



CITY HALL

LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: July 1, 2016

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **July 6, 2016**. No tour is being offered.

Michael Sparlin

Michael Sparlin
Senior Planner

Landmarks Board

City of Springfield - Historic City Hall - Council Chambers
830 Boonville Avenue

July 6, 2016

5:30 p.m.



Wallis Nattinger
Real Estate Representative

David Eslick
Historian Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
Chair

Vacant
Architect Representative

Nancy Crandall
At-Large Representative
Vice-Chair

Paden Chambers
Commercial Street
Representative

Kent Brown
Mid-Town Representative

Justin Stanek
At-Large Representative

- I Roll Call**
- II Minutes**
 - A. June 8, 2016**
- III Unfinished Business**
 - A. Certificate of Appropriateness**
 - 1. 1040 E. Walnut - construct new front yard sign
 - 2. 1046 E. Walnut - construct new front yard sign
 - 3. 1144 E. Walnut - construct new front yard sign
 - B. Certified Local Government Review**
 - 1. Timmons Temple National Nomination
 - C. Pre-Application Review (none)**
- IV New Business**
 - A. Certificates of Appropriateness (none)**
 - B. Certified Local Government Review**
 - 1. Bailey School National Nomination - 501 W. Central
 - C. Pre-Application Review (none)**
 - D. Local Historic Site Nomination Review (none)**
- V Communications**
- VI Reports**
 - A. Report on committees (none)**
 - 1. Application (none)
 - 2. Demolition
 - 3. Historic Sites and Districts
 - a. Walnut Street Identification Signage
 - b. Mid-Century Modern - Potential Historic Structures
 - c. Ozarks Rock Structures Survey
 - 4. Communications (none)
 - 5. Awards and Recognition
 - a. Preservation Month Awards and Activities
 - 6. Design Guidelines (none)
 - B. Administrative approval of C of A's (none)**
- VII Any other matters that fall under the jurisdiction of the Board**
 - 1. Landmarks Board Training Session - July 20
- 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: June 8, 2016

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Gary Bishop, (Chair) Nancy Crandall (Vice-Chair), David Eslick, Paden Chambers, Len Eagleburger, Kent Brown, Wallis Nattinger, and Justin Stanek. Absent: None. Staff members: Michael Sparlin, Senior Planner and Duke McDonald, Assistant City Attorney.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of May 11, 2016, were approved unanimously after noted corrections.

UNFINISHED BUSINESS:

Certificate of Appropriateness: 1040 E. Wanut	Certificate of Appropriateness: 1046 E. Walnut	Certificate of Appropriateness: 1144 E. Walnut
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David Eslick made the motion to table Certificate of Appropriateness (**1040 E. Walnut, 1046 E. Walnut, and 1144 E. Walnut**) to the July 6, 2016 meeting. Justin Stanek seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None.

Certified Local Government Review: Timmons Temple is being reviewed.

Pre-Application Review: None

NEW BUSINESS

Certificate of Appropriateness:

149 Memorial Plaza: Robert Keller, 149 Memorial Plaza noted that the parapet wall mortar is leaning and is a possible hazard. We plan on repairing the wall by replacing the corner caps and brick with the original material to preserve the parapet wall to match the original design.

Mr. Eslick confirmed with the applicant the importance of the restrictions on the restorations and went over a short history of the building.

Mr. Chambers asked the applicant on their choice of companies or contractor for the repairs.

Mr. Keller stated that they have contacted several masonry companies and a general contractor will oversee the repairs.

Mr. Bishop opened the public hearing.

Mr. Bishop closed the public hearing.

Kent Brown made the motion to accept the Certificate of Appropriateness as presented for 149 Memorial Plaza. Paden Chambers seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None.

Certificate of Appropriateness:

300 W. Commercial: Rufus Louderback, 312 W. Commercial Street noted that the owner would like to improve the existing structure (mercantile/store in front and a loft in back) with new windows, door and removal of existing masonry as well as build a rear porch along the back (Blaine Street). There will be a new door (double leaf) on the east and a new full glass door that will be cut into the masonry for the porch and the windows will be aluminum clad wood double hung windows.

Ms. Crandall asked if the balcony in back can be seen from Commercial Street.

Mr. Louderback stated that the balcony will not be seen from Commercial Street.

Kent Brown made the motion to accept the Certificate of Appropriateness as presented for 300 W. Commercial. Len Eagleburger seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Kent Brown, Nancy Crandall, Wallis Nattinger, and Gary Bishop. Nays: None. Abstain: Paden Chambers. Absent: None.

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS

Mr. Bishop thanked Mr. Wallis Nattinger, Real Estate Representative for accepting to be a member of the Landmarks Board and reminder that the Landmarks Board has been invited to the July 28, 2016 Springfield Cardinal's Baseball game.

REPORTS

Report on Committees: None

Application: None

Demolition: Michael sent out the list from January 2016 and will send out the list on a monthly basis.

Historic Sites and Districts -

Walnut Street Identification Signage: None

Mid-Century Modern - Potential Historic Structures: None

Ozarks Rock Structures Survey: Nancy Crandall and David Eslick participated in the 1st Artwalk.

The travel log will be at the Dan Kinney Family Center on Blackman Road on June 15, 2016 at noon and possibly getting the information on the City's web site and have some DVD's made and sent to the local libraries.

Awards and Recognition: None

Design Guidelines: None

Administrative approvals of C of A's: 422 W. Commercial (roof replacement due to black mold). Application is on file with supporting materials.

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD

Landmarks Board Training: Michael noted that the Landmarks Board will hold a training that will be annually. Michael will present on the history of the board and Duke McDonald will present on ethics. Members may add additional topics they feel necessary and the meeting date is proposed for July 20, 2016. Details will be discussed at the July 6, 2016 meeting.

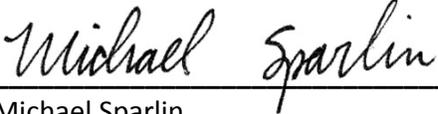
David Eslick would like to invite Bill Hart to talk about Missouri Preservation and will contact him.

Paden Chambers noted that they will like to discuss the use of Certified Local Government (CLG) grant funds for surveys and research that is available.

Gary Bishop stated that he will not be available on July 20, 2016.

ADJOURNMENT:

There being no further business, the meeting was adjourned at approximately 6:10pm by the motion from Wallis Nattinger and seconded from Paden Chambers. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Nancy Crandall, Wallis Nattinger, and Gary Bishop. Nays: None. Abstain: None. Absent: None.



Michael Sparlin
for Executive Secretary



CITY HALL

LANDMARKS BOARD

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

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: July 1, 2016

PROPOSAL:

1. The applicant is requesting to install a monument sign to be placed in the front yard of 1040, 1046, and 1144 E. Walnut Street

2. BACKGROUND:

LOCATION: 1040, 1046, and 1144 E. Walnut Street

APPLICANT: Brandon Dickman, Roza Homes

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The house at 1040, 1046 and 1144 E. Walnut Street are contributing structures in the Walnut Street National Historic District.
2. The proposed sign is consistent with the Walnut Street Urban Conservation District –West requirements and Walnut Street Historic District Design Guidelines.
3. The applicant has submitted the proposed signs to Building Development Services and has completed the sign permit review.

STAFF CONTACT:

Michael Sparlin

Senior Planner

864-1091

ATTACHMENT A
BACKGROUND REPORT
1040, 1046, 1144 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is requesting to install a new sign, mounted on wooden posts in the front yard of the properties at 1040, 1046 and 1144 E. Walnut Street.

STAFF COMMENTS:

1. The Walnut Street Design Guidelines state that the applicant should consider signs that are consistent in scale and proportion to the building. Staff believes that the proposed sign meets all of the Walnut Street Design Guidelines and UCD requirements (see applicant's attachments for more detail). The proposed sign is consistent with other identification signs along Walnut Street.
2. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Walnut Street UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1040, 1046, 1144 E. Walnut Street

PERTINENT SECRETARY OF THE INTERIOR'S STANDARDS (FOR REHABILITATION)

2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

PERTINENT WALNUT STREET DESIGN GUIDELINES

SIGNAGE:

The Applicant Should Consider:

1. Using signs that are consistent in scale and proportion to the building.
2. Using flush-mounted signs.
3. Using hanging signs on post or lamp-pole.
4. Using lettering on awnings.
5. Using applied or painted lettering on porch cornice.
6. Painting a small sign on glazed areas of door or window.

The Applicant Should Avoid:

1. Using exterior neon signs.
2. Using moving or flashing signs.
3. Using interior-lit plastic signs.
4. Installing signs on the roof area.
5. Installing signs that are out of scale with the building.

PRESERVATION BRIEF #25 (<http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>):

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however,

involves a major paradox: Historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

ORDINANCE REVIEW

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation district-East states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
1040, 1046, 1144 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE 1040 E. WALNUT STREET:

The 1984 architectural survey that was completed on this house stated the following about the architectural elements of the house:

Hipped dormers on the west and front elevations. Broad projecting eaves on dormers with double-hung one-over-one light sash window. The eaves on the house itself are broadly projecting with cornice modillions and a plain frieze board and corner board. The frieze doubles as the window heads to the second story windows. The façade is two-bay with a one-story hipped porch across the simple cornice and entablature with round wooden porch columns with Tuscan capitals. Wooden balustrade with turned balusters. The porch structure is of wood. West elevation: a hipped-roof one-story three-sided oriel at the first-story level. All windows on the house are one-over-one light sash. There is a rear wing which has a concrete foundation. All details conform with the main house, leading one to believe it is original or built shortly after initial construction. The rear wing also has a hipped roof.

The National Register nomination identified this house with the following narrative:

Built c. 1905 in the catalogue-builder-foursquare style. Two-story frame house with hip roof and wide projecting eaves with board modillions beneath. The porch is the dominant feature of the façade, with simple round wood columns with Tuscan capitals. The house retains its original character.

ARCHITECTURAL SIGNIFICANCE 1046 E. WALNUT AVENUE:

The architectural survey that was completed on this house stated the following about the architectural elements of the house:

Built c. 1908. Hip dormers on the west and front elevations with broad projecting eaves. Doubled windows with one over one sash in double hung windows. The eaves on the house itself also project noticeably with simple frieze board which doubles as the window heads to the second story window openings. All windows are one over one sash with a narrow simple applied moulding to the window head at the first story window openings. Three bay façade with center bay entrance. The doorway is flanked by sidelights and a transom. The front elevation is dominated by a one-story hipped roof porch across the entire front. The cornice and entablature are unadorned on the porch-underneath are round wood columns with Tuscan capitals resting on piers of rough faced cast stone. The balustrade is of wood with turned balusters. The structure of the porch itself and the steps leading to it are wood. At the street is a cast stone hitching post which is square and tapering.

ARCHITECTURAL SIGNIFICANCE 1144 E. WALNUT STREET:

Front elevation—Hipped dormer with broad projecting eaves. Single double hung dormer window with one over one sash. The walls of the dormer are covered with butt shingles. The eaves project beyond the walls on the house more broadly than most accentuated by the fact that the front wing has corner chamfers under the gable (see photo). Board modillions are under the eaves with bed moulding at the cornice. The frieze board becomes the window heads to all of the second story windows on the house. The second story wall surface on the house is lap sided with a narrow moulded skirt separating it from the first story. The first story has ship lap siding which, where joined, forms horizontal wide beads. The pediment in the front gable wing is set off by a continuous cornice. The pediment itself is deeply recessed as it is flush with the wall surfaces behind the wide projection eaves and cornice (photo). There is a double hung one over one light sash in the pediment and the face of the area is covered with butt shingles. The first story windows have heavily moulded window heads with moulded corner blocks. The front gabled wind creates an L shaped space with the primary mass of the house. A porch of one story with hipped roof fills the angle and extends around the east elevation until it meets with the east projecting wing. The porch has a moulded cornice with dentil detailing and a fairly broad board entablature. Squat wooden round columns support the porch roof with Ionic plaster cast capitals. The columns rest on red brick piers with limestone caps. There is a wooden balustrade with moulded handrail and turned balusters. The porch floor and structure are of wood. The steps leading to the porch are of wood as well. The doorway is topped with a transom. The entry to the house is at the angle of the walls. Over the entry on the porch roof is a pedimented gable. The cornice is continuous and the face of the pediment is covered with staggered butt shingles. At the corners of the gable under the eaves on the cornice are scroll brackets. At the rear elevation is a two-story shed roofed porch which has been filled in recently as well as a smaller one story open porch in the southeast corner. Added to the rear of the rear hipped gable wing is a one-story modern addition. In the ground near the southeast corner and next to the rear drive is a limestone hitching post with an iron ring in the top. The post is carved so as to appear like a tree trunk.



Application for Certificate of Appropriateness

****E-PLANS INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION****

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:	
Received By:	
Review:	
<input type="checkbox"/> Administrative	
<input type="checkbox"/> Landmarks Board	

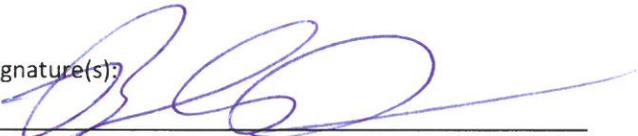
The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.

Signature(s):



Date:

4-11-16

Please type or print name(s) clearly:

Brandon Dickman

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

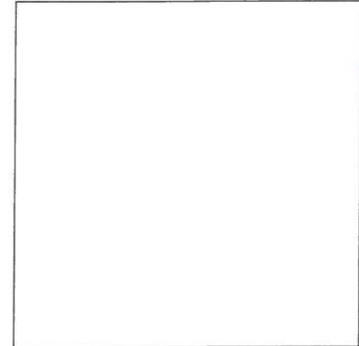
Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 1040, 1046, 1144 E Walnut

APPLICANT INFORMATION:

2. Name of current property owner: _____
If corporation: Corporate Official: Brandon Dickman
Mailing Address: 1122 E Walnut
Zip Code: 65806 Telephone: 417-763-3131 Fax: 417-763-3131
E-mail: Brandon.D@rozahomes.com



(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: Brandon Dickman
Signature: [Handwritten Signature]
Mailing Address: Same above Zip Code: _____ Fax: _____
Telephone: _____ E-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)

Date of discussion: 4-26-16

NOTE: The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

Please use this form only. Form may be photocopied. Please type or print.

1. **TYPE OF WORK PROPOSED:** (Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and must be attached. See Instructions, page 5. Maximum size for drawings: 11 x 17 inches. NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)

- | | | |
|---|--|---|
| <input type="checkbox"/> Addition (1,2, 3, 7) | <input type="checkbox"/> Handicapped Ramp (1, 2, 3) | <input type="checkbox"/> Sidewalk (1, 3) |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6) | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5) |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3) | <input checked="" type="checkbox"/> Sign (1, 2, 3, 6) |
| <input type="checkbox"/> Demolition (1, 2, 3, 7) | <input type="checkbox"/> Porch (1, 2, 3) | <input type="checkbox"/> Window (2, 3, 4 or 5, 6) |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6) | <input type="checkbox"/> Retaining Wall (1, 2, 3) | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5) | <input type="checkbox"/> Roof-New (3, 4 or 5, 7) | |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6) | <input type="checkbox"/> Re-roof (3, 4) | |

Other (specify): _____

- | | |
|------------------------------------|--|
| 1 – Site Plans ✓ | 5 – Product literature |
| 2 – Elevations ✓ | 6 – Drawings ✓ |
| 3 – Photographs ✓ | 7 – Exhibit C – Why proposed work should be approved |
| 4 – Sample of materials to be used | 8 – State historic Preservation Officer Comments |

2. **DESCRIPTION OF PROPOSED WORK:** (attach additional pages if necessary)

see attached

NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

Please use this form only. Form may be photocopied. Please type or print.

When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

sign / minor project N/A

T
5'

T
5'

1144

East Walnut St.

***Historic Walnut
Street***

**Off Campus Living
417-244-4343**

**Managed By: RozasHomes.com
www.LadiesOnWalnut.com**

Grade

4x4

4x4

see accompanying sign
1144

~~1040~~

East Walnut St.

{ 3.6"

{ 1.8"

*Historic Walnut
Street*

{ 4.0"

{ 4.0"

**Off Campus Living
417-244-4343**

{ 8.0"

*Managed By: RozaHomes.com
www.LadiesOnWalnut.com*

{ 3.6"

Sign Measures 42" x 32"

1144 E Walnut St Elevation Photo

Peak
43' 9"

Eve
27' 9"

Porch
14' 1"

Porch
3' 4"



*Less than
5' above
grade*

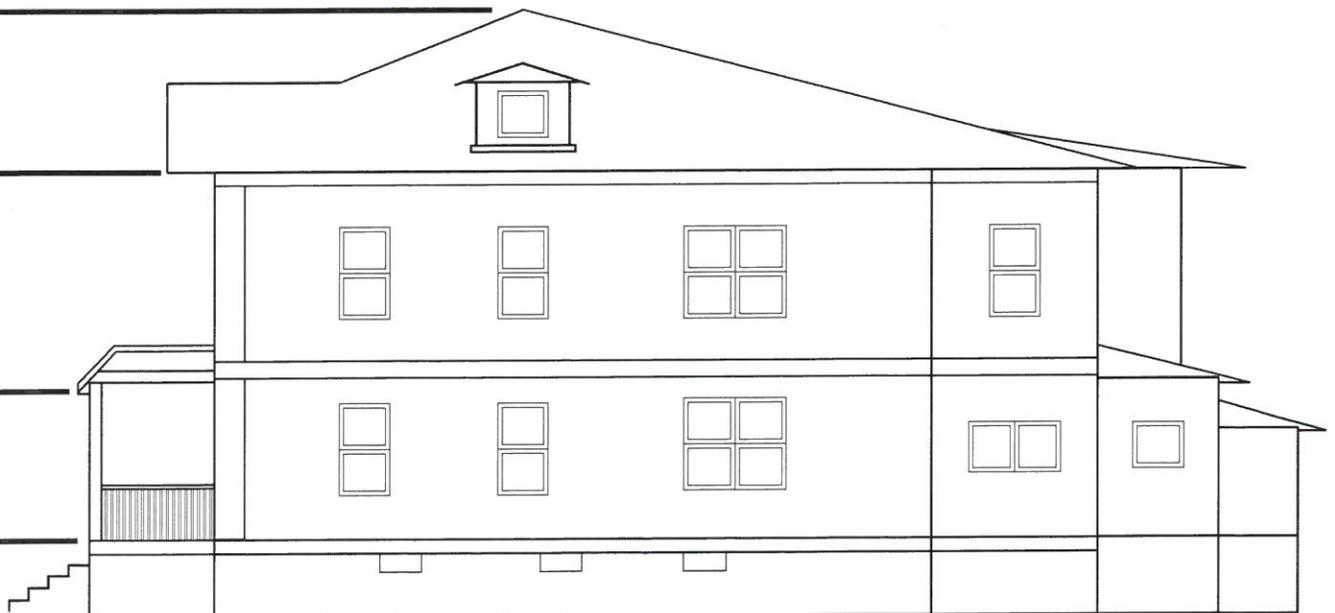
here

Peak
43' 9"

