



LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

City of Springfield

INTEROFFICE MEMORANDUM

DATE: March 28, 2012
RE: Landmarks Board meeting

Please find attached the agenda for the Landmarks Board meeting on **April 4, 2012**. No tour is being offered.


Daniel Neal
Senior Planner



LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

April 4, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

I Roll Call

DAVID ESLICK
Historian Representative
Chair

II Minutes

February 8, 2012 and February 22, 2012

RON WALKER
Commercial Street
Representative

III Unfinished Business

- A. Certificate of Appropriateness
None
- B. Certified Local Government Review
None

CYNTHIA LIPSCOMB
Architect and Walnut St.
Representative
Vice-Chair

IV New Business

- A. Certificates of Appropriateness
None
- B. Certified Local Government Review
 - 1. Route 66 Street Steak n' Shake, 1158 E. St. Louis Street
 - 2. Fallin Brothers Building, 211-229 S. Market Avenue
- C. Local Historic Site De-listing
 - 1. Oakhaven (currently Lost & Found Grief Center), 1006 N. Cedarbrook Ave.

LEN EAGLEBURGER
At Large Representative

DAVID MAGGARD
At Large Representative

LAUREL BRYANT
Real Estate Representative

ANN BAYLIFF
At Large Representative

TODD SMITH
At Large Representative

V Communications

VI Reports

- A. Report on committees
 - 1. Application
 - 2. Demolition
 - 3. Historic sites and districts
 - 4. Communications
 - 5. Awards and recognition
 - 6. Design guidelines
- C. Administrative approval of C of A's
None

VII Any other matters that fall under the jurisdiction of the Board

- 1. Paul Parker, a member of Commercial Club, to address the board regarding internally-lit signs in the Commercial Street Historic District
- 2. Discuss the Missouri State University Memorandum of Agreement to mitigate the de-listing of the Woods-Evertz Stove Company National Register Historic District from the National Register of Historic Places.
- 3. 2012 Missouri CLG Forum

VIII Adjournment

NOTE: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

MINUTES OF THE LANDMARKS BOARD

DATE: February 8, 2012

TIME: 5:30 pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Cynthia Lipscomb, Vice-Chair; Ann Bayliff, Len Eagleburger; Laurel Bryant, Ron Walker, David Maggard, Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Rick Garner, Engineer, Sandy Goddard, Administrative Assistant. ABSENT: David Eslick

APPROVAL OF MINUTES:

Minutes from November 30, 2011 were approved unanimously.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

A. Certificate of Appropriateness (338 E. Commercial)

Ms. Lipscomb opened the public hearing.

Marko Balsamo, 4455 South Farm Road 135, Springfield, stated that the signs are constructed of aluminum and have acrylic facing with vinyl applied to the face with florescent lights inside to illuminate at nighttime.

Ms. Lipscomb commented on the locations of two signs.

Mr. Walker asked if the case had been to Building Development Services and was told no.

Mr. Neal stated that occasionally a case comes to them and it does not meet the sign requirements and they do like to have contact with BDS, Building Development Services, but it appears that discussion has not taken place. The Board will need to review the case and if there are issues, BDS will need to look at it.

Mr. Walker asked if it meets Building Development Services guidelines.

Mr. Neal stated that he cannot say that it has, if it has not been reviewed by BDS.

The Board talked about finding mortar joints in stucco in keeping with the Standards and Guidelines.

Mr. Balsamo stated that they could measure down from where they see brick and find visible mortar joints and start drilling they will see if they hit the joint and adjust it an inch or so if needed, and the sign will cover up anything that is done there.

Mr. Walked commented that this does not meet anything close to what is allowed on the street or what Building Development Services will allow.

Mr. Neal apologized for not verifying with BDS if the plan had been reviewed, before bringing the case before the Board.

Mr. Balsamo asked if they were talking about regular Springfield sign permits.

Mr. Neal stated it would have to meet the Sign Ordinance requirements.

Mr. Balsamo stated that that sign is more than ten (10) feet off the ground and does not extend from the wall more than twelve (12) inches, as far as any other king of wall sign, it would meet every guideline that the City would require.

Ms. Bryant commented that In the Commercial Street Guidelines, it states recommending the content to the signs be limited to the Business Name and is concerned if it meets the requirement. The sign displays the business name and three (3) food offerings. (pg 71 of the Guidelines)

Ms. Lipscomb asked if the name is just Johnny Garcia's or is it Johnny Garcia's Steaks, Omelets, Chili Rellenos.

Mr. Balsamo stated that they added the steaks, omelets and chili rellenos so that people would know what type of business it is, asking if that is a problem with getting the case passed.

Mr. Walker asked for a copy of the Commercial Street Guidelines asking what the guidelines say.

Mr. Maggard asked if the business was a chain or locally owned.

Mr. Balsamo commented that it is local.

Ms. Bryant asked if historically, windows would be used for giving a description of what type of business it is.

Ms. Lipscomb stated she did not see that it was overstepping the guidelines with the words steaks, omelets and chili rellenos.

Ms. Bayliff commented that if the words were allowed as part of the signage, wouldn't that allow other businesses to take advantage of adding to their signage; the guidelines say just the business name is allowed.

Mr. Balsamo said that he has another option if the addition wording was questionable. The words have been removed and added Mexican/American Restaurant.

Ms. Bayliff stated that she believes that would be the same thing and other Commercial Street businesses would take from that and run with it.

Mr. Walker added that they are not addressing part of the problem and that is the internally lit sign. It is the sign itself that is the problem. If you look down the street, there is not another sign like that up and down the historic district. Most people deal with that by putting graphics on the window. It is strongly discouraged to have big, bright shining signs on the front of these buildings.

Mr. Balsamo stated that there are several businesses with overhanging signs on the street. The Rathbone Ace Hardware has one; a Hamms Beer sign is close by, and a couple of other businesses close by have the overhanging signs.

Mr. Walker said that he understands his point of view but some of the signs were there long before the rules and guidelines came along. This is the exact thing that is discouraged on the street.

Ms. Bryant pointed out that the Commercial Street Guidelines do state that.

Mr. Walker read from the guidelines stating that, "internally lit signs are discouraged where they would overpower the historic setting", and continued by adding that a sign of that size is big and bright. Mr. Walker continued by saying that he is not speaking for everyone, but that is the way it has been.

Ms. Lipscomb asked the Board to continue reading the guideline where it states "internally lit signs are acceptable where they do not overpower the building".

Mr. McDonald, City Attorney, commented that the content of the sign from the legal aspect is that these are guidelines, not mandates. This is something that the Board can look at and determine if it would apply in this situation and the Board does not have to rigidly hold to each one of the points, but there are things to consider. The next point is, when you try to regulate the content of a sign, you run into First Amendment issues and I don't believe we want to go there. If the applicant wants to say he is going to serve steak, we should not get into limiting that kind of content. Mr. McDonald again reiterated that these are guidelines and not absolutes and think about First Amendment when you are thinking about regulating content. The question for the Board to determine is, does this overpower the building or does it overpower the historic aspect of the street. Mr. Walker seems to think that it does. That is really what you are going to vote on.

Mr. Neal commented that from staff perspective there has not been a case like this previously and in researching this was unable to find that business name content had ever been questioned as part of a sign review.

Ms. Lipscomb commented that the issue is if the sign is overpowering the building.

Mr. Walker asked if anyone has discussed having the same sign, but not lit internally.

Mr. Balsamo said no, and asked if lighting it from the outside be an option.

The Board discussed external lighting possibilities.

Ms. Lipscomb asked if there was already electrical service coming through the wall, in both locations.

Mr. Balsamo said yes to the front location but is not certain on the side of the building.

Mr. Neal stated that the side location will need electric run to it.

Mr. Walker stated that he would offer a compromise by using the external lighting. It is a historic district and the sign, which is the same as a strip center sign, does not fit.

Mr. Maggard questioned the projected signs and if getting them installed has been an issue previously with the Board, adding that those types of signs detract from the street more than the proposed sign.

Mr. Neal commented that there is a different look by the City on that, because the signs are projecting into the right-of-way and those require license agreements and are more careful about the signs that are allowed to overhang in a right-of-way.

Ms. Lipscomb closed the public hearing.

Ms. Bryant motioned to approve Certificate of Appropriateness 338 E. Commercial. Mr. Maggard seconded the motion. Motion failed as follows: AYES: Lipscomb, Maggard, Eagleburger, Bayliff. NAYS: Walker and Bryant. ABSTAIN: None. ABSENT: Eslick.

Mr. McDonald referred to the Rules of Procedure Section 2.3 that stated that it takes five (5) votes to approve or disapprove any action, and in the event the five (5) votes cannot be obtained, the item is automatically tabled and voted on at the Board's next scheduled meeting.

Mr. Walker commented that the Board can table the item and Mr. Balsamo will not need to come back and present again, and he would be notified of the results.

Ms. Lipscomb asked if the item would be tabled for two weeks till the next meeting.

Mr. Neal said yes, the meeting would be held in two weeks.

Ms. Bryant asked if Mr. Neal would speak with Building Development Services.

Mr. Neal stated he would talk with BDS to make certain that it complies with the sign code as it is now.

Mr. Balsamo approached the Board and stated that the owner is trying to open his business very soon. To postpone his signage for two weeks for this and whatever else it takes for the rest of the permit process will take a month. He asked if it would meet with the Board's approved if the sign was of the same size and look in the panel, mounted to the building without the lighted cabinet till a decision is made on what to do with the rest of the sign. In other words, do the sign panel, the acrylic panel as normal, and mount it up to the building with some type of framework and be non-lighted.

Mr. Walker stated he would not have an issue with that, but it would be a Building Development Services call.

Mr. Balsamo stated that he would have to get a sign permit from them, but he could proceed with that part of it.

Ms. Bayliff commented as long as it was posted in the grout.

Ms. Lipscomb stated no one would have a problem with that.

Mr. McDonald asked if it would be on an acrylic façade or other material.

Mr. Balsamo said it would be on acrylic face just won't be lighted. They will put it up on a metal framework so it will be attached and bolt that into the grout.

Mr. McDonald commented that another motion would need to be put on the table to approve the Certificate of Appropriateness to that effect.

Ms. Bryant commented that it would be mounted temporarily correct.

Mr. McDonald said yes, and you will want to make it clear in your Certificate in Appropriateness that it is a temporary situation until there is a ruling.

Mr. Walker motioned to approve the Certificate of Appropriateness with the stipulation of doing a temporary sign in lieu of the tabled item for the lit sign. Ms. Bayliff seconded the motion. Motion carried as follows:

AYES: Lipscomb, Bryant, Bayliff, Maggard, Eagleburger, and Walker. NAYS: None. ABSTAIN: None.

ABSENT: Eslick.

COMMUNICATIONS:

Mr. Neal told the Board that they reviewed a CLG Grant last year that Missouri State was looking to appropriate through the City, which was applied for later last year and it approved through the State Historic Preservation Office. It is a pass through Grant which we will distribute, and the amount was for \$11,285.00 through Federal Share. They will be conducting classes for an Archeological Days with the local school district. It is a success story through the CLG Program with the State and Federal Government. The dig will be at the Darr Agricultural Center, called the McKensie-Townsend site which is an early Euro-American settlement. The details of the Grant are being reviewed and will begin in March or April with plans to get the schools involved and bring students to the dig site to analyze and research everything that is collected.

Mr. Neal reminded the Board about the CLG Forum in Jefferson City, April 21st, encouraging everyone to participate.

There being no further business, meeting was adjourned at 6:00 p.m.



Daniel Neal
Landmarks Board

MINUTES OF THE LANDMARKS BOARD

Date: February 22, 2012

Time: 5:30

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: David Eslick, Chair, Cynthia Lipscomb, Vice-Chair, Laurel Bryant; Ann Bayliff; Len Eagleburger; David Maggard and Todd Smith; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney, Sandy Goddard Administrative Assistant. ABSENT: Ron Walker

Mr. Eslick recognized new Board member, Todd Smith and asked him to introduce himself.

Mr. Smith stated he grew up in Springfield, attended Baylor University; otherwise he has lived in Springfield all his life. He has worked in the family business, Architectural Materials, since his return from college. They provide specialty construction projects, mostly window replacements, which directed his interest to the Landmarks Board. At present, the company employs fourteen people in the field and specializes in glass and glazing, window replacement as mentioned, and operable partitions. He has always had an interest in history and architecture and is anxious to be involved with the Landmarks Board.

APPROVAL OF MINUTES:

None.

COMMUNICATION:

None.

UNFINISHED BUSINESS:

- A. Certificate of Appropriateness
(338 E. Commercial)

Mr. Eslick opened the public hearing.

Mr. Marko Balsamo, 4455 S Farm Road 135, Springfield, commented the Board's greatest concern at the last meeting was the amount of light a sign would put out, that it might overpower other lighting or the whole area. He stated he went out at night with a photographer's light meter to gauge the candle power of the streetlights in the area, to compare with the light output of the sign. As seen in the attached pictures, there is little difference in the street light and the sign. (The sign is a little less). I'm presenting this to show that the lighting of the sign is no greater than existing lighting on the corner. Since the street lights meet everybody's approval, I would suggest that the sign lighting should also be acceptable.

With the yellowish background, the sign color should fit in with the lighting on the street better than the gooseneck floodlights at the gallery next door, which have a definite white glow.

Ms. Bayliff stated that she is not concerned about the lighting, but with the sign stating what the business is, because it does not meet the Commercial Street Guidelines. Ms. Bayliff commented that the guidelines need to be changed or the guidelines need to be followed.

Mr. Balsamo stated that from the last meeting there was a consensus that leaving steaks, omelets, and chili rellenos on the sign was not an issue. His biggest concern was that they are allowed to put up the sign that is internally lighted.

Mr. Eslick commented that the guidelines recommend the contents of the sign be limited to the business name.

Mr. Balsamo said the reason there were discussing putting the words on the sign is because Johnny Garcia's doesn't really tell what kind of business it is.

Ms. Bryant referred to Mr. McDonald's comment from the previous meeting that it is not the Board's place to stipulate what goes on the sign.

Ms. Lipscomb said that she would draw the line if there was a really long slogan or motto, but there are other signs along the street that show what the business is on the sign.

Mr. Eslick stated that signs are removable features and the store front is not historic, it has been re-done.

Ms. Lipscomb also mentioned the grout lines on the building stating they are really tight and it appears there have been some supports up higher that were in the grout lines. It appears there are some connections through the stucco approximately where they are looking to put the sign, so it might be nice to reuse some of those if possible or try and get into the brick joints as much as possible.

Mr. Eslick closed the public hearing.

Mr. McDonald reminded Board that the case would need to be removed from the table before voting.

Ms. Bryant motioned to remove Certificate of Appropriateness at 338 E Commercial St. from the table. Ms. Lipscomb **seconded** the motion. Motion **carried** as follows: Ayes: Eslick, Lipscomb, Eagleburger, Maggard, Bryant, Bayliff and Smith. Nays: None. Abstain: None. Absent: Ron Walker.

Ms. Bryant motioned to approve Certificate of Appropriateness at 338 E Commercial St. with the stipulation that the contractor will attempt to use the grout lines if possible. Ms. Lipscomb **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Lipscomb, Eagleburger, Maggard, Bryant and Smith. Nays: Bayliff. Abstain: None. Absent: Ron Walker.

NEW BUSINESS:

A. Certificate of Appropriateness (945-947 East Walnut)

Mr. Paul Reichert, 1146 S Pickwick, Springfield, stated that in 2004 a much more extensive project was approved by the Landmarks Board and a permit issued by Building Development Services. Seventy-five percent (75%) of the demolition has been completed, and a revision of the project needed to happen. Mr. Reichert covered the proposal item by item detailing the proposed renovations.

1. Demolition and reconstruction of north and west foundation walls of the 1940's addition.

There were no questions regarding item one (1).

2. Renovation and restoration of the 1940's first and second story porch addition.

There were no questions regarding item two (2).

3. Replacement of all windows at the 1940's first and second story porch addition. New windows shall be one over one with sash and trim of new windows matching existing.

Mr. Reichert commented he would be using wood windows to match existing windows.

On the west elevation, three windows will need to be removed and converted to a 1R rated firewall. There were no questions regarding item three (3).

4. Removal of the existing exterior stairway at the north side of the 1940's addition.

Mr. Reichert commented that the stairway is not safe during bad weather, especially snow and ice.

Ms. Bryant asked if the stairway was the only way to the second floor.

Mr. Reichert said there was another entry way and reviewed where the access is.

5. Removal of the windows at the west wall of the 1940's addition.

There were no questions regarding item five (5).

6. Removal of the shed roof at the 1940's addition.

Mr. Reichert commented that it is their intention to bring the soffit on around the house in its existing depth. There were not questions regarding item six (6).

7. Construction of new two-story enclosed stairway to provide access to the basement and third floor. The addition will have an exterior stucco finish and fixed pane windows. The windows will have 1 ¾" aluminum perimeter frames and will be trimless. The west wall of the proposed stairway will offset 1'-10" east of the west wall of the primary structure.

Mr. Reichert commented that the construction of the stairwell will give access to the third floor loft apartment, and referred Board's attention to the overhead display of the proposed stairwell. He stated that he has the fixed pane aluminum windows, insulated windows, and has proposed to put one (1) on the west elevation and four (4) on the north elevation just to allow natural light into the stairwell. Previously, the Board had approved to use traditional stucco on the exterior of the major additions and again proposes to use traditional stucco to delineate that as new construction as something totally different.

Mr. Smith asked if it was true stucco or effus product.

Mr. Reichert stated Boyd Plastering does that type of work for him and they know how to do the traditional stucco, so they can do that, but something with a little insulating value would be better. Something like the effus would be a better product, but the end result would be something that would appear like traditional stucco.

Ms. Bryant asked if the reasoning for the off-set of the windows on the stucco addition more to delineate this as a modern addition.

Mr. Reichert stated it has to do with the stairwells, placement of the windows for the stairs. There are building regulations for the placement of windows in stairs.

Ms. Lipscomb asked about the doors that are being put in the addition.

Mr. Reichert referred to the door that will give access to the stairway up, and the other door, access to the basement for the landlord. A metal, fire proof door is what they are proposing and a door with a glass panel for tenant safety.

Ms. Lipscomb stated that since this is a utilitarian stair, with a lot of people going in and out and banging the doors up and it is at the rear of the building and set back somewhat, she doesn't see an issue. Normally metal doors are not encouraged.

8. Construction of bell-cast roof from the north hip roof of the original structure to the north wall of the 1940's addition and the proposed stairway. The ridgeline of this proposed roof will be offset 11", horizontally and vertically, from the ridgeline of the existing roof. Box guttering, fascia, soffit and frieze at the proposed roof addition will match that of the primary structure.

There were no questions for item eight (8).

Mr. Reichert stated that they had previously sought and received approval from traffic to have just a twenty (20) foot wide concrete drive way and that was brought to the attention of the Landmarks Board and it was approved, and are asking the Board to approve what has already been approved as it is similar to the original request but not identical to the original.

