

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Springfield Seed Co. Office and Wholesale Building

other names/site number n/a

2. Location

street & number 319 North Main Avenue [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65802

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [].)



07 Aug 2006

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet [].

Signature of the Keeper

Date

USDI/NPS NRHP Registration Form

Springfield Seed Co. Office and Wholesale Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

COMMERCE

Periods of Significance

1936 - 1953

Significant Dates

1936

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other: _____

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10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	473660	4118260			

C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

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

organization Historic Springfield, Inc date March 15, 2004

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

city or town Springfield state MO zip code 65805-0305

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name P&G Properties, LLC Attn: Mr. Scott Tillman

street & number P.O. Box 1139 telephone 417-31-8282

city or town Springfield state MO zip code 65808-1399

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1

**Springfield Seed Co. Office and Wholesale Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The Springfield Seed Co. Office and Wholesale Building is located at 319 North Main Avenue in Springfield, Greene County, on the western tier of a principal commercial transit corridor intersecting the rail way lines. It is a large-scale three-story steel-reinforced concrete and brick commercial building, with a rectangular plan. Constructed c. 1936 to house the expanding office requirements and wholesale operations of the Springfield Seed Co., the subject property is a utilitarian Commercial Block structure banded with continuous bays of multiple-paned steel hopper-sash windows. It is representative of the property type "Downtown Commercial Buildings, ca. 1870-1948" described in the Multiple Property Submission "Historic and Architectural Resources of Springfield, Missouri" within the context "19th and Early 20th Century Commercial Buildings, ca. 1850-1948." The property has a flat roof and a flat parapet at its primary east elevation, originally capped with tile coping. It rests on steel-reinforced concrete pylons and has an open crawl space. The façade has four bays of original triple windows, with the central bays separated by flat brick pilasters that rise to the roofline. The side north and south elevations have bands of fourteen double-window bays. A recessed, open loading platform is found at the first-story of the building's northeast corner. An original, though altered, interior storage elevator rises above the roofline at the rear west third of the building. A modern foam panel sheathing was installed in the 1970s over the property's original concrete and brick exterior wall surfaces, covering many of its window bays and masking its historic character. However, this was removed in 2003 upon acquisition by the current owner. Overall, the Springfield Seed Co. Office and Wholesale Building retains substantial integrity of design, materials, workmanship, association and location. It has its original symmetrical fenestration of rectangular triple steel windows, which are almost fully intact, but in need of repair. Its original exterior wall surfaces and interior open floor plan are also present. Currently vacant, the property is being rehabilitated under state and federal historic tax credit programs to address issues of deterioration and to adapt it for modern commercial use. It is the only resource on the site.

Elaboration:

The Springfield Seed Co. Office and Wholesale Building is located five blocks northwest of Springfield's Public Square in an open warehouse and industrial area developed following completion in the 1890s of the branch line of the "Frisco" Railway and Kansas, Fort Scott and Memphis Railroad across the Jordan Creek Valley. The subject property is situated at a zero-foot setback from the sidewalk at North Avenue, the primary transit corridor through the northwest industrial hub of the city, between two railway spurs (*See Figures 1 and 2*). The "Frisco" Passenger Depot, constructed concurrent with the branch line, was located prior to its demolition in 1977 two blocks north of the subject property at 604 West Mill Street at the corner of Main Avenue and Mill Street (*See Photo 1*). The freight house for the St. Louis and San Francisco Railroad was found directly north. Both these railroad-owned properties have been demolished. A second, smaller passenger and freight house building, constructed c. 1925 by the Missouri Pacific Railroad, is still extant directly south of the Springfield Seed building and has been determined eligible for individual National Register listing (*See Photo 2*). The Springfield Warehouse and Industrial Historic District (*National Register Listed 6/25/99*) is found northeast of the subject property.

The subject property is one of Springfield's only extant examples of a large, utilitarian storage and distribution building of steel-reinforced concrete and brick construction. Built c. 1936, it replaces a smaller wood frame

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warehouse operated by Springfield Seed Co. on the same site. It is the only resource on the property. An open gravel-surfaced parking lot, which has continually served the company's shipping functions, is within its northeast boundaries. The three-story structure measures 60 feet wide, 205 feet deep and 129.75 feet high, comprising close to 40,000 square feet of office and open warehouse space. The property is most notable for its continuous banding of original steel awning- and tilt-type "factory windows. Until the rehabilitation project currently underway, the subject property had fallen into a condition of deterioration. However, it remains virtually unchanged from its date of construction, with its original symmetrical fenestration, materials, floor plan and historic function substantially intact (*See Figure 3*).

