It was also the first establishment to hire a French chef and the first to use a system whereby a guest could push a button to request in-room service. The Tremont was instantly a hit, and soon imitated throughout America and Europe. Hotels became a standard feature in communities across the country, and were often regarded as objects of civic pride, with communities competing to have the biggest and best hotel of the day.

Inn or hotel, the locations of commercial lodging facilities have always been tied to transportation routes. The first known inns or taverns operated along trade routes thousands of years ago, and later, were located near stage lines in American and Europe. One description of the English inn system claimed that "the stagecoach and the inn developed together for the 200 years before the railroad appeared."<sup>3</sup> The spread of railroad service had a profound effect upon the growth of the hotel business in America, especially in frontier situations. As one history put it, as "the railroads spread westward across the continent, new cities grew at junction points. With new cities came new chambers of commerce that realized the need for a grand hotel to demonstrate enterprise and faith in the future."<sup>4</sup> As the preference for rail travel gave way to the freedom of the automobile, roads rather than rail lines became the deciding factors of where and when the next hotel, and later, motel, would be built, a practice that continues in many communities even today.

Springfield followed national trends, in that growth of the hotel industry paralleled that of rail service and highway development throughout its early history. Although simple inns for travelers were in operation in the Springfield area from the earliest days of settlement, hotels in the modern sense of the word did not become common until the railroad came through in 1870. The resulting link with regional and national markets naturally brought more travelers to the area, and increased the need for overnight lodging. In fact, one of the first full service hotels to be built in North Springfield was owned and operated by the railroad company. The Ozark House, which opened in North Springfield in June of 1870, was at that time one of the region's largest and most elegant hotels.<sup>5</sup>

The early competition between what were originally the separate towns of North Springfield and Springfield is reflected in the history of hotel development; the next new hotel was built in the older town. The Metropolitan Hotel was built on College Avenue near the public square soon after the Ozark House opened. That hotel, which was described as a "commodious four story brick structure," lasted much longer than the three story frame Ozarks House, which burned just a few years later.<sup>6</sup> The

---

<sup>3</sup> End, p. 2.

<sup>4</sup> End, p. 5.

<sup>5</sup> John Phelps, History of Greene County, Missouri, (St. Louis: St. Louis Western Historical Society, 1883) p. 780.

<sup>6</sup> Phelps, p. 780.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number E Page 19

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

Metropolitan remained in operation for decades; it was still operating as a hotel in the mid-1920s, and probably continued in that capacity until it was demolished in 1952.

The hotel business grew along with the city. Property values rose sharply with the connection of rail service to Kansas City in 1881, and with the consolidation of the two towns in 1887. The county history of 1883 claimed that local real estate had increased "in value in one year from 50 to 200 per cent."<sup>7</sup> Early city directories show that the hotel business kept pace with that growth through the end of the century. There were 12 hotels in the city in 1886, and 20 in 1901.<sup>8</sup> Hotel growth appears to have leveled off at that point, and the number of hotels in operation actually dropped slightly in the early years of the new century.

Another boom around 1910 spurred a good deal of new construction, including the erection of two of the most prominent early twentieth century hotels in Springfield. A promotional pamphlet put out by the Chamber of Commerce in 1911 estimated that \$4,000,000 worth of construction had recently occurred; new buildings listed in that account included the 1907 Colonial Hotel, at a quarter of a million dollars, and the 1911 Hotel Sansone, a smaller hotel which cost \$100,000.<sup>9</sup> The Colonial was described as "one of the finest in the state," and the Sansone as "one of the most complete anywhere."<sup>10</sup>

Both the Sansone and the Colonial were built for John T. Woodruff, a local businessman and developer who devoted much of his life to the successful promotion and development of Springfield.<sup>11</sup> Both buildings were also advertised as being "fireproof" buildings. The practice of constructing buildings to be fire resistant was really in its infancy in America when Woodruff began erecting commercial buildings in Springfield. The need for such measures were just beginning to receive national attention, due in part to the earthquake and resulting fires which did such heavy damage to San Francisco in 1906.<sup>12</sup> Woodruff was obviously a proponent of fireproof construction; the Colonial Hotel

---

<sup>7</sup> Phelps, p. 795.

<sup>8</sup> A. O. Jennings, Greene County Gazetteer and Business Directory, (Springfield(?): A. O. Jennings, ca. 1886, and Hoyle Directory Company, City Directory for Springfield, 1901, (Kansas City, MO: Hoyle Directory Co., 1901).