Eve
27' 9"

Porch
14' 1"

Porch
3' 4"





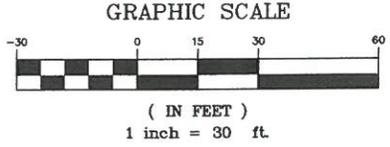
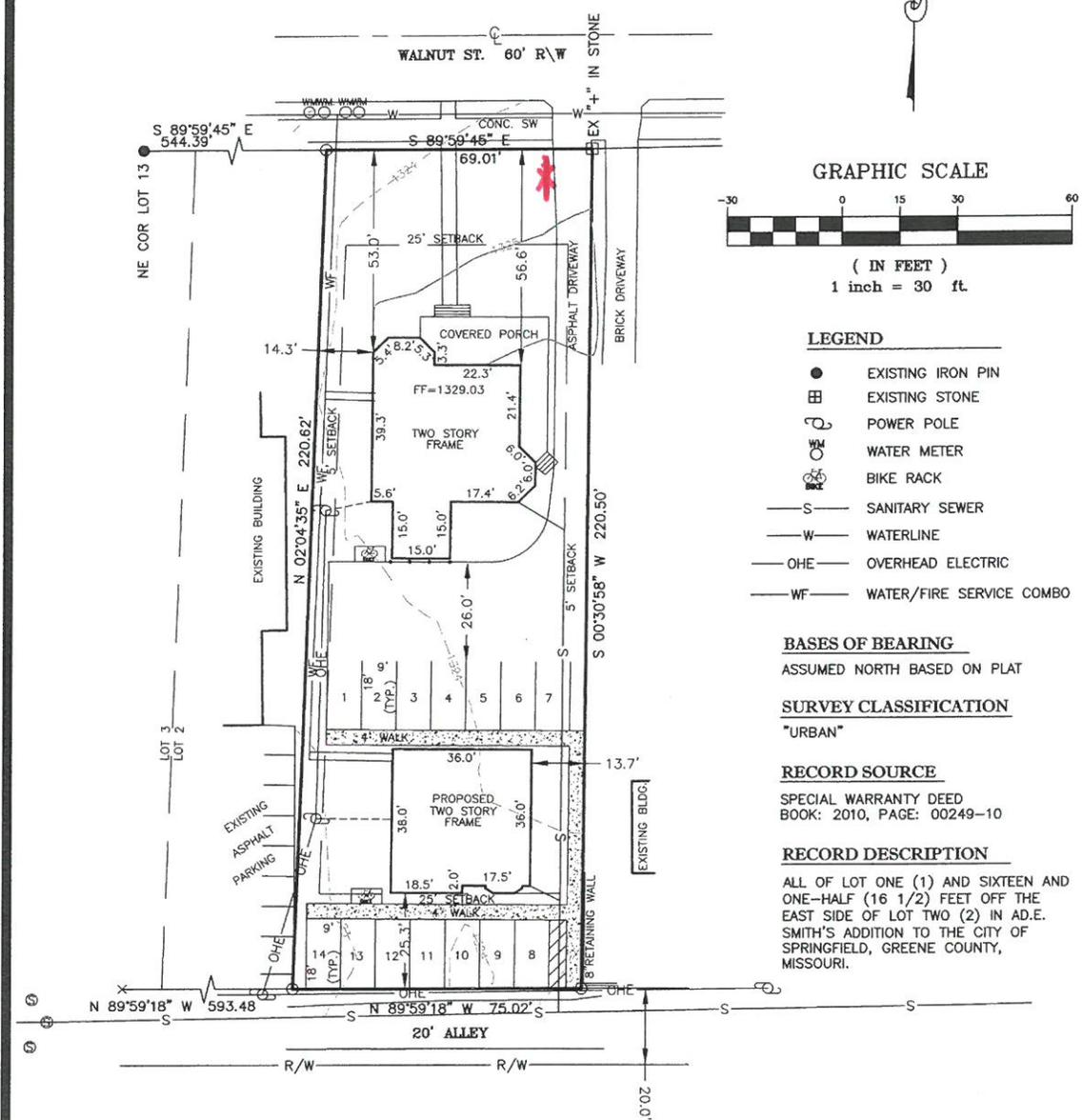
1144

© 2014



SITE PLAN

1144 E. WALNUT STREET SPRINGFIELD, MISSOURI



- LEGEND**
- EXISTING IRON PIN
 - ⊞ EXISTING STONE
 - ⊕ POWER POLE
 - ⊙ WATER METER
 - ⊗ BIKE RACK
 - S — SANITARY SEWER
 - W — WATERLINE
 - OHE — OVERHEAD ELECTRIC
 - WF — WATER/FIRE SERVICE COMBO

BASES OF BEARING
ASSUMED NORTH BASED ON PLAT

SURVEY CLASSIFICATION
"URBAN"

RECORD SOURCE
SPECIAL WARRANTY DEED
BOOK: 2010, PAGE: 00249-10

RECORD DESCRIPTION
ALL OF LOT ONE (1) AND SIXTEEN AND ONE-HALF (16 1/2) FEET OFF THE EAST SIDE OF LOT TWO (2) IN AD.E. SMITH'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: BRANDON DICKMAN, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

DIANE KAY DIEBOLD L.S. 2424
KENNETH J. BUCHANAN L.S. 2340

SURVEYED FOR: ROZA HOMES	
SECTIONAL MAP	W.O.# 214031
R 22 W	DATE: 07-24-2014
	DRAWN BY: TRR
SEC. 24	CHECKED BY: KJB
	REVISED:
	SCALE: 1" = 30'
	SHEET: 1 OF 1

ROZELL SURVEY CO.
1031 E. BATTLEFIELD STE 118
SPRINGFIELD, MISSOURI 65807
PHONE: (417) 881-0505
FAX: (417) 881-0564

T
5'

T
5'

1046

East Walnut St.

*Historic Walnut
Street*

**Off Campus Living
417-244-4343**

**Managed By: RozasHomes.com
www.LadiesOnWalnut.com**

GRADE

4x4

4x4

See ~~accompanying~~ accompanying sign
1046

~~1040~~

East Walnut St.

{ 3.6"

{ 1.8"

*Historic Walnut
Street*

{ 4.0"

{ 4.0"

Off Campus Living
417-244-4343

{ 8.0"

Managed By: RozaHomes.com
www.LadiesOnWalnut.com

{ 3.6"

Sign Measures 42" x 32"



FOR RENT 417-244-4343

1046

1046 E Walnut St Elevation Photo

Peak
35' 0"

Eve
23' 0"

Porch
13' 7"

Porch
3' 6"



*less than
5' above
grade
here*

Peak
35' 0"

Eve
23' 0"

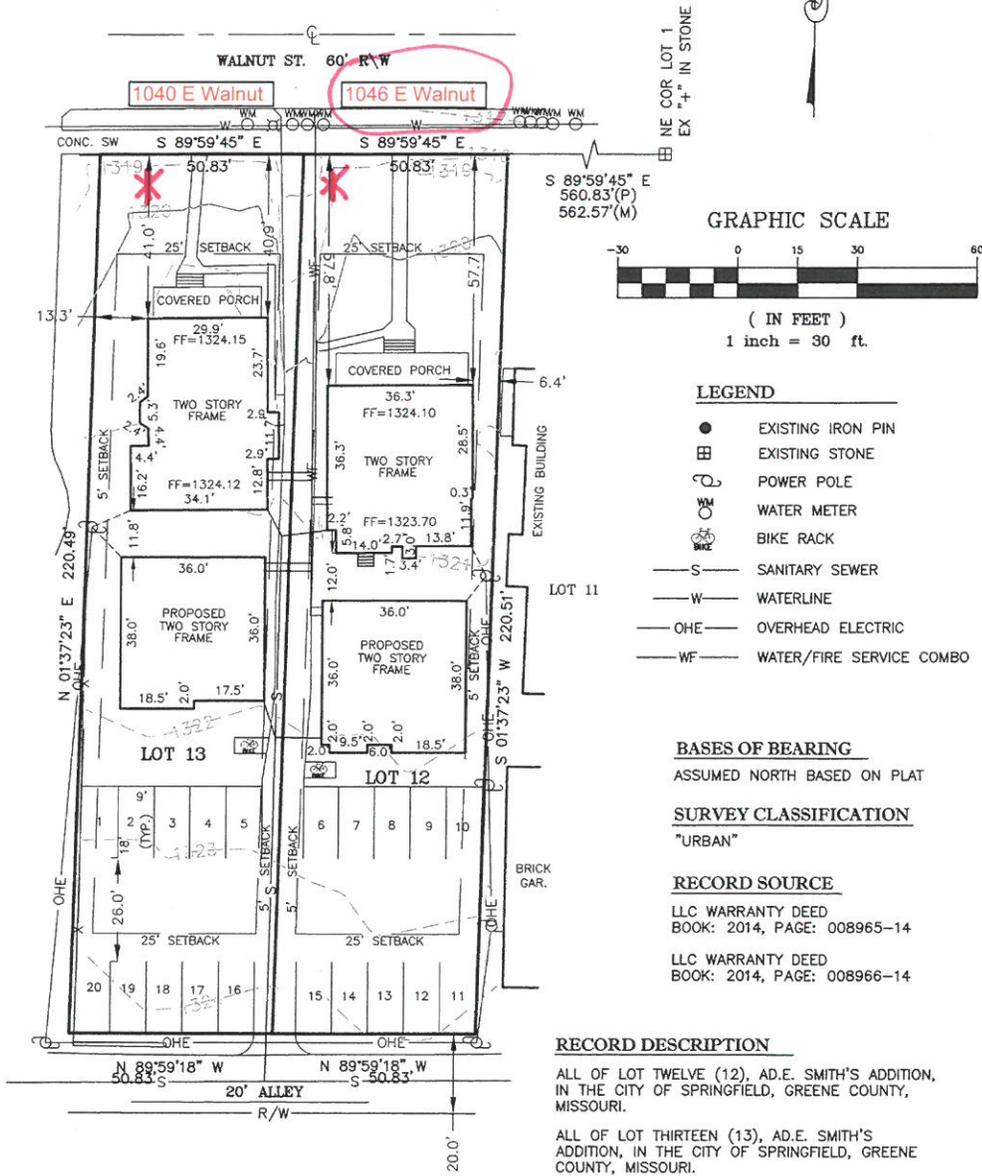
Porch
13' 7"

Porch
3' 6"



SITE PLAN

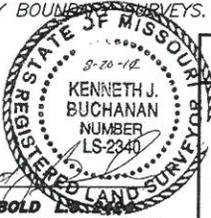
1040 & 1046 E. WALNUT STREET
SPRINGFIELD, MISSOURI



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: BRANDON DICKMAN, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

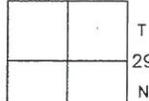


DIANE KAY DIEBOLD
KENNETH J. BUCHANAN L.S. 2340

SURVEYED FOR: ROZA HOMES

SECTIONAL MAP

R 22 W



SEC. 24

W.O.# 214031
DATE: 07-24-2014
DRAWN BY: TRR
CHECKED BY: KJB
REVISED:
SCALE: 1" = 30'
SHEET: 1 OF 1



ROZELL SURVEY CO.
1031 E. BATTLEFIELD STE 118
SPRINGFIELD, MISSOURI 65807

PHONE: (417) 881-0505
FAX: (417) 881-0564

T
5'

T
5'

1040

East Walnut St.

***Historic Walnut
Street***

**Off Campus Living
417-244-4343**

**Managed By: Rozahomes.com
www.LadiesOnWalnut.com**

Grade

4x4

4x4

1040

East Walnut St.

{ 3.6"

{ 1.8"

*Historic Walnut
Street*

{ 4.0"

{ 4.0"

**Off Campus Living
417-244-4343**

{ 8.0"

*Managed By: RozaHomes.com
www.LadiesOnWalnut.com*

{ 3.6"

Sign Measures 42" x 32"



FOR RENT (417) 244-4343

1040

66

NO PARKING
VIOLATORS
TOWED

1040 E Walnut St Elevation Photo

Peak
37' 5"

Eve
22' 0"

Porch
12' 6"

Porch
3' 0"



*Less than
5' above
grade*



Peak
37' 5"

Eve
22' 0"

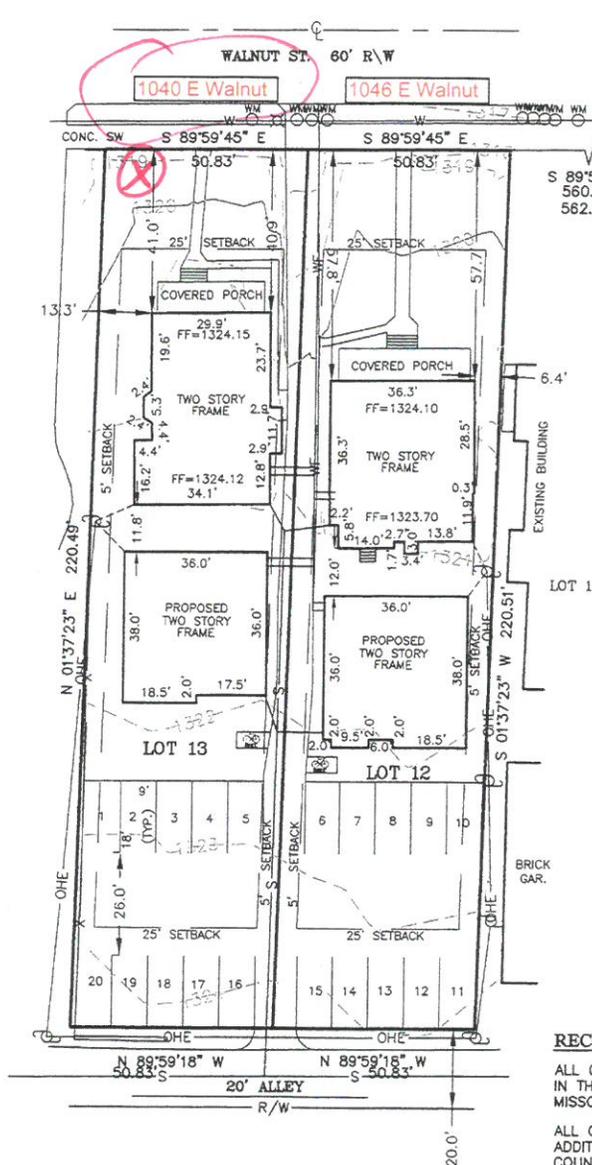
Porch
12' 6"

Porch
3' 0"



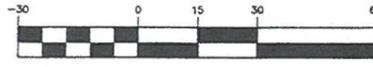
SITE PLAN

1040 & 1046 E. WALNUT STREET
SPRINGFIELD, MISSOURI



NE COR. LOT 1
EX "4" IN STONE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING IRON PIN
- ⊞ EXISTING STONE
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ BIKE RACK
- S— SANITARY SEWER
- W— WATERLINE
- OHE— OVERHEAD ELECTRIC
- WF— WATER/FIRE SERVICE COMBO

BASES OF BEARING

ASSUMED NORTH BASED ON PLAT

SURVEY CLASSIFICATION

"URBAN"

RECORD SOURCE

LLC WARRANTY DEED
BOOK: 2014, PAGE: 008965-14

LLC WARRANTY DEED
BOOK: 2014, PAGE: 008966-14

RECORD DESCRIPTION

ALL OF LOT TWELVE (12), AD.E. SMITH'S ADDITION,
IN THE CITY OF SPRINGFIELD, GREENE COUNTY,
MISSOURI.

ALL OF LOT THIRTEEN (13), AD.E. SMITH'S
ADDITION, IN THE CITY OF SPRINGFIELD, GREENE
COUNTY, MISSOURI.

SURVEYOR'S CERTIFICATION

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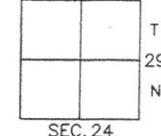


DIANE KAY DIEBOLD
KENNETH J. BUCHANAN L.S. 2340

SURVEYED FOR: ROZA HOMES

SECTIONAL MAP

R 22 W



SEC. 24

W.O.# 214031
DATE: 07-24-2014
DRAWN BY: TRR
CHECKED BY: KJB
REVISED:
SCALE: 1" = 30'
SHEET: 1 OF 1



ROZELL SURVEY CO.
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PHONE: (417) 881-0505
FAX: (417) 881-0564



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

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

www.dnr.mo.gov

June 17, 2016

Mr. Daniel Neal
Landmarks Board of Springfield
840 N Boonville Ave.
Springfield, MO 65802-3832

Re: Bailey School, 501 W. Central, 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 nominations have 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 August 19, 2016 at the Lewis and Clark State Office Building, LaCharrette 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. Additional information about the National Register of Historic Places program can be found at <http://www.dnr.mo.gov/shpo/national.htm>, or by phone at 573-751-7858, or by writing the State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Toni M. Prawl, Ph.D.
Director and Deputy
State Historic Preservation Officer

TMP:cms

Enclosure as stated

Missouri CLG National Register of Historic Places - Nomination Review Report Form

Property Name: Bailey School

Address: 501 W. Central, Springfield, Greene County

Certified Local Government: Landmarks Board of Springfield

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: _____

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.

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 Bailey School

Other names/site number New Bailey School

Name of related Multiple Property Listing N/A

2. Location

Street & number 501 W. Central n/a not for publication

City or town Springfield n/a vicinity

State Missouri Code MO County Greene Code 077 Zip code 65802 3930

3. State/Federal Agency Certification 0

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

Applicable National Register Criteria: A B C D

Signature of certifying official/Title Toni Prawl, 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:

- | | |
|--|--|
| <input type="checkbox"/> entered in the National Register | <input type="checkbox"/> determined eligible for the National Register |
| <input type="checkbox"/> determined not eligible for the National Register | <input type="checkbox"/> removed from the National Register |
| <input type="checkbox"/> other (explain:) _____ | |

Signature of the Keeper Date of Action

Bailey School
Name of Property

Greene County, MO
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
1	1	structures
0	0	objects
2	1	Total

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions.)

EDUCATION/School

Current Functions
(Enter categories from instructions.)

VACANT/ NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LARE 19TH AND EARLY 20TH CENTURY

REVIVALS/Jacobethan Revival

Materials
(Enter categories from instructions.)

foundation: concrete

walls: brick

stone

roof: not visible

other: stone

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Bailey School
Name of Property

Greene County, MO
County and State

8. Statement of Significance

- 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.

Areas of Significance

Architecture

Period of Significance

1931

Significant Dates

1931

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.

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Architect: Ittner, William B.

Architects: Heckenlively and Mark

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

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): _____

Bailey School
Name of Property

Greene County, MO
County and State

10. Geographical Data

Acreeage of Property 1.94 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 37.217595° -93.294968° 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Debbie Sheals

organization Historic Preservation Consulting date May 2016

street & number 29 South Ninth St. #210 telephone 573-874-3779

city or town Columbia state MO zip code 65201

e-mail debsheals@gmail.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**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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.).