The primary east elevation is constructed of red brick in a stretcher course bond with light tan mortar (*See Photo 3*). The original exterior wall surfaces and many of the window bays were covered in the 1970s with a modern foam panel sheathing (*See Figure 4*). However, this transmogrifying surface was removed in 2003 upon acquisition of the property by the current owner. Each of the three stories is symmetrically fenestrated with four bays of original triple steel windows. The windows at the third and second stories have a three-by-three awning-type sash, while the first-story window sashes have a three-by-two profile (*See Photo 4*). The triple-window openings have steel header plates and projecting bull-header brick sills. The central window bays are separated by flat projecting brick pilasters that rise to a flat parapet at the roofline. The parapet originally was topped with tile coping, but now has a metal cap. This will be removed and replaced with new tile coping during rehabilitation. The brick wall surface between the second and first stories has been painted with signage for "Universal Paint," the most recent occupant of the building. Two of the windows at the fourth bay of the first-story have been replaced with a modern metal and glass window and single door with sidelight and transom.

The side north elevation is constructed of steel-reinforced concrete piers and belt courses in-filled with red brick in a stretcher course bond (*See Photo 5*). It is symmetrically fenestrated with fourteen bays separated by the concrete piers. The third-story bays have double steel windows (*See Photo 6*). Each of these windows has a central three-by-two tilt sash, flanked by one-by-two fixed lights, providing an overall five-by-two flat profile. The front east three bays of the second-story are tall steel triple windows with a three-by-four profile. The center of each of these windows is an operable awning-type three-by-two sash. The remaining second-story window bays repeat the double-window profiles from the third-story above. The first seven bays of the first story form a recessed open loading dock with a concrete floor (*See Photo 7*). The recessed wall of the second and third bays has short steel double windows with a five-by-two profile. The sixth loading dock bay is currently in-filled; and, the seventh bay has a modern metal overhead door. The remaining bays of the first-story have double-windows repeated from the floors above, with the exception of the tenth and thirteenth bays which have original or early period sectional wood overhanging freight doors. The concrete belt courses across the elevation serve as the window headers. The window openings have projecting bull-header brick sills.

The rear west elevation also is constructed of steel-reinforced concrete piers and belt courses in-filled with red brick in a stretcher course bond (*See Photo 8*). It has four bays separated by the concrete piers. The third- and second-story bays have steel double windows matching those at the western bays of the side north elevation. The first and third bays of the first-story are filled with modern metal overhead doors, while the second and third are in-filled with

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modern wood framed walls. Although additional architectural investigation is necessary, it appears that the first story originally contained a rear recessed open loading dock.

Like the north and west, the side south elevation is constructed of steel-reinforced concrete piers and belt courses, infilled with red brick in a stretcher course bond (*See Photos 9 and 10*). It also has fourteen bays, but varies from the north in its overall fenestration pattern. With a few exceptions, the bays on all floors have double steel tilt-type windows with five-by-two sashes. The brick wall surface at the fifth and sixth bays of the elevation rises two feet above the roofline in connection with the tall square storage tower rising from the top of the building (*See Photo 11*). At the third story, these bays have very large double window openings. The fifth-bay steel windows have a five-by-five profile, with central tilt-type sash. The sixth-bay steel windows have been replaced with three panes of modern glass. The twelfth bay of the elevation is the only throughout the building without large double- or triple-window openings. Each of the third and second stories of this bay has two small single window openings with steel two-by-two awning-type sashes. The second, fifth, ninth and twelfth first-story bays have original or later period sectional wood overhanging freight doors (*See Photo 12*).

The flat roof has a flat 2-foot parapet at its primary east elevation, which wraps-around 2-foot along the side north and south elevations (*See Photo 13*). The remaining roof perimeter has a 1-foot flat parapet. The parapet walls are capped with flat formed concrete, which was originally topped with tile coping. The coping has been replaced with a modern metal cap. However, the current rehabilitation project will reverse this alteration.