<sup>9</sup> Construction dates for those two hotels are from John Thomas Woodruff, Reminiscences of an Ozarkian and Early Tourism Developments, (Springfield, MO: Southwest Missouri State University, Office of Leisure Research, 1944. Edited version, 1994, Steve Illum, ed.) pp. 141-142.

<sup>10</sup> C. E. Collins, "Springfield Has It," promotional pamphlet, Springfield, 1911.

<sup>11</sup> Woodruff's contribution to Springfield development have been widely recognized; his autobiography, Reminiscences of an Ozarkian, describes many of his accomplishments.

<sup>12</sup> See Joseph Kendall Freitag, Fire Prevention and Fire Protection: A Handbook of Theory and Practice, (New York: John Wiley & Sons, Inc. and London: Chapman & Hall, Limited, second edition, 1921) for a more complete contemporary discussion of fire prevention in architecture.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number E Page 20

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

was the first fireproof hotel erected in the Ozarks, and the Woodruff building, a ten story office building which he developed in 1910, utilized reinforced concrete construction, which is fire resistant. The use of such technology can also be credited to architect Frank W. Hunt, who designed both the Woodruff building and the Sansone. Fireproof construction in hotels continued to be a selling point well into the 20<sup>th</sup> century; a 1935 publication put out by the Greene County Planning board mentioned that "Springfield has four fireproof hotels," and many early hotel ads mentioned fireproof status.<sup>13</sup>

The need for hotel rooms in Springfield continued to grow after the turn of the century. A 1919 publication put out by the Springfield Chamber of Commerce noted that the city had "many commodious hotels with all the latest conveniences and sanitary arrangements, but there is need for more hotel accommodations." It was about that time that one of the largest surviving historic hotels in the commercial area came into existence. The Springfield Business College, at Walnut and Jefferson Streets, became the Marquette Hotel around 1918. That conversion was relatively simple, as the ca. 1906 College had been built as a boarding school, and already had 54 student rooms. Several years later, the Springfield Life Building, an office building just down the street from the Marquette, was also converted to hotel use. It became the Savoy Hotel in 1928, and the Hotel Seville in 1933. It operated as the Seville into modern times.

Other business people recognized the opportunity, and by the mid-1930s, the number of hotels in town had nearly doubled over the 1901 figure. The 1933 Springfield directory included listings for 37 different hotels, and a 1935 publication estimated that there was a total of 1,500 hotels rooms available in Springfield. A comparison of those numbers with federal census figures for the mid-Thirties shows that the city at that time could boast of about 9% of all of the hotels in the state, and roughly 4½% of all available rooms.<sup>14</sup>

Part of the increased demand at that time can be attributed to the rising popularity of automobile travel, and the associated creation of a state highway system. By the mid-1920s, the city had access to state highways in all directions. Many of those later became federal highways, including US Routes 60 and 65, as well as the immensely popular Route 66. By 1941 Springfield was described as "the hub of a great network of roads, the layout being the envy of many communities, some larger than Springfield."<sup>15</sup> The availability of good roads spurred growth in the tourism industry, and many people stopped in Springfield en route to surrounding recreational areas. Pleasure travelers were playing a growing role

---

<sup>13</sup> Greene County Planning Board. A Survey of the Resources of Greene County and a Plan for Their Further Development. Springfield: Greene County Planning Board, 1935, and various city directories.

<sup>14</sup> United States Bureau of the Census, Census of Business 1935: Hotels. Washington, D. C.: U. S. Department of Commerce, 1937, p. 39.

<sup>15</sup> Woodruff, p. 111.