Bailey School
Name of Property

Greene County, MO
County and State

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.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Bailey School

City or Vicinity: Springfield, MO

County: Greene State: Missouri

Photographer: Debbie Sheals

Date
Photographed: January and February 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18. Southeast corner, looking northwest.
- 2 of 18. East edge of south wall, looking west.
- 3 of 18. Facade (south wall), looking north.
- 4 of 18. Facade, looking east.
- 5 of 18. Southwest corner, looking northeast.
- 6 of 18. West side wall, looking east.
- 7 of 18. North wall of original school, looking south. 1960s addition on the left, modern greenhouse on the right.
- 8 of 18. North end of 1960s addition, looking southeast from the alley.
- 9 of 18. Interior, first floor, front entrance; looking southeast.
- 10 of 18. Interior, first floor hallway, looking east.
- 11 of 18. Interior, first floor doorway to gymnasium on left. Looking east.
- 12 of 18. Interior, first floor gymnasium, looking west to kitchen.
- 13 of 18. Interior, first floor, 1960s addition, looking northeast.
- 14 of 18. Interior, first floor classroom, looking west.
- 15 of 18. Interior, west stairs to second floor, looking west.
- 16 of 18. Interior, second floor hallway, looking west.
- 17 of 18. Interior, second floor classroom, looking northwest.
- 18 of 18. Interior, second floor hallway, tile mural at water fountain, looking east.

Bailey School
Name of Property

Greene County, MO
County and State

Figure Log:

Include figures on continuation pages at the end of the nomination.

1. Aerial photo map, from Google Earth with Coordinates. (Placemark) Accessed March 2016.
2. Aerial photo map from Google Earth, with a scale bar. (Screenshot) Accessed March 2016.
3. Survey Map with Property Boundaries.
4. Current Floor Plans, courtesy of the Springfield Public School System.
5. Original First Floor Plan, by Wm. B. Ittner, Inc., and Heckenlively and Mark. Courtesy of the Springfield Public School System, May 1930, 3.
6. Original Second Floor Plan, by Wm. B. Ittner, Inc., and Heckenlively and Mark. Courtesy of the Springfield Public School System, May 1930, 4.
7. Original Front and West Elevation Drawings, by Wm. B. Ittner, Inc, and Heckenlively and Mark. Courtesy of the Springfield Public School System May 1930, 6.
8. Fountain Recess Detail, by Wm. B. Ittner, Inc, and Heckenlively and Mark. Courtesy of the Springfield Public School System, May 1930, 12.
9. The first Bailey School, with an excerpt of the site plan for the new Bailey School. Photo taken ca. 1900. From "City's Best Kept Secret: Bailey Alternative High School," *Springfield!* June 1998, 36. Site plan, by Wm. B. Ittner, Inc., and Heckenlively and Mark, May 1930, 1. Courtesy of the Springfield Public Schools.
10. 1910 and 1933 Sanborn Maps of the Property.
11. First Floor Plan of Bailey School, with notes about standard 1930s plan components. Notes added by Deb Sheals May, 2016.
12. Elementary School Service Areas in Springfield as of 1948. From *A Look at Springfield Schools*. Urbana, IL: Illini Survey Associates, College of Education, University of Illinois, 1948. Print.
13. List of 1930s Elementary Schools in Springfield, with notes on alterations. From a database of Springfield Public Schools prepared by Deb Sheals 2013-2016.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Bailey School
Name of Property Greene County, MO
County and State n/a
Name of multiple listing (if applicable)

Summary:

Bailey School, at 501 W. Central in Springfield Missouri, is a two-story building that was constructed in 1931. It is located in a residential neighborhood less than one mile from the Springfield Public Square. It occupies a level lot which is several feet above street level and edged with a low stone wall and pipe rail fence along Central Street. The wall is older than the school building and it is counted as a contributing structure; the school is counted as a contributing building. The school building has red brick walls, a high concrete foundation and a flat roof. The south-facing facade is symmetrical, with a central entrance and wide projecting end bays. It is accented with very simple Jacobethan Revival style elements which include a stone surround at the front entrance and brick quoins at major building corners. Most exterior walls are filled with evenly spaced windows that have smooth stone sills. The window openings are all original and unchanged; the sashes are modern. There is a long, low one-story warehouse addition on the back wall which dates to 1966. The warehouse has minimal visibility from public streets, and it is the only addition of note that the school has seen since 1931. The interior of the building is highly intact; there have been no major changes to floorplans or interior finishes. The first floor contains offices, a gymnasium and classrooms, and there are additional classrooms on the second floor. The hallways all have original terrazzo flooring, glazed ceramic tile wainscoting and plaster ceilings. Classrooms have original millwork and plaster wall and ceiling finishes. The building has seen very few interior or exterior changes, and it clearly reflects its long service as a public elementary school. To summarize the resource count for this property: the school is a contributing building, and the rock wall along Central Street is a contributing structure. There is also a small modern greenhouse behind the school that is counted as a non-contributing structure.

Elaboration:

The school occupies a level T-shaped lot which is bounded on the south by Central Street and the north by a small alley. (See Figures 1-3, 10.) The lot has not changed size or shape since 1931.¹ It is located near the center of the 500 block of

¹ William B. Ittner Inc. Associates and Heckenlively and Mark, "New Bailey School," May 1930. (Architectural plans on file at the Springfield Public Schools Facilities Management Department), 1.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Bailey School
Name of Property
Greene County, MO
County and State
n/a
Name of multiple listing (if applicable)

Central Street. The east edge of the property is bordered by a row of modest residences which face east to N. Campbell Street, and there are houses to the west which face N. Main Street. (See Figure 1.) Small grass lawns to the east and south of the building are dotted with mature trees.

The building sits approximately forty feet back from the front (south) property line, which is marked by the stone retaining wall. (See photos 1-5.) The wall is 1.5 feet thick and topped with a painted pipe rail fence. It is constructed of large stones that have been partially covered with concrete, and is topped with smooth stone slabs. (See photos 1, 3 and 4.) The wall is interrupted by three sets of stairs, each of which accesses a sidewalk that leads to the building. The stairs which lead to the front entrance are the widest of the three. They are flanked by smooth stone knee walls that are topped with large stone finials. (See photo 3.) The retaining wall predates the building; the stairs and knee walls appear to have been added when the present school building was constructed in 1931.² The wall and stairs are counted as a contributing structure.

There is a large paved parking lot west of the building, and a gravel parking area at the back of the lot, west of the warehouse. The paved lot is early or original; the gravel lot was probably installed when the warehouse was built in the mid-1960s. A small glass-walled greenhouse building sits north of the school, near the west edge of the property. It appears to be less than 30 years old and is counted as a non-contributing structure. There are also two small prefabricated metal sheds in the back lot, one near the greenhouse and one near the back wall of the warehouse. The sheds are portable and not included in the resource count.

The building has flat brick exterior walls and a blocky form. The facade is just over 155 feet wide. It has a centered formal entranceway that is flanked by rows of windows, and there are two large projecting end bays that have no front windows. All of the window openings in the building are original and intact, and all of the sashes are modern. A few window openings contain newer air-conditioning units. The nearly identical east and west side walls are each approximately ninety feet long. Each wall has a wide entrance bay with double doors that lead to an interior stair hall. Tall narrow banks of windows above those doorways mark the landings between the first and second floors. (See photo 6.) Large banks of windows south of the doorways illuminate classrooms on each floor, and there are smaller pairs of windows to the north that open to restrooms. The back wall of the

² Architectural plans for the building indicate that the wall was there before construction began, and a similar wall is visible in photos of the school that occupied this property before this building was constructed. "New Bailey School," May 1930, 4, 6-7.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Bailey School
Name of Property
Greene County, MO
County and State
n/a
Name of multiple listing (if applicable)

school is two stories, with a large one and one-half story ell that houses the gymnasium. A monitor with louvered openings that is centered in the two-story section of the back wall is part of an original ventilation shaft. (See photo 7.)

The single-story 1966 warehouse addition is located along the west edge of the back wall. It is roughly 60 feet wide and 140 feet deep. (Photos 7 and 8.) The addition has a flat roof, plain brick walls and no windows. There are three overhead doors and one pedestrian door on its west wall, which faces the gravel parking lot. There is also an overhead door opening in the rear wall of the gymnasium that appears to be approximately the same age as the warehouse. That doorway, which replaced a pair of large windows, appears to be the only major change to patterns of fenestration in the original building.

Exterior architectural embellishments are limited. A central raised section of the front parapet marks the entrance bay, and the dark brick walls are accented with pale stone elements which include coping at the roofline, a string course above the second floor windows, and smooth stone lug sills.³ The same type of stone is used for a small cornerstone located at the top of the foundation wall at the southeast front corner of the building. The front panel of the stone reads "A.D. 1930." (See photo 2. The plans were drawn in 1930 but the building was not completed until 1931.)

The front entranceway is also accented by stone trim. It has a wide surround that is formed of smooth stone panels. The top edges of the surround have molded trim and the sides have irregular outlines. The double doorway is set into a pointed arched opening, and the words BAILEY SCHOOL are incised into the stone above the door. (See photo 3.) The paired entrance doors are topped with a multi-light wood-framed transom that follows the shape of the pointed arch. The transom and doorframe are early or original. The flat panel doors, which have small rectangular lights, are modern. There is a newer wall-mounted light fixture on each side of the doorway.

The walls of the original building are all constructed of smooth variegated red brick which is laid with an ornamental bond that has a pattern of one header for every three stretchers in each course. The courses are staggered so that the headers align at every other course. Other ornamental brickwork includes the use of shaped bricks to form projecting moldings at the first floor window heads, and a header course which sits just below the stone string course at the tops of the second floor windows. (See photo 3.) Bricks are also used to form quoins at all

³ "Stone" is used here to refer to either limestone or cast stone.

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major corners on the front and side walls, and dark bricks create an intersecting diamond pattern in the large blank walls of the projecting front bays. The warehouse addition is clad in matching brick veneer that has no bond pattern or other embellishment.

The interior of the school is highly intact. A comparison of current and original floorplan drawings shows that the original school building has seen no changes to the general layout or individual rooms, and that the 1966 rear warehouse is the only addition of note. (See Figures 5-7.) The only other change to the footprint also took place in the 1960s, when a small freight elevator was added to the back wall. Those plans also show that the building received an upgrade during the original construction project. The original plans called for restrooms only on the first floor, but the school was built with those facilities on the second floor as well. (See Figure 5-8.)

Each floor of the building has a wide east-west hallway, with entry vestibules and large open staircases at each end. The first floor contains four large classrooms, offices for the principal and the health department, and separate large restrooms for boys and girls. It also features what was labeled on the original plans as the "Community Gymnasium." The gymnasium is a large multi-purpose room which was built with a kitchen at one end and a stage at the other. A pair of openings located high in the west end wall of the room access a projection booth which is located on the second floor. (See photo 12 and Figure 7.) Only the gymnasium has seen any changes since 1931, and those alterations have been minimal; the stage floor and stairs were removed at some point, probably when the warehouse was added in 1966. The original opening for the stage is intact.

The second floorplan is similar to that of the first floor. It has the same number of classrooms, plus a large library that is located above the first floor offices. There are no rooms on the north side of the main hallway. There is also a partial basement at the west end of the building, which houses a boiler room and maintenance support spaces.

Interior finishes are notably intact throughout the building. (See photos 9-18.) All hallways have terrazzo flooring, painted plaster walls and ceilings, and glazed ceramic tile wainscoting, all of which are early or original and in good to excellent condition. The staircases have matching finishes, as well as terrazzo treads, risers and railings. The classrooms have plaster walls and ceilings, and original corkboards and chalkboards.

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Almost all original varnished millwork is also in place and in good condition. Doorways throughout the building are filled with original wood doors that have nine-light sashes above two raised panels, and most are topped by matching multi-light transoms that are also original. (See photos 9-11.) The first floor hallway has recessed coat closets that are faced with early varnished six-panel doors. There are also closets in the second floor hall. They are intact, but most have no doors. Classrooms have original varnished baseboards and built-in bookcases. (See photos 14 and 17.) Window openings are also intact, and although the windows are modern, the varnished casing is original in all or most rooms. (See photo 14.)

Each of the main hallways also contains two water fountains, which are backed by distinctive arched recesses that are filled with ceramic tile murals. (See photo 18.) The murals feature scenes from classic literature. Those on the first floor depict Long John Silver from *Treasure Island*, and those on the second floor show Aladdin and the Spirit of the Lamp. Each mural has the following inscription in the lower right corner: "Copyright 1929 Wm. B. ITTNER." The murals and fountain recesses are original elements that were included in the 1930 construction plans that were prepared under the supervision of William B. Ittner. (See Figure 9.)

Integrity

Overall, the Bailey School is remarkably intact. Changes to the form and footprint of the building have been limited to the new warehouse and elevator shaft on the back wall, both of which have extremely low public visibility. The new windows represent an admittedly noticeable alteration, but the original openings and all associated trim are intact and the building is clearly recognizable to its period of significance. Interior finishes are essentially pristine and in good condition. The only interior alteration of note is the removal of the stage floor, but that is a minor alteration and the original wall opening for the stage survives. The rest of the rooms in the building appear just as they did when the school opened in 1931.

The school retains integrity of location and setting—the property boundaries have not changed since the building was completed, and the site has seen only minor changes since the 1930s. It also exhibits notable integrity of design, workmanship and materials, all of which look today much as they have for the past eight decades. Finally, the property exhibits integrity of feeling and association; it is a strongly representative example of 1930s school architecture in Springfield, and it clearly evokes a sense of its time and place.

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Summary:

Bailey School at 501 W. Central Street in Springfield, Missouri, is locally significant in the area of Architecture, under National Register Criterion C. The period of significance corresponds to the year it was placed in service—1931. The school was built during one of the city’s most important early school building programs. The first purpose-built public school in Springfield was placed in service in 1871, and the school system experienced steady and often rapid growth for the next 50 years. By the mid-1920s, lack of funding, paired with ever-increasing numbers of students, had resulted in a serious deficiency in the building stock of the city’s public school system. Elementary schools were in particularly poor condition. A comprehensive review of district buildings that was undertaken in 1928 concluded that “the great majority of the elementary schools of Springfield are obsolescent.”⁴ Not long after that study was completed, voters approved a major bond issue, which funded the largest school building program the city had seen to date. That intensive two-year program produced seven new elementary schools, including Bailey School. The building program was overseen by nationally prominent school architect William B. Ittner. Ittner devised a flexible prototype school plan that could be modified to meet a variety of requirements, and he worked with local architects to customize the plans as needed. As a result, each of the seven schools is unique, but all share common design elements which reflect educational standards of the day. Bailey School is the most intact elementary school building of that group, and it embodies the distinctive characteristics of the 1930s building program that was overseen by William B. Ittner.

Elaboration

Early School Development in Springfield

Springfield is the seat of Greene County, which was established in 1833. Anglo-American settlement in the area began in the late 1820s, and by the time Greene County was formed, several families had settled near what is now the

⁴ M. G. Neal, et. al. “A School Building Program for Springfield, Missouri,” *The University of Missouri Bulletin*, Vol. 29, No. 44, Education Series No. 27, 21.

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Springfield Public Square. By 1835, the settlement had taken the name of Springfield, and the new town was officially incorporated in 1838.⁵

The first school in the settlement was operated by Joseph Rountree, who moved to the area with his family in late 1830 and opened a small private school in 1831. The first year of classes took place in “a rude little log cabin” on what is now Mount Vernon Street.⁶ Demand was great enough that Rountree built a larger log building just a year later, and he taught classes there for a number of years. That second school was located near what is now the intersection of Main and College Streets, less than a mile from Bailey School. Other private schools and colleges operated in the coming decades, but there were no public schools in Springfield until after the Civil War.

After a spirited debate on the merits of public education, voters approved the city’s first school levy on April 20, 1867.⁷ The first school board met just four days later, and on September 9 of the same year, three public schools opened in rented quarters. There were 204 white pupils in the elementary school, 68 white high school students and 48 African-American students, who had one school for all grade levels. Classes were held in various locations over the next few years, but growing enrollment and the scattered locations soon led to calls for a dedicated public school building.

Bonds were issued in early 1868, and the school board began planning for the construction of a building which would be large enough to house most of the city’s students. The bonds took a while to sell, but finally, in early 1871 the first dedicated public school building in Springfield was completed. The three-story brick building, named Central School, opened for classes in January of 1871. It was large enough to house all of the white students in the Springfield district, which by 1875 included more than 1,000 children. A year later, a new building was completed for the African American students of the district. The school for African Americans does not appear to have been named; it is referred to simply as the “colored school” in early school histories.⁸ That

⁵ Shanna Boyle and Julie March, ed. *Crossroads at the Spring*, (Virginia Beach: Donning Company, 1997), 11.

⁶ Boyle and March, 48.

⁷ Lavery, et. al, 11.

⁸ Jonathan Fairbanks and Clyde Edwin Tuck, *Past and Present of Greene County, Missouri*. (Indianapolis: A. W. Bowen and Company, 1915.) Electronic version posted on the website of the Springfield-Greene County Public Library. <<http://thelibrary.org/>>Accessed June 2013, np.)

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same year, the then separate town of North Springfield built a school for white students.

Those three buildings proved to be sufficient for the next decade, but by the early 1880s, more than 1800 students were crowded into Central School, and a levy was approved to fund a new ward school for white students. In 1882, the city's first ward school, which was later named Bailey School, was completed.⁹ That first Bailey School occupied the same lot occupied by the current Bailey School. It was located on the west side of the current property, where the paved parking lot is now. (See Figure 10.)

Other ward schools were added in the 1880s, and for the next 40 years, administrators found it necessary to build new school buildings every single decade. A newspaper article published in 1957 noted that "the history of the Springfield schools has been one of constant struggle to keep buildings enough [sic] to take care of the growing population."¹⁰ As Springfield developed into the major trade center of southwest Missouri, enrollment in the public schools saw marked increases. The number of students served by the school system jumped from 1,803 in 1880 to 6,500 in 1905.

A New Era for Springfield Schools

By 1920, the Springfield school system served more than 8,500 students in 16 school buildings. (See Appendix 1. Springfield Enrollment and Population Figures.) Many of the buildings in the district were overcrowded and in terrible condition. Administrators were faced with the double problem of a shortage of classrooms and a large number of school buildings that had reached the end of their useful lives. The superintendent of buildings and grounds reported in the late 1910s that Rogers school was about to "fall down upon the hapless heads of its pupils," and many other early elementary schools were in equally poor condition.¹¹ In late 1919 and early 1920, limited public funds were approved to add three new junior high schools to relieve crowding, and the school board made plans to close at least two of its oldest elementary schools. Two of the junior high schools were completed in 1921, but skyrocketing enrollment in the early 1920s required that the older elementary schools be returned to service.¹²

⁹ Laverty, et. al, 22-23. The early ward schools were named for prominent early citizens when Springfield and North Springfield merged in 1888.