As noted above, an original large square, flat-roofed storage tower rises above the roof at the rear west end of the building (*See Figure 3 and Photo 14*). It measures 31 feet wide, 31 feet deep and 48.17 feet high and is constructed of structural steel beams and corrugated tin siding. While original to the subject property, the exterior of the tower has been re-surfaced with a sheathing of modern metal and translucent siding panels, covering its original steel windows. With additional architectural investigation, this alteration will be addressed during the current rehabilitation project. However, given the overall large scale of the subject property, it is not considered a diminishment to its overall integrity. A second smaller square, flat-roofed freight elevator "doghouse" is found fully intact to the east of the larger projection (*See Photo 15*). It measures 11 feet wide, 11 feet deep and 13 feet high. It is surfaced with stucco and has a single original steel window at its front and each of its sides and a single door at the rear.

The subject property rests on seventy-five steel-reinforced concrete pylons and has an open crawl space (*See Photo 16*). The pylons supporting the perimeter of the building are square, while the inner pylons are round with bell caps. The area below the western portion of the subject property has a concrete watershed that runs from the south, under the building and into the Jordan Creek at the north.

The Springfield Seed Co. building has a large, open interior floor plan, substantially unchanged from its original construction and consistent with its historic function as a wholesale distribution facility (*See Photos 17-26*). Structurally, it has concrete floors and 9-foot ceilings. It is supported by exposed steel-reinforced concrete beams, spanning north-to-south at each bay on top of three formed concrete posts at 14.75-foot intervals along the length of

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the building. The interior support posts are predominately round and have bell caps (*See Photo 18*). However, the posts supporting the ninth and tenth bays beneath the storage tower are square. Modern office facilities are in-filled between the support posts at the eastern end of the first and second floor. The interior wall surfaces between the concrete pylons are exposed brick. The first- and second-floor brick walls have been painted. An original freight elevator, located in the center of the seventh bay, connects the floors (*See Photo 20*). In proximity to the elevator at each floor is an original Fairbanks seed weighing scale, still in good and operable condition. These are important artifacts, reflecting the subject property's historic function. An original concrete staircase with hollow steel pipe rails, rising north-to-south at the eleventh bay, connects all three floors (*See Photo 24*). A second original concrete staircase connecting the second and third floors is located at the fourth bay. A modern concrete staircase from the east end of the loading dock to the second floor is found along the front east perimeter wall leading

The interior of the original storage tower retains much of its original character, with structural steel beams, corrugated tin siding and steel windows still exposed (*See Photo 27*). Each side of the square tower has symmetrically-placed two-by-three window bays. The tower is divided into two levels by a steel reinforced concrete floor between the middle and top windows (*See Photo 28*). The lower level contains large steel storage tanks installed during its modern function as a paint manufacturing facility. The upper level is fully open and accessed by a wooden staircase at the southeast corner of the tower.

Integrity Statement:

Overall, the Springfield Seed Co. Office and Wholesale Building retains substantial integrity and fulfills the registration requirements established for "Downtown Commercial Buildings, ca. 1870-1948" in the Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri. It has almost fully intact its original exterior walls surfaces, fenestration of original steel windows and interior open floor plan. As noted above, the exterior surface of the storage tower at the west of the building has been altered with modern materials. However, this is not considered a significant diminishment to the overall integrity of this large-scale industrial property – and is to be addressed within the scope of the current rehabilitation project. The Springfield Seed Co. building is a strong presentation of its association with Springfield's early 20th century position as Missouri's southwest regional distribution hub and one of the city's largest agriculture-related retail and wholesale commercial interests. As a unique example of Depression-era steel-reinforced concrete and brick construction, it retains a high level of integrity of design, materials, workmanship, association and location.