Mr. Eslick closed the public hearing.

Ms. Lipscomb motioned to approve Certificates of Appropriateness at 945 – 947 East Walnut, with the exception of item three (3) to specifically approve wood windows to match the existing windows, and Item five (5) removal of the windows of the west wall and the single window on the north wall. Ms. Bryant seconded the motion. Motion carried as follows: AYES: Eslick, Lipscomb, Eagleburger, Maggard, Bryant, Bayliff and Smith. NAYS: None. ABSTAIN: None. ABSENT: Ron Walker.

Any other matters that fall under the jurisdiction of the Board:

Mr. Eslick commented about the CLG Forum on April 21st, 2012, stating registration will be paid and Mr. Neal will need to get a count of those who will attend. Mr. Eslick commented that the Board is required to take training once every two years and it has not been done in some time. It is a great opportunity to be in a forum with other people who are going through the same things we are. At one point, the Board presented a mock Certificate of Appropriateness application. The meeting is in Jefferson City from 8:30 – 3:00 p.m., so departure time would be 5:00 a.m. and return to Springfield about 6:00 p.m.

Mr. Neal told the Board that he has December's budget and the Landmarks budget is at approximately \$1200.00, so there is money for training purposes and anyone who would like to attend, please take the opportunity to attend.

Mr. Eslick, Mr. Maggard, Ms. Bayliff, and Ms. Bryant expressed an interest in attending the conference. Mr. Neal commented he will be attending also.

There being no further business, the meeting was adjourned at 6:15 p.m.



Daniel Neal
Landmarks Board



Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

March 16, 2012

Mr. Daniel Neal
Landmarks Board of Springfield
840 Boonville
Springfield, MO 65801

RE: Route 66 Street Steak n' Shake (preferred), 1158 E. St. Louis Street, Springfield, Greene County

Dear Mr. Neal:

We are pleased to inform you that the above named property has been nominated for listing in the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing recognizes a property's historic importance to the community, state or Nation and assists in preserving our Nation's heritage.

As a Certified Local Government (CLG), your community has entered into a preservation partnership with the State Historic Preservation Office and the National Park Service. A key part of that partnership is reviewing and providing comments on National Register of Historic Places nominations for properties within your jurisdiction. To this end, please find enclosed a draft National Register of Historic Places Registration Form for the nominated property. By federal regulation, the CLG has 60 days to comment on the nomination. For more information, please read the enclosed, "Certified Local Governments and the National Register of Historic Places."

National Register nominations go through several layers of review. The review process involves staff of the State Historic Preservation Office, the chief elected official and preservation commission of CLGs, the Missouri Advisory Council on Historic Preservation, and the Keeper of the National Register.

The nomination has tentatively been scheduled for review by the Missouri Advisory Council on Historic Preservation. You are invited to attend the meeting which will begin at 9 a.m. on **Friday May 18, 2012** at the Lewis and Clark State Office Building, 1101 Riverside Drive, LaCharette Conference Room, Jefferson City, Missouri.

Attached please find "National Register of Historic Places Commonly Asked Questions." This explains in greater detail the results of listing in the National Register, the benefits of listing and the rights of owners to comment on or object to listing in the National Register. If you have questions please contact Tiffany Patterson, National Register Coordinator, P.O. Box 176, Jefferson City, MO 65102, e-mail tiffany.patterson@dnr.mo.gov, or by phone at 573-751-7858.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Mark A. Miles
Director and Deputy
State Historic Preservation Office

MAM:ct

Enclosures: 3

Certified Local Governments and the National Register of Historic Places

Introduction

As part of the partnership between the SHPO and a Certified Local Government (CLG), the CLG is responsible for reviewing and commenting on all National Register of Historic Places nominations for properties within its jurisdiction. In most cases, the SHPO receives a nomination first and forwards the draft to the CLG for review and comment. The CLG may also develop or receive the documentation necessary to nominate a property to the National Register. The commission must then forward the nomination to the SHPO for subsequent review by staff and the Missouri Advisory Council on Historic Preservation.

Commenting on Nominations:

The National Register of Historic Places nomination process requires public participation, so the review of a National Register nomination should be placed on the preservation commission agenda.

Preservation commissions have an intimate knowledge of local history and resources, and should use that knowledge to answer some basic questions about the property and the nomination:

- Using the National Register Criteria of Significance, is the property historically significant? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- Does the property retain historic integrity? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- To the best of your knowledge, is the information in the nomination correct?
- Does the nomination contain sufficient information to document the significance and integrity of the property?

Following review, both the local commission and the chief elected official of the CLG shall inform the SHPO and the property owner(s) of their separate opinions regarding the National Register nomination. This is to be done within 60 days of receipt of the nomination data from the owner or the SHPO.

If one or both the local commission and chief elected official support the nomination or if no comments are received, the SHPO will process the nomination according to federal guidelines. If both the local commission and the chief elected official oppose the nomination, a letter or report outlining the reasons for objection shall be forwarded to the SHPO. If both the local commission and chief elected official object to the nomination, the property will not be nominated to the National Register of Historic Places unless that decision is appealed by a property owner or interested party.

CLG Nomination Review Report Form

Attached is a review form that can be used to provide comments on National Register nominations to the SHPO. Use of this form *is not* required and is provided only as a guide for providing comments and recommendations.

Missouri CLG National Register of Historic Places Nomination Review Report Form

Property Name: _____

Address: _____

Certified Local Government: _____

Date of public meeting at which nomination was reviewed: _____

Criteria of Significance

Please check below the responses appropriate to the nomination review.

NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ Criterion A. Property is associated with events that have made a significant contribution to our history.
- ☐ Criterion B. Property is associated with the lives of persons significant in our past.
- ☐ Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- ☐ Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- ☐ None of the Above

Integrity

Please check below the responses appropriate to the nomination review.

NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ The property retains authentic historic character from its period of significance.
- ☐ The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments

Please check below the responses appropriate to the nomination review.

Commission/Board

- ☐ The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- ☐ The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.

CLG Commission/Board Chair or Representative

Print Name: _____

Signature and Date: _____

Chief Elected Official or Designee

Print Name: _____

Signature and Date: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name St. Louis Street Steak n' Shake

other names/site number Route 66 Steak n' Shake (preferred)

2. Location

street & number 1158 E. St. Louis Street

N/A

not for publication

city or town Springfield

N/A

vicinity

state Missouri

code MO

county Greene

code 077

zip code 65804

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 at the following level(s) of significance:

 national x statewide local

Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property x meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Route 66 Steak n' Shake

Name of Property

Greene County, MO

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒	private
☐	public - Local
☐	public - State
☐	public - Federal

Category of Property

(Check only one box.)

☒	building(s)
☐	district
☐	site
☐	structure
☐	object

Number of Resources within Property

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

Contributing	Noncontributing	
2	0	buildings
0	0	district
0	0	site
2	0	structure
0	0	object
4	0	Total

Name of related multiple property listing

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

Route 66 in Missouri

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Restaurant/Drive-In/Diner

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Restaurant/Diner

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Restaurant/Drive-In/Diner

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: CERAMIC TILE

CONCRETE

roof: ASPHALT

other: METAL

Route 66 Steak n' Shake

Greene County, MO

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ 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

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

TRANSPORTATION

ARCHITECTURE

Period of Significance

1962 - 1981

Significant Dates

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Landmarks Assoc. of St. Louis, Inc.

Historic Resources Survey Number (if assigned): _____

Route 66 Steak n' Shake
Name of Property

Greene County, MO
County and State

10. Geographical Data

Acreage of Property 0.66 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 475550 4118145
Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

11. Form Prepared By

name/title Ruth Keenoy

organization Landmarks Association of St. Louis, Inc.

date January 05, 2012

street & number 911 Washington Avenue, Suite 170

telephone 314-421-6474

city or town St. Louis

state MO

zip code 63101

e-mail rkeenoy@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name Leonard Sons, Inc.

street & number 1550 S. Glenstone Avenue

telephone 417-860-1975

city or town Springfield

state MO

zip code 65804

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Property Name: Route 66 Steak n' Shake
Greene County, Missouri

Summary

The Route 66 Steak n' Shake is located in Springfield (Greene County), Missouri at 1158 E. St. Louis Street (former U.S. Highway 66). The property is situated within the southeastern intersection quadrant of E. St. Louis Street and National Avenue. The associated 0.66-acre parcel features a one-story contributing building constructed in 1962 as a Steak n' Shake restaurant. The building is sited on an asphalt-paved lot bounded by E. St. Louis Street (north), National Avenue (east), an adjacent commercial property (south), and an alley (west). The parcel includes two free-standing signs (both contributing) at the northeast and south ends of the lot; and one contributing outbuilding near the southwest corner of the lot. The Route 66 Steak n' Shake is locally significant under Criterion A: Commerce and Transportation; and Criterion C: Architecture. The property meets Criterion Consideration G as its period of significance (1962-1981) occurred less than 50 years ago. The period of significance extends from the date of the building's construction (1962) through 1981, when Route 66 was decommissioned as a federal highway in Missouri. The property is associated with the Multiple Property Documentation Form (MPDF): Route 66 in Missouri. It is nominated under the MPDF Context for Automobile Tourism and Roadside Commerce, 1926 - 1981. Route 66 Steak n' Shake meets the MPDF Registration Requirements for Eating Establishments.

Narrative Description

Building Exterior

Route 66 Steak n' Shake is a one-story, rectangular plan, concrete building with a flat roof, exterior glazed ceramic tiles (all elevations), and a poured concrete foundation. The roof is covered with asphalt and projects beyond exterior walls at all elevations. The roof overhang is edged with neon lighting and bears slogans associated with the chain establishment: "Grinding Only Gov't Inspected Beef for Steakhburgers" (north elevation); "Famous for Steakhburgers," "Genuine Chili," and "Tru-Flavor Shakes" (east and west elevations); and "In Sight it Must Be Right" and "We Protect Your Health" (south elevation). At the center of the flat roof, a bulb and neon sign bears the restaurant's name, "Steak n' Shake." Below the Steak n' Snake neon lettering, the sign bears the painted slogan, "It's a Meal." The large linear sign extends east-to-west across the width of the building. The south end of the sign rises vertically and slants diagonally, drawing visual attention to the sign's asymmetrical design. The sign is two-sided (east/west) and bears identical neon/painted lettering on each side.

The building's primary (north) elevation faces E. St. Louis Street (formerly Route 66). The elevation holds a central commercial style glass and metal door with an upper single-pane transom. The entry is offset to the west by four floor-to-ceiling height glass panels divided by aluminum sashes. East of the entry, the door is offset by three upper half-length glass panel windows with aluminum sashes. Below the west windows, the façade is clad with glazed ceramic tiles. The tiles are primarily white; though narrow bands of black tiles border the upper and

National Register of Historic Places
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Section number 7 Page 2

Property Name: Route 66 Steak n' Shake
Greene County, Missouri

lower elevation. Spanning the façade near the roof is a red-and-white striped pattern drop-down canvas awning that bears the Steak n' Shake slogan, "Takhomasak."

The east (side) elevation faces National Avenue. This elevation holds a striped drop-down canvas awning similar to that noted on the facade. Below the awning, the elevation features a continuous band of nine single-pane windows, which span the entire elevation. The window lights are divided by narrow aluminum bands. Slightly off-center on the elevation is a walk-up customer service window with an attached exterior stainless steel tray stand. The lower elevation is clad with glazed white ceramic tiles. Similar to the primary elevation, the tiles are bordered (top and bottom) by narrow bands of black tiles. The southeast corner of the elevation is recessed to create a walk-up service bay. This area is covered by the roof overhang, supported by a single metal column. The exterior walls of the recessed area hold upper window panels. Below the windows are flat-topped metal projections that house air conditioning equipment. The L-plan rectangular air conditioning unit rests on a poured concrete slab.

The west (side) elevation supports a drop-down canvas awning (with logo) that spans half of the elevation (from the north end). Below the awning, the elevation holds three large floor-to-ceiling windows. The remainder of the elevation is clad with white ceramic tiles. The lower elevation is clad with a slender band of black tiles. The south end of the elevation holds two solid single-door entries. One of the doors (nearest the north end of the elevation) is enclosed with plywood. The other entrance retains an original wood door with a lower metal grate. Extending along the elevation is a concrete sidewalk. An exterior stairwell leads from the sidewalk to a basement entry via a door on the lower (sublevel) elevation. The basement staircase is offset by a metal handrail. Concrete linear barriers extend along the handrail near the parking lot. The basement entry is covered by a solid metal door.

The south (rear) elevation serves as a drive-up area for customers. The wall is clad with exterior ceramic white tiles. A foundation level band of black tiles is also intact (similar to the other elevations). The southeast corner of the elevation supports a recessed customer walk-up area that is shared by the east elevation (as noted above). Offsetting this area is a drive-up window (on the south elevation wall) that holds a two-panel sliding window. West of the drive-up window bay is a single door with a single window. Similar to the remaining elevations, a concrete sidewalk extends along the elevation.

Building Interior

The interior of the Route 66 Steak n' Shake reflects an open plan dining establishment. The east end of the interior space supports a linear customer service area that is visible from the dining area. The service area retains original stainless steel cabinets and appliances. It is separated from the dining area by a stainless steel topped counter that serves as a customer service area. The kitchen is situated at the south end of the restaurant. The kitchen floor is clad with tile. Overhead fluorescent lighting (added c. 1995) extends in a linear fashion above the dining area, parallel to

National Register of Historic Places
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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

the interior east wall/counters. West of the counter/service area is an open dining room with tables and chairs (c. 2000). Tables are supported by single (two-top) and paired (four-top) stainless steel legs. Chairs are metal with vinyl seat coverings. Bench seats line the west and north ends of the dining area. The dining area floor is clad with c. 2000 ceramic tile. The southwest corner of the interior space is partially enclosed by a projecting wall. This area leads to a hallway and two restrooms. Immediately north of the kitchen is an enclosed storage area. Though much of the interior space has been updated through the addition of contemporary floor tiles, ceiling tiles, modern appliances, tables and chairs; the original floor plan is intact as are kitchen and service area finishes.

Site Description

Separating the Steak n' Shake building from E. St. Louis Street, at the north end of the parcel, is a slightly elevated strip that provides curb parking near the primary elevation. The projection connects the concrete sidewalk along E. St. Louis Street to the walkway abutting the building's north wall. Parking spaces extend along the east and west ends of the curbed area. The center of the raised curb/projection is landscaped with grass, trees, shrubs, and flowers. Sidewalks extend around the east, west, and south sides of the landscaped area to provide access to/from the building and parking lot.

Two free-standing original signs are located on the lot associated with the property. The northeast corner of the lot (near the intersection of E. St. Louis Street and National Avenue) supports a free-standing modular sign supported by a central metal pole. The sign is topped by an abstract diamond-shaped sign flanked by bulb lighting. Below the upper diamond-shaped projection is a bow-tie shaped sign bearing the "Steak n' Shake" neon logo. Similar to the sign on the building's roof, the pole sign provides advertising on both sides – identical on each side and visible to traffic along both routes that intersect the property's borders.

The additional original sign, situated at the south end of the lot, is constructed of wood and is painted. The sign bears the name of the restaurant, "Steak 'n Shake." Between the sign's wording "Steak 'n" and "Shake," is an image of a milkshake and "steakburger" with additional logo/slogans relating to the business. The sign is rectangular and approximately ten feet in height. It is supported by six metal poles and lit by eight metal lamps extending from the back side of the sign above the lettering. Unlike the two neon signs on the property, the sign bears words/advertising on a single side facing the parking lot. Below the words, the sign bears a horizontally striped pattern with rounded edges, which loosely imitates the striped awning on the building. Abutting the rear (non-advertising) side of the sign is the adjacent property, which supports a prefabricated metal building.

The property site holds one contributing outbuilding, located near the southwest corner of the lot. The small one-story concrete building is rectangular in plan with a slab foundation and a flat roof. The south end of the building has a small shed addition. The east elevation holds two

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

entries. The entry to the south is filled with a contemporary storm door (glass and metal), situated within the shed wing. The remaining entry (north end, east elevation) holds a solid metal door with strap hinges. The building serves as a storage facility and was erected during the period of significance.

Integrity Discussion

Route 66 Steak n' Shake retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. The building has been altered since construction; but these alterations are primarily associated with the interior space. Interior upgrades have been limited to materials that over the years required replacement due to continuous use (such as tables, chairs, and floors) and to comply with local and state regulations; as well as corporate sponsorship. Despite the changes, the interior space retains its original plan and much of the original service area finishes. As such, it clearly demonstrates the property's intended use and fails to detract in any way from the significance of the property and its relationship to Route 66.

Route 66 Steak n' Shake meets the MPDF Registration Requirements for Eating Establishments. The property meets the requirements for two subtypes: Diners and Drive-ins. The restaurant was originally a drive-in eating establishment that also offered interior dining. The building meets the registration requirements for listing under Criterion A: Transportation and Commerce; as well as Criterion C: Architecture. It is associated with Route 66 in Missouri between the years 1926 and 1981. The property retains integrity of location, design, setting, materials and association for both drive-ins and diners. Due to the property's age, which is less than 50 years, it exhibits exceptional significance under Criterion Consideration G.

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

Statement of Significance

Summary

The Route 66 Steak n' Shake in Springfield, Missouri, is located at 1158 E. St. Louis Street. The primary resource on the site is a one-story drive-in restaurant constructed in 1962, at which time St. Louis Street served as U.S. Highway (Route) 66. The lot, in addition to the restaurant and its roof-topped neon sign, supports two free-standing signs (erected c. 1962) and a small outbuilding (c. 1962); all of which are contributing to the site. The parcel encompasses 0.66-acre and is situated at the southeast intersection of E. St. Louis Street and National Avenue. The property is locally significant under Criterion A: Commerce and Transportation and Criterion C: Architecture. The property meets Criterion Consideration G due to its period of significance (1962-1981), which occurred less than 50 years ago. The period of significance extends from the date of the building's construction (1962) through 1981, when Route 66 was decommissioned as a federal highway in Missouri. The Route 66 Steak n' Shake in Springfield is associated with the Multiple Property Documentation Form (MPDF): Route 66 in Missouri. It is an excellent example of Missouri's roadside diners/drive-ins constructed along Route 66. The restaurant is a standard plan Steak n' Shake diner, associated with the restaurant chain established in by Gus Belt 1934. The restaurant continues to operate in this capacity today.

Route 66 in Missouri, 1926 – 1981

Route 66 is the common name for the former U.S. Highway 66, designated as such by the Bureau of Public Roads in 1926. Originating in Chicago, the highway passed through Illinois, Missouri, Kansas, Oklahoma, Texas, New Mexico and California before reaching its terminus near Santa Monica (CA). Route 66 was created in piecemeal fashion by linking existing roads – many originally used as settlement trails and farm-to-market routes. The route's standardization and final alignment took more than ten years to complete.¹ Many sections of the road had to be widened, straightened and/or paved to meet federal regulations, and new construction was necessary to provide alignment connections. Route 66 was the first road of its length to be entirely paved; and it was the first (and only) national highway that traversed the country diagonally. Today, Route 66 is the nation's most iconic roadway – long associated with the automobile's popularity in American culture. The road was decommissioned in Missouri in 1981 and nationally in 1985. In Missouri, segments of the highway remain intact and in use today, including the improved stretch that extends adjacent to the Route 66 Steak 'n Shake on E. St. Louis Street (Figure 1).²

¹ Michael Cassity, "Route 66 Corridor National Historic Context Study" (Route 66 Preservation Program, National Park Service, 2004), iv.