¹⁰ "History of School Outlined by Manley," *Springfield Daily News*, September 28, 1956: 23.

¹¹ Laverty, et. al., 33.

¹² Laverty, et. al., 36.

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In 1924, the appointment of a new superintendent of schools, Harry P. Study, ushered in what one history called “a new era” for the Springfield Public School system.¹³ Described as progressive and visionary in his approach to education, Study was also a master of public relations and was able to persuade voters to approve a new round of school bonds. Construction of the third new junior high, Pipkin, had stalled halfway through when the district ran out of money, and the first bond issue passed under Study’s leadership allowed the district to finish the school and do minor upgrades elsewhere. Those changes helped, but elementary schools were still overcrowded and rundown. Three elementary schools, including Bailey School, had been condemned and described as firetraps, but were still in service.¹⁴

Study’s next step was to begin a methodical review of facilities, which laid the groundwork for what has been described as “the biggest building program in the schools’ history.”¹⁵ He first brought in an assistant superintendent of schools for the Kansas City district to look at the existing schools and study projections for future growth. The results of that survey were then turned over to a large committee of civic leaders, and by May 10, 1926 the committee and Study had compiled a list of needed improvements and likely costs, which was presented to the school board.

The board was not fully convinced they could make an argument for a bond issue, and discussions continued. At the same time, enrollment was increasing and parents were becoming angry about school conditions. One description of the process noted that “School patrons whose children were in the risky and unsafe buildings called for new buildings or immediate improvements to the old ones.”¹⁶ To help address those concerns, the school system hired Kansas City architect Charles A. Smith to conduct a complete survey of the 30 local school buildings, 24 of which were elementary schools. Smith concluded that 58% of the school buildings in the city were “fire menaces.” He recommended that that 7 buildings, including Bailey School, should be immediately condemned, and described another 14 as “unfit”.¹⁷ (There were approximately 30 schools in operation at the time, 24 of which were elementary schools.)

¹³ Lavery, et. al., 37.

¹⁴ Lavery, et. al. 37.

¹⁵ Lavery, et. al., 39.

¹⁶ Lavery et. al, 40.

¹⁷ Lavery, et. al., 40.

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Still the school board waffled, and the ever-worsening state of the schools caught the attention of the business community. Many civic boosters recognized that a strong school system would make the city a more attractive location for new businesses. A long editorial that was published in the *Springfield Leader* in 1927 made a compelling case for school improvements. The editor believed that some boosters' desire to advertise Springfield as a great place to do business would be a waste of time if the school system did not see major improvements.

It all gets down to this. We must not advertise Springfield in a big way until we can deliver the goods. And in this public school business we haven't anything to deliver worthy of our name...we know that our school plants, our school housing, are notoriously inadequate...And we cannot even consider presenting our case to the country at large until we have remedied conditions...the school business is ultra serious and nothing, so far as we can judge, is being done about it. We cannot allow our city to be held back, denied its rightful heritage of rapid increase in population because of its deplorable school conditions. We've got to get busy and the sooner the better. We've got to. Got to. Got to.¹⁸

The business community continued to follow the issue and when the school board began more targeted discussions of a bond election, the Chamber of Commerce asked for yet another survey, which they were willing to fund. The school board agreed, and chose a nationally prominent expert in the field to conduct that study, M. G. Neale, Dean of the College of Education at the University of Missouri. Neal and his team performed an exhaustive review of the city's schools, and wrote a long report which looked at everything from physical conditions to how much it would cost to carry out their extensive recommendations.¹⁹

Neal's study began with evaluation and scoring all of the existing buildings in the school system. The scores were based upon a number of physical attributes such as classrooms, mechanical systems and "special rooms" such as gymnasiums, music rooms and staff offices. The results were in line with those of other studies. Only one elementary school rated even

¹⁸ "Don't Put the Cart First." *Springfield Leader* [Springfield, MO] 25 Oct. 1927. Newspapers.com. Web. 8 May 2016.

¹⁹ Neal, 55-95.

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“satisfactory” and fully 66% (16 of 24) scored less than 400 out of 1000 possible points, a level which Neal described as being the lowest at which it was worth keeping a building. The 1882 Bailey School, which had been expanded in 1890 and 1895, was ranked near the bottom of the group, with a score of just 273 out of 1000 points. The report claimed that Bailey was “another obsolete school building which should be abandoned. It is recommended that a new building be built at the present site.”²⁰

An article which later appeared in the local paper shows that many of the students of Bailey School agreed with that judgement. Bailey student Muriel Edwards was quoted as saying “It is so old that the bricks are falling out and once one almost hit me in the head.”²¹ Fellow student Roy Cobbs worried that “While I am getting my studies it might fall down,” and Henry Schrubber said he wanted a new school simply “because Bailey is getting old.”²²

Neal’s report included specific discussion of the latest theories and standards for school design, with information on everything from where windows should be located to how the buildings should be ventilated. Special rooms also received a lot of attentions and the report was particularly critical of the lack of gymnasiums and cafeterias:

It may be said in a general way that they (the elementary schools) are practically without special rooms from the modern point of view...not a single elementary school has what might be considered an adequate gymnasium-auditorium....The survey committee believes such a feature is indispensable in modern elementary schools and recommends that such provision be made in all the new elementary schools and where possible in all the reconstruction of old buildings.²³

The report went on to discuss considerations such as ideal school size and locations, and looked at expected future enrollment, which was projected to top 16,000 by 1950. That proved to be an accurate prediction; enrollment reached that level in the late 1950s. (See Appendix 1.) Once the need was established, the authors went on to lay out a comprehensive building plan, complete with lists of which schools should be replaced, and a detailed section

²⁰ Neal, 28.

²¹ “Grade Schoolers Voice Opinions of Conditions,” *Springfield Leader* [Springfield, MO] 26 March 1929: 16.

²² “Grade Schoolers,” 16.

²³ Neal, 21.

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on financing. An itemized budget for the building program set the expected costs at \$1.5 million, and included a detailed analysis of how that cost could be covered with new bonds.

New School Construction with William B. Ittner

Armed with Neal's detailed analysis, the school board took the issue to the voters and finally, in April 1929, a \$1.5 million bond issue was approved.²⁴ That bond issue financed a major overhaul of facilities. In 1930 and 1931, seven existing elementary schools for white students were replaced with larger new buildings, a new combination elementary and high school was built for African American students, and six other elementary schools were expanded.²⁵

Faced with managing the largest school building program the city had ever seen, the school board turned to experts in the field for help. Dean Neal was tapped for technical assistance, and the board spent weeks meeting with and interviewing architects. In May, 1929, they contracted with William B. Ittner to take charge of the entire building program.²⁶

William B. Ittner brought a wealth of knowledge to the task of rebuilding the Springfield school system. He was one of the most prominent school architects in the country. An article about his career that appeared in *Architectural Record* in 1925 claimed that "no architect has played a more prominent part than William B. Ittner" in early twentieth century developments in school design.²⁷

Ittner began designing public school buildings in the late 1890s, when he became the architect for the St. Louis board of Education. In that position, he spearheaded what *Architectural Record* called a "revolution" in the design and planning of school buildings, in St. Louis as well as across the country. (The significance of his work in the St. Louis public schools has been recognized in a Multiple Property Documentation Form titled "St. Louis, Missouri, Public

²⁴ Charles Benton Manley, "Notes on the History of the Schools of Springfield, Missouri: 1831-1931," (Typescript on file at the Sheppard Room of the Springfield Public Library) 64.

²⁵ "Three New Schools Ready by October," *Springfield News and Leader* [Springfield, MO] Sun. 29 Dec. 1929: 15.

²⁶ Manley, 65.

²⁷ Guy Study, "The Work of William B. Ittner, FAIA," *Architectural Record*, Vol. 57, No. 2, Feb. 1925: 97.

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Schools of William B. Ittner.”²⁸) In 1910, he left his full time position with the St. Louis school system and established a private practice.

By the time he accepted the job in Springfield, Ittner had designed schools and other buildings in 16 different states, and was widely recognized as an expert in public school design.²⁹ A biographical account written in 1940 described him as a “nationally noted figure in the field of school architecture,” having designed more than 500 buildings in 115 different cities over the course of his lifetime.³⁰ A 1941 article noted that when he began working for the St. Louis school system, “Lighting, sanitation and safety were unheard of and the beauty of the building was not taken into account. He devoted the next 19 years to a solution of the problem.”³¹ He was also well known for “open” floorplans which maximized the use of natural light and were easily customized to meet changing enrollment.

As his expertise grew, he took on several large scale school building projects, which included a \$10 million program in Buffalo, New York, and a \$7 million program in Birmingham Alabama. Large projects in Missouri included work in several St. Louis suburbs plus a \$2 million building program in St. Joseph.³² A review of his career which was published in the *School Board Journal* gave special attention to his work on those large projects. The article noted that, as was the case in Springfield, the “planning and development of extensive school building programs for cities followed educational and housing surveys of the school system...Such programs proved to be the most comprehensive of William B. Ittner’s school-building experience.”³³

Ittner was used to taking a supervisory role for large projects. The *School Board Journal* article noted that he often served as a “consultant and associate” when communities wanted to involve local architects in building programs. In Buffalo, for example, he worked with a 35-member cooperative of local

²⁸ Cynthia Longwisch and Lynn Josse. “St. Louis, Missouri, Public Schools of William B. Ittner,” *National Register of Historic Places*. National Park Service 16, July 1992 and 2000.

²⁹ Study, 97.

³⁰ Henry F. Withey and Elise Rathburn Withey, “William B. Ittner,” *Biographical Dictionary of American Architects (Deceased)*, (Los Angeles, California: New Age Publishing Company, 1956), 317.

³¹“W. B. Ittner, Noted Architect and Designer of Schools, Dies,” *St. Louis Post-Dispatch* 24 July, 1936: 1C, 8C. Print. Newspapers.com. Web. 9 May 2016.

³² “Noted Architect and Designer of Schools,” 8C.

³³Marie Anderson Ittner, “William B. Ittner: His Service to American School Architecture.” *American School Board Journal*, Jan. (1941), 101.

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architects to design the buildings erected during that city's building campaign of the late 1920s and early 1930s.³⁴

That was also the case in Springfield, where he worked with three different local architects for the 1930s building project. The Springfield firm of Heckenlively and Mark was chosen as the local partner for the Bailey School project. Newspaper accounts of the Springfield building program show that it progressed in a typical manner, with a comprehensive survey that guided the creation of an overall work plan, and a cooperative effort between Ittner and the local architects. Ittner also consulted M. G. Neal to ensure that the deficiencies identified in the survey were addressed as part of the design process.

Ittner was far more than a manager, however; he took an active role in the design process, then worked with Neal and the local architects to make sure the final product met everyone's expectations. He was also involved with overall planning, presenting the board with estimates of future enrollments for specific schools and preparing detailed budgets. He appears to have stayed within the \$1.5 million budget; his early construction budget estimate came to \$1,256,000, with the remainder to go to land acquisition. A later report showed that his estimates for nearly \$200,000 in additions and repairs to other schools was accurate to less than \$2,000.³⁵

Bailey School

Ittner got the Springfield project started with tours of the schools that were due to be replaced. The old Bailey School was one of the first sites he visited, and while there he discussed the upcoming building project with members of the school board, superintendent Study, and other school system staff. An article about that tour observed that "Mr. Ittner, one of the most widely known school architects in the United States, demonstrated an admirable ability to size up a situation and make decisions at once."³⁶ During that tour, Ittner was also able to allay concerns that the construction projects would mean the loss of mature trees on the school sites, by telling the group that the new Bailey and other schools could be built without the loss of large

³⁴ McDonnel, Paul, AIA, "School Reconstruction—Buffalo' Largest Historic Preservation Project. Ever," *Buffalo Rising*, June 27, 2012.

³⁵ "Education Board Gives Contracts on Six Projects," *Springfield Daily News* [Springfield, MO] 21 Nov. 1929, 1.

³⁶ "School Issue is Under Way After Survey," *Springfield Leader* [Springfield, MO] 6 June 1929, 1.

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trees. Ittner had a long history of attention to school grounds. He was able to convince the St. Louis school board at a very early date that they should add landscaping to their budget, and he considered the treatment of the site to be an important part of the overall design.³⁷

Local newspaper articles published during the school building project show that Ittner was in charge of design development throughout the building program. He began that process with an overall design concept and then created more specific plans that were tailored to the needs of each school. He worked quickly; he had general sketches ready for review by the superintendent of schools within weeks of his first Springfield tour on June 6, 1929, and by the end of July, the school board and Dean Neal had approved his preliminary designs for three different schools. At the same board meeting, the school board authorized staff to hire local architects to begin work on construction documents.³⁸

The tour of the old Bailey School also spurred discussion about the size of the lot. The paper reported that Ittner believed "the new building could be built in a desirable way on the present site," but the staff and school board apparently felt the need to expand the grounds, and they spent the next several months negotiating with adjacent landowners to purchase extra land for the new Bailey School. (Figure 10.) Finally, in February 1930, the school board was able to acquire extra land through condemnation proceedings.

Design and construction for Bailey School was delayed during that process, but by May of 1930, Ittner and the local firm had completed a full set of working drawings for the new Bailey School. The plans include a site plan, floorplans, elevations, and numerous pages of details. The details illustrate everything from exterior detailing to the profiles of terrazzo base in the hallways. Finishes were specified for each room, including such things as the number of built-in cabinets and linear feet of corkboards and chalk boards needed for each classroom. One page of details illustrates the interchangeable nature of the plans used for the building program. It is titled "New Weaver and Bailey Schools: Typical Details." Those details include drawings of millwork, the design of which is nearly identical for each of the schools. It is likely that the school system purchased all of the interior doors and other millwork items

³⁷ Longwisch and Josse, E-11.

³⁸ "Hire Architects to Draw Plans for Three Schools," *Springfield Leader* [Springfield, MO] 27 July 1929, 1.

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from the same supplier; almost all of the schools still retain at least some millwork, and all of it is very similar to that of Bailey School.

The detail sheets for Bailey School also include a plan and elevation drawing for "Fountain Recesses" which detail the tile murals that are still in place behind the fountains of Bailey School. (All signed "copyright 1929 Wm B. Ittner.") The notes show that Ittner had devised a total of four themes for the fountains: Treasure Island, a Flamingo, Aladdin, and Jack and the Beanstalk. Bailey School was built with the first two. (See Figure 8.)

Although each of the seven elementary schools that were completed during the building program is unique, they have many common features, and a comparison of the floorplans show that Ittner took a modular approach to the design of the Springfield schools. His ability to devise flexible plans, which was often noted in biographical accounts, is clearly evident in the plans. He appears to have developed a master set of plan elements, and then mixed and matched the parts to come up with a useful variety of layouts. The result was seven new elementary schools that have similar floorplans but vary widely in size and exterior detailing. They range from a one-story building with three classrooms and a library (Sunshine School), to a rambling two-story school with a dozen classrooms and numerous special purpose rooms (Bowerman). Bailey School fits in the middle range, with two-stories and eight classrooms, as well as a library and other special purpose rooms.

Ittner used three main components for the Springfield school plans--a core, a gymnasium, and cross wings. (See Figure 11.) All of the buildings, including Bailey, have the same rectangular core. In each core, centered front doors open to an office lobby that is flanked by offices and classrooms, and there is a wide corridor at the back. At the ends of the corridors are restrooms, and the two-story schools also have open staircases. (The restrooms were no doubt a welcome addition for Bailey students, who were using outdoor facilities in 1910 and probably later. See Figure 10.) All but one new school, Sunshine, was built with an auditorium opposite the entranceway. Each auditorium is a multi-purpose room which has a stage on one end, a kitchen on the other, and a second story projection room.

The cross wings are the most variable features. Most of the schools have large front cross wings which are each wide enough for a full-sized classroom, as well as smaller offices and support spaces. (Almost all classrooms measure 22' x 32'.) Bailey is one of two schools that was built with smaller front wings

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that each contain a single classroom, but no offices. Bailey is also one of the two schools that does not have rear cross wings. The other schools all have rear wings which contain additional classrooms on one or both sides of the building.

Those rear classrooms are served by wide hallways which run along the inside edge of each rear wing. All of the cross corridors extend to the end walls of the building, to provide easy access for future additions. The site plan for Weaver School even includes boxes labeled “future” sketched in at the back corners of the building to show where additions could be located. That type of expansion has since occurred to four of the 1930s elementary schools. Both of the end corridors in Weaver School, for example, now connect to extensive modern additions.

Bailey was the smallest of the two-story schools when it was built, and it is the only multi-story school to use the smaller version of the side wings. It is also the only one with Jacobethan Revival detailing of exterior features. None of the schools of the group are highly ornamented, but each has different exterior styling, which includes Colonial Revival, Classical Revival, and Art Deco. The use of Jacobethan Revival styling for Bailey School may indicate that Ittner was involved with exterior design as well as the interior layout of that building. As noted in a discussion of his early work in St. Louis, “Beginning in 1901, Jacobethan became his preferred mode of design.”³⁹

The Jacobethan Revival style, which is also referred to at times as “Collegiate Gothic,” was extremely popular for educational buildings in the early part of the 20th century.⁴⁰ The word “Jacobethan” is a blend of the historically correct terms Jacobean and Elizabethan. The term Jacobethan Revival was coined by architectural historian Henry-Russell Hitchcock in the mid-twentieth century to describe English Revival styles that were often referred to simply as Elizabethan when they were built. Ittner was a master of the style. Noted architectural historian Marcus Whiffen followed a description of one famous Jacobethan Revival college campus with the comment: “More typical, and at least as worthy of critical consideration, is the series of schools at St. Louis Missouri, for which William B. Ittner was the architect.”⁴¹

³⁹ Lynn Josse, “The Refining of the ‘Open Plan’ in St. Louis Public Schools, 1902-1910.” Context for the MPDF *St. Louis Missouri Public Schools of William B. Ittner, E-11*.

⁴⁰ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*, (Cambridge, MA: The MIT Press, 1992), 179.

⁴¹ Whiffen, 182.

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As was the case with all of the schools in the group, architectural styling for Bailey School was minimal, but the exterior of the building does have identifiable Jacobethan Revival motifs. Those include the use of a Gothic pointed arch and limestone cladding for the front entranceway, brick quoins at major building corners, and the combination of stone and patterned brick on the exterior walls.

The exterior walls of Bailey School also feature variegated bricks laid in a distinctive brick bond pattern which appears to have been an Ittner trademark. Brick bond patterns are defined by the way the bricks are arranged in the wall, most commonly with a variation of “stretchers,” bricks laid with the widest side facing out, or “headers,” which are laid sideways in the wall, with just the short end showing. The bond pattern on Bailey School, which Ittner called a “garden wall bond” in a 1905 report to the St. Louis School Board, consists of three stretchers to each header, with the headers aligned vertically. (See Photo 3.) Ittner began using that distinctive bond pattern in St. Louis in the early 1900s and continued to specify it for the rest of his career. All of the 1930s schools in Springfield have it, as does the Missouri State Teachers’ Association building which was constructed in Columbia, Missouri in 1926, the Kirkwood High School in Kirkwood, MO, and Mount Auburn School in Dallas Texas.