United States Department of the Interior  
National Park Service

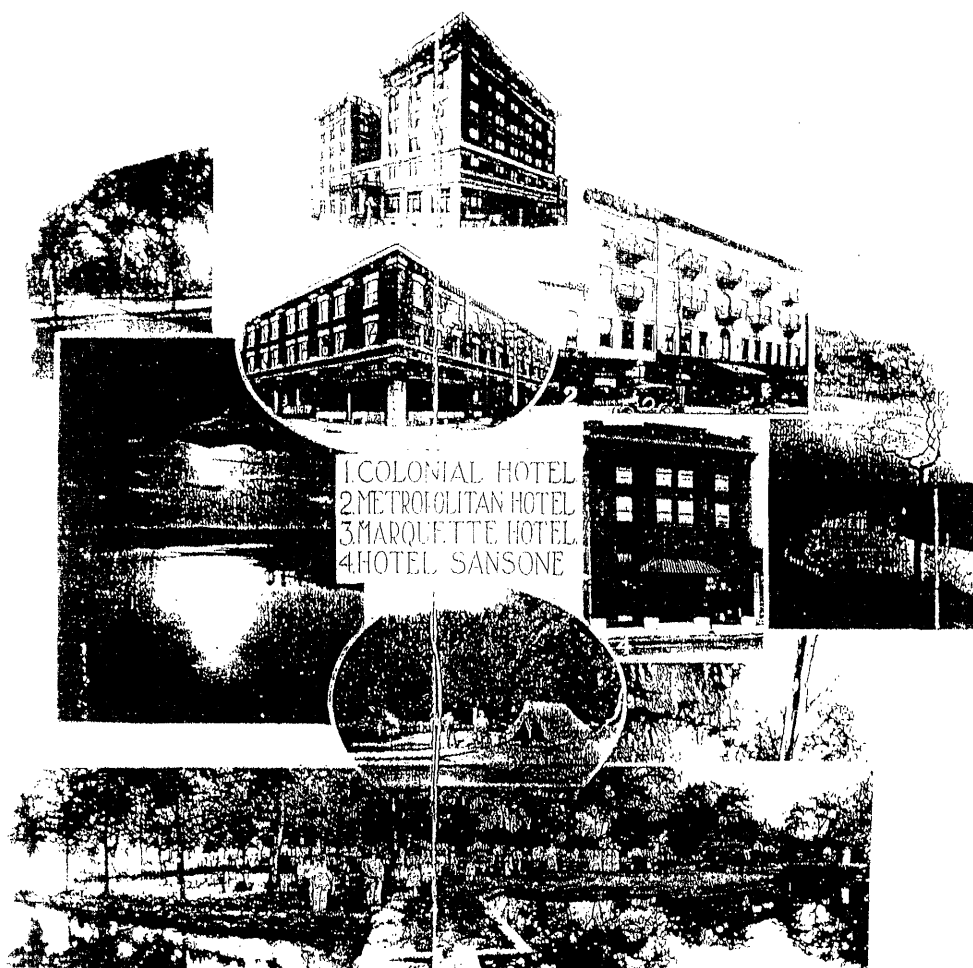
## National Register of Historic Places Continuation Sheet

Section number E Page 21

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

in the hotel business.<sup>16</sup> The connection between tourism and the hotel industry was recognized by civic leaders at an early date; a 1919 publication of the Springfield Chamber of Commerce included descriptions and photos of local scenic attractions along with photos of four of the more prominent hotels in the downtown area. (See Figure One.)

**Figure One.** From The Springfieldian, Vol. 1, No. 2, October, 1919.



<sup>16</sup> The growing popularity of the automobile also gave rise to tourist camps and motels on the outskirts of town, as discussed in the original cover document, "Historic and Architectural Resources of Springfield."

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number E Page 22

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

It should be noted that hotels in the area were not used exclusively by out of town residents. Although most modern hotels tend to cater only to short term, or "transient" guests, it was common practice early on for a significant number of the rooms to be rented on a semi-permanent basis, and many people lived full-time in hotels, especially in downtown areas. A federal census of hotels conducted in 1935, for example, found that more than one third of the hotel rooms in the country at that time were rented out for periods exceeding one month. The percentage was even higher in Missouri, where roughly 41% of the rooms were occupied on a permanent basis.<sup>17</sup> That practice apparently continued past mid-century in Springfield; a 1960s newspaper article about the closing of the Hotel Sansone (then the Sterling) noted that 15 of the 45 hotel rooms in use at that time were for permanent residents.<sup>18</sup>

As with many businesses, it was not uncommon for hotel management personnel to move from one establishment to another. Many of the people who owned and managed the hotels of Springfield were associated with more than one hotel in town over the years. J. A. Taylor, for example, was manager of the Ben Franklin Hotel, at 308 N. Olive in 1927, after which he moved to the Hotel State, which he operated for most of the 1930s. Sicilian immigrant Charles Sansone and his wife were the original proprietors of the 1911 Hotel Sansone, and later spent twenty years in charge of the Colonial Hotel. There was also at least one case of different establishments teaming up for marketing and management efforts. An advertisement in a city directory of 1926 included a joint ad for the Sansone and the Ozarks Hotel, a nearby hotel which had borrowed the name of the city's original lodging place. That ad claimed that both establishments were "fireproof" and "modern", with "smiling service."<sup>19</sup>