² Ruth Keenoy and Terri Foley, "National Register of Historic Places Multiple Property Documentation Form: Route 66 in Missouri," (2008), E:1.

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

Springfield, Missouri is considered the "birthplace" of Route 66. It was here that road's designation as U.S. Highway 66 was finalized under the direction of Cyrus Stevens Avery. Avery was an appointed member of Oklahoma's State Highway Commission and a Good Roads advocate. He served as one of four representatives assigned by the U.S. Department of Agriculture to assist with planning a federal highway through the Midwest that would connect the eastern half of the country to California.³ The official decision that granted the road its 66 numbering assignment was made on April 30, 1926, during a meeting at the Colonial Hotel (no longer extant) in downtown Springfield (Figure 2).⁴ The event granted Springfield its association as the "birthplace" of Route 66 and dubbed Avery as the "father" of Route 66.⁵

Missouri's Route 66 was pieced together utilizing the state's existing road network which, as previously noted, was true for much of the alignment. Although Route 66 was part of the federal highway system, its maintenance and improvements were funded by individual states. The road's federal designation relates primarily to its numbered assignment as "U.S. Highway 66" – a standardized means of numbering highways established by the American Association of State Highway Officials (AASHTO) in 1925. Missouri was the first state to earmark its highway revenues. In 1921, Missouri's legislature state passed what is commonly known as the Centennial Road Law, created to draft the state's plans for a modern highway system and provide funding through licensing fees and a fuel tax.⁶ An amendment in 1928 secured an additional \$75 million in bonds that could be used for no other purpose than to construct and improve primary and secondary roads.⁷ Through the bonds and funds earmarked under the Centennial Road Law, Missouri finished paving Route 66 in less than three years. This was no small feat as the road encompassed 126 unpaved miles in 1926. Two states finished paving Route 66 sooner: Illinois – which designated Route 66 primarily along roads paved prior to 1926; and Kansas – which supported only 13 miles of Route 66. A grand celebration was held in Rolla in March 1931 after the final segment was paved in Missouri – a 27-mile stretch between Rolla and Springfield.⁸

³ Spencer Crump, *Route 66: America's First Main Street*, (Texas: Zeta Publishers Company, 1994), 9.

⁴ Joe Sonderman, *Route 66 in the Missouri Ozarks*, (Charleston, SC: Arcadia Publishing, 2009), 93.

⁵ Keenoy and Foley, E:7.

⁶ Missouri State Highway Commission, *Missouri Traffic Survey* ([Jefferson City, MO]: Self-published, 1934), 14.

⁷ Missouri State Highway Commission, *Roads & Their Builders* ([Jefferson City, MO]: Self-published, 1971), 78; Richard F. Weingroff, "Milestones for U.S. Highway Transportation and the Federal Highway Administration," *Public Roads* (Vol. 49, No. 4, Spring 1996), np.

⁸ Keenoy and Foley, E:9.

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

By the 1940s, Route 66 supported the largest number of roadside gas stations, tourist camps, and eating establishments; more than double that of any other state highway in Missouri.⁹ West of St. Louis, Route 66 roughly followed the "Old Wire Road," comprised of former Native American trails and paths that evolved into modern roads. The Old Wire Road was dubbed during the Civil War, during which time it supported an adjacent stretch of telegraph poles and wires.¹⁰ As Route 66 approached Springfield, it split into two alignments just east of downtown – a northern "bypass" route that skirted downtown and a southern "City 66" direct alternate that extended via St. Louis Street. The two segments connected at opposite ends of town via two north/south connectors: Glenstone Avenue (Highway 65) at the east; and Highway 160 at the west (Figure 3).

During Route 66's heyday, Springfield was the state's fourth largest city (currently it is the third largest). The city was relatively small until the 1880s, when the railroad made its arrival. The first line bypassed downtown, creating a township to the north – "North Springfield" – essentially a company town developed by the Atlantic and Pacific Railroad. North Springfield's success spurred commercial and industrial development in Springfield as well; and a second line was constructed through downtown Springfield in 1881 by the Kansas City, Fort Scott and Memphis Railroad. The two companies merged around the turn of the century, creating the St. Louis-San Francisco (Frisco) Railroad system, which operated a headquarters office in Springfield. In 1887, North Springfield was incorporated into the City of Springfield.¹¹ The city's population increased more than 200% after the amalgamation, bounding from 6,522 in 1880 to 21,850 in 1890. Growth continued steadily afterward (Table 1).¹²

Table 1. Population Statistics, Springfield, MO (based on U.S. Census data)

Year	Population	Percentage Change
1870	5,555	--
1880	6,522	+17.4%
1890	21,850	+225.0%
1900	23,267	+6.5%
1910	35,201	+51.3%
1920	39,631	+12.6%
1930	57,527	+45.2%
1940	61,238	+6.5%

⁹ [Ben Fitzgerald], *Missouri Highways The Centennial Road Law: A Highway Plan* [State of Missouri, 1940c], 40.

¹⁰ Keenoy and Foley, E:2.

¹¹ Workers of the Writers' Program of the Works Projects Administration, *Missouri: The WPA Guide to the "Show Me" State* (St. Louis: Missouri Historical Society Press, 1991; reprint), 332.

¹² United States Census Bureau, "Census of Population and Housing," (Available at: <http://www.census.gov/prod/www/abs/decennial/>; Access date: 15 December 2011).

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

1950	66,731	+9.1%
1960	125,278	+88.0%
1970	151,681	+20.1%

Much of Springfield's twentieth-century growth relates to the city's University of Missouri campus, established in 1905 as Southwest Missouri Teacher's College, as well as from expansion of the Frisco Railroad system.¹³ By the mid-1950s, Springfield was one of the state's largest urban centers, surpassed only by St. Louis and Kansas City. The city was also one of the state's earliest to support an interstate highway system, initiated during the 1950s-60s.¹⁴ Springfield's transportation network has played an important role since the arrival of the railroad in the 1870s. By the early twentieth-century, Route 66 provided two important links to the City (noted previously) – one through downtown and the other along a northern bypass that supported a number of businesses. Although Missouri's Route 66 was decommissioned in 1981, the road continued to provide important connections for Springfield.

The Evolution of the Drive-in Restaurant

Oddly enough, it was the pharmacy and its connection to the soda fountain that led to the development of roadside dining establishments. Before automobiles made their appearance, Americans found themselves catered to by local pharmacies, which provided "runners" who served soda fountain drinks to passengers waiting in their carriages. Once automobiles began to replace the horse and buggy, more pharmacies added curbside service and "roadside dining" began to take shape.¹⁵ "A symbiosis developed between two emerging forces – the urge to ride in the car and the urge to eat out."¹⁶ Though it is not known exactly when the first roadside drive-in restaurant was constructed, one of the earliest and most popular was the Pig Stand which opened in 1921 on the Dallas-Fort Worth Highway. The design of the establishment was simple and straight-forward, a "boxcarlike building with large rectangular food-service windows cut in the long side facing the sidewalk, and signs and soft-drink advertisements mounted on the roof."¹⁷ By 1934, more than 100 Pig Stand Drive-ins were operating not only in Texas – but also in

¹³ Bishop, Esther Downs (ed.), *State of Missouri Official Manual for the Years Nineteen Forty-Seven, Nineteen Forty-Eight* (State of Missouri: Secretary of State, [1948]), 440-441.

¹⁴ Missouri Department of Transportation, "Missouri's Interstate Highway System: Yesterday, Today and Tomorrow," (Available at: <http://www.modot.org/interstate/MissourisInterstateHistory.htm>; Access date: 15 December 2011).

¹⁵ Michael Karl Witzel and Tim Steil, *Classic Roadside Americana* ([Redondo Beach, CA]: Crestline, 2006), 13-15.

¹⁶ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture* (Boston: Bullfinch Press, 1985), 196.

¹⁷ Ibid, 208.

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

Alabama, Arkansas, California, Florida, Louisiana, Mississippi, and New York.¹⁸ What made the restaurant popular so quickly was the availability of curbside service in which customers could remain in their automobiles while ordering from a menu posted on the wall of the building. Waiters remained alongside cars to take orders, returning with trays bearing whatever customers ordered. Both new and established restaurants took advantage of the craze and began to offer chain drive-in service along well-traveled roads.

Another early business that offered roadside dining was the gasoline/service station. By the 1920s, many sold food to customers while they waited. "As a consequence, the sale of 'road food' became inextricably linked with the sale of gasoline."¹⁹ Most early refueling stops were privately owned. Many were adjacent to the owner's home, making it possible to easily prepare food for customers. Some mom and pop establishments provided it all – gas, food, and lodging; all on the same property. Consider George Morrow who lived along Route 66 near Iberia, Missouri (Miller County). With a modest investment of \$1,500, Morrow (a gasoline station owner) purchased frontage along a newly constructed section of Route 66 near Kearney. Here Morrow constructed an Ozark stone complex that included a combination automobile garage/gas station and a house. The house provided space for overnight guests and a small store, as well as the Morrow Family's private quarters consisting of two bedrooms, a living room, and dining area.²⁰

In some instances, existing cafes, restaurants and diners – such as A&W (established in 1919 by Roy Allen in Lodi, California) – added curbside or drive-in service by simply adding large parking areas where customers could "drive in" and order from waitresses (or waiters) who carried trays of food to the parked automobiles. A&W took drive-in dining one step further; encouraging other merchants and distributors to franchise its products, logo and architectural design. The concept was a great success. The promotion of A&W's "image" allowed customers to visually connect the chain to its products and highly rated customer service (Figure 4). For a small investment, owners of franchised establishments could grow their businesses much more rapidly than privately owned enterprises.²¹

Roadside eateries waned in numbers during World War II when gasoline and food rations forced many businesses to close. Their popularity exploded once again, however; once Americans found themselves with disposable income, modern automobiles and a seemingly endless network

¹⁸ Michael Karl Witzel, "The Texas Pig Stands Drive-In," (8 November 2008), Available at: <http://michaelwitzel.com/wordpress/the-texas-pig-stands-drive-in/> (Access date: 25 October 2011).

¹⁹ Michael Karl Witzel, *Route 66* (St. Paul, MN: MBI Publishing Company, 1996), 91.

²⁰ Witzel, 1996, 91-93. [Of note, Ethel Morrow – George's wife – continued her career after the Morrrows' establishment closed at The Grove, a popular Springfield restaurant on U.S. Highway 65].

²¹ Liebs, 208-209.

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

of highways, such as Route 66. By the mid-1960s, more than 35,000 drive-in restaurants were operating across the United States.²² The diners that initially cropped up along Route 66 were, for the most part, "unregimented" and "casual" establishments.²³ By the 1930s, the rapidly increasing number of such establishments shifted owners toward the idea that to attract more customers, some type of "image" should be projected by a sign, the building and/or the food itself. After World War II, the "emerging trend was toward franchises and standardization; as mechanization took on a larger role in the kitchen [and] uniformity on the menu provided greater predictability for travelers unfamiliar with the home-grown culinary delights a community might offer."²⁴ Cities, towns, and small crossroads communities began converting popular restaurants into drive-ins with curbside service. This was often accomplished by "adapting the structure as it was or adding small touches that could be interpreted as drive-in imagery. A touch of neon or an enlarged highway sign could [certainly] do the trick."²⁵

Springfield capitalized on roadside dining and Route 66. One of the most successful examples was Red's Giant Hamburg, which opened in 1947, shortly after Sheldon "Red" Chaney moved to Springfield with his wife, Julia Etter. Chaney was a World War II veteran who purchased an existing gas station and motel where he also constructed a small café that sold food (primarily hamburgers) through an open window. Drivers collected their food while in their cars via a "drive through" window, which had speakers for ordering food. Red Chaney constructed a sign for the business, "the proportions [of which] were measured incorrectly [for the word 'hamburger'], leaving "Giant" on the horizontal crossbar, and "Hamburg" on the vertical pole."²⁶ To prevent customers from backing into the sign, in the 1950s, Chaney parked a Buick in front of the sign. This too became a well-recognized image sought by travelers who wanted to stop for a burger at Red's (Figure 5).²⁷ Although the motor court closed in 1955, the hamburger stand operated until 1984.²⁸

Steak n' Shake – from Peoria, Illinois to Springfield, Missouri, 1939 - 1962

Steak n' Shake is a well-known diner/restaurant associated with Augustus (Gus) Hamilton Belt. A native of Springfield, Illinois, Gus Belt's story is similar to that of George Morrow's and Red Chaney's. During the Great Depression, Belt – forced to close a tire dealership and subsequent

²² Ibid, 208-210.

²³ Cassity, 305.

²⁴ Ibid, 306.

²⁵ Jim Heimann, *Car Hops and Curb Service: A History of American Drive-in Restaurants 1920 - 1960*. (San Francisco: Chronicle Books, 1996), 96.

²⁶ Geoff Pickle, "No. 19 Red's Giant Hamburg farewell," *Springfield Business Journal* (26 July 2010; available at: <http://sbj.net/main.asp?Search=1&ArticleID=87473&SectionID=48&SubSectionID=10&S=1>; Access date: 16 December 2011); C.H. (Skip) Curtis, *The Missouri U.S. 66 Tour Book* (Lake St. Louis, MO: Curtis Enterprises, 1994), 201.

²⁷ Pickle.

²⁸ Curtis, 202.

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

steakhouse restaurant – purchased a Shell service station at 1219 S. Main Street in Normal, Illinois. Interested primarily in the restaurant business, Belt began to sell food cooked by his wife, Edith, to customers. The addition of food was a popular one; and the Belts were soon not only serving regular customers – but also students and employees from the nearby Illinois Normal State Teachers College. The Belts' success spurred them to purchase "an old house with a circular drive" near the gas station; where food could be prepared and served at one location, much like a regular café.²⁹ The small restaurant did well until one of its best-selling items, beer, was discontinued when the city passed a law restricting alcohol sales near the college. Determined not to give up, Gus Belt decided to eliminate café style service and focus on selling "fast" food to college students. One item in particular seemed to fit the bill – the hamburger.³⁰

More than any other type of food served at drive-ins, hamburgers became the "American favorite" of all fast-food type offerings.³¹ The most successful franchise to serve and market the sandwich was McDonald's, created by Maurice and Richard McDonald in 1939. The original San Bernardino, California restaurant was designed as a standard drive-in. The business was moderately successful, particularly among local teenagers. In 1948, the McDonalds opted to scale back costs in hopes of turn a greater profit by eliminating curbside service and creating a self-serve type restaurant. "By 1952 the brothers were producing an estimated one million of their fifteen-cent hamburgers and twenty-cent malts and shakes and 160 tons of ten-cent portions of French fries in a year in their 192-square-foot food factory."³² Following the path of A&W, and through the encouragement of a paper cup salesman, Ray Kroc (eventual owner of the chain), the McDonalds began to offer franchises. Part of the franchise agreement included a well-designed, eye-catching restaurant that became one of the "most familiar architectural icons" – an idea that "caught on quickly" and spread like wildfire.³³

Belt's initial idea for his hamburger joint focused solely on food quality and restaurant cleanliness. He believed it was possible to charge twice as much for hamburgers and milkshakes if they were of a much higher quality than the alternatives.³⁴ The concept was not to sell hamburgers; but to sell "steakburgers." The Belts served shakes made with a combination of malted milk and ice cream in three flavors: vanilla, chocolate and strawberry.³⁵ The former Shell station was converted to a drive-in restaurant by removing the gasoline pumps and expanding the counter. Several booths were added to the remodeled interior dining area. A friend of the Belts who was a sign painter, Hynie Johnson, designed the winged logo that remains associated with Steak n' Shake today. The interior was decorated to reflect a streamlined art deco appearance.

²⁹ Robert P. Cronin, *Selling Steakburgers: The Growth of a Corporate Culture* (Carmel, Indiana: Guild Press of Indiana, Inc., 2000), 3.

³⁰ Ibid, 3-4.

³¹ Witzel and Steil, 31.

³² Liebs, 212-213.

³³ Ibid, 213.

³⁴ Cronin, 5.

³⁵ Ibid, 14.

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Belt added a frame faux mansard to the building that held hand-painted signs with phrases such as "It's a meal" and "Tru flavor shakes."³⁶ Initially, the restaurant was called "Whitehouse Steak n' Shake" (in imitation of White Castle, a popular hamburger drive-in). Soon, however, the name was shortened as customers began to refer to the restaurant's fare as "steak and shake."³⁷ At last, Gus Belt found his niche in the restaurant business. The S. Main Street business opened in February 1934 and was successful enough to open a second restaurant in 1936 (Figure 6).³⁸

By 1939, Belt owned eight restaurants in Illinois (Normal, Bloomington, Champaign, Danville, Decatur and Peoria). At least half of the buildings were extant properties that the Belts purchased and remodeled as Steak n' Shake.³⁹ This worked well for a time though the Depression era imposed food rations that threatened to close many restaurants, including those owned by the Belts. In contrast, the decade following World War II was a turning point for Steak n' Shake; one that launched major expansion efforts.

In 1949, a second Danville, Illinois Steak n' Shake opened. The event is notable because the building was designed as a "prototype for the expansion of the chain."⁴⁰ The Danville restaurant was based on Gus Belt's original streamlined concept, featuring a stainless nine-stool counter, black-and-white tile interior, and lot with "frontage of seventy-seven feet" that could accommodate up to 40 automobiles.⁴¹ Belt hoped that the standardized image would provide success in marketing a large metropolitan area; namely, St. Louis, Missouri. Earlier attempts to expand Steak n' Shake in Chicago during the late 1930s/early 1940s were unsuccessful. The ease in which Steak n' Shake gained a steady following in small towns did not follow suit in Chicago because the restaurant "could not attain the [necessary] customer identification factor."⁴² Belt did not plan to make the same mistake twice.

Prior to opening his line of St. Louis' restaurants, Belt packaged a "reassuringly clean" image, including "stark stainless steel and black-and-white décor that was kept shiny with frequent scrubblings."⁴³ The rectangular plan, white concrete building with black-and-white interior that became standard for all Steak n' Shakes is a large part of the reason that the restaurant was successful in St. Louis.⁴⁴

³⁶ Ibid, 8-9.

³⁷ Ibid, 8.

³⁸ Cronin, 7, 11; Funding Universe, "The Steak n Shake Company," Available at: <http://www.fundinguniverse.com/company-histories/> (Access date: 19 December 2011). Of note, these two sources disagree on where the second Steak n' Shake opened in 1936 - Cronin indicates it was Normal; Funding Universe cites the location as Bloomington.

³⁹ Funding Universe.

⁴⁰ Cronin, 19.