The new Bailey School was completed in early 1931. It was one of the last schools of the group to be placed in service, due to the time that was required to secure property to expand the school grounds. That extra land made it possible to leave the old Bailey School in service while the new building was being constructed directly to the east of it. That proximity undoubtedly made for noisy conditions in the old school, but did make it easy for those students to attend the laying of the cornerstone for the new school. In a ceremony arranged by the Bailey PTA, the cornerstone was laid in September, 1930. A description the event which ran in the paper a few days later noted that “Children now attending the Bailey school marched by classes out of the old building and massed in front of the cornerstone of the new one.”⁴² It noted that the cornerstone was filled with documents collected by the PTA, including a list of teachers who had taught in the old building over the years, and a photo of “the present building soon to be torn down.”⁴³

⁴² “Bailey School Stone is Laid,” *Springfield Leader* [Springfield, MO] 27 September 1930, 4.

⁴³ “Bailey School Stone is Laid,” 4.

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The dedication of the new Bailey School took place April 17th, 1931, and the school operated with no changes of note for the next 30 years.⁴⁴ The school appears to have opened with an enrollment that was close to its stated capacity of 270 students, but that number gradually decreased. A survey of schools that was conducted in 1948 shows an enrollment of just 179.⁴⁵ That number appears to have continued to drop, and in 1966 the building was taken out of service as an elementary school. The Bailey School service area overlaps with that of other four other elementary schools, and as those buildings were enlarged, there was likely less demand for classroom space at Bailey. (See Figure 11.)

The building remained in service however. Its central location facilitated a new use as a Warehousing and Distribution Center for the Springfield Public Schools System.⁴⁶ That new function spurred the addition of the warehouse wing and construction of a small freight elevator. Both of those alterations are located at the back of the building, with very limited public visibility.

The survey of schools prepared by Neal shows that Bailey was one of the only new elementary schools of the program that was not expected to see significant future expansion. Charts included in the survey report shows that Neal expected an increase of only 40 students at Bailey School by 1950, from 360 to 400. Almost all of the other schools, by contrast, were expected to see increased enrollments and physical additions by 1950. Some of those schools were expected to see major growth. Enrollment at Sunshine School, for example, was expected to increase from 100 to 380, a change that would require four new rooms to be added. Enrollment at Weaver was anticipated to jump from 420 to 780, and that school was targeted for seven new rooms.⁴⁷

The other elementary school buildings constructed at part of that first major building program are still in operation as elementary schools, and unlike Bailey, all have seen new educational rooms and interior alterations. (See Figure 13.) Several have more than doubled in size since they were placed in service, although two of the larger schools in the group, Bowerman and

⁴⁴ "Good Old Days," *News-Leader* [Springfield, MO], 19 April, 1981.

⁴⁵ *A Look at Springfield Schools*, (Urbana, IL: Illini Survey Associates, College of Education, University of Illinois, 1948), 233.

⁴⁶ "History by Site." (Typescript.) Springfield Public Schools Facilities Management Department. 2016. Print.

⁴⁷ Neal, et. al., 61-63.

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Campbell, have received only modest rear additions. All of the 1930s elementary schools, including Bailey, have modern windows.

Although interior finishes of the other schools are also still largely intact, all have seen some interior alterations. Staircases have been enclosed in two buildings, and all have at least some modern lowered ceilings and other changes to interior finishes. The changes to ceilings were done in the late twentieth or early twenty-first centuries, to accommodate the installation of new HVAC equipment. That change often included the addition of very large new ducting systems in many of the gymnasiums. Because Bailey was serving as a warehousing center during much of that time, it never received upgrades to the HVAC, and as a result, the interior finishes there are highly intact.

In 1988, the building returned to use as school, when it became home of the Bailey Alternative High School.⁴⁸ The alternative high school functioned as a type of magnet school to serve “at-risk” students. Programming for that school included an emphasis on horticulture, which included the construction of a small greenhouse behind the building, but no interior changes. An article about the school which was published in 1998 noted that the “inside of the building today is much like the one that Principal Molly MacAdoo, teachers and students found in the fall of 1931 when the building was new.”⁴⁹

The alternative high school later closed, and in 2015 the Springfield Public School system put the property up for sale. To help secure a solid future for the building, the school board asked for redevelopment proposals before deciding if, and to whom, the property should be sold. The winning proposal included plans to list the building in the National Register of Historic Places and to complete a historically sensitive rehabilitation to add new housing units.

Conclusion

Unlike the six other elementary schools built as part of the 1930s building program, Bailey School’s enrollment never increased enough to warrant the addition of classroom space or other rooms and as a result, it is the most intact school built during Springfield’s first major school-building program. It is strongly representative of the William B. Ittner-designed schools in Springfield, Missouri. Ittner’s expertise in the area of public school design is well-documented, and this building is clearly the work of a master. As the

⁴⁸ Eleanor Williamson, “City’s Best Kept Secret: Bailey Alternative High School,” *Springfield!* June 1998: 36-39, 60.

⁴⁹ Williamson, 37.

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president of the American Institute of Architects noted upon receiving the news of Ittner's death in 1936, "Mr. Ittner was the most influential man in school architecture in the United States."⁵⁰ His impact upon the architectural design of Springfield Schools is well-represented by the Bailey School building.

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⁵⁰ "W. B. Ittner, Noted Architect and Designer of Schools, Dies," 1C.

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Appendix 1.

Springfield Public Schools Enrollment and City Population

1871-1900 *Enrollment up to 7,562.*

1870 population 5,555.
1875 Enrollment 1,052.
1880 population 6,524.
1895 Enrollment 5,155.

1901-1950 *Enrollment up to 13,000.*

1905 Enrollment 6,559.
1910 Enrollment 7,562, 16 public schools.
1910 population 42,300.
1916 Enrollment 8,000.
1920 Enrollment 8,353 (White only--a few hundred more black.) 22 schools total.
1920 Population 48,900.
1923 Enrollment 10,286.
1926 Enrollment 12,018.
1930 Springfield Population 57,527
1928 Enrollment 12,414, 27 public schools (23 elem.)
1931 Enrollment 13,327.
1940 Springfield Population 61,026.
1941 Springfield had 28 public schools and 11,784 students.
1948 Springfield had 29 public schools and approx. 12,000 students.
1950 Population 66,731.

1951-Present *Enrollment to 25,934.*

1952 Enrollment 11,757.
1955 Populations "upwards of 50,000" per directory.
1956 Enrollment 14,989.
1960 Enrollment 17,801.
1960 population 95,865,
1970 Enrollment totaled 25,943.
1969 population 124,500 (estimate by city planning dept.)
1997 Enrollment 24,876.
2016 36 schools and enrollment over 25,000, per school district website.

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Verbal Boundary Description

The boundaries of the property are shown as a dark line on the survey map in Figure Three. An additional 11' x17" copy of the map is enclosed for ease of reference.

Boundary Justification

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

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Figure 1. Aerial photo map, from Google Earth with Coordinates. (Placemark.)
Accessed March 2016.



Figure 2. Aerial photo map from Google Earth, with a scale bar. (Screenshot.)
Accessed March 2016.

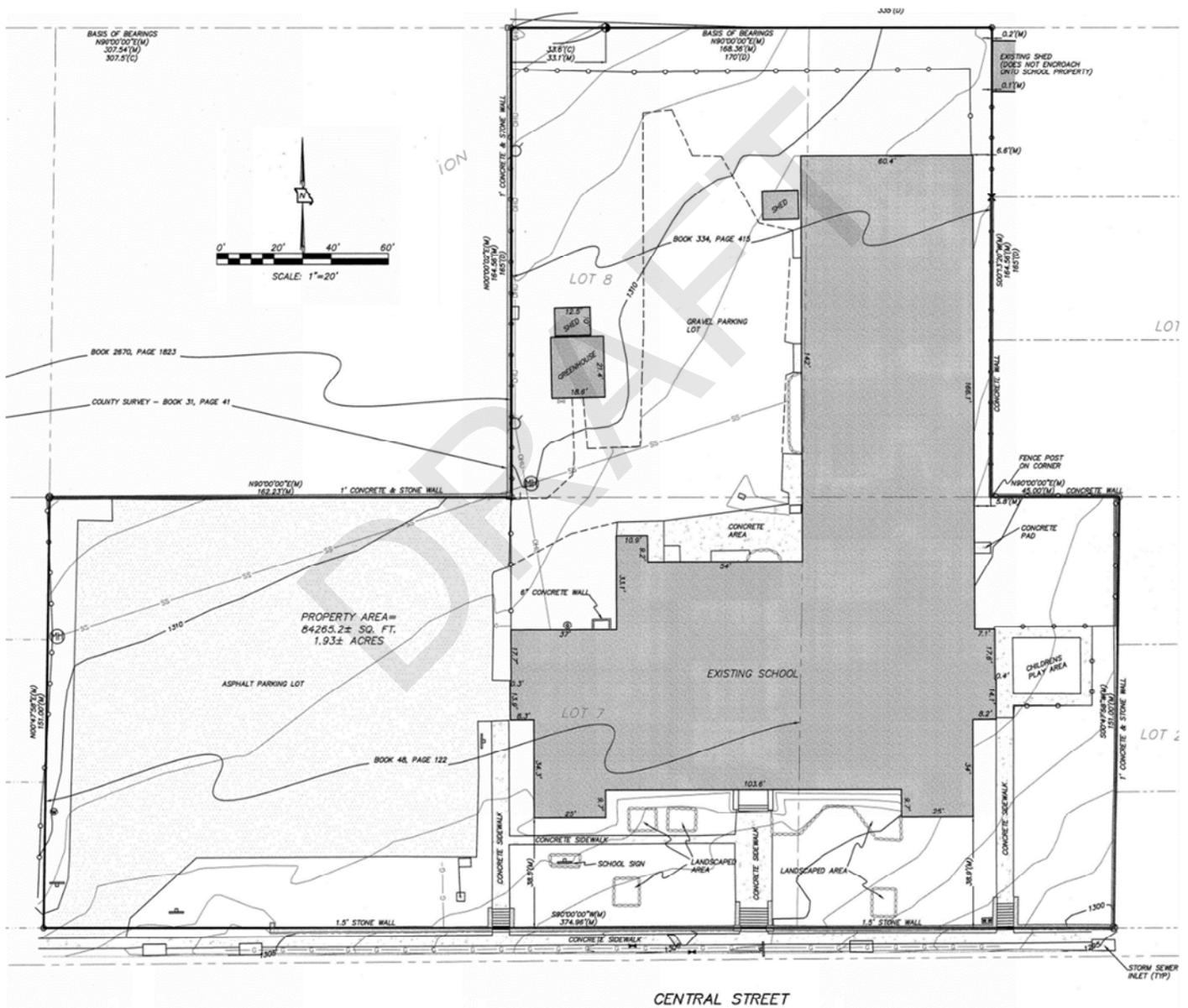


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Figure 3. Survey Map with Property Boundaries. Map prepared in 2008 by White Land Surveying, Springfield, MO.

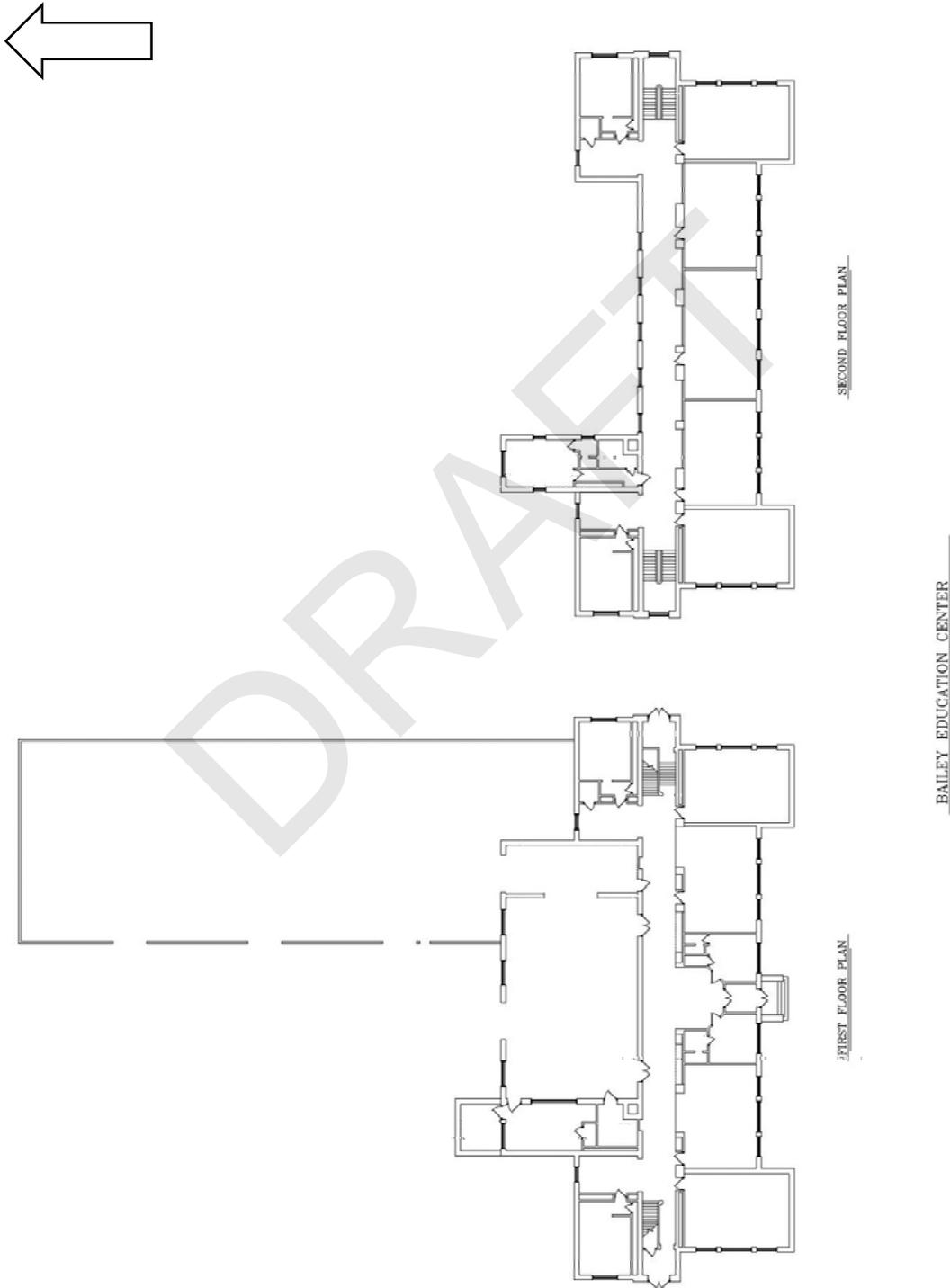


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Figure 4. Current Floor Plans, courtesy of the Springfield Public School System.

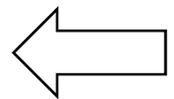
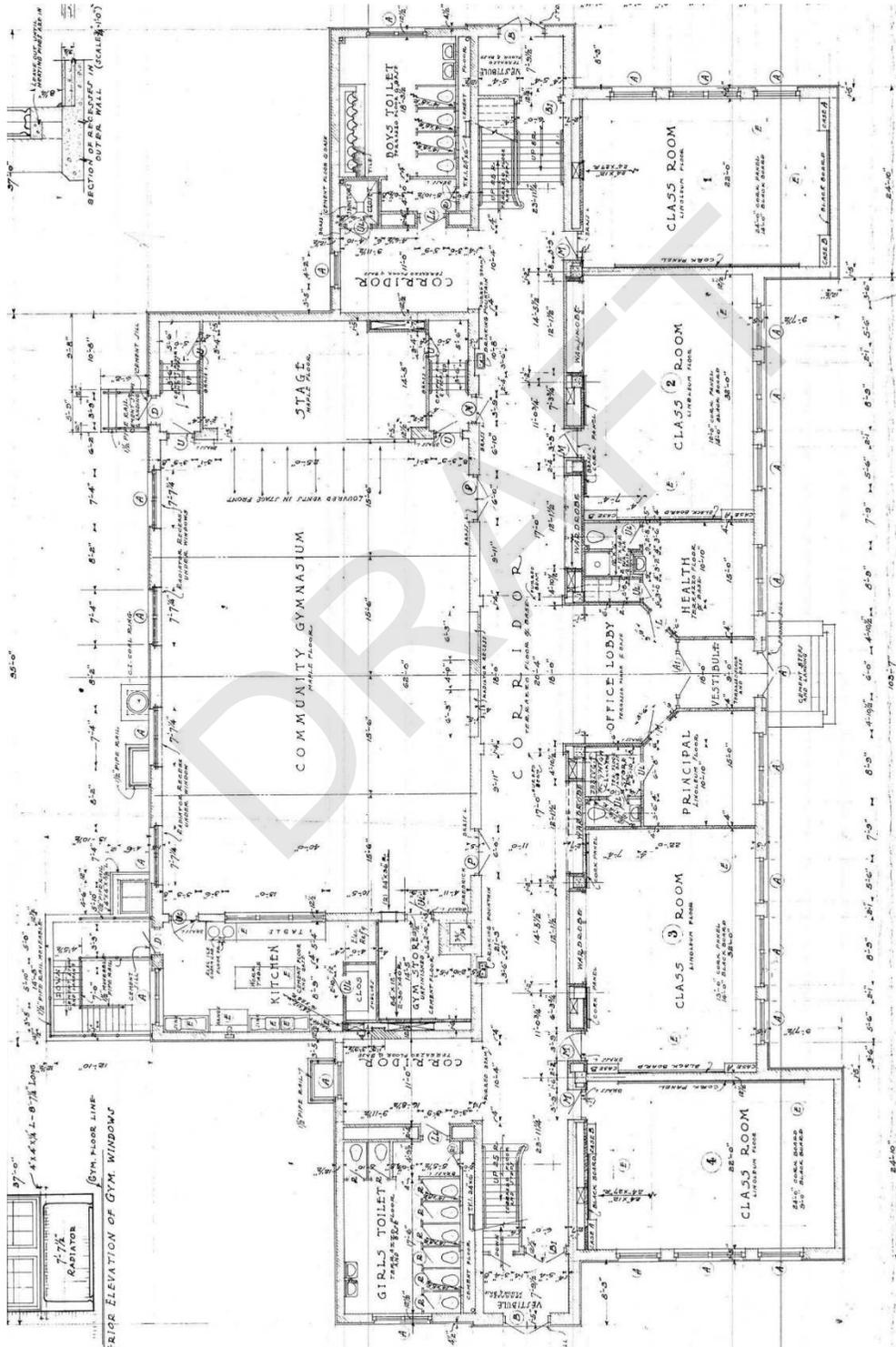


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Figure 5. Original First Floor Plan, by Wm. B. Ittner, Inc., and Heckenlively and Mark, May 1930, 3. Courtesy of the Springfield Public School System.