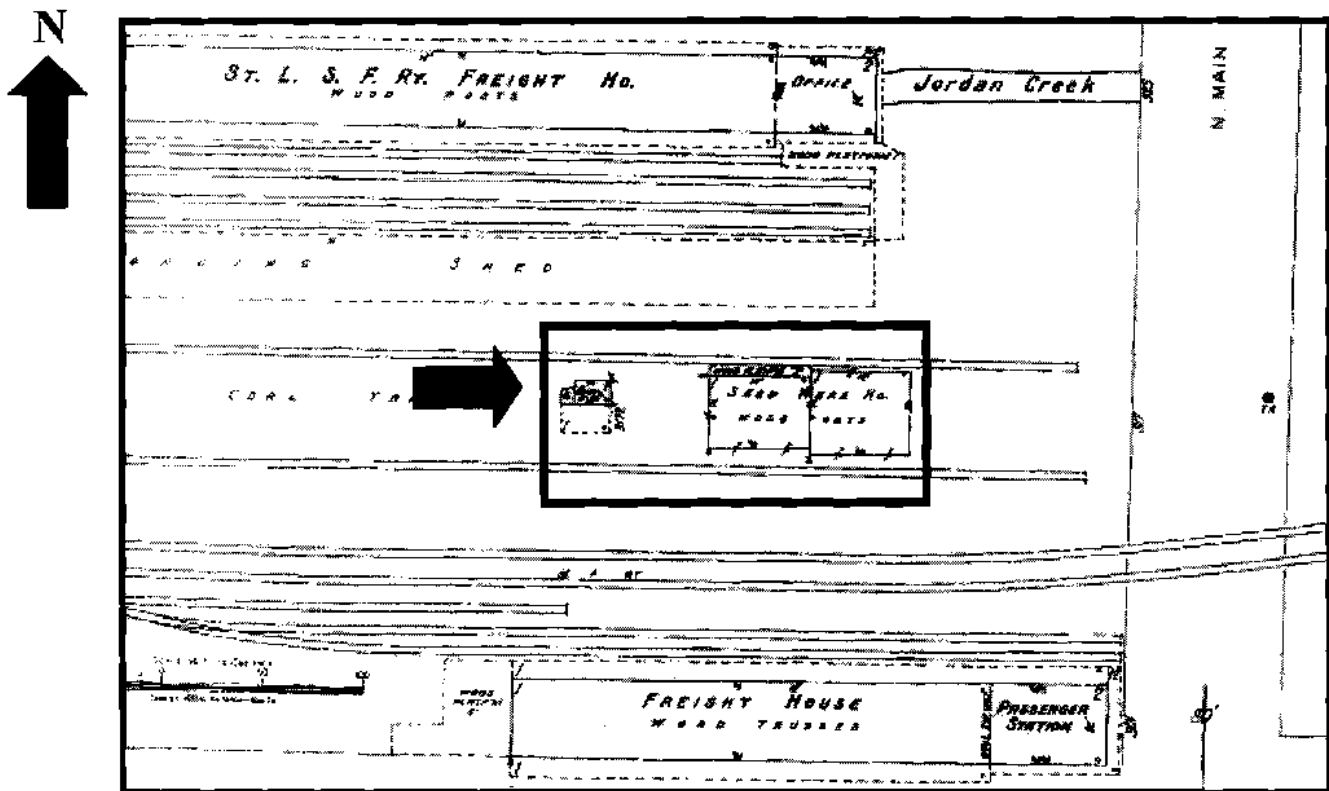
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Figure 1: Historic Map . Site of original Springfield Seed Co. Warehouse replaced by subject property. Not to scale
(Map: Sanborn Fire Insurance Maps, 1933)