⁴¹ Ibid.

⁴² Ibid, 22.

⁴³ Funding Universe.

⁴⁴ Cronin, 26-27.

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Belt's standards for the food he served were likewise stringent. He developed a formula for what he believed would be the perfect burger, which started with the best meat available in Illinois, ground fresh and mixed according to a precise ration of lean to fat. Belt then grilled the burgers in a unique, carefully choreographed method . . . Even condiments did not escape his attention; he soon began slicing his pickles lengthwise so that diners got a taste of pickle with every bite of burger . . . He often wheeled in a barrel of steaks during the restaurant's busiest time and ground them while the diners watched. [Steak n' Shake] . . . had an open layout that allowed customers to watch the cooks prepare their meals, which gave rise to the slogan, "In sight, it must be right."⁴⁵

Belt was not a fan of franchised restaurants. He preferred to remain in control to "reduce complications and increase his own revenue."⁴⁶ Steak n' Shake franchises were far and few between during the 1940s-50s.⁴⁷ As recently as 2000, less than 20% of the chain was franchised.⁴⁸ Springfield's Route 66 Steak n' Shake is an exception to the chain's corporate ownership; though that was not the case when Herb Leonard moved to Springfield. Leonard was a "company man" who began working for Gus Belt in 1939. In 1962, he moved his family from Peoria to Springfield to open two new Steak n' Shakes.⁴⁹ By that time, Edna Belt controlled Steak n' Shake, embracing Gus Belt's role following his death in 1954. Mrs. Belt operated Steak n' Shake "exactly as her husband had," continuing the practice of expanding the business but retaining as much control as possible. During the 15 years that Edna ran the company, 51 new restaurants opened in Illinois, Missouri, Florida and Indiana.⁵⁰ Herb Leonard managed the company's two restaurants in Springfield – both of which remain open and in business today. The buildings (both constructed in 1962) are virtually unchanged since erected; located at 1550 S. Glenstone Avenue (Figure 7) and 1158 E. St. Louis Street (Route 66 location). Herb Leonard gained ownership of both businesses in 1973, shortly after Edna Belt sold her interest in 1969 to Longschamps, Inc.⁵¹

Historical and Architectural Significance in Relation to Route 66 in Missouri

Route 66 Steak n' Shake meets Criterion A for its associations with Route 66 under the contexts of Commerce and Transportation. Route 66 Steak n' Shake is also significant under Criterion C for its architectural contributions as a standardized plan diner. As noted in the associated Multiple Property Documentation Form (MPDF), freestanding diners and drive-ins on Route 66

⁴⁵ Funding Universe.

⁴⁶ Cronin, 23.

⁴⁷ Ibid.

⁴⁸ Funding Universe.

⁴⁹ Gary Leonard, Interview with Ruth Keenoy (telephone). 14 October 2011.

⁵⁰ Funding Universe.

⁵¹ Gary Leonard interview.

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in Missouri were common place by the 1960s; though few remain in operation today. The Steak n' Shake example in Springfield reflects the growing trend toward fast food dining that replaced eat-in restaurants and cafes dominating the route prior to World War II. The property is locally significant and because it is less than 50 years of age, meets Criterion Consideration G. Route 66 Steak n' Shake falls within the period of significance under the contexts for which it is nominated to the National Register under the cover MPDF. The property is an excellent example of its type, retaining integrity of location, design, setting, materials and association. The Route 66 Steak n' Shake restaurant is one of two locations that opened in the Springfield in 1962. Both buildings remain intact and in operation today; and both illustrate the historical associations of the restaurant in terms of expansion efforts during the 1960s; but only the example on E. St. Louis Avenue is related to Route 66. Extant examples of early Steak n' Shake restaurants in Missouri are rare. Most have been replaced by contemporary buildings.

In Missouri, Route 66 spurred the development of significant construction and road improvements. Though segments of the highway were intact and paved in 1926; the effort to connect these existing segments as part of a national road linking the Midwest to California's coast was significant. Missouri had great success in funding its Route 66 improvements due to its 1921 Centennial Road Law that earmarked funds through taxation. When funds were redirected toward development of the interstate system, Route 66's prominence began to fade. In Springfield, however; the road remained an important urban connector beyond the 1960s; serving as the primary link from the interstate to downtown. This remains true even today, particularly along the section that extends past Route 66 Steak n' Shake.

In the late 1940s, a standardized plan was developed for Steak n' Shake restaurant by an unidentified architect hired by Gus Belt.⁵² The plan was based on Belt's original concept to have a recognizable restaurant that reflected his ideals for cleanliness and quality. The prototype (constructed in Danville, Illinois in 1947), incorporated "heditic [sic] block [construction], eleven stools. . . [and] the famous black and white colors. It was inexpensive to build, costing only \$25,000 in 1947."⁵³ Equally important in creating customer recognition were the restaurant's signs – on the building and along the road. This is clearly illustrated by the Route 66 Steak n' Shake as its most striking feature (particularly at night) is the illuminated sign on top of the building.

According to Herb Leonard, Steak n' Shake's bulb-lighted signs were designed to create a "carnival" effect – reminiscent of the 1930s when signs and advertisements illuminated by "round, bright marquee lights" inspired happiness.⁵⁴ Route 66 Steak n' Shake's sign atop the building serves not only as an advertisement, but projects an image instantly recognized by customers. Another free-standing sign mounted on a metal pole near the intersection of Route 66

⁵² Leonard interview.

⁵³ Cronin, 27.

⁵⁴ Ibid, 20.

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and National Avenues further illustrates this point as the neon-lit winged logo provides an eye-catching image. A second free-standing sign constructed of wood is erected at the south end of the lot. This sign is reminiscent of the days when Steak n' Shake customers relied on painted menu billboards.⁵⁵

The Route 66 Steak n' Shake in Springfield is an important resource on Missouri's Route 66, significant under Criterion A (commerce and transportation) and Criterion C (architecture). The property is a premiere example of the state's '66 roadside architecture and exemplifies the lasting impacts of Route 66 in Missouri.

⁵⁵ Cronin, 30.

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Property Name: Route 66 Steak n' Shake
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(Expires 5/31/2012)

United States Department of the Interior

National Park Service

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Property Name: Route 66 Steak n' Shake
Greene County, Missouri

Verbal Boundary Description

The property's boundary description per Greene County's Assessor's records is as follows:
Section 24; Township 29; Range 22. Parcel ID 881324116001.

Verbal Boundary Justification

The nominated property includes the entire parcel (0.66-acre) historically associated with the Route 66 Steak n' Shake restaurant.

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- 001. Steak n' Shake restaurant; view is northwest.
- 002. Steak n' Shake sign; northeast corner of lot.
- 003. Steak n' Shake restaurant; view is southeast.
- 004. Steak n' Shake restaurant; view is southwest.
- 005. Interior – service counter; view northeast.
- 006. Interior – service counter; view southeast.
- 007. Interior – bench seating/dining area; view north.
- 008. Steak n' Shake sign; south end of lot.
- 009. Steak n' Shake restaurant; view is northeast.
- 010. Interior – dining area and service station; view south.

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Greene County, Missouri

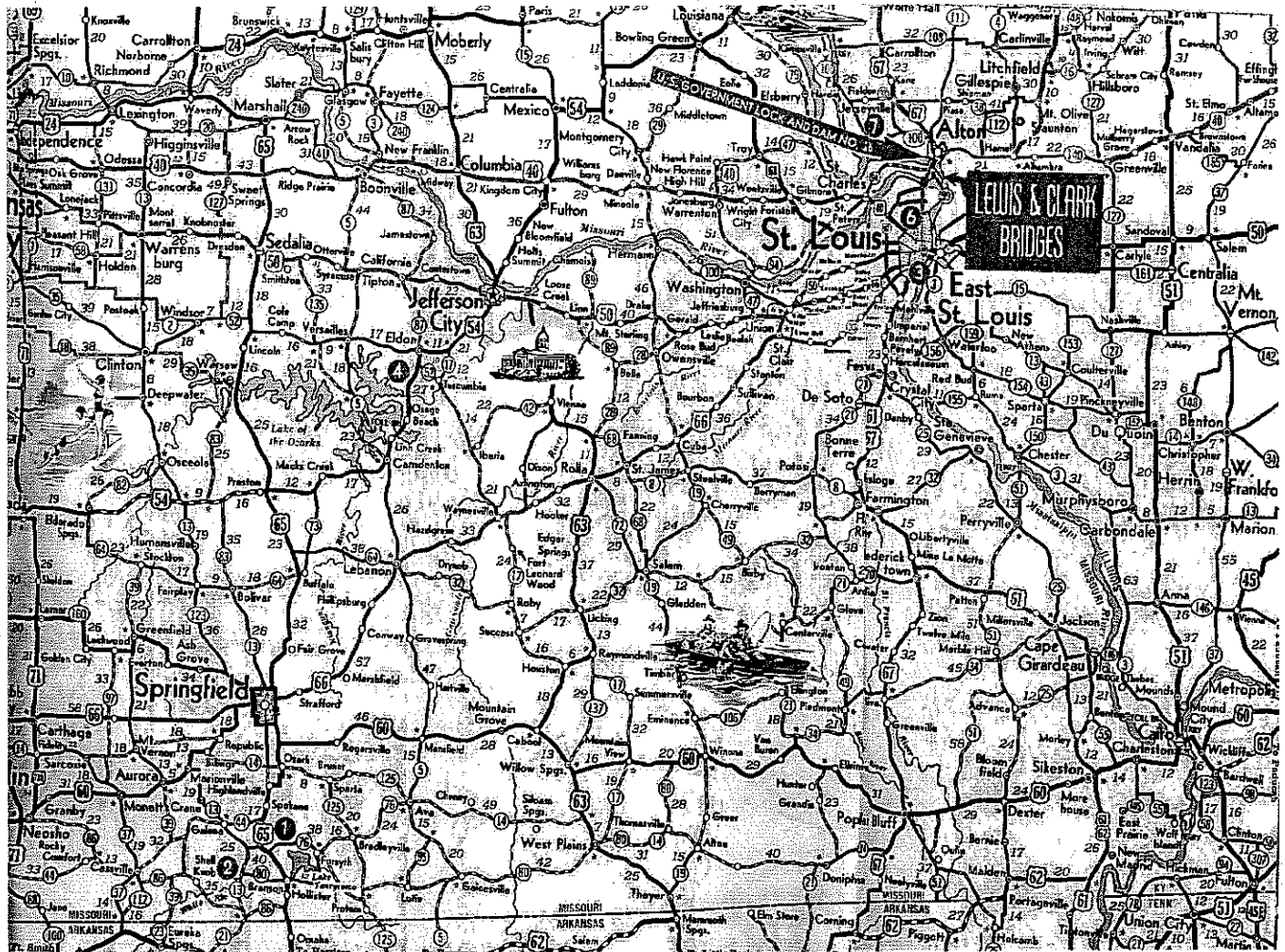


Figure 1. Map of Missouri (c. 1940). Note that southwest of St. Louis is Springfield, the first notable city along Route 66 west of St. Louis.

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St. Louis Street, Looking West — Springfield, Missouri

3-59

Figure 2. Postcard of St. Louis Street, Springfield, Missouri, 1959. Colonial Hotel is visible in the background (on right) and was the “birthplace” of Route 66. St. Louis Street was later designated as Route 66. (Source: “Missouri Route 66: Two Photographers Documenting the Fading History of Missouri’s Route 66,” <http://missouriroute66.blogspot.com/p/springfield.html>).

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Property Name: Route 66 Steak n' Shake
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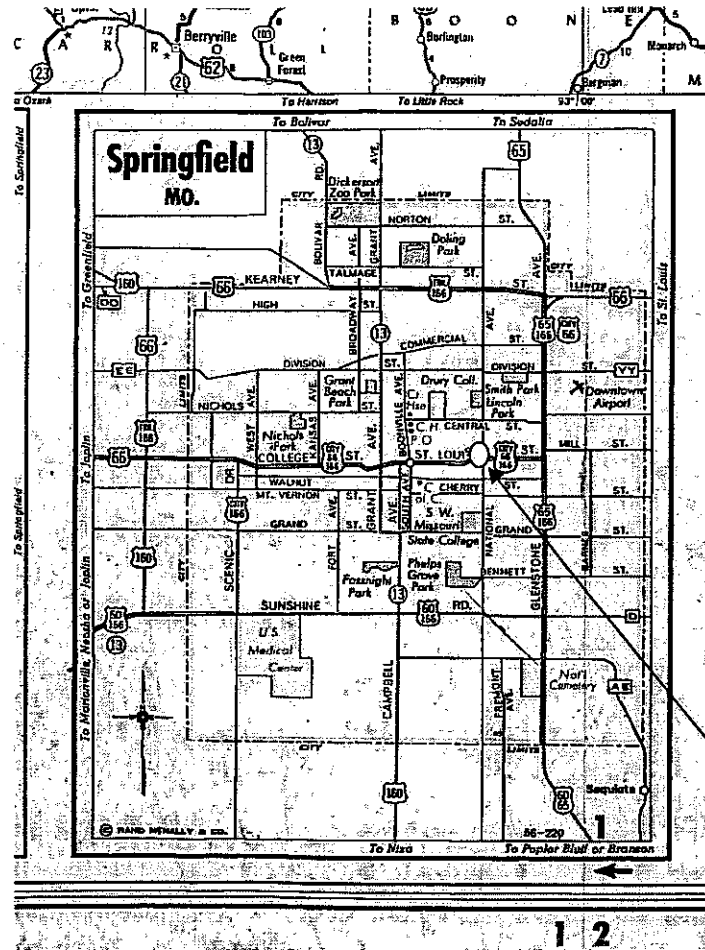


Figure 3. Route 66, Springfield. Note the southern “City Route 66” alternate, which is St. Louis Street. Steak n’ Shake is situated at the southwest intersection of St. Louis Street and National Avenue. (Source: “Miracle Fold Road Map, Missouri,” Mobilgas: Socony Mobil Oil Company, Inc., no date).

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Property Name: Route 66 Steak n' Shake
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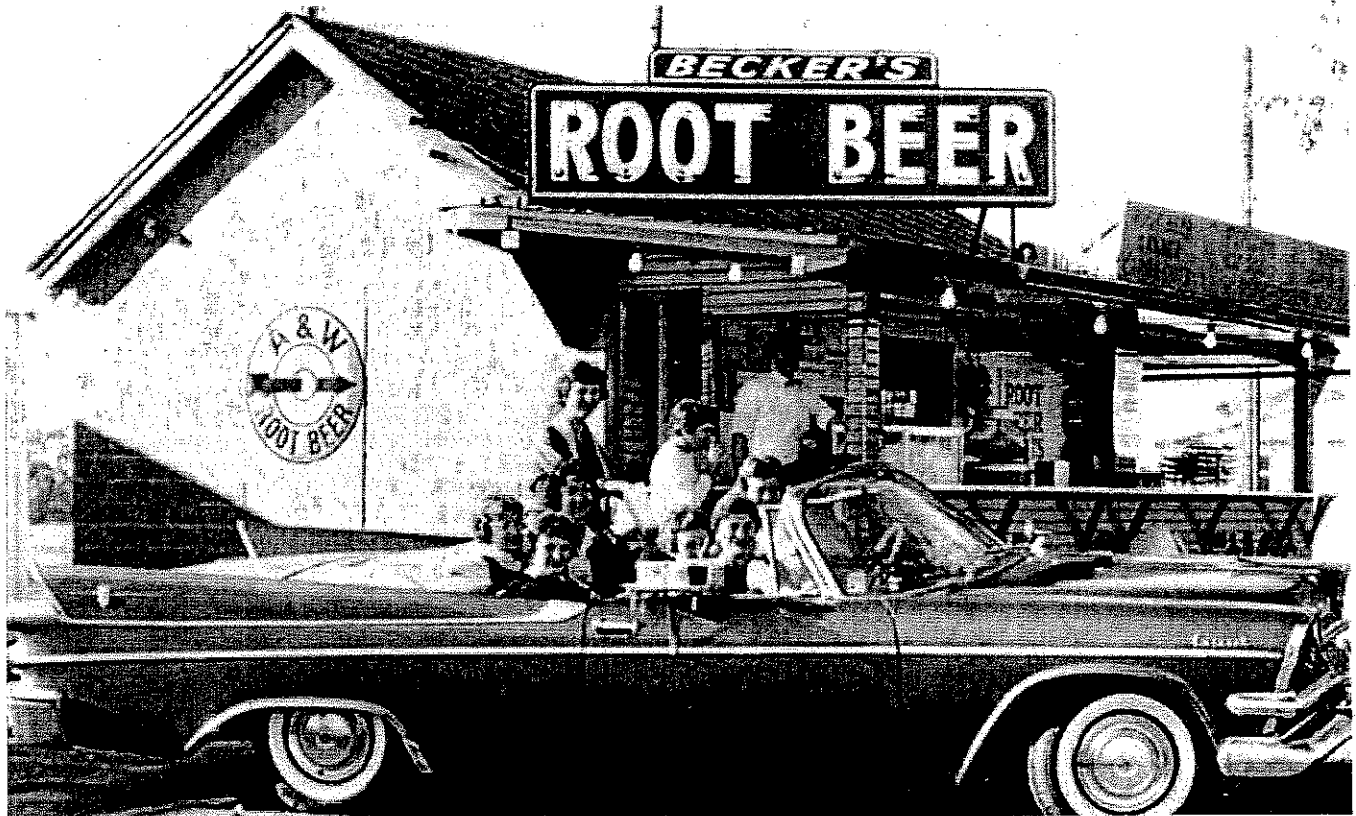


Figure 4. An A&W drive-in in Columbus, Indiana, 1961. The image shows the original building, constructed in 1949. Note that the owner's name is on the sign. The side elevation displays the A&W logo (Available at: <http://www.historiccolumbusindiana.org/pics/pics8.htm>; Access date: 16 December 2011).

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Figure 5. Red's Giant Hamburg was a Route 66 drive-through café in Springfield established in 1947 by Red and Julia Chaney (Image available at: <http://zenhuckfinn.wordpress.com/page/2/>; Access date: 16 December 2011).

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Figure 6. The first Steak n' Shake was a converted Shell Gas Station in Normal, Illinois, which opened in 1934. The image above is probably the third restaurant (second location on S. Main Street). Photo (courtesy of Steak n' Shake) is available at: <http://www.legendsofamerica.com/il-bloomington.html>.