Many of the historic hotels of Springfield are no longer in existence. The Metropolitan, for example, was lost in 1952, victim of a desire for more downtown parking. The Colonial, which was one of the largest hotels in town for decades, was demolished in recent years. They are not all gone, however. The Seville, the Sansone, and Marquette Hotels, among others, are all standing and largely intact. The Seville building, which is located within the South Avenue Commercial Historic District, is currently undergoing a complete rehabilitation which will return it to hotel use. The Marquette, which functioned as a hotel into the 1980s, is currently vacant and awaiting adaptive reuse. The Sansone building, which was a hotel until 1962, is also being rehabilitated, and will be converted to apartments. Both the Sansone and the Marquette are being nominated for inclusion in the National Register in association with this document. The historic urban hotels of Springfield provide important links with the rich commercial history of the city, and stand as significant reminders of the early vitality of the city's historic commercial areas. △

---

<sup>17</sup> Census of Business: Hotels, pp. 38-39.

<sup>18</sup> "Harassed Hotel Dies," Springfield Leader and Press, May 2, 1962.

<sup>19</sup> R. L. Polk and Co., Polk's Springfield Directory 1926, (Kansas City: R. L. Polk and Co., 1926) p. 45.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number F Page 11

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

### **Property Type: Downtown Hotels, ca. 1870-1950.**

Downtown hotels are late 19<sup>th</sup> and early 20<sup>th</sup> century buildings in Springfield, which served as middle-to upper-class hotels from 1870 to 1950 and beyond. The buildings were built to serve as either offices or hotels; those built for other uses were remodeled at an early date to serve the regional hotel market, which was strong for much of that period. The first hotel in Springfield, the Ozark House, was built in 1870; 1950 serves as the standard 50 year cut-off date.

### **Description**

Downtown hotels in Springfield are typically two to five stories tall, of masonry construction, with facades that utilize the two-part commercial block building form, which was nearly ubiquitous in the commercial areas of Springfield. Two-part commercial blocks are characterized by a horizontal division of both use and appearance. The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions. Downtown Springfield hotels of the period are typical of most American hotels which utilized the form, in that the ground floors contained such things as registration areas, elevator lobbies, and public dining rooms, while the upper floors were used almost exclusively for guest rooms. Some ground floor spaces were also utilized for separate commercial functions.

Ground floors generally have open storefronts with plate glass windows, bulkheads, and transoms. The main entrances to the lobbies are on the first floors, and are sometimes recessed or covered by a semi-permanent awning. The upper floors are less open, with regularly spaced windows set into masonry walls. Double-hung windows are most common, and are often quite large to maximize ventilation. Further light and ventilation is supplied via central light courts, which open the interior of the upper floors to fresh air and natural light. Brick is the most common wall cladding, ranging in color from dull red to the nearly black brick used on the 1911 Hotel Sansone. Structurally, many of the buildings utilize what was at the time the latest in fireproof construction, in which little wood was used in a load-bearing capacity, and structural members were sheathed in concrete for extra protection.

Stylistic influences are similar to those of the other commercial buildings in the community; prominent styles include restrained examples of Italianate, Beaux Arts, and Colonial Revival styles. All of those styles utilize classically derived detailing. It was common practice to ornament the primary elevations more highly than those less visible, and rear and side walls which faced service alleys were often unstyled. As with commercial buildings in the area, the Italianate style was the earliest; it was most commonly used between ca. 1870 and 1910. Italianate features include arched windows on the upper floors and bracketed cornices at the roofline. Colonial Revival and Beaux Arts buildings feature classical details such as quoins, jack arches with keystones, and classical pilasters. The pilasters, which are often of brick with terra cotta or stone capitals, are frequently used to delineate the multiple bays of larger buildings. Corbeled brick cornices were popular for buildings constructed after the turn of the century, as was glazed terra cotta ornamentation of various forms.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number F Page 12

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

There is also at least one hotel, the Sansone, which uses Craftsman styling. That somewhat small hotel has a tall, narrow, four-story facade which is topped by a shaped parapet and wide bracketed hood with original green tile roofing, and exposed rafter ends. The large windows of the facade have Craftsman style three-over-one windows. The Sansone represents a particularly early example of both Craftsman styling and fireproof construction. Several of the hotels in the commercial area are essentially vernacular buildings with very simple styling. Like many of the surrounding commercial buildings, they can be categorized as Brick Front buildings, as identified by Herbert Gottfried and Jan Jennings, and discussed in the original cover document.<sup>20</sup> The Marquette Hotel, which has red brick walls, simple classical pilasters, and a corbeled brick cornice, provides a good example of a basic Brick Front building.