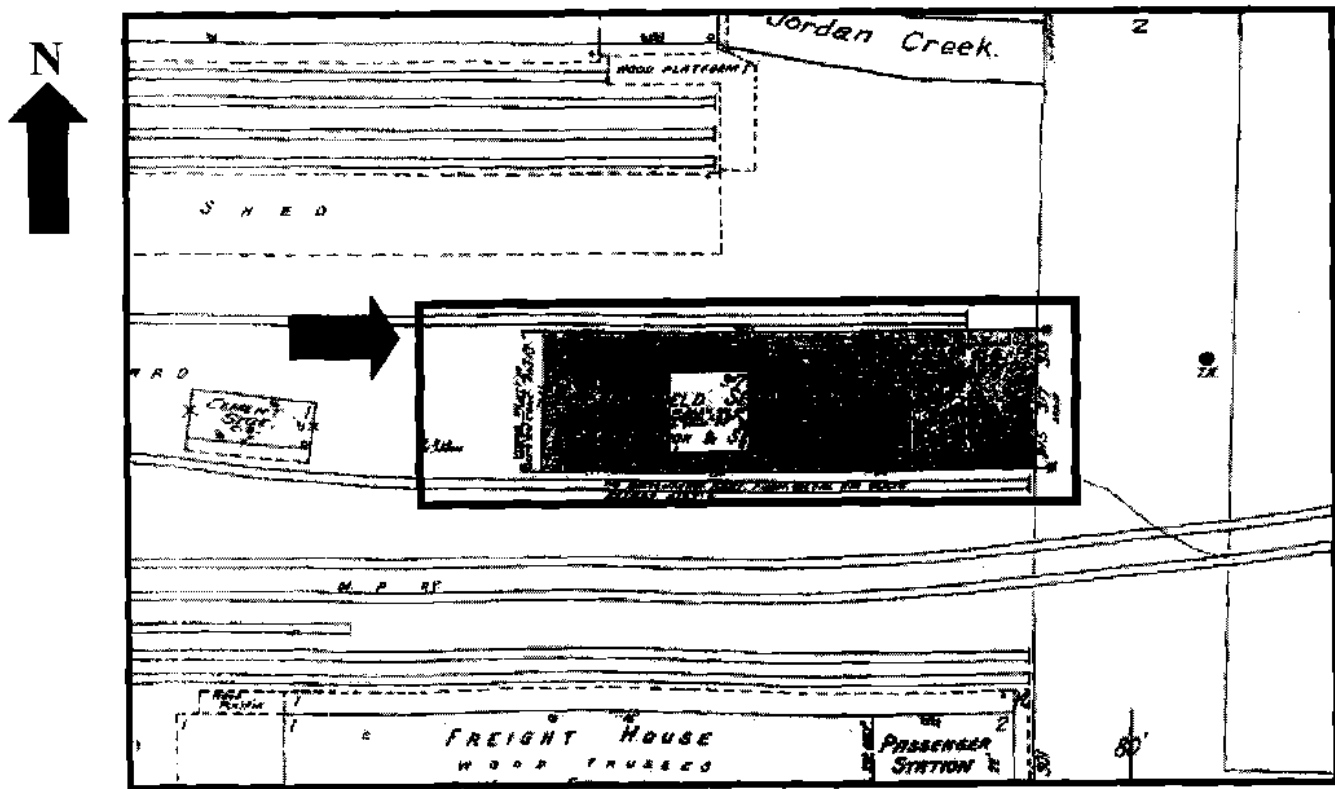
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Figure 2: Historic Map . Site of subject property noted. Not to scale (Map: Sanborn Fire Insurance Maps, 1952)



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Figure 3: Historic Drawing. From a business attraction publication of the Chamber of Commerce promoting commercial wholesale opportunities in Springfield, Missouri, and showcasing the Springfield Seed Co. (Publication: c. 1942. The Growth of a City: Springfield, Capital of the Great Ozark Empire.)



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Figure 4: Photograph. Primary east and side north elevations of subject property prior to removal of modern foam panel sheathing. View from northeast (Photograph: May 21, 2003. Historic Springfield, Inc. Used with permission)



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**Springfield Seed Co. Office and Wholesale Building
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Summary:

The Springfield Seed Co. Office and Wholesale Building, located at 319 North Main Avenue in Springfield, Greene County, Missouri, is locally significant under Criterion A in the area of COMMERCE. It was constructed c. 1936 by Ozark Seed Co., parent of Springfield Seed Company founded in 1896. Springfield Seed Company housed its office facilities and wholesale seed and floral business at the property until its relocation to a new site in 1956. The subject property meets the registration requirements established in the amended Multiple Property Submission cover document, "Historic and Architectural Resources of Springfield, Missouri," and is within the historic context of "19th and Early 20th Century Commercial Buildings, ca. 1850-1948." A large-scale, steel-reinforced concrete and brick Commercial Block structure, it is a strong and unique example of the property type "Downtown Commercial Buildings, ca. 1870-1948." In the area of COMMERCE, it is significant for its role in the commercial history of Springfield through its association with Springfield Seed Company and its importance within local retail and wholesale seed and floral industries. Founded by Richard R. Ricketts, enthusiastic agriculturalist and prominent Springfield banker, Springfield Seed Company held "Missouri Seed Sales Permit No. 1." It was the first Springfield florist to become a member of the Florists Telegraph Delivery Association and was a pioneer in telegraph floral order and delivery, recognized as "Springfield's Telegraph Florist." Still in business today, though under different ownership and in different facilities, Springfield Seed Company stands as the city's oldest continually operating retail and wholesale seed and floral business. Constructed as the company's expanded office facility and wholesale distribution center, the subject property is representative of the less-stylized, utilitarian Commercial Block building which became prominent following the 1920s boom and subsequent Great Depression. It is uniquely notable as one of only five large-scale commercial buildings of steel-reinforced concrete and brick construction in