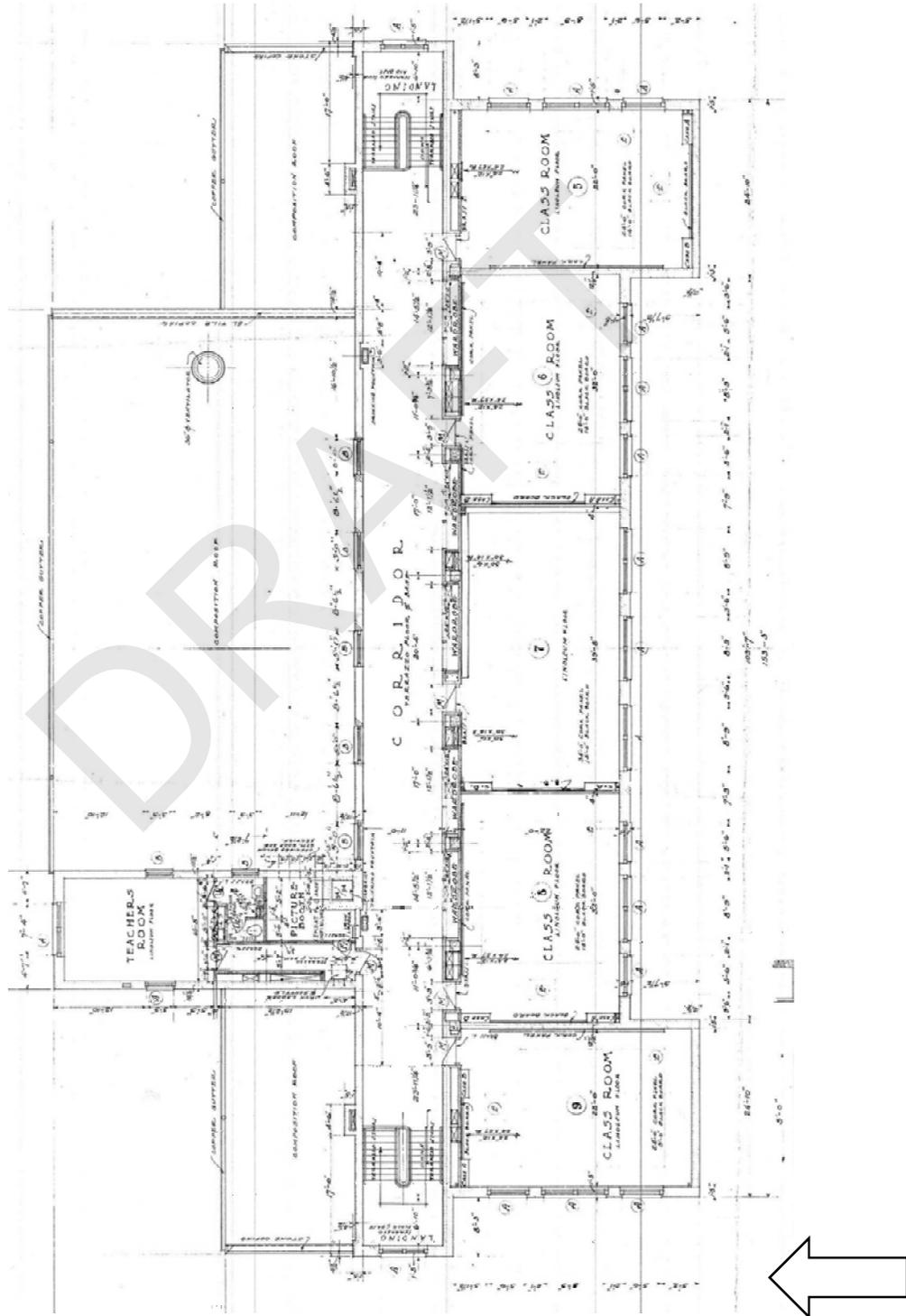


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Figure 6. Original Second Floor Plan, by Wm. B. Ittner, Inc., and Heckenlively and Mark, May 1930, 4. Courtesy of the Springfield Public School System.

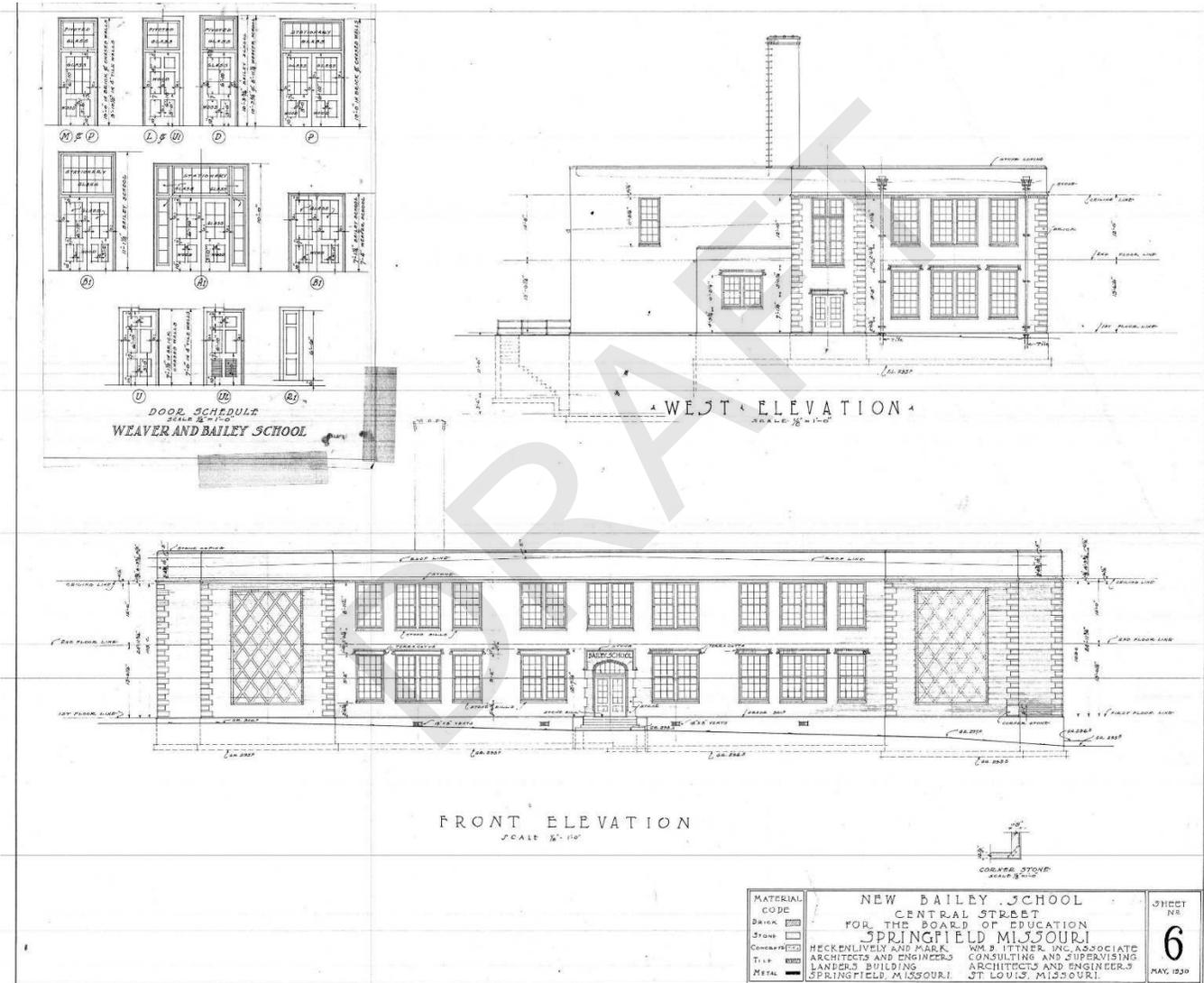


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Figure 7. Original Front and West Elevation Drawings, by Wm. B. Ittner, Inc., and Heckenlively and Mark, May 1930, 6. Courtesy of the Springfield Public School System.

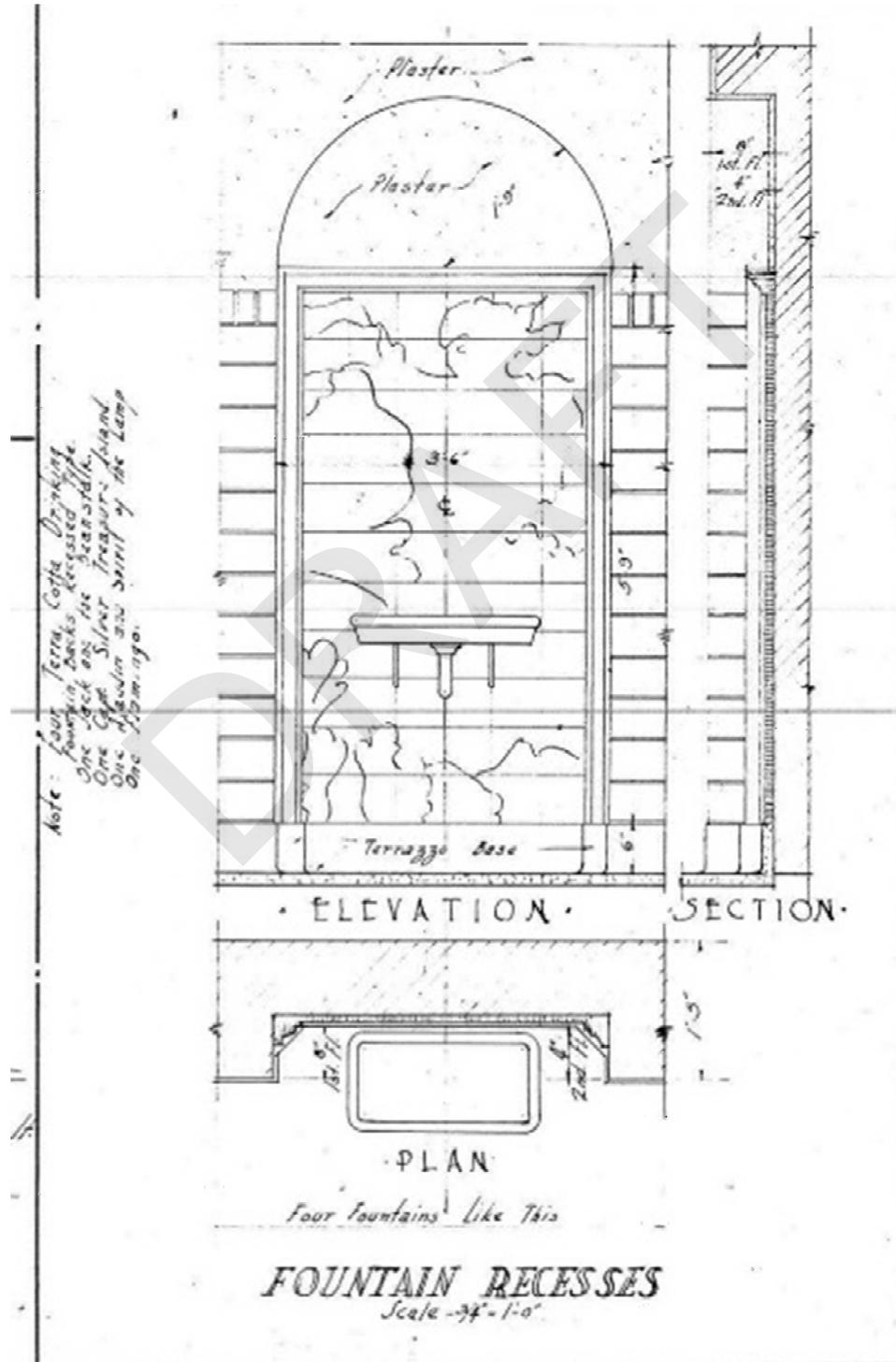


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Figure 8. Fountain Recess Detail, by Wm. B. Ittner, Inc., and Heckenlively and Mark, May 1930, 12. Courtesy of the Springfield Public School System.



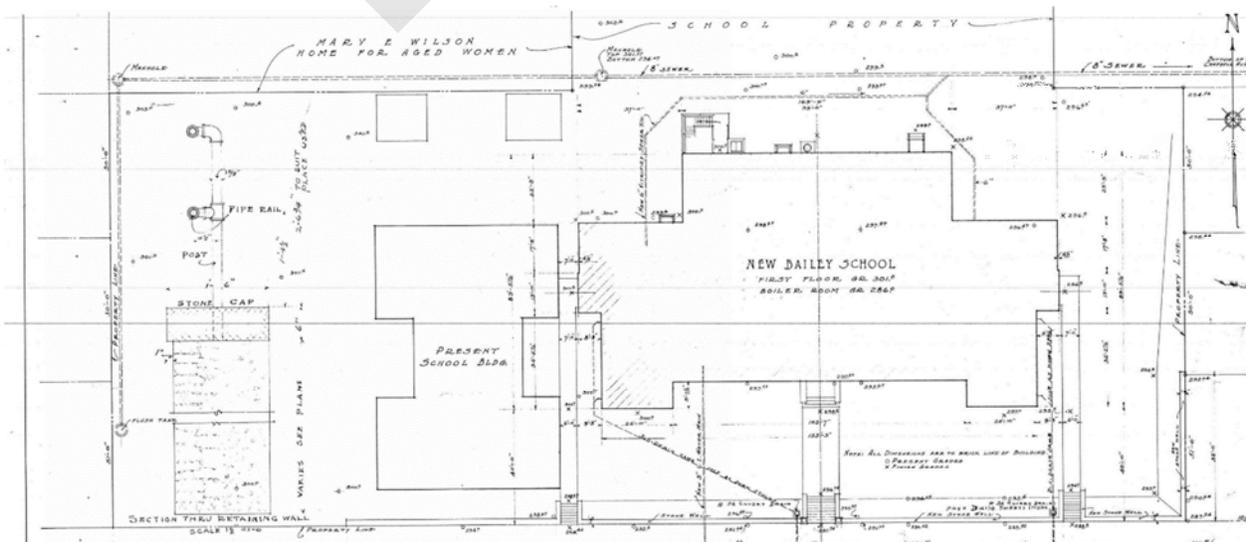
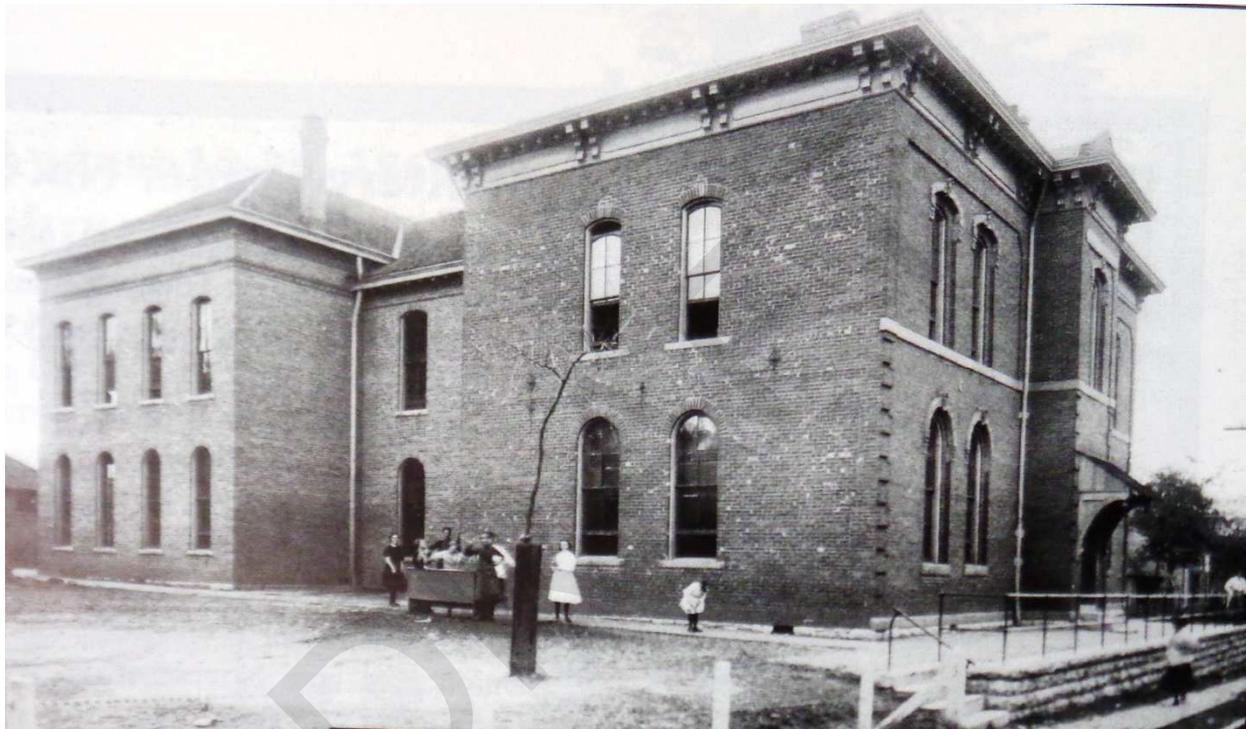
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Figure 9. The first Bailey School, with an excerpt of the site plan for the new Bailey School. Photo taken ca. 1900. From "City's Best Kept Secret: Bailey Alternative High School," *Springfield!* June 1998, 36. Site plan, by Wm. B. Ittner, Inc., and Heckenlively and Mark, May 1930, 1. Courtesy of the Springfield Public School System.