### Significance

Downtown hotels in Springfield may be significant under National Register Criteria A and C, in the areas of COMMERCE and ARCHITECTURE. They will be eligible in the area of Commerce for their role in community development and the growth of the lodging industry. The history of the hotel industry in Springfield is closely linked with economic growth and the development of transportation systems, beginning in 1870 with the introduction of rail service, and later, with the growth of automobile travel. Hotels were a presence in the commercial part of the city from 1870 well into the 1900s. The period of significance thus runs from 1870 to 1950, the arbitrary fifty year cut-off point. Surviving hotels are also significant in the area of Architecture, as major buildings in the commercial part of town. It was important for even modest hotels to project an image of prosperity, and many of the hotels in the area were built with the latest technology and stylistic accouterments. They continue to reflect their historic functions yet today, and stand as representative examples of commercial architecture in general and urban hotels of Springfield in particular.

The first full service hotel in Springfield opened just two months after the first railroad came through town, and the subsequent growth of the hotel industry paralleled economic development in the commercial areas of Springfield throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Nearly all of the hotels in operation during that period were located in commercial areas, and were similar in appearance to the surrounding office and retail buildings. The downtown hotels also continued to do well after automobile use supplanted the railroad in the area of passenger travel. By the 1930s, hotel patrons had access to more than 35 different hotels, ranging in size from 231 rooms to 50 or less.<sup>21</sup> Many of the hotels which were built before 1950 remained in service for decades, and the surviving buildings continue to reflect their original function.

---

<sup>20</sup> See Herbert Gottfried and Jan Jennings, American Vernacular Design, 1870-1940. (New York: Van Nostrand Reinhold Co., 1985) p. 240, and pp. F.1- F.2.

<sup>21</sup> Springfield Chamber of Commerce. "Springfield, Missouri." Promotional pamphlet in the collections of the State Historical Society of Missouri, 1935.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number F Page 13

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

The hotels of downtown Springfield generally take the form of the two-part commercial block, which architectural historian Richard Longstreth describes as "the most common type of composition used for small and moderate sized commercial buildings throughout the country."<sup>22</sup> Two-part commercial blocks were extremely popular in America from 1850 into the first decades of the 1900s, and by the turn of the century, Main Streets throughout the country were lined with them. One scholar noted that the "buildings on Main Street reflect a standardization that became a fact of life in the American small town in the latter half of the nineteenth century."<sup>23</sup> The two part commercial block is said to have its origins in the buildings of Ancient Rome, where it was common for urban building to have a shop on the ground floor and living quarters above. That shop-house form was used in Europe for centuries, and moved to America as the Colonies developed major trading centers. The form eventually developed into a primarily public or business type of building, as buildings grew larger and single residences above the store areas became less common.

Although the form of the two-part commercial block generally varies only in size, there is much diversity of architectural styling. In Springfield, urban hotels ranged from fairly straightforward interpretations of popular styles to what are essentially vernacular buildings. Stylistic embellishments based on classical architecture are by far the most common, although it should be noted that extravagant ornamentation of any kind was more the exception than the norm, especially on exterior surfaces.

Many of the buildings show the influence of what is described by Alan Gowans as "Academic Architecture," which was widely utilized in America, and Springfield, between ca. 1890 and 1930. Academic architecture includes such varied substyles as Beaux-Arts, Colonial Revival, and Craftsman, as well as several not used for Springfield hotels. As Gowans put it, Academic architecture "does not itself refer to a style; it is a way of handling other, earlier styles, refining and correcting them...according to attitudes learned 'academically.'"<sup>24</sup> Gowans identifies four basic characteristics of the genre; a willingness to use applied ornamentation, generous scale, direct or formal application of earlier styles, and what he calls "a vague, generalized sort of associationism."<sup>25</sup> In Springfield and elsewhere, these varied from earlier, Victorian, styles in the formal, often restrained, manner in which ornamentation was handled, as well as in the tendency to use a generous scale for everything from door and window size to such things as exterior pilasters, which often spanned several stories on the buildings of Springfield. They varied from later, "Modern" styles in that applied ornamentation was still an integral part of the architectural design, both inside and out.

---

<sup>22</sup> Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 24.