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Property Name: Route 66 Steak n' Shake
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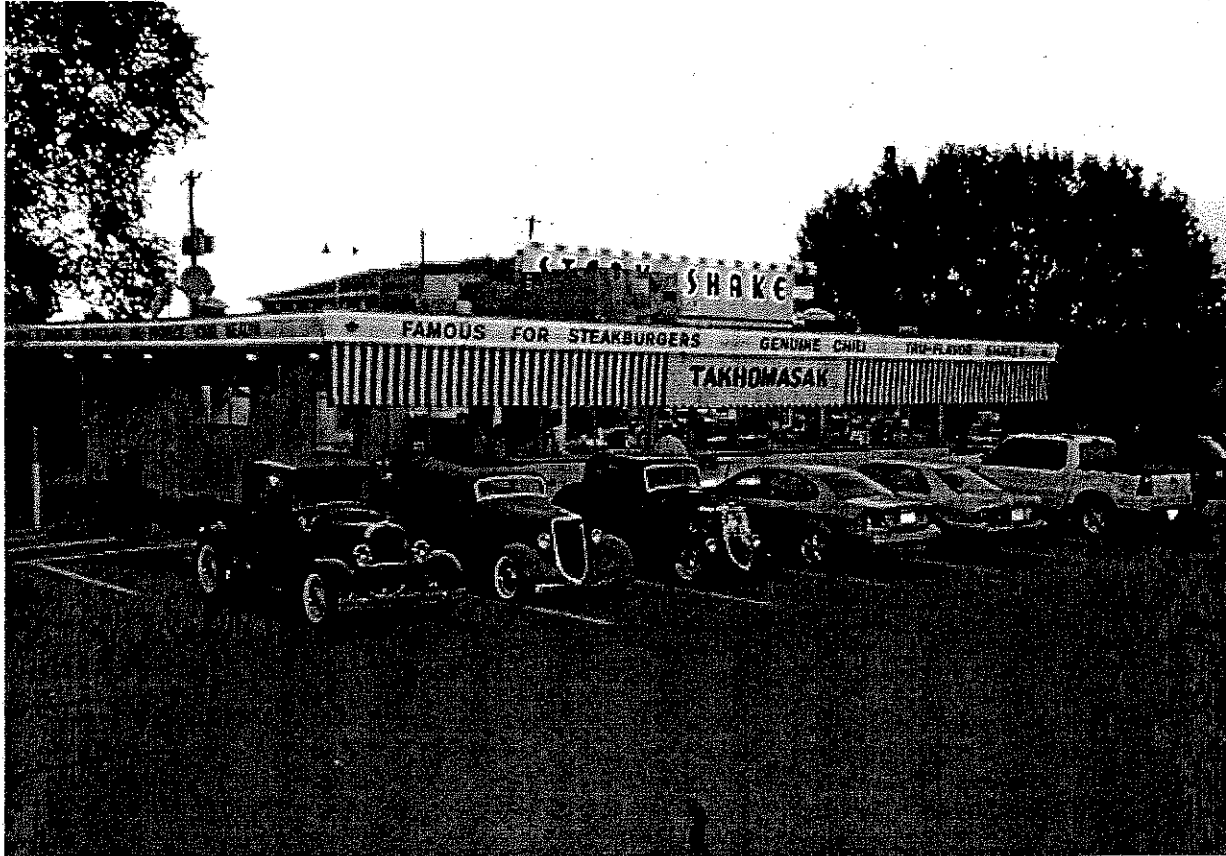
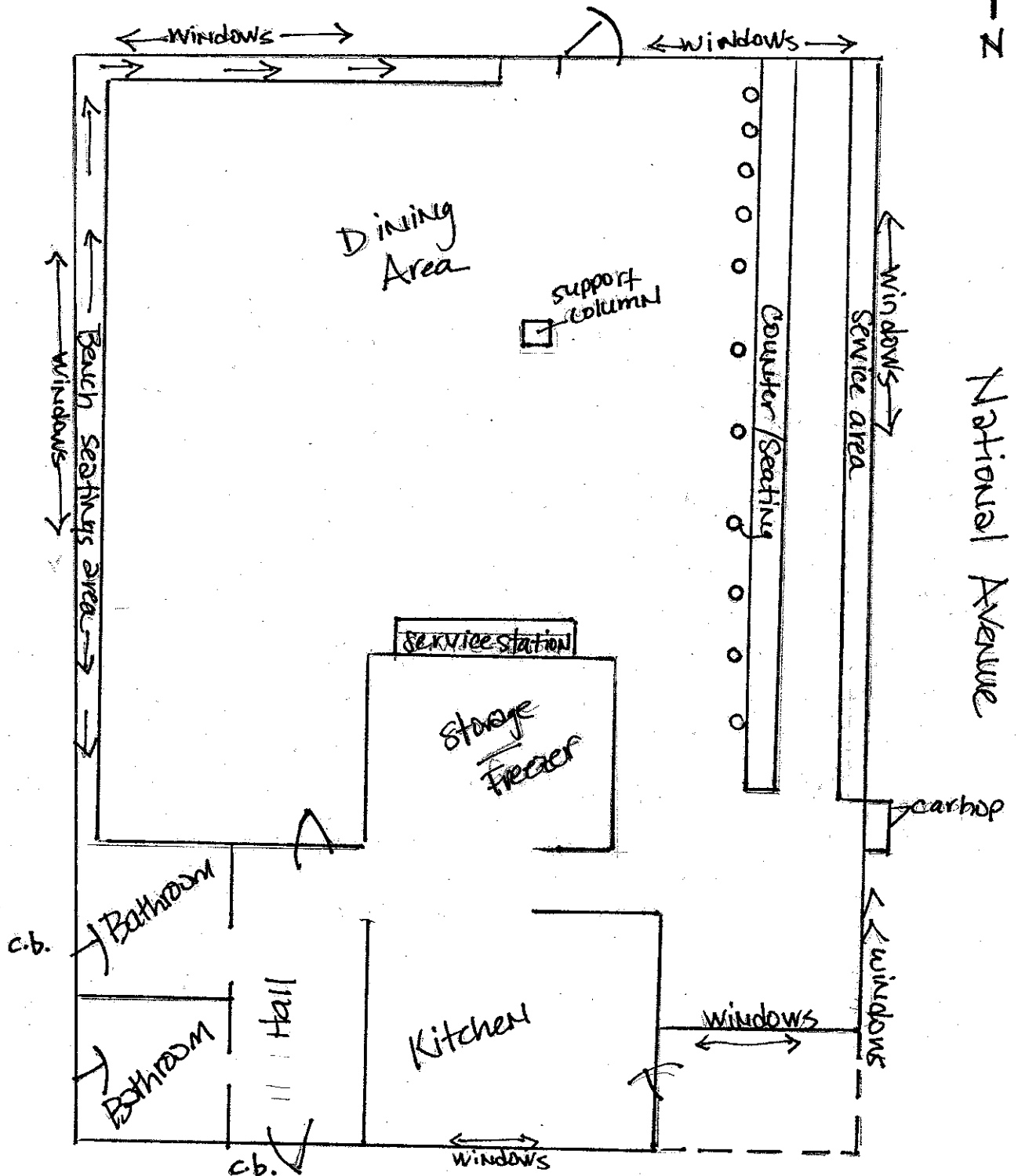


Figure 7. Steak n' Shake at 1550 S. Glenstone Avenue. This building is an identical plan as that constructed at 1158 E. St. Louis Street (Route 66 Steak n' Shake). Both restaurants opened in 1962.

E. St. Louis Street (Route 66)



Floor Plan

Not to scale

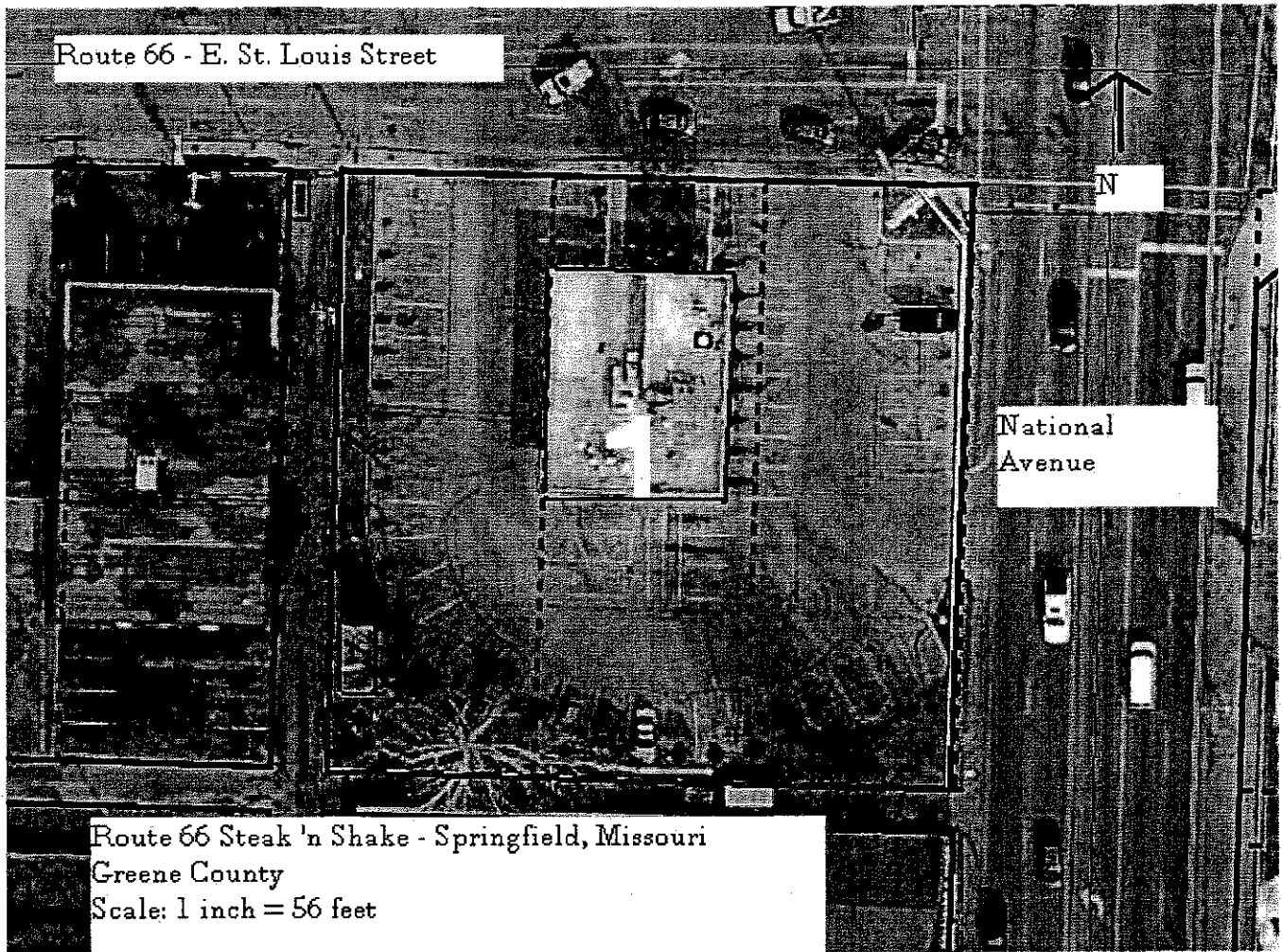
Route 66 Steak 'n Shake
Springfield, MO (Greene County)

Route 66 - E. St. Louis Street

N

National
Avenue

Route 66 Steak 'n Shake - Springfield, Missouri
Greene County
Scale: 1 inch = 56 feet





Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

March 16, 2012

Mr. Daniel Neal
Landmarks Board of Springfield
840 Boonville
Springfield, MO 65801-8368

RE: Fallin Brothers Building, 211-229 South Market Avenue, Springfield, Greene County

Dear Mr. Neal:

We are pleased to inform you that the above named property has been nominated for listing in the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing recognizes a property's historic importance to the community, state or Nation and assists in preserving our Nation's heritage.

As a Certified Local Government (CLG), your community has entered into a preservation partnership with the State Historic Preservation Office and the National Park Service. A key part of that partnership is reviewing and providing comments on National Register of Historic Places nominations for properties within your jurisdiction. To this end, please find enclosed a draft National Register of Historic Places Registration Form for the nominated property. By federal regulation, the CLG has 60 days to comment on the nomination. For more information, please read the enclosed, "Certified Local Governments and the National Register of Historic Places."

National Register nominations go through several layers of review. The review process involves staff of the State Historic Preservation Office, the chief elected official and preservation commission of CLGs, the Missouri Advisory Council on Historic Preservation, and the Keeper of the National Register.

The nomination has tentatively been scheduled for review by the Missouri Advisory Council on Historic Preservation. You are invited to attend the meeting which will begin at 9 a.m. on **Friday May 18, 2012** at the Lewis and Clark State Office Building, 1101 Riverside Drive, LaCharette Conference Room, Jefferson City, Missouri.

Attached please find "National Register of Historic Places Commonly Asked Questions." This explains in greater detail the results of listing in the National Register, the benefits of listing and the rights of owners to comment on or object to listing in the National Register. If you have questions please contact Tiffany Patterson, National Register Coordinator, P.O. Box 176, Jefferson City, MO 65102, e-mail tiffany.patterson@dnr.mo.gov, or by phone at 573-751-7858.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Mark A. Miles
Director and Deputy
State Historic Preservation Office

MAM:ct

Enclosures: 3

Certified Local Governments and the National Register of Historic Places

Introduction

As part of the partnership between the SHPO and a Certified Local Government (CLG), the CLG is responsible for reviewing and commenting on all National Register of Historic Places nominations for properties within its jurisdiction. In most cases, the SHPO receives a nomination first and forwards the draft to the CLG for review and comment. The CLG may also develop or receive the documentation necessary to nominate a property to the National Register. The commission must then forward the nomination to the SHPO for subsequent review by staff and the Missouri Advisory Council on Historic Preservation.

Commenting on Nominations:

The National Register of Historic Places nomination process requires public participation, so the review of a National Register nomination should be placed on the preservation commission agenda.

Preservation commissions have an intimate knowledge of local history and resources, and should use that knowledge to answer some basic questions about the property and the nomination:

- Using the National Register Criteria of Significance, is the property historically significant? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- Does the property retain historic integrity? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- To the best of your knowledge, is the information in the nomination correct?
- Does the nomination contain sufficient information to document the significance and integrity of the property?

Following review, both the local commission and the chief elected official of the CLG shall inform the SHPO and the property owner(s) of their separate opinions regarding the National Register nomination. This is to be done within 60 days of receipt of the nomination data from the owner or the SHPO.

If one or both the local commission and chief elected official support the nomination or if no comments are received, the SHPO will process the nomination according to federal guidelines. If both the local commission and the chief elected official oppose the nomination, a letter or report outlining the reasons for objection shall be forwarded to the SHPO. If both the local commission and chief elected official object to the nomination, the property will not be nominated to the National Register of Historic Places unless that decision is appealed by a property owner or interested party.

CLG Nomination Review Report Form

Attached is a review form that can be used to provide comments on National Register nominations to the SHPO. Use of this form *is not* required and is provided only as a guide for providing comments and recommendations.

Missouri CLG National Register of Historic Places Nomination Review Report Form

Property Name: _____

Address: _____

Certified Local Government: _____

Date of public meeting at which nomination was reviewed: _____

Criteria of Significance Please check below the responses appropriate to the nomination review.

NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ Criterion A. Property is associated with events that have made a significant contribution to our history.
- ☐ Criterion B. Property is associated with the lives of persons significant in our past.
- ☐ Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- ☐ Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- ☐ None of the Above

Integrity Please check below the responses appropriate to the nomination review.

NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ The property retains authentic historic character from its period of significance.
- ☐ The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments Please check below the responses appropriate to the nomination review.

Commission/Board

- ☐ The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- ☐ The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.

CLG Commission/Board Chair or Representative

Print Name: _____

Signature and Date: _____

Chief Elected Official or Designee

Print Name: _____

Signature and Date: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

2nd
DRAFT
2/9/12

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Fallin Brothers Building

other names/site number _____

2. Location

street & number 211-229 South Market Avenue

☒ N/A

not for publication

city or town Springfield

☒ N/A

vicinity

state MO

code _____

county Greene

code _____

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 ☒ 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 at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Date _____

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Signature of the Keeper

Date of Action

Fallin Brothers Building

Name of Property

Greene County, MO

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| ☒ | private |
| ☐ | public - Local |
| ☐ | public - State |
| ☐ | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| ☒ | building(s) |
| ☐ | district |
| ☐ | site |
| ☐ | structure |
| ☐ | object |

Number of Resources within Property

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Springfield

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade: Specialty Store

Commerce/Trade: Warehouse

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Brick Front

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt

other:

Fallin Brothers Building

Greene County, MO

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ 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

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

Areas of Significance

Commerce

Architecture

Period of Significance

ca. 1919-ca. 1955

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Fallin Brothers Building
Name of Property

Greene County, MO
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 473680 1230010
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

11. Form Prepared By

name/title Debbie Sheals and Kylee J. Rooney

organization Historic Preservation Consultant

date

street & number 29 South Ninth Street #204

telephone 573-874-3779

city or town Columbia

state MO

zip code 65201

e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Summary: The Fallin Brothers Building is located at 211-229 South Market Street, Greene County, Missouri. The large two-story Brick Front commercial building occupies most of a city block located two blocks west of the Springfield Public Square. Built ca. 1919, it has brick walls, a concrete foundation and a flat roof. The façade, which faces east to Market Street, has open storefronts and large garage doors on the ground floor and a corbelled brick cornice along the top of the wall. The front and side walls of the second floor are lined with single window openings; the openings are intact, although most sashes and frames are missing. The front and side walls have been painted white. The interior of the building is relatively unadorned, with unfinished warehouse space on the second floor and commercial spaces on the ground floor. It is in fair condition and is the only building on the property. The building has seen no major changes to form or patterns of fenestration, and it is immediately recognizable to its period of significance, ca. 1919-ca. 1955.

Elaboration:

The Fallin Brothers building occupies most of a level lot on the west side of downtown Springfield. It sits directly on the sidewalk, facing east to Market Street. A new multistory parking garage occupies the block across the street, and the surrounding properties contain a mix of older and newer buildings. A small alley runs along the north side of the property and a narrow strip of land at the back of the lot is open. That area will be paved for parking as part of an upcoming rehabilitation project.

The Fallin building was constructed ca. 1919. There is a seam in the masonry between the north and center sections, but interior details indicate that all sections were constructed at the same time and the entire building is known to have been in service by 1920. The building has a nearly rectangular footprint; the north wall is slanted, to follow the angled edge of that end of the lot. There are three main sections, divided by masonry walls that extend up though the roof as fire walls. Each section is a different size. The center is the smallest, and the one on the south is the largest. The sections appear to have functioned as separate spaces for much of their history. (See Figures 1 and 2, Floorplans.)

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

The ground floor of the façade contains a combination of storefronts and vehicular openings. The north section has a storefront near the northeast corner of the building, a pedestrian entrance immediately to the south, followed by an early vehicular entrance and another section of storefront. All of the storefronts have early or original transoms filled with textured glass, low original brick bulkheads and large display windows. The vehicular entrance has a modern garage door.

The center section has a central pedestrian entrance, with a large storefront to the south and a vehicle entrance to the north. The paneled garage door in the vehicular entrance is early but not original. The storefront has an early or original transom and a large display window that is early but not original. The low bulkhead there is of poured concrete; it is early but may not be original.

The south section has four bays of storefronts, divided by brick piers. The northernmost bay has a single storefront, and the next bay south has a wide doorway with modern wood doors, flanked by display windows. The next bay to the south also has a single storefront, and the bay on the south end has a double doorway flanked by smaller display windows. All of the storefront openings of that section appear to be original, although the display windows and bulkheads have seen some modern alterations. The transom windows of the northern two sections are also likely to be early or original, and the southern two may have been replaced; all are painted white.

The second floor of the façade is much more uniform, with 27 windows (all currently boarded up), spread almost evenly across its entire length. The same pattern of window openings continues around to the second floor of both side walls. The ground floor of the north side wall has four small windows, set high in the wall. The lower south side wall (facing W. McDaniel) contains a display window at the front corner, four small high window openings and a vehicular entrance with a modern garage door.

The upper level of the south wall has three arched windows that are not boarded over. They each contain 12-light industrial steel sashes that appear to date to the late 1950s or early 1960s. The first floor of the back (west) wall

(Expires 5/31/2012)

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

until recently adjoined one-story structures that were adjacent to this building. The lower south end of the back wall has some plaster left over from the adjacent building, and there are a few bricked in openings and one door on the north end. The upper part of the north end has a row of window openings that are the same size and shape as those on the upper façade. Most of those have been bricked in or boarded over; a few have 12-light steel sashes.

The interior spaces are largely intact. The north section, which housed commercial garages for most of its history, has very little interior finish. The painted walls are of brick, the floor is concrete and the ceiling has exposed joists. There is a small modern concrete block room in the southeast corner that until recently served as office space for the garage. The office has paneled walls and a drop ceiling. The office also contains a door between the north and center sections of the building—the only interior passageway between the three sections. The doorway contains a paneled wood and glass door. The door is covered by a fire door on the office side, and a second fire door is on a track next to the opening on the other side of the wall.

A stairway along the west wall leads to the second level of the north section, which contains one large room. The flooring consists of rough wood planks laid on a diagonal, and the walls are red brick. Approximately 30 windows, all boarded up, fill the three exterior walls of the room. This space does not ever appear to have had electricity; light comes in through 8 skylights. There are three large skylights down the center of the room, with smaller skylights on either side.

The center section also has relatively little interior finish. The first floor is one large open room, with painted brick walls and a concrete floor. Most of the ceiling has the same type of exposed joists as the north section. The southwest corner of the space, however, has an ornamental tin ceiling that is in fair to good condition. This room also has a large mezzanine that is early but not original. The mezzanine is supported by heavy timber framing.

A stairway leading from to the second floor is along the back (west) wall. The second floor is also one open room, with red brick walls and wood plank flooring. There are 6 six newer 1/1 wood windows with concrete sills on the front wall; all have been boarded up. On the west wall are two window

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

openings that have been bricked in, and two windows that are still open, with 12-light steel sashes and concrete sills and surrounds. In the northwest corner of the second floor is an old elevator system. This section, which is the smallest of the three, has four skylights.

The first floor of the south section has more interior partitions and newer finishes than the other ground floor spaces. A large room in the front has brick walls that have been painted white, a carpeted floor and a drop ceiling. Most other rooms have concrete floors and newer gypsum board walls. Most ceilings are covered with drywall or suspended ceilings.

A stairway leading to the second level is located in the southwest back corner. The second floor contains a single open room. The walls are of red brick and the floor is covered with wood flooring strips that are more highly finished than those in the other two sections. There are 24 window openings along the east and south walls, 21 of which have been boarded up. The three remaining windows, located at the east end of the south wall, have 12-light steel sashes. As with the other spaces, there are several skylights. The roof on this portion of the building has had extensive leaks and is in poor condition.

The Fallin Brothers Building served continually in a commercial capacity for the better part of a century. The original form and pattern of fenestration are intact and a good deal of original fabric has survived to the present. Overall, it looks much as it did in the early 20th century.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Summary: The Fallin Brothers Building at 211-229 South Market Avenue, In Springfield, Greene County, Missouri is locally significant under Criteria A and C, in the areas of Commerce and Architecture, in association with the historic context "19th and Early 20th Century Commercial Buildings, ca. 1850-1948." It is an intact example of the Downtown Commercial Building Property Type, as discussed in the Multiple Property Documentation form, *Historic and Architectural Resources of Springfield, MO*. This large Brick Front commercial building was erected two blocks west of the public square ca. 1919, and has served in a commercial function ever since. It is one of the largest historic two story Brick Front buildings in the downtown commercial center. It features an unusual combination of functions, with commercial units on the ground floor, and unfinished warehouse space on the second floor. The period of significance begins with its construction ca. 1919 and ends ca. 1955, when it was vacant for a short time during a change of ownership. The history of the building reflects general trends of commercial development in the area west of the Springfield Public Square during that period. The use of the building evolved along with the local economy. It was built for livestock dealers during when the neighborhood contained a concentration of businesses related to agricultural pursuits, and the first tenants catered to those in the field of agriculture. Later businesses took advantage of growing regional transportation networks served by cars and trucks. The building today looks much as it did during the period of significance and it provides an intact link with early commercial development west of the Springfield Public Square.

Elaboration:

Market Street takes its name from a hay market that operated across the street from this property in the late 19th and early 20th centuries. Sanborn maps show that the hay market was in place by 1891, and by 1902 several of the nearby buildings and business were related to agriculture, including feed yards, feed stores and harness shops. In 1910 the hay market lot was referred to simply as a "City Lot" on the Sanborn map, but the surrounding businesses show that the area was still a center for agricultural commerce. The local mule trade was especially strong at the time, and this area appears to have been a

United States Department of the Interior
National Park Service

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Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

center for that market. The block of what is now McDaniel Street located directly south of the Fallin building was labeled as the "Mule Arcade," presumably in reference to a row of stock barns located on the west end of the block. (See Figure 3.) Other businesses in the area included livery yards, feed stores, and wagon yards.

Walter A. and Wiburn M. Fallin owned much of this block in the 1910 and early 1920s.¹ The Fallins were stock buyers who purchased mules for the government during World War I, and continued in the trade into the 1930s.² They were operating the Fallin Brothers livestock business on the south side of the hay market in 1911, and by 1916 had moved to this block of Market Street.³ Their livestock operation on this block was probably located in an open frame shed that was located on the lot before the present building was constructed. (See Figure 3.)

Although the current building was constructed by or for the Fallins, and early deed records refer to a "Fallin Mule Barn," the building does not seem to have ever served that function. It appears to have been built as an investment property and to have operated as such for much of the period of significance. It was clearly built to function as at least three separate commercial spaces, most likely as a rental property. The layout of the building, with its combination of unfinished warehouses above ground-floor commercial spaces, also indicates that it was intended to be used as a commercial property rather than a barn.

The building offers an unusually large example of the vernacular property type described as the Brick Front in the Multiple Property Documentation Form. The Brick Front commercial building was popular in Springfield from around 1910 into the 1930s. Where earlier commercial buildings in Springfield tended to utilize at least some Late Victorian styling such as heavy bracketed cornices and ornamental window hoods, Brick Front buildings were simpler. As noted in the MPDF, Brick Front buildings "were

¹ Greene County Real Estate Tax Records, on File at the Green County Archive, Springfield, MO.

² "Wilburn M. Fallin," (Obituary) Springfield Leader and Press, March 3, 1942, p. 10.

³ R. L. Polk and Co., Polk's Springfield Directory, (Kansas City: R.L. Polk and Co.), Various issues 1911-1933.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

built with traditional storefronts and have upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.”⁴ This is one of the largest historic two-story Brick Front buildings in the commercial center that surrounds the Public Square.

The mix of commercial and warehouse space in the Fallin building reflects the transitional nature of the neighborhood at the time of its construction. The area was close to the public square, but retail development to that point had been concentrated south and east of the square. The buildings around the hay market when this building was constructed were generally more utilitarian than retail, and there was a decided focus on agricultural commerce. This same pattern of development was noted in the nomination for the West Walnut Street Historic District, which was listed in the National Register 03/20/2002. That district is just one block south of the Fallin Building.

The Fallins sold the property almost immediately after the building was in place. They remained in business into the 1930s or later; the 1933 City directory listed Walter A. Fallin's livestock office at 441 W. Walnut. The market Street property had a variety of owners over the next several years, none of whom operated businesses there. Cattle buyer Henry McClarnen owned it 1920, and a year later it was the property of Perry Smith, who kept it for several years.⁵

The first known tenant of the Fallin Brothers building was Jerome Plank, who opened a commercial garage in the north end between 1916 and 1920, and stayed at the location until the late 1930s. Plank was a former blacksmith who may have known the Fallin brothers from the mule business. Directories show that in 1911 he had a blacksmith shop on West Olive Street and was living just two blocks from Walter Fallin. Other early tenants of the building include the Emhoff Brothers Produce Company, (225 South Market) and the E. B. Evans Feed & Seed Company, (227 South Market). Those two businesses

⁴ Thomason and Associates, "Historic and Architectural Resources of Springfield," (MPDF form on file with the State Historic Preservation Office, Jefferson City, MO, 1998) p. F.2.

⁵ Greene County Real Estate Tax Records, and U. S. Population Census records, accessed online at ancestry.com.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

were located in the building from the 1920s into the 1930s. (See Appendix, list of tenants.)

In the 1920s, College St., which runs just 100 feet north of the building, became part of Route 66, bringing increased automobile traffic and a growing market for automobile related services. Sanborn maps show an increase in the number of businesses in the area that catered to highway users, such as oil companies and service stations. There were also more warehouses, to handle freight shipped via the nearby Missouri Pacific railroad and the region's ever-growing network of highways. One Chamber of Commerce publication of the early 1940s boasted that Springfield had more than fifty truck lines in operation, and noted that "fine state and national highways radiate out of Springfield in all directions."⁶

As transportation networks developed, and farm sales began to decline in the area, the Fallin building housed new types of businesses. Tenants of the 1930s and 40s include the Springfield Beer Distributing Company, the Apex Beverage Corporation and the Union Biscuit Company, most of whom used the building as a warehouse or distribution center. The south section also housed a farm store and warehouse for Sears Roebuck & Company during the 1940's. (The main Sear's store was located just a block away, at Campbell and McDaniel Streets.)

In the late 1940's, the north end of the building returned to its original use as a commercial garage, this time operated by Ralph Compton, who had an auto parking business there. Sears expanded to occupy both of the southern spaces until at least 1950, and the south space was a distributing company for a time after that. The trend toward automotive use continued into to the 21st century; the Springfield Tire Exchange moved into the property in the late 1950s and operated there until early 2012.

The Fallin Brothers building today looks much as it did when Jerome Plank opened the doors of his new garage on South Market Avenue. It is a large, intact example of the vernacular Brick Front commercial building, and

⁶ Springfield Chamber of Commerce, Growth of a City, (Springfield: Springfield Chamber of Commerce, ca. 1942) p. 64.

National Register of Historic Places

Continuation Sheet

Section number 8 Page 9

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

an increasing rare link with early commerce on the west edge of the downtown commercial district of Springfield.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10
Building

Fallin Brothers

Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Appendix.

Tenants listed in Springfield City Directories

211 is the north end, 225 is the middle space, and 227-231 is the south end.

1925

211-Plank's Garage, Jerome Plank. (Moved in between 1916 and 1920.)
225-Emhoff Brothers Produce Company (Moved in between 1920 and 1921.)
227-E. B. Evans Feed & Seed Company

1937

211-215-Plank's Garage
225-Union Biscuit Company
227-Paine, Sidney W. restaurant
229-231-Asbridge Tire Shop

1946

211-215-Springfield Beer Distributing Company, Inc.
225-Union Biscuit Company
227-231-Sears Roebuck & Company

1955

211-Vacant
225-Vacant
227-31-Vacant

ca. 1957- 2011

Springfield Tire Exchange

National Register of Historic Places
Continuation Sheet

Section number 9 Page 11

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

SOURCES

Boyle, Shanna and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri by the History Museum for Springfield-Greene County. Virginia Beach: The Donning Company Publishers, 1997.

Curtis, C. H. (Skip). Birthplace of Route 66 Springfield, Mo. Springfield, MO: Curtis Enterprises, 2001.

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Grosenbaugh, Dick. A Million Hours of Memories: A Condensed History of Springfield, Missouri Published on its 150th Birthday. Springfield: 1979.

R. L. Polk and Co., Polk's Springfield Directory. Kansas City: R.L. Polk and Co., Various issues 1911-1995.

Sanborn Fire Insurance Company. Maps of Springfield. 1886, 1891, 1902, 1910, 1933, 1950, 1975.

Springfield Chamber of Commerce. Growth of a City. Springfield: Springfield Chamber of Commerce, ca. 1942.

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"Wilburn M. Fallin," (Obituary) Springfield Leader and Press, March 3, 1942, p. 10.

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United States Department of the Interior
National Park Service

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Continuation Sheet

Section number 10 Page 12

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Verbal Boundary Description

A tract of land being the northeast quarter (NE1/4) of section 23, township-29, range-22, city of Springfield, Greene County, Missouri, being described as follows: beginning at the southwest corner of a brick building on the north line of McDaniel Street (formerly convention Hall Avenue) in the city of Springfield, Missouri, said beginning point being one hundred twelve (112) feet east of the southwest corner of the former James H. McCluer tract of land; thence north along the west wall of said brick building 100.20 feet (deeded 100' more or less) to a point directly east of the southeast corner of a brick wagon yard building; thence N 88° 14'59" W 10.41 feet to the southwest corner of a building wall; thence N 00° 39'34" W 86.20 feet to the northwest corner of said building wall; thence N 89° 07'39" E 2.41 feet; thence N 00° 39'44" W 13.15 feet; thence N 81° 41'45" E 35.15 feet; thence S 00° 22'04" E 4.50 feet; N 81° 41'45" E 87.22 feet to the west right-of-way line of Market Avenue; thence S 01° 05'42" E along said west right-of-way line 24.47 feet to the northeast corner of brick building known as the Fallin Mule Barn; thence S 00° 17'09" E along said right-of-way line 192.25 feet to the southeast corner of the said Fallin Mule Barn on the north right-of-way line of McDaniel Street; thence N 88° 08'53" W along said north right-of-way line 113.01 feet to the point of beginning.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the building.

National Register of Historic Places
Continuation Sheet

Section number Photo Log and Key Page 13
Building

Fallin Brothers

Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Photo Log

Name of Property: Fallin Brothers Building

City or Vicinity: Springfield

County: Greene

State: MO

Name of Photographer: Debbie Sheals

Date of Photographs: 1-5, and 8-14 12/21/2011; 6 and 7, 2/3/2012

Location of Original Digital Files: 29 S. Ninth St. #204 Columbia, MO 65201

Number of Photographs: 14

List of Photographs

See photo key for description of camera angle.

1. Southeast corner.
2. North end of façade (east wall).
3. Façade detail.
4. Façade, looking south.
5. South end of façade.
6. West wall.
7. South wall, from the west.
8. First floor north section, looking west.
9. First floor north section, looking north.
10. Second floor north section, looking northeast.
11. First floor center section, looking west-southwest.
12. Second floor center section, looking east.
13. First floor, south section, looking west.
14. Second floor south section, looking east.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

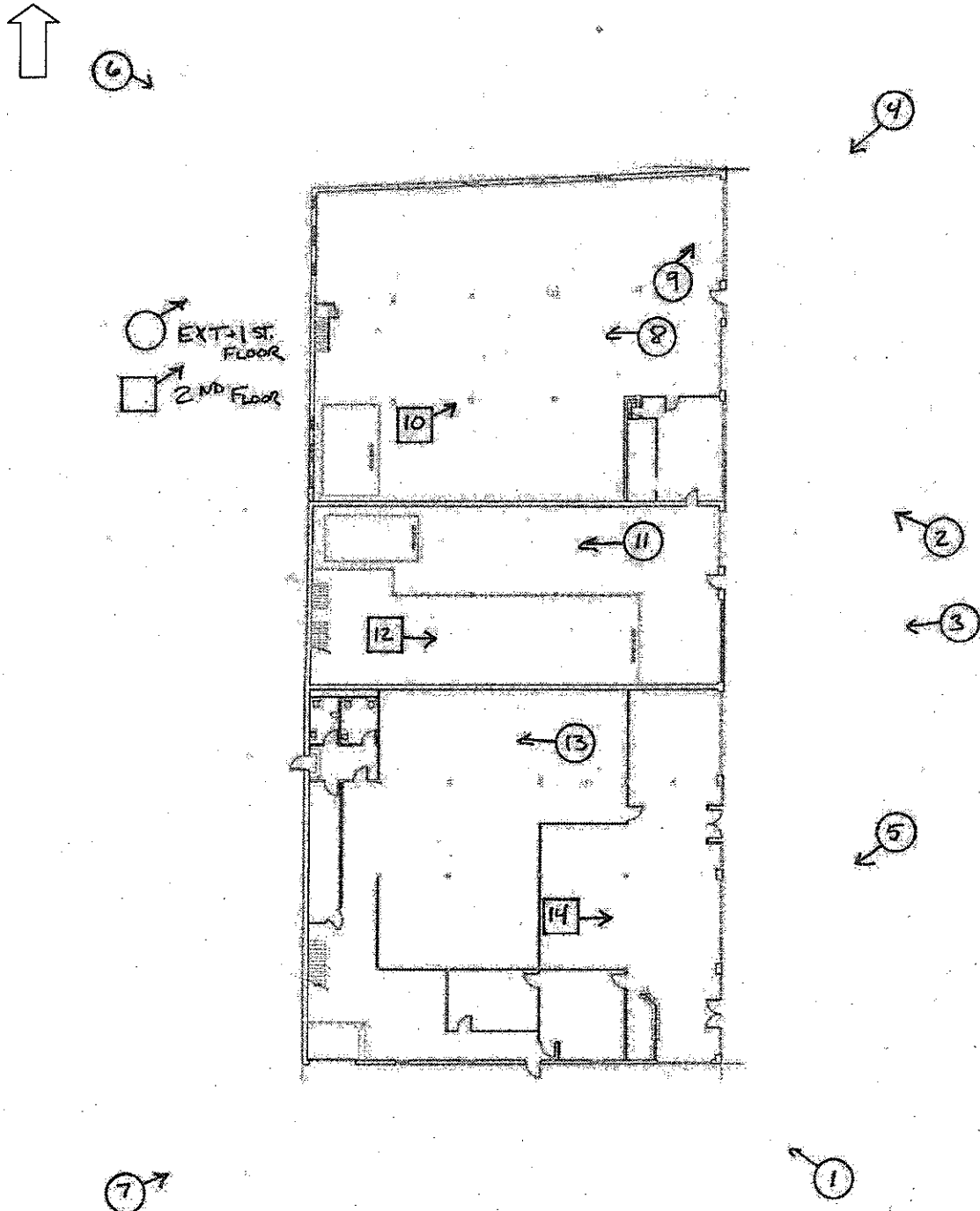
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Building

Fallin Brothers

Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Photo Key.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Figures.

1. First Floor Plan
2. Second Floor Plan
3. 1902 Sanborn map of the area
4. 1910 Sanborn map of the area
5. 1933 Sanborn map of the property

National Register of Historic Places
Continuation Sheet

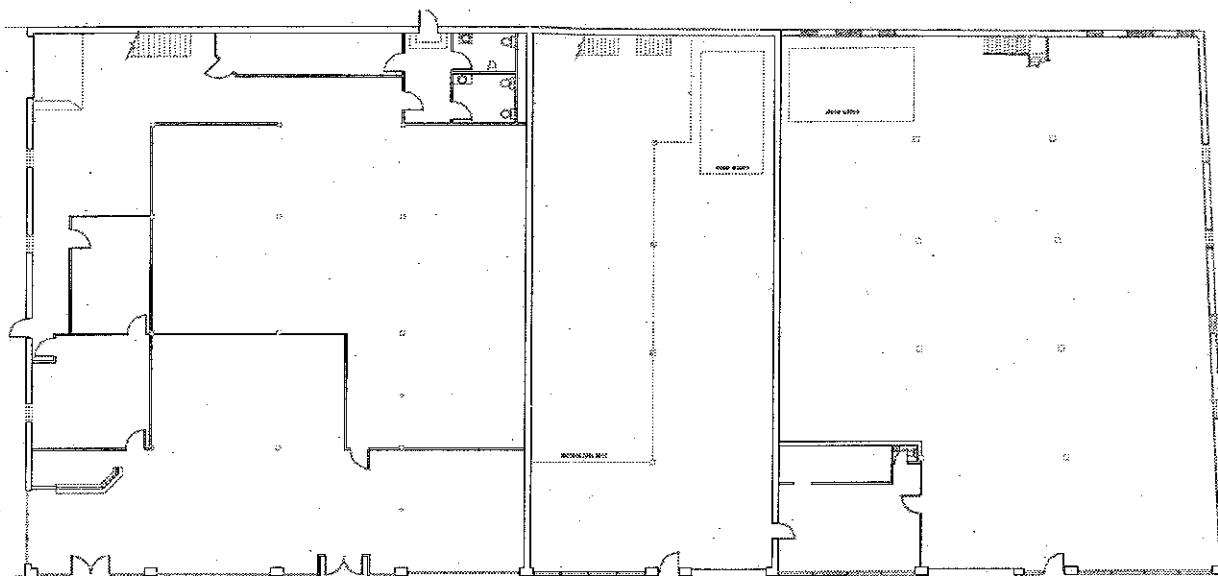
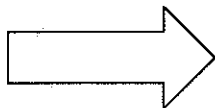
Section number Photos Page 16

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Figure 1. First Floor Plan. Drawn by Steve Deckard, Keystone Architects.

North



National Register of Historic Places
Continuation Sheet

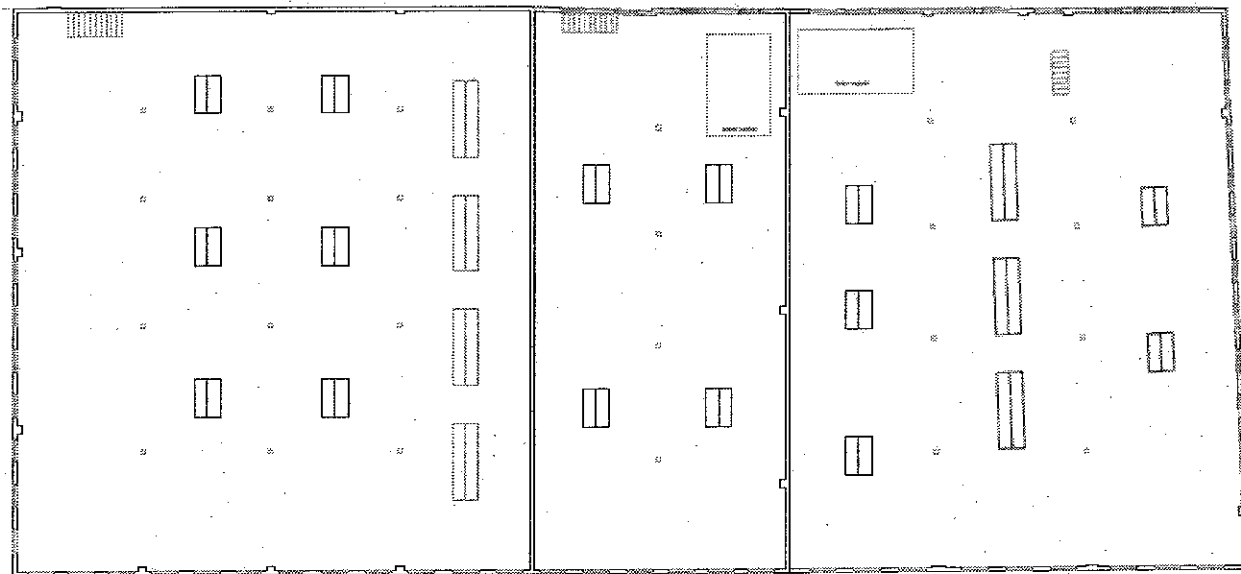
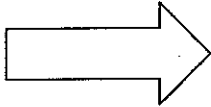
Section number Photos Page 17

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Figure 2. Second Floor Plan. Drawn by Steve Deckard, Keystone Architects.

North

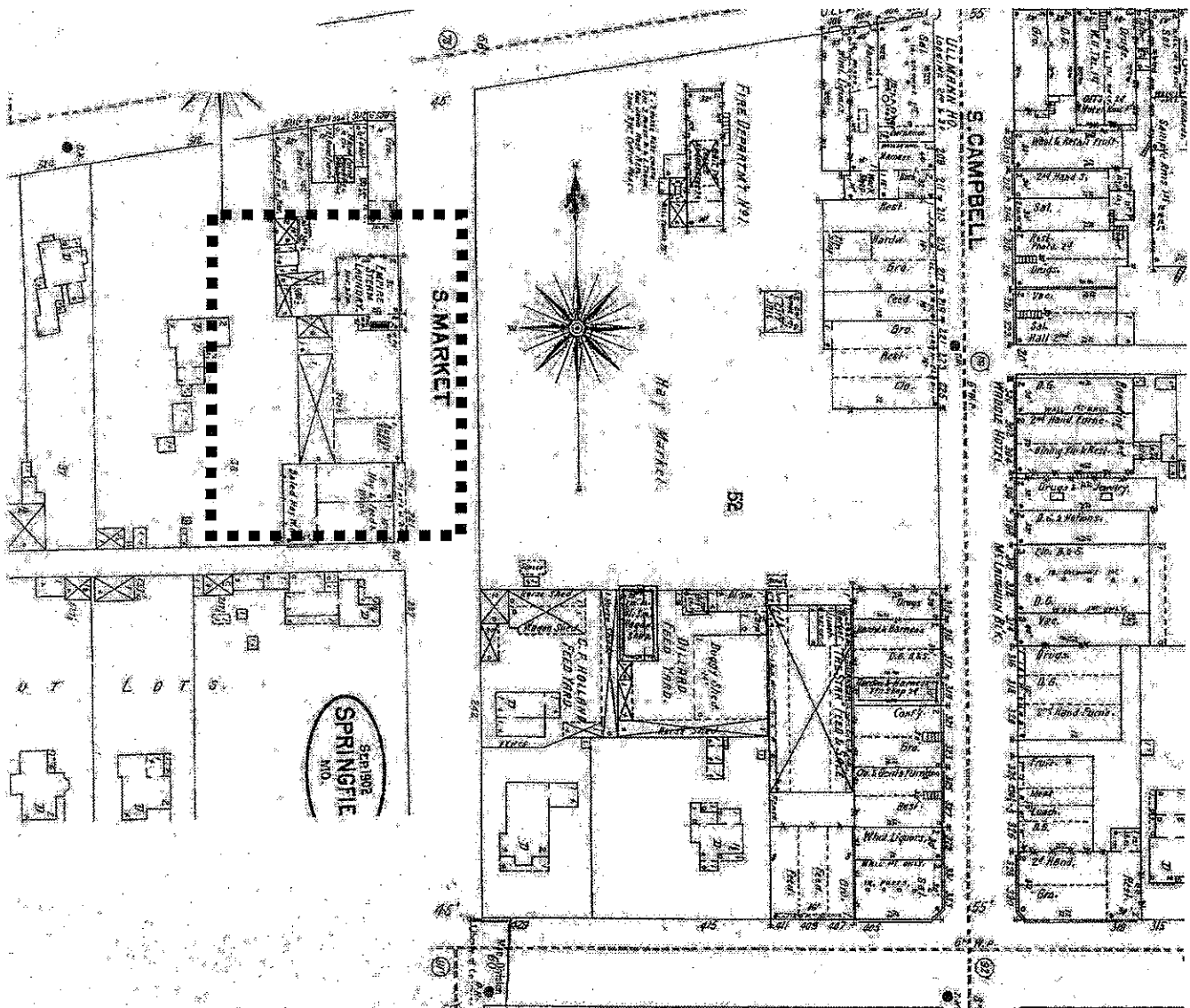


National Register of Historic Places
Continuation Sheet

Section number Photos Page 18

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 3. 1902 Sanborn Map of the area. The future site of the Fallin Building is indicated by the box.

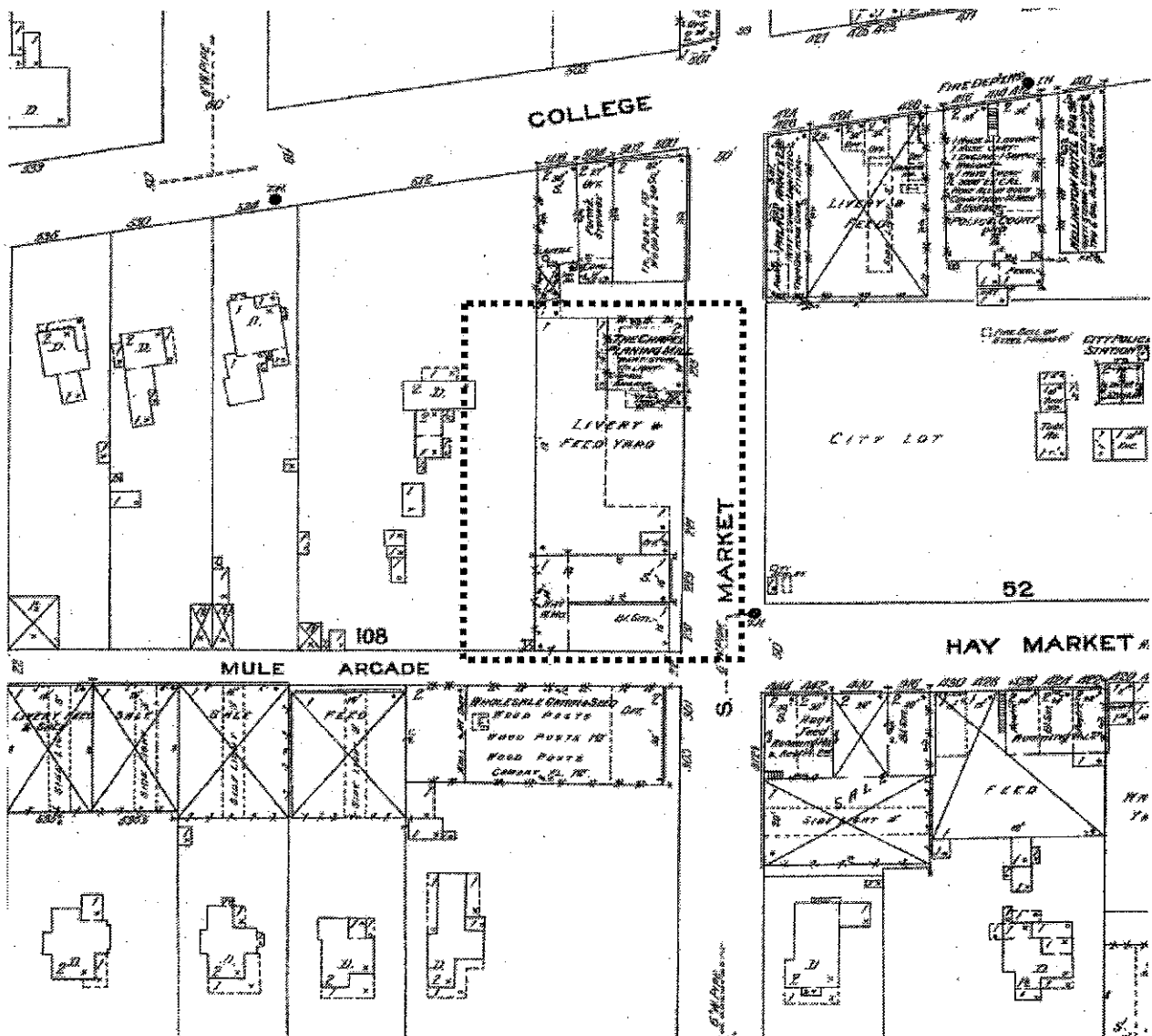


National Register of Historic Places
Continuation Sheet

Section number Photos Page 19

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 4. 1910 Sanborn Map of the area. The future site of the Fallin Building is boxed.

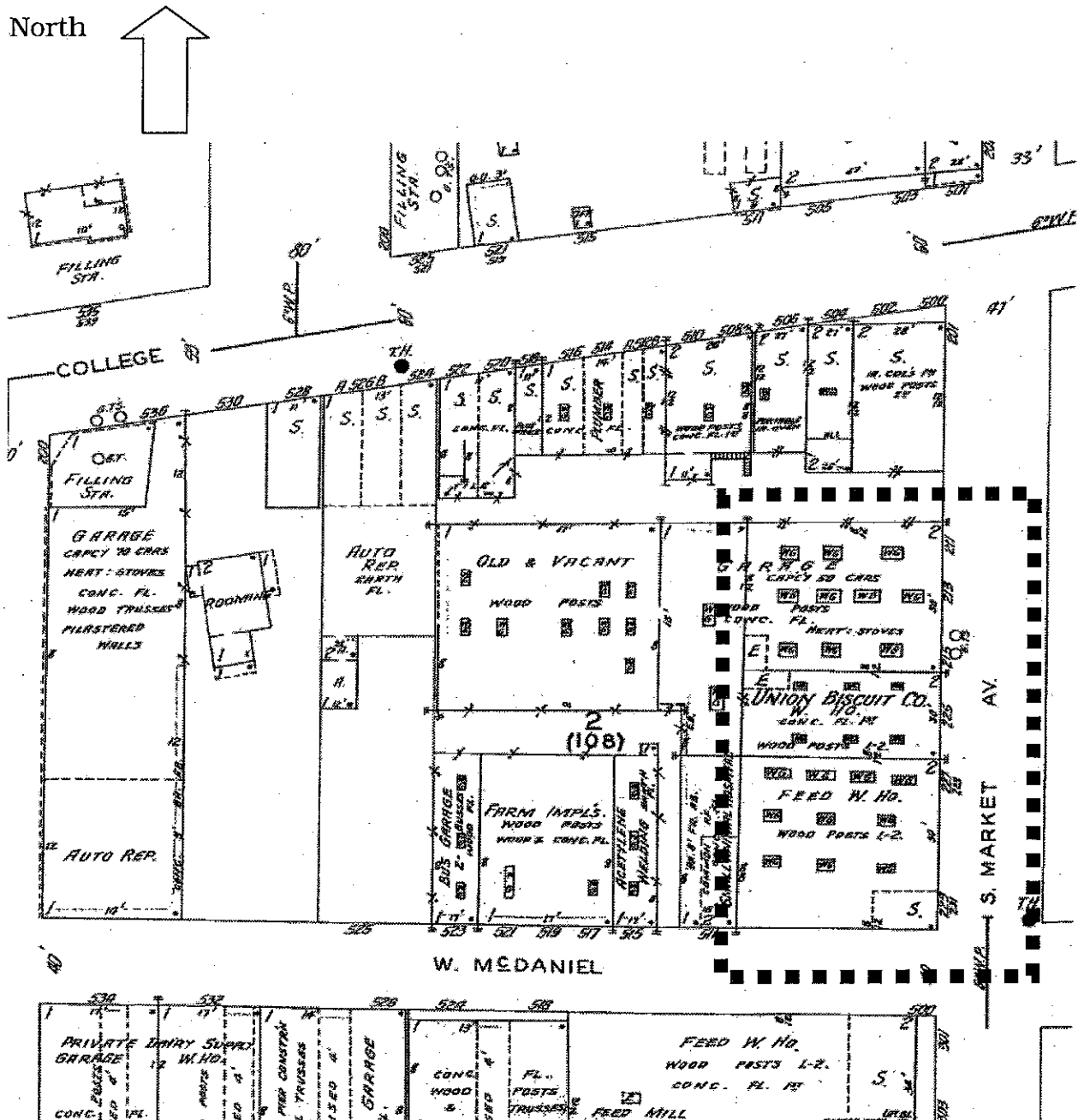


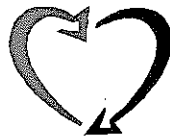
National Register of Historic Places
Continuation Sheet

Section number Photos Page 20

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 5. 1933 Sanborn Map. The Fallin Building is in the box.





Lost & Found

grief center

Board of Directors

John Gentry
Chair

Jeff Roberts
Vice-Chair

Brenda Raynor
Secretary

Dean Young
Treasurer

Greg Aleshire

Shawn Askinosie

Cameron Collins

Lisa Cox

Justin French

Ryan Hamilton

Jana Hansen

Alan Nippes

David Ross

Bonnie Shackter

Tom Singleton

Lisa Slavens

Brian Straughan

Jon Swope

Steve Vaught

Richard Walters

Co-Founders

Shawn Askinosie

Karen S. Scott

Staff

Dr. Karen S. Scott
Executive Director

Gretchen Gambon
Assistant Director

Ashlee Marsh
Marketing & Events
Coordinator

March 13, 2012

Landmarks Board

Busch Municipal Building, Second Floor
840 Boonville Ave.
Springfield, MO 65802

Landmarks Board:

On behalf of the Lost & Found Grief Center Board of Directors, I would like to request that the property at 1006 N. Cedarbrook Avenue, formerly known as Oakhaven, be removed from the current designation as a local historic site. The property was purchased by Lost & Found Grief Center from Alan Bates in 2005 and has housed our support groups and offices since that time.

Recent inspections of the property revealed decaying areas around windows on the north side of the property, as well as electrical issues and structural problems with the rock foundation which need to be addressed. Due to the current requirement to keep the historic look, the cost of such repairs is prohibitive for a local non-profit. If the building is removed from the historic designation, necessary repairs can be done in a cost-effective manner, allowing us to continue the upkeep of the building at a reasonable cost or discuss other options as deemed necessary.

Since the building stands alone, away from any historic districts and is zoned as Heavy Manufacturing, this request seems reasonable and would provide a great benefit to the property. As a courtesy to the Bates family, we have discussed this proposal with them. They expressed support for the idea, which would allow us to make the necessary repairs to keep the building in good operating order.