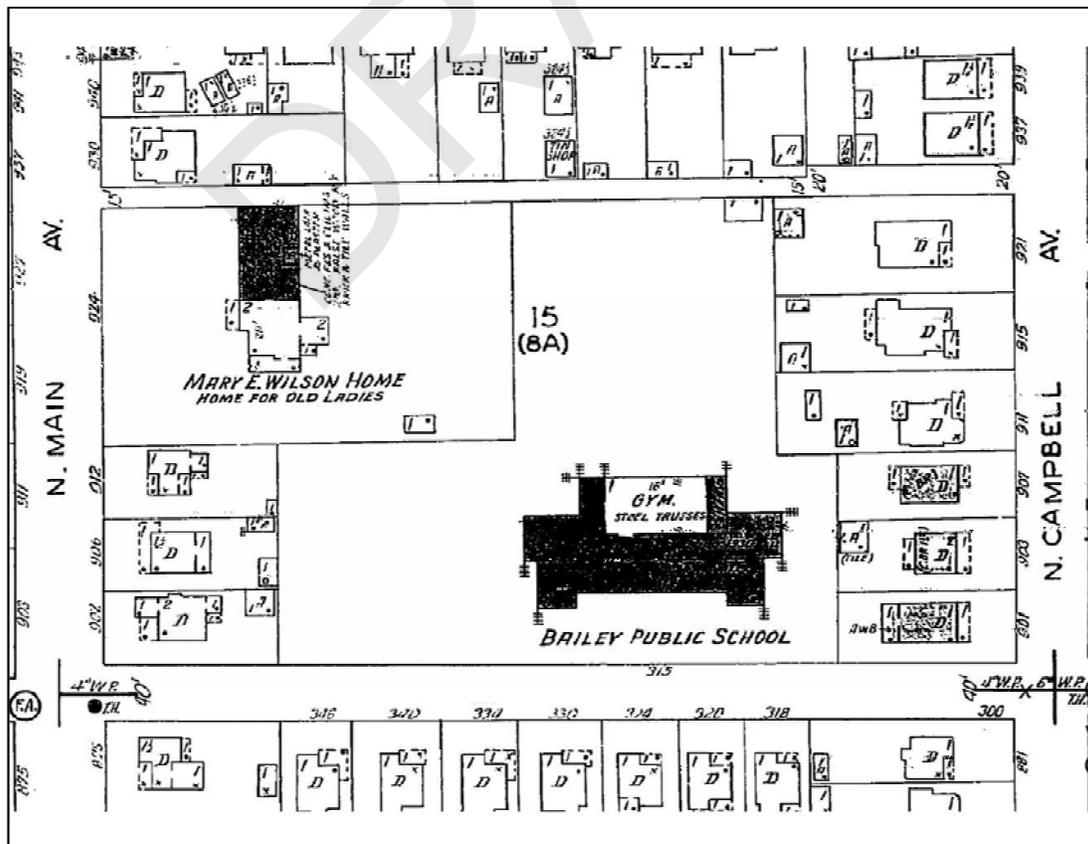
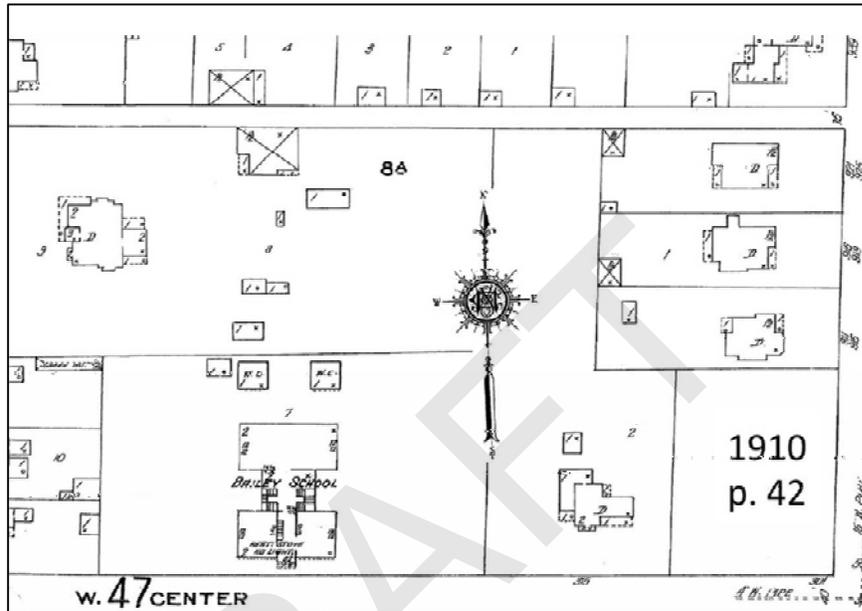


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Figure 10. Top: 1910 Sanborn Map with the Old Bailey School.
Bottom: 1933 Sanborn Map, with the new Bailey School.

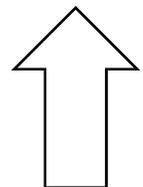
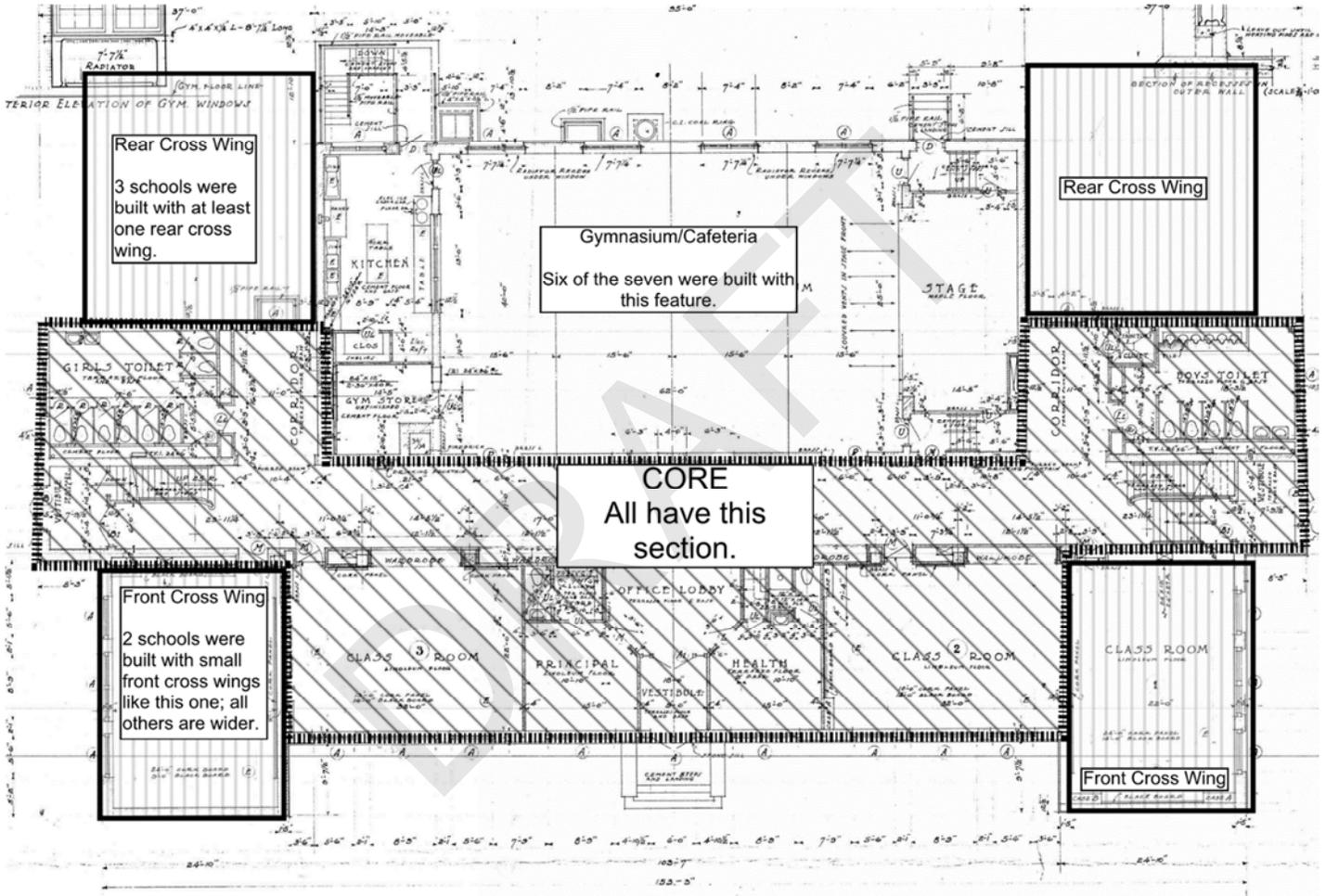


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Figure 11. First Floor Plan of Bailey School, with notes about standard 1930s plan components. Notes added by Deb Sheals May, 2016.



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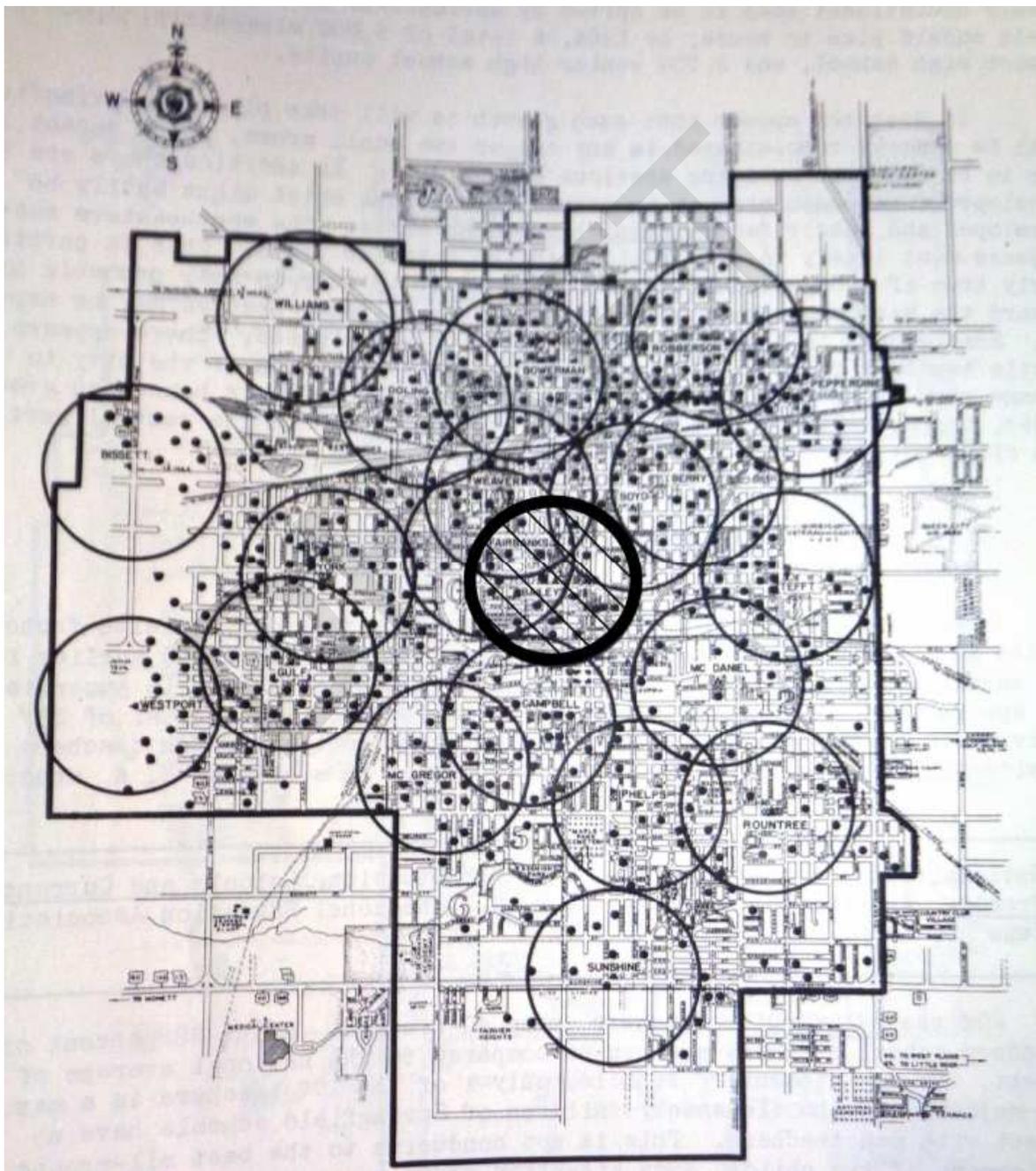
Bailey School

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Figure 12. Elementary School Service Areas in Springfield as of 1948. Bailey School is indicated by the hatched dark circle. Each circle represents a half-mile radius around the school, and each dot stands for 10 pupils. From *A Look at Springfield Schools*. Urbana, IL: Illini Survey Associates, College of Education, University of Illinois, 1948. Print.



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Figure 13. List of 1930s Elementary Schools in Springfield, with notes on alterations. From a database of Springfield Public Schools prepared by Deb Sheals 2013-2016.

<p>Historic Name Bailey 2</p> <p>Plan Date and Architects May 1930 William B. Ittner, St. Louis Heceknively and Mark,</p>	<p>Addition dates 1965 rear addition</p> <p>Alterations New windows. Stage probably changed when warehouse was added to the rear. No interior changes of note.</p>	<p>No. of stories: 2 Architectural Style: Jacobethan Revival</p>
<p>Historic Name Bowerman 2</p> <p>Plan Date and Architects Oct. 1930 Earl Hawkins, Springfield William B. Ittner, St. Louis</p>	<p>Addition dates 1991 Learning Resource Center</p> <p>Alterations New windows. Lowered ceilings, very large HVAC duct in gymnasium. 1991 LRC addition to rear and new parking lot. Marshall Waters Woody Archs</p>	<p>No. of stories: 2 Architectural Style: Art Deco</p>
<p>Historic Name Campbell 2</p> <p>Plan Date and Architects Jan. 1930 William B. Ittner, St. Louis Heceknively and Mark,</p>	<p>Addition dates 1987 Learning Resource Center</p> <p>Alterations New windows. Very large HVAC in gym. Stairs enclosed, ceilings lowered. 1987 New LRC at rear. Richard and Hardy, Springfield</p>	<p>No. of stories: 2 Architectural Style: Classical Revival</p>
<p>Historic Name Phelps 2 (Center for Gifted)</p> <p>Plan Date and Architects March 1930 Earl Hawkins, Springfield William B. Ittner, St. Louis</p>	<p>Addition dates ca. 2010</p> <p>Alterations New windows. Ceilings lowered, large HVAC ducts in Gym. Rear addition, ca. 2010; no plans</p>	<p>No. of stories: 2 Architectural Style: Art Deco</p>
<p>Historic Name Sunshine 2</p> <p>Plan Date and Architects Jan. 1930 William B. Ittner, St. Louis Geo. Reed, Springfield</p>	<p>Addition dates 1950, 1991</p> <p>Alterations New windows. Lowered ceilings in halls, classrooms and 1950 gym. 1950 large rear addition, Dan R. Sanford and Sons, Springfield 1991 Library and classroom addition on the east, Butler Group, Springfield.</p>	<p>No. of stories: 1 Architectural Style: Colonial Revival</p>
<p>Historic Name Weaver 2</p> <p>Plan Date and Architects May 1930 William B. Ittner, St. Louis Heceknively and Mark,</p>	<p>Addition dates 1987 LRC 2000s rear addition.</p> <p>Alterations New windows. Lowered ceilings, stairs enclosed, new HVAC ducts in gym. Very large rear addition, ca. 2000's.</p>	<p>No. of stories: 2 Architectural Style: Art Deco</p>
<p>Historic Name Williams</p> <p>Plan Date and Architects No date on plans William B. Ittner, St. Louis Geo. Reed, Springfield</p>	<p>Addition dates 1954 rooms MPR; 1967 3 rooms K; 1968, 1970,</p> <p>Alterations New windows. Lowered ceilings. 1954 large side addition, later additions to the rear. Window openings on facade possibly removed.</p>	<p>No. of stories: 1 Architectural Style: Colonial Revival</p>

National Register of Historic Places
Continuation Sheet

Section number Photos Page 39

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

1.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 40

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

2.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 41

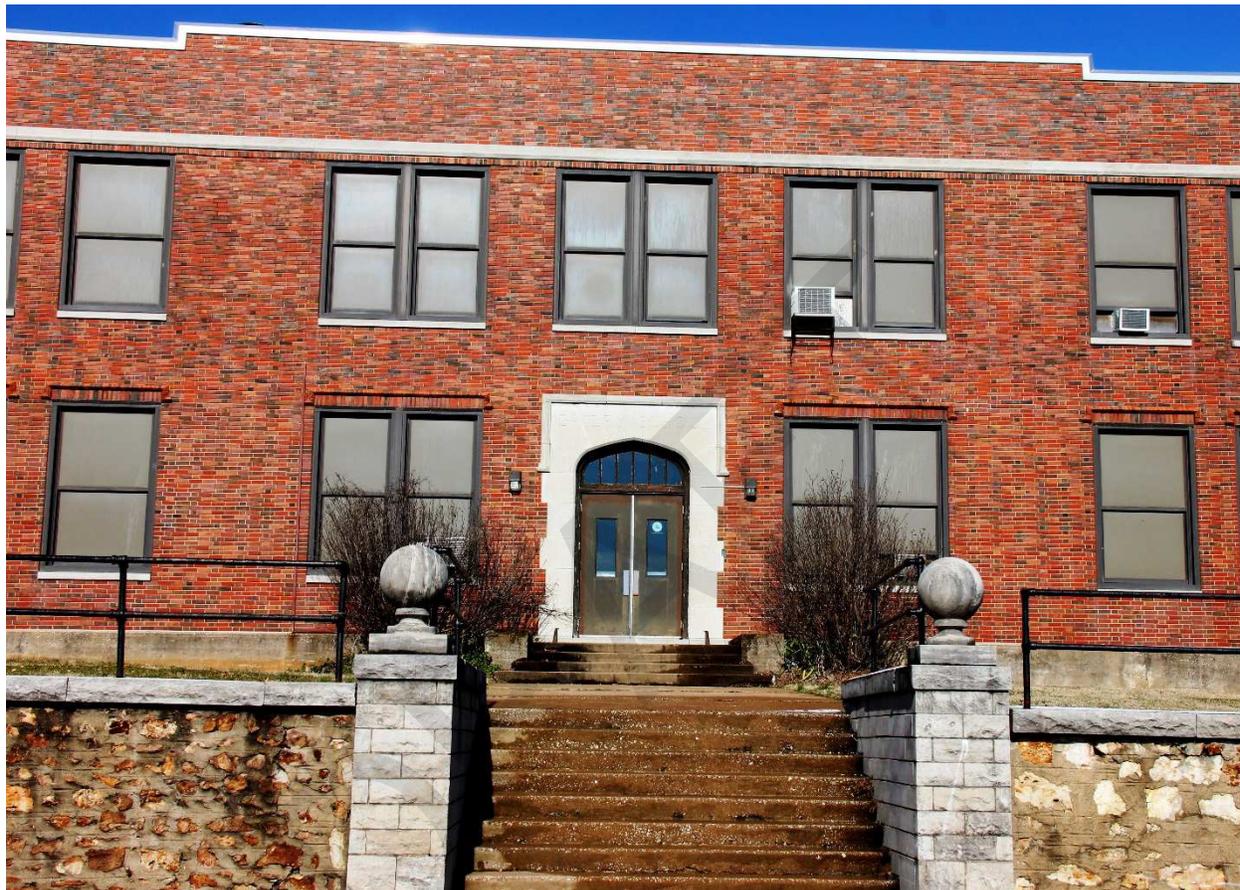
Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