<sup>23</sup> Richard V. Francaviglia, Main Street Revisited, (Iowa City: University of Iowa Press, 1996) p. 35.

<sup>24</sup> Alan Gowans, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 216.

<sup>25</sup> Ibid.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number F Page 14

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

Regardless of individual stylistic embellishments, the downtown hotels of Springfield share a simple formality and an overall emphasis on presenting a dignified public impression. Hotel designers were undoubtedly aware of the role hotels played in the public image of the city, and of how important it was that the hotel project an air of genteel comfort. The surviving hotels continue to reflect such values, and they are today among the most impressive historic buildings in the downtown area.

### Registration Requirements

Like other buildings in the commercial areas of Springfield, historic hotels are significant for their association with the economic growth of the city, including that of the lodging industry, and for their architectural design. Hotels have operated in Springfield from 1870 to the present; eligible buildings will have functioned as hotels at some point between 1870 and 1950, the standard 50 year cut-off date for periods of significance. To be considered eligible for registration under Criterion A, in the area of COMMERCE, a building must have served as a hotel for a meaningful portion 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. Because early hotel rooms were commonly quite modest by today's standards, alterations to actual room layouts are to be expected, and will not preclude designation. Exterior appearances should be relatively unchanged, especially on upper facades and other important elevations.

To be eligible under Criterion C, in the area of ARCHITECTURE, a building should be a notable example of a particular style and/or reflect common local building and design principals from the period of significance. An eligible building will exhibit a relatively high level of integrity of exterior surfaces and finishes, and retain at least moderate detailing of the most public interior spaces. Fenestration patterns and architectural detailing of the most public elevations should remain intact, especially on the upper facades. Ground floor alterations, which are quite common, will be acceptable as long as the original fenestration patterns of the storefront display windows and entrances are apparent, and modern changes are reversible. Newer storefront elements should maintain the historic opening in the masonry unit as closely as possible, and consist mostly of transparent glazing. △

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 1 Page 3

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

### Major Bibliographical Sources (Amendment)

Collins, C.E. "Springfield Has It." Springfield: 1911. Promotional pamphlet in the collections of the State Historical Society of Missouri.

End, Henry. Interiors Book of Hotels & Motor Hotels. New York: Whitney Library of Design, 1963.

Francaviglia, Richard V. Main Street Revisited. Iowa City: University of Iowa Press, 1996.

Freitag, Joseph Kendall. Fire Prevention and Fire Protection: A Handbook of Theory and Practice. New York: John Wiley & Sons, Inc. and London: Chapman & Hall, Limited, 1921.

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

Gowans, Alan. Styles and Types of North American Architecture. New York: HarperCollins, 1992.

Greene County Planning Board. A Survey of the Resources of Greene County and a Plan for Their Further Development. Springfield: Greene County Planning Board, 1935.

"Harassed Hotel Dies," Springfield Leader and Press, May 2, 1962.

Hoyle Directory Company. City Directory for Springfield, 1901. Kansas City, MO: Hoyle Directory Co., 1901.

Jennings, A. O. Greene County Gazetteer and Business Directory. Springfield(?): A. O. Jennings, ca. 1886

Longstreth, Richard. The Buildings of Main Street. Washington, D.C.: National Trust for Historic Preservation, 1987.

Phelps, John. History of Greene County, Missouri. St. Louis: St. Louis Western Historical Society, 1883.

R. L. Polk and Co., Polk's Springfield Directory 1926. Kansas City: R. L. Polk and Co., 1926.

Sexton, R. W. American Apartment Houses, Hotels and Apartment Hotels of Today. New York: Architectural Book Publishing Company, Inc., 1929.

Springfield Chamber of Commerce. "Springfield, Missouri." Promotional pamphlet in the collections of the State Historical Society of Missouri, 1935.

\_\_\_\_\_. The Springfieldian, Vol. 1, No. 2, October, 1919.

White, Arthur. Palaces of the People: A Social History of Commercial Hospitality. New York: Taplinger Publishing Company, 1968.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   I   Page   4  

Historic And Architectural Resources of Springfield, MO  
Greene County, Missouri

---

United States Bureau of the Census. Census of Business Hotels: 1935. Washington, D. C.: U. S. Department of Commerce, 1937.

Woodruff, John Thomas. Reminiscences of an Ozarkian and Early Tourism Developments. Springfield, MO: Southwest Missouri State University, Office of Leisure Research, 1944. Edited version, 1994, Steve Illum, ed.