Please feel free to contact me if there is additional information that is need to process this request. 417-865-9998 or kscott@lostandfoundozarks.com

Sincerely,

Dr. Karen S. Scott
Executive Director

FILED

MAY 13 1985

Donald E. Kelley
CITY CLERK

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. 7
Filed: 5-8-85

Sponsored by: Cantrell

COUNCIL BILL NO. 85- 223

RESOLUTION NO. 7192

A RESOLUTION

FINDING AND DECLARING Oakhaven, the George and Florence Laker residence at 1006 North Cedarbrook to be an historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has listed the property on the local register pursuant to Section 2-48(c) of the Code by finding the following described property to be an historic site; and

WHEREAS, the City Council of the City of Springfield deems it desirable that such premise be preserved for its historical value for the citizens of Springfield by designating the site under Section 2-49 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

That the City Council hereby finds and declares that Oakhaven, the George and Florence Laker residence at 1006 North Cedarbrook is an historic site of particular value and importance to the heritage of the people and the citizens of Springfield and has been placed on the local register by the Historical Site Board; therefore, the City Council hereby designates said property as an historic site for purposes of Section 2-49(a) of the City Code.

Passed at Meeting: MAY 13 1985

Mayor George S. Luyke

Attest: Donald E. Kelley City Clerk

Approved as to Form: John M. [Signature] City Attorney

Approved for Council Action: [Signature] City Manager

Fiscal Note Required
Yes _____ No _____

EXPLANATION OF COUNCIL BILL NO. _____

ORIGINATING DEPARTMENT: City Clerk

PURPOSE: Designation of 1006 North Cedarbrook as a Springfield
Historic Site.

REMARKS:

The Historical Site Board has voted to request City Council to declare 1006 North Cedarbrook - Oakhaven, the George and Florence Laker Residence - an historical site. The nomination was prepared by the current owner, C. Warren Bates, Jr. and is attached for your consideration. Mr. Bates was informed of the Historical Site Board's decision and of the date of the City Council meeting at which the nomination would be considered.

Submitted by:


Chairman, Historical Site Board

Approved by:


City Manager

OAKHAVEN

THE GEORGE AND FLORENCE LAKER RESIDENCE

Historical Outline

- 11-5-1852 Land is homesteaded by Marcus Boyd and wife from land originally earmarked "Reserved for Schools".
- 2-11-1893 After several land transactions, property passes from T.B. and B.A. Holland to America J. Emmerton.
- 12-23-1891 Mortgaged land by America J. and E.Y. Emmerton secures a loan of \$2,000.00 from A.B. Lovian and The Home Building and Loan Association of Springfield, Missouri, to construct a new residence. (Payments of \$10.00/month are noted. For reasons not evident to research this loan is paid in full by 1-17-1894).
- 7-20-1910 E.Y. Emmerton is deceased and his widow America Jane sells the house to Mary E. Lyon (and husband A.W.) for \$6,000.00.
- 5-17-1930 Mary E. Lyon now a widow sells the house to George D. and Florence W. Laker for \$9,600.00.
- 1932-34 (Estimated) The original porch on the house is raised and the porch which now compliments the house is constructed.
- 6-7-1950 The Lakers pay off their mortgage.
- 8-11-1976 By now George Laker has passed away.

- 1-1982 Florence Laker is deceased and the house passes to her daughter Margery (Laker) Bates, the wife of the renown Springfield Architect, C. Warren Bates, Jr.
- 8-1982 Plans are made to restore and remodel the residence into the architects office.
- 11-1982 Construction is finished and the newly restored and remodeled office is now open for business.
- 12-15-1984 The Springfield Chapter of the American Institute of Architects presents the coveted "AIA Design Award for Excellence in Architectural Design" to C. Warren Bates, Jr. & Associates, Architects for the renovation and restoration of the George and Florence Laker residence at the annual Christmas Dinner at Riverside Inn in Ozark, Missouri.
- 5-1985 The Laker residence/ Warren Bates Architectural Office featured in the May issue of "Springfield" magazine.

OAKHAVEN
THE
GEORGE AND FLORENCE LAKER RESIDENCE

This 1894 victorian farm house is respectfully submitted for your consideration to be added to the list of fine Springfield Historic Sites.

Set amidst huge majestic pine and oak trees, it is affectionately known as "Oakhaven" on the original cornerstone still in evidence in the yard. An original buggy chain is still attached to one of the large oaks, rusting away and slowly, but surely, being enveloped by the mighty tree.

This site with its beautifully restored antique house on it, is in stark contrast to the industrial park which is starting to surround, but not encroach upon it.

The house, as mentioned above, was built in 1894 with a new porch built in place of the original during the great depression. It sits upon a stacked stone foundation and still wears its original clapboard siding proudly.

The restoration was a loving one. Matching clapboards were used on the new addition. The original double hung windows were removed and replaced with custom built thermopane windows in a characteristic period pattern. This window design was carried through on the new addition as well as was the paint scheme. This achieves a very harmonious blend of old and new.

Inside the restoration continued with the same love and care given to the outside of the house. No walls of the original structure were disturbed. New gyp board walls and ceilings were installed through-out, taking special care not to disturb the original trim and fretwork. The original panel doors were retained including the black porcelain knobs. New lighting was installed and the building was brought up to current building codes. New carpet was installed downstairs. The original pine plank flooring was retained upstairs.

All in all, this sturdy home has been renovated and restored by the finest craftsman and with the best materials money can buy, insuring this old farm house will be around for a long time to come.

In closing, it is requested that, if in fact, this house is given the honor of historic status in this fine city, it shall be known as Oakhaven, (The original name given this residence). The George and Florence Laker residence (In honor of the fine couple that resided here over 1/2 of a century.

CARL V. BATES, JR.

ARCHITECT

1000 S. 10th St. St. Louis, Mo. 63104
Tel. 524-1100

OAKHAVEN

THE GEORGE AND FLORENCE LAKER RESIDENCE

Legal Description

Beginning at a point Four Hundred (400) feet South of the Northwest Corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section Sixteen (16), Township Twenty-nine (29), Range Twenty-one (21), in Greene County, Missouri; thence South Two Hundred Sixty (260) feet, more or less, to the South line of said Northwest Quarter; thence East Three Hundred Thirty Five and Seven One Hundredths (335.07) feet, thence North Two Hundred Sixty (260) feet, more or less, to a point Three Hundred Thirty-five and Seven One Hundredths (335.07) feet East of the point of beginning; thence West to the point of the beginning.





Missouri State

U N I V E R S I T Y

March 13, 2012

Mr. Daniel Neal
Planning & Development
City of Springfield
840 Boonville Avenue
Springfield, MO 65802

Dear Mr. Neal:

As part of the process to delist the Woods-Evertz Stove Company National Register Historic District (including the property located at 525 North Jefferson) from the National Register of Historic Places, the City of Springfield, Missouri, Missouri State University, and the Missouri State Historic Preservation Office (SHPO) signed a Memorandum of Agreement (MOA) that specifies the completion of certain mitigation measures.

Mitigation item #2 of the MOA specifies that Missouri State University will sponsor a preservation planning workshop, to be hosted by representatives from the Springfield Landmarks Board and Missouri Preservation or other qualified preservation group chosen in consultation with the SHPO, within three (3) years of signing the MOA. The MOA was signed on July 23, 2009, therefore, the 3-year completion period will end July 23, 2012. A copy of the agreement is attached for your convenience.

The University will be pleased to sponsor the workshop and work with you and the Landmarks Board to provide the space and support as noted in the MOA. This effort will be coordinated through Mr. David Vaughan, Director of Environmental Management. He may be reached at (417) 836-8334. Please contact David when you are ready to begin the planning process. We look forward to helping you have a great event.

Sincerely,

Ken McClure
Vice President for Administrative
and Information Services

Enclosure

C: Matt Morris
David Vaughan

**MEMORANDUM OF AGREEMENT
BETWEEN
THE CITY OF SPRINGFIELD, MISSOURI, MISSOURI STATE UNIVERSITY,
AND THE MISSOURI STATE HISTORIC PRESERVATION OFFICER FOR
IDEA COMMONS PROJECT
(AKA JORDAN VALLEY INNOVATION CENTER DISPOSITION PROJECT)
SPRINGFIELD, GREENE COUNTY, MISSOURI.
(SHPO PROJECT 022-GR-09)**

WHEREAS, The City of Springfield, Missouri (City) has proposed the disposition of land to Missouri State University (MSU) and MSU, in turn, proposes to reuse this land in their IDEA Commons Project (also known as the Jordan Valley Innovation Center Disposition Project); and

WHEREAS, the reuse includes the demolition of three contributing structures, collectively located at 525 North Jefferson Avenue, in the Woods-Evertz Stove Company National Register Historic District (District); and

WHEREAS, the City, has consulted with the Missouri State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) pursuant to the regulations (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 4701); and

WHEREAS, the ACHP concludes that Appendix A of 36 CFR 800 does not apply to this undertaking and, further, the ACHP does not believe its participation in the consultation is needed to resolve adverse effects; and

WHEREAS, Stove Works Lofts LLC, and Springfield Loft Apartments, LLC have each requested concurring party status; and

WHEREAS, the SHPO has determined that the demolition and reuse of 525 North Jefferson Avenue (identified as 521 North Jefferson Avenue in previous correspondence) will have an adverse effect upon said District because it will not retain enough integrity to remain on the National Register of Historic Places due to the loss of three of its six contributing structures; and

WHEREAS, the SHPO has requested that said National Register Historic District be delisted from the National Register of Historic Places; and

WHEREAS, all property owners within said District have been notified that their property will be delisted from the National Register of Historic Places and no owner objects provided the delisting occurs no earlier than September 2011; and.

WHEREAS, the reuse also includes undefined future construction and infill plans on the remaining properties included in this project which are adjacent to other properties listed on the National Register of Historic Places; and

WHEREAS, MSU, has agreed to carry out the stipulations delineated below and agreed to participate in this Memorandum of Agreement;

NOW, THEREFORE, The City, MSU, and the SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

The City will ensure that the following measures are carried out:

MITIGATION:

1. National Register of Historic Places

- a. MSU shall ensure that an amendment is prepared by someone who at a minimum meets the 36 CFR 61, Appendix A, professional qualifications for a historian or architectural historian and who is approved by the SHPO to complete the delisting of the Woods-Evertz Stove Company Historic District from the National Register of Historic Places with copies of all documentation for said delisting, and subsequent approval by SHPO, provided to any appropriate local archives, and with other entities, designated by the SHPO. Said delisting will not occur until September 2011, unless agreed to in writing by MSU, the City, SHPO, Stove Works Lofts, LLC, and Springfield Loft Apartments, LLC. Delisting shall occur within one (1) year following the demolition of the buildings. MSU shall provide the City with all documentation the City needs to assure compliance with this Memorandum of Agreement.
- b. MSU shall ensure that any existing structures within this project are first evaluated for National Register of Historic Places eligibility and impacts in accordance with the requirements of the SHPO should they be proposed for demolition, other than the structures at 525 North Jefferson Avenue.

2. Preservation Workshop

- a. In consultation with the SHPO, MSU will sponsor a preservation planning workshop hosted by representatives from the Springfield Landmarks Board and Missouri Preservation (Missouri Alliance for Historic Preservation), or other qualified preservation group chosen in consultation with the SHPO, for the Springfield Landmarks Board, City and other individuals and entities interested in historic preservation, for the purpose of dispensing useful information pertaining generally to the preservation/enhancement of the cultural resources of Missouri within three (3) years of signing this Memorandum to mitigate the loss of said District. The workshop will specifically address the following topics, including but not limited to the Section 106 review, preservation of cultural resources, financial incentives, and the tax credit program with an emphasis on Springfield and southwest Missouri. All costs associated with the implementation of this stipulation shall be borne by MSU, including costs pertaining to public notification, room/building/facility lease, suitable refreshment, copying/packaging of materials, and per diem/lodging costs of designated Missouri Preservation host(s)/representative(s) [note: it is assumed by The City that the meeting hosted will be a one-time event, with no subsequent

activities requiring the participation of the City]. The costs attributed to this workshop shall not exceed three-thousand five-hundred dollars (\$3500).

Products of this mitigation shall be submitted to both the City of Springfield and the SHPO and shall include:

- 1) An electronic and hard copy of a power point presentation and script designed by Missouri Preservation that can be used to teach preservation.
 - 2) A workshop packet from the preservation planning workshop.
- b. MSU shall ensure that at least ten (10) 8" x 10" black and white digital photographs of 525 North Jefferson Avenue will be taken prior to its demolition. These will be interior and exterior photographs including views of each façade and significant architectural details. Photographs should include representative views of architectural details, and other significant features of the property including interior features. Photographs shall be consistent with the standards and guidelines of the National Park Service Photo Policy Standards and taken by someone who at a minimum meets the 36 CFR 61, Appendix A, professional qualifications for a historian or architectural historian and who is approved by the SHPO.
- c. The City shall ensure that all documentation is compiled and accepted by the SHPO in writing and copies of this documentation are made available to the SHPO and any appropriate local archives designated by the SHPO and the Springfield Landmarks Board. MSU shall provide the City with all documentation the City needs to comply with this agreement.

3. Design Review

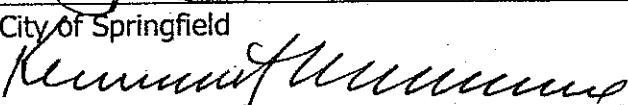
- a. MSU shall ensure that all plans for new construction and rehabilitation on all parcels are submitted to the Springfield Landmarks Board for review and public comment and to the SHPO for review and comment. New construction and rehabilitation will be in compliance with the Secretary of Interior's Standards. The SHPO will review and comment on the plans with thirty (30) days of receipt, or will be seen as accepting the plans as presented.

AMENDMENTS AND TERMINATION

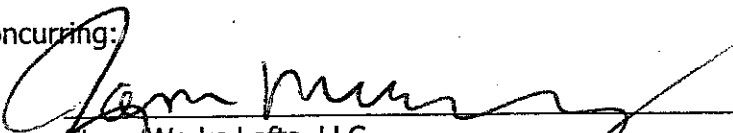
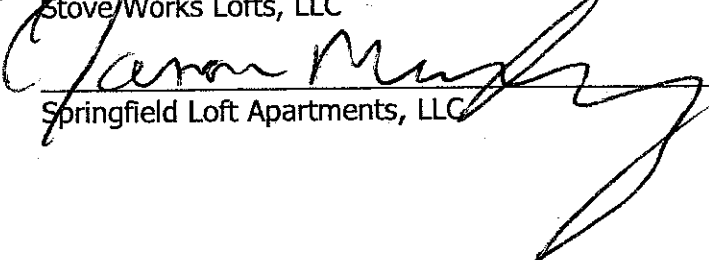
1. Any party may request that the agreement be amended, whereupon the proposed changes shall be submitted to the other parties in accordance with 36 CFR 800.6(c)(7).
2. Any party to this agreement may terminate it by providing thirty (30) days written notice to the other parties, provided that the parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination in accordance with 36 CFR 800.6(c)(8).

3. Failure to carry out the terms of this Agreement requires that the City again request the ACHP comments in accordance with 36 CFR Part 800. If the City cannot carry out the terms of the Agreement, it will not take or sanction any action or make any irreversible commitment that would result in adverse effects with respect to the National Register or eligible properties covered by the Agreement, or would foreclose the ACHP's consideration of modifications or alternatives that could avoid or mitigate the adverse effects until the commenting process has been completed.
4. Execution of this Memorandum of Agreement by the City, MSU and the SHPO and implementation of its terms constitutes evidence that the City has taken into account the effects of the undertaking on historic properties and afforded the Council an opportunity to comment on the proposed disposition and reuse of these parcels in Springfield, Greene County, Missouri.
5. This agreement shall be terminated if the undertaking has not been implemented within two (2) years from the date this agreement takes effect in accordance with 36 CFR 800.6(c) (5).

Signed:

	7/23/09
Missouri State Historic Preservation Officer	Date
	7/17/09
The City of Springfield	Date
	7/17/09
Missouri State University	Date

Concurring:

	7-20-09
Stove Works Lofts, LLC	Date
	7-20-09
Springfield Loft Apartments, LLC	Date

2012 MISSOURI CLG FORUM

Saturday, April 21, 2012
Lewis and Clark State Office Building, 1101 Riverside Drive
Jefferson City, Missouri

REGISTRATION FORM

To attend the 2012 MISSOURI CLG FORUM, please complete this form and return it to Jo Ann Radetic before Thursday, April 12, 2012, with your \$25.00 registration fee. Please make checks payable to the "State of Missouri." (We are not set up to accept credit card payments at this time.)

Please Print

Name _____
First Last

Address _____
Street Circle one: Home Office

City State Zip

Phone _____ Fax _____

Email _____

Certified Local Government Affiliation:

City _____ Commission _____

Check one:

Title

☐ Commissioner

☐ Staff

☐ Elected Official

☐ Other

Registration fee:

Check one

☐ \$25.00 if registration form and check are received by SHPO on or before April 12, 2012.

☐ \$30.00 if registration form and check are received April 13 – April 21, 2012.

The Forum registration fee includes continental breakfast and lunch.

Please let us know if you require specific food options so that we can try to accommodate your needs.

Vegetarian? Gluten free? Other _____

Please make checks payable to the "**State of Missouri.**"

Submit REGISTRATION as soon as possible to:

Jo Ann Radetic
State Historic Preservation Office (SHPO)
P. O. Box 176
Jefferson City, MO 65102-0176.

QUESTIONS? CALL JO ANN RADETIC AT (573) 522-2473

E-MAIL jo.ann.radetic@dnr.mo.gov FAX 573-522-6262

2012 MISSOURI CLG FORUM

Missouri Department of Natural Resources
Lewis and Clark State Office Building
1101 Riverside Drive, Jefferson City, Missouri

SATURDAY, APRIL 21, 2012

(2/8/12) Draft **AGENDA**

- 8:30 a.m. Registration and Continental Breakfast
- 9:00 a.m. Opening Remarks: CLG Coordinator *Jo Ann Radetic*
State Historic Preservation Office Update, SHPO Director *Mark Miles*
Missouri State Parks Director *Bill Bryan*
Presentation of 20-year CLG Certificate: Sainte Genevieve
Presentation of 25-year CLG Certificates: Clarksville, Independence
- 9:45 a.m. **A Quest for Durability: Finding Solutions in the Materials and the Details—Part 1**
Speaker: *John Sandor, Architectural Historian*
Technical Preservation Services, National Park Service
- 11:00 a.m. Break
- 11:10 a.m. **A Quest for Durability: Finding Solutions in the Materials and the Details—Part 2** *John Sandor*
- 12:15 p.m. Working Lunch: Small Group Discussions on historic preservation public outreach and education activities in your community.
Bring examples of your projects and outreach/educational material to share.
- 1:30 p.m. **SHOWING OF THE GREENEST BUILDING FILM ON THE BENEFITS OF HISTORIC PRESERVATION**
- 2:30 p.m. **Missouri Preservation: Field Services Report** *Bill Hart*
- 3:00 p.m. Wrap up and Closing Remarks *Jo Ann Radetic*