3.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 42

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

4.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 43

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

5.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 44

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

6.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 45

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

7.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 46

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

8.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 47

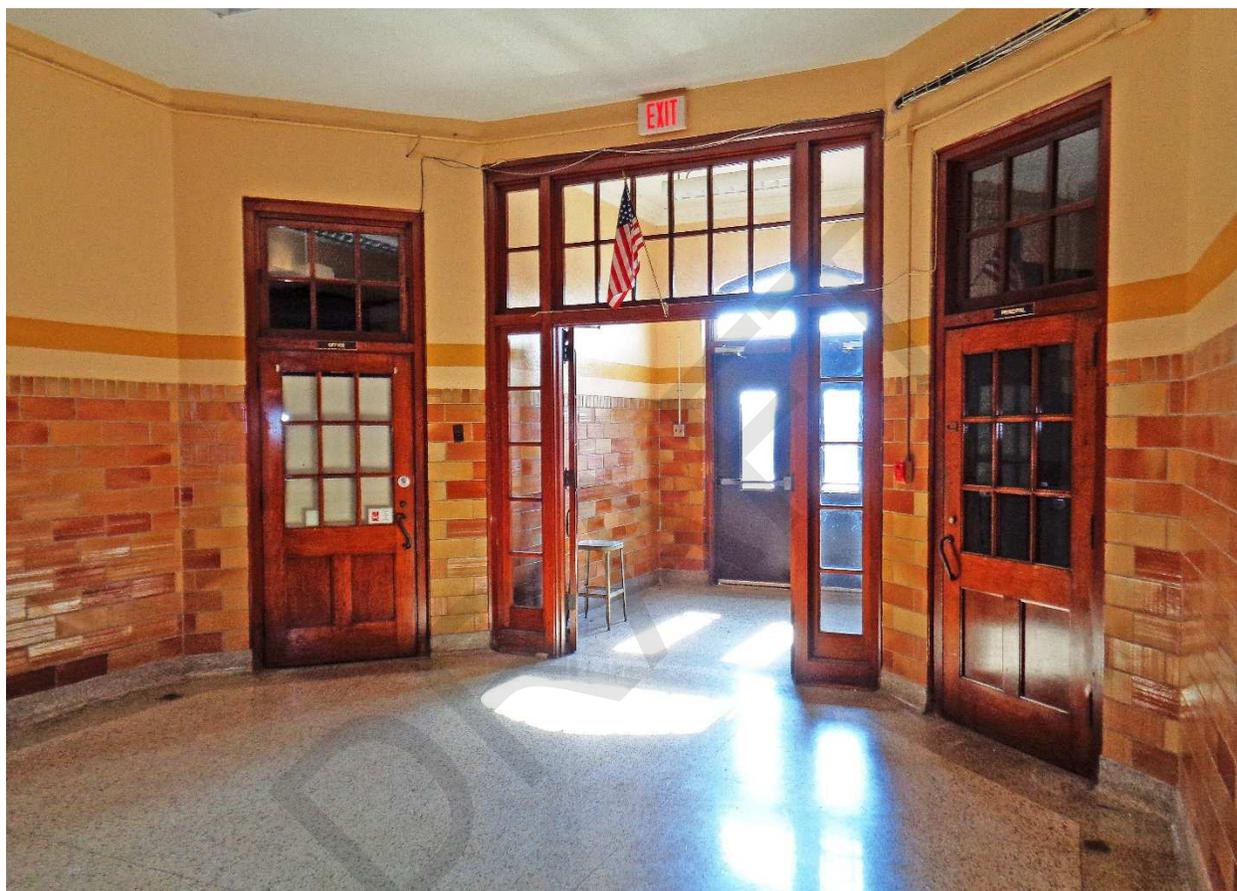
Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

9.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 48

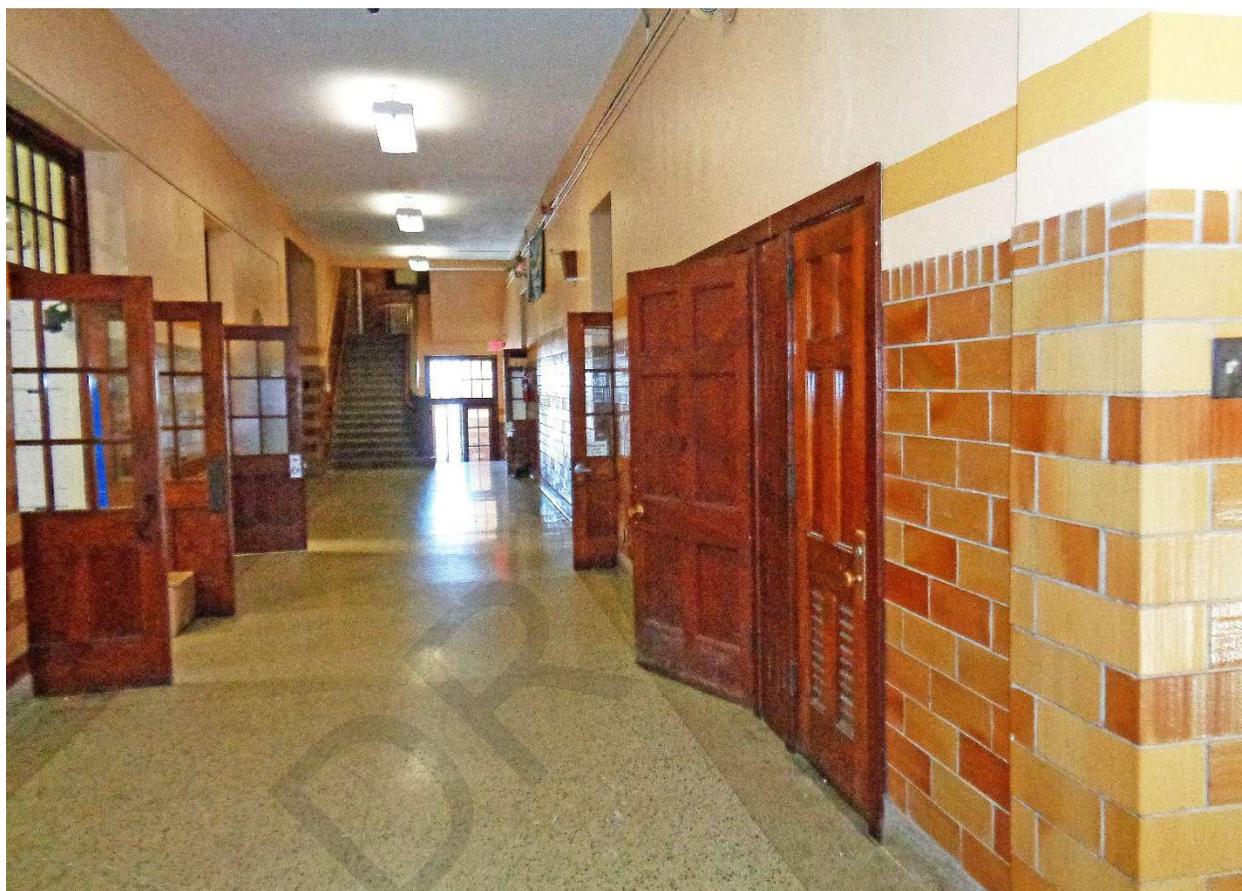
Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

10.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 49

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

11.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 50

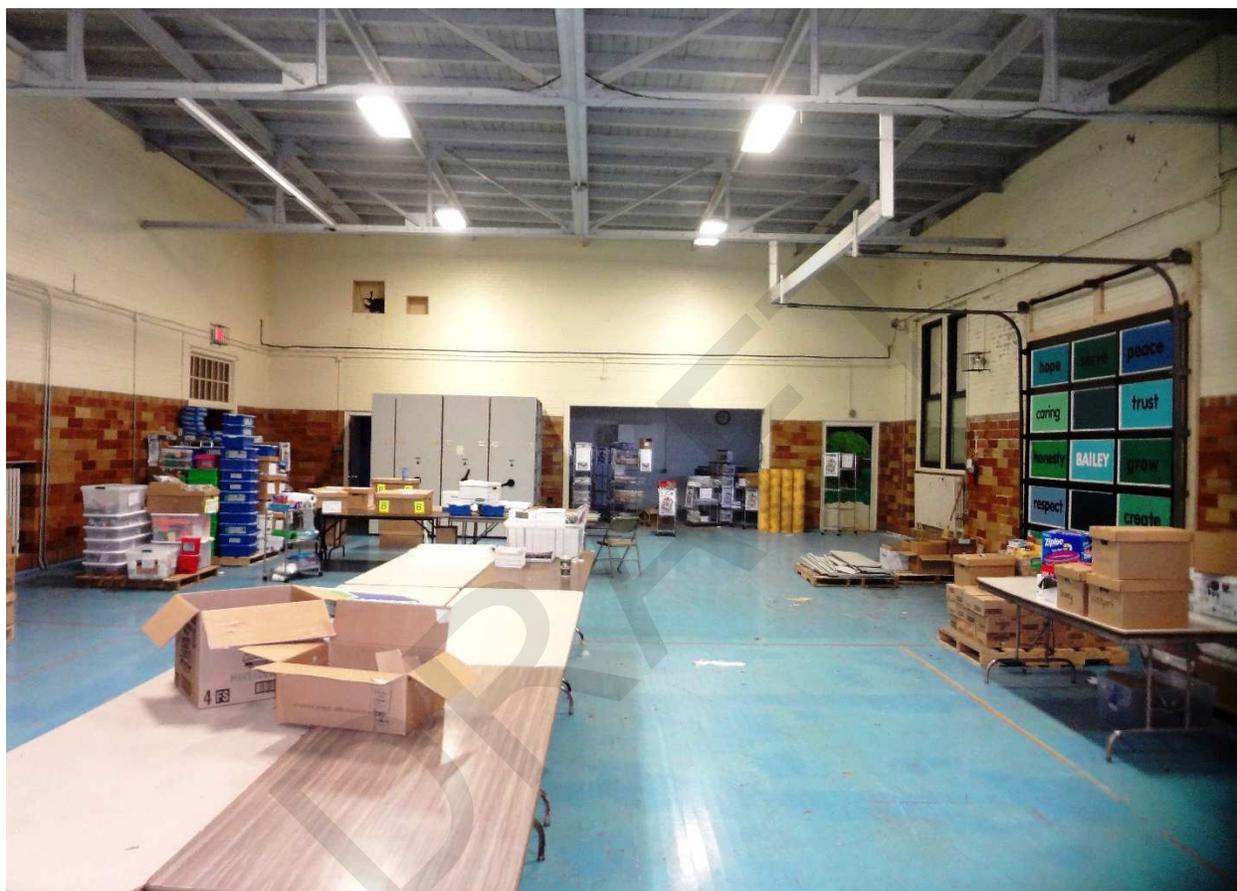
Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

12.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 51

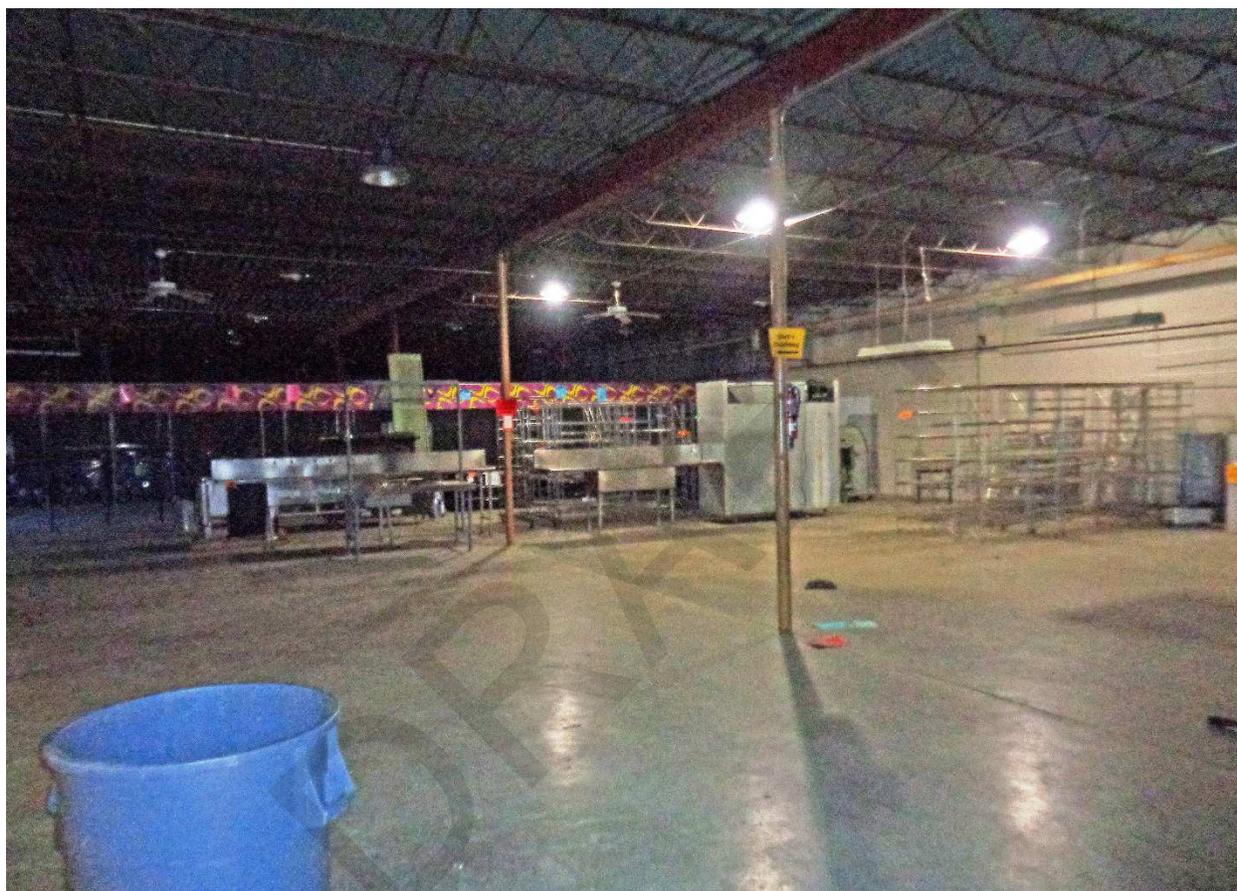
Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

13.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 52

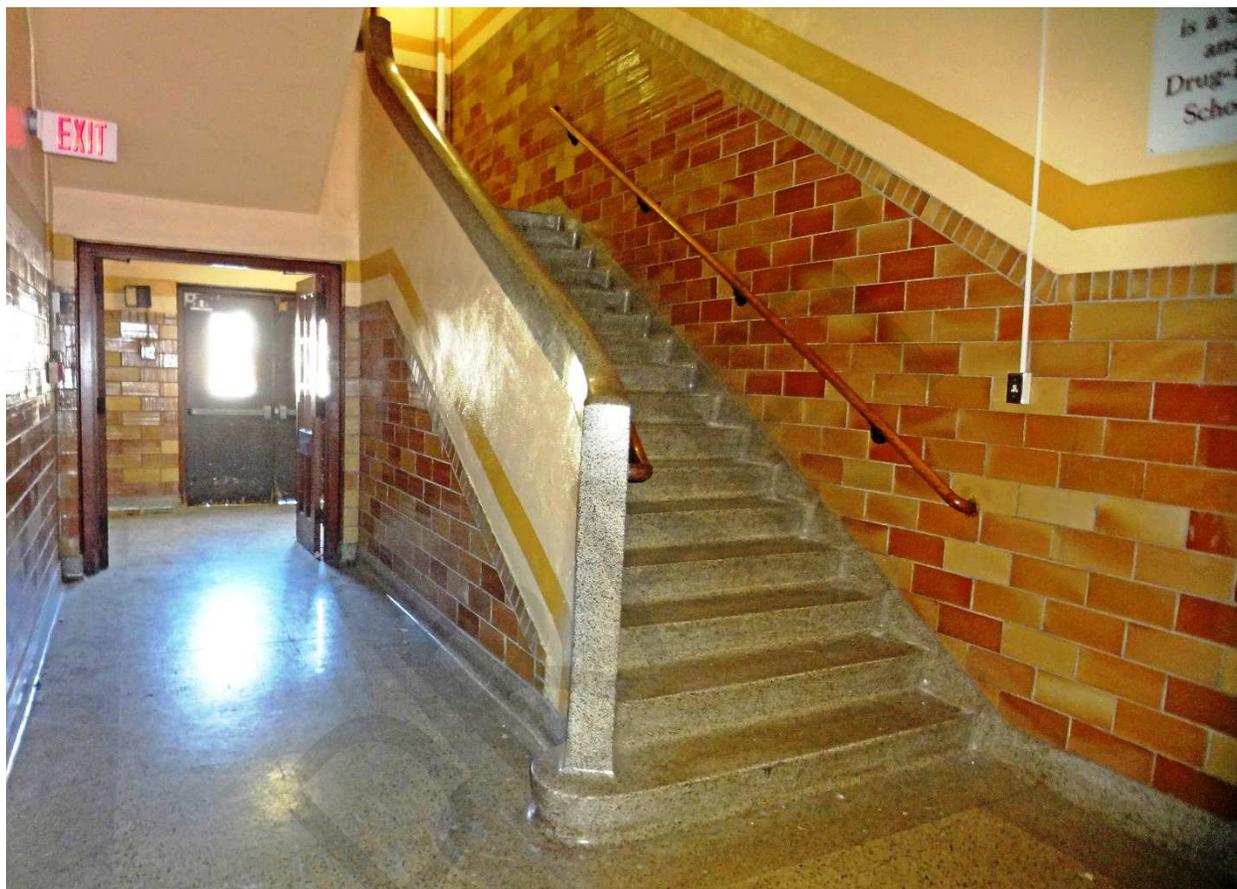
Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

14.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 53

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

15.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 54

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

16.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 55

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

17.



National Register of Historic Places
Continuation Sheet

Section number Photos Page 56

Bailey School

Name of Property
Greene County, Missouri

County and State
n/a

Name of multiple listing (if applicable)

18.







A.D.
1910









A two-story red brick building with a central chimney. The facade is composed of red bricks with white mortar. The building has a central entrance with glass doors and a small sign above it. There are two rows of windows: the top row has three windows (one single, one double, one single) and the bottom row has three windows (one single, one double, one single). A blue handicapped parking sign is visible near the entrance. The building is situated on a paved area with some snow patches.

A low stone wall made of light-colored, irregular stones, running horizontally across the middle ground on the left side of the image.

A smaller, single-story brick building with a blue door, located to the left of the main two-story building. It is partially obscured by a fence and some trees.

A tall, narrow, light-colored metal structure, possibly a utility shed or a storage unit, located between the smaller brick building and the main two-story building.









EXIT

OFFICE

PRESIDENT









hope	serve	peace
caring		trust
honesty	BAILEY	grow
respect		create

4





JUST LOOK TIT
Josh die's
2 42 out!
They all die!



EXIT

is a
and
Drug-
School







JOSH M.
JOSH D.
JEREMY W. RIP.
DAMON
MACHEN
LEIGH C. SHERI
MONIQUE
MELISSA
KIM
JOHN
DEAN G.
J.
OBTAN S.

98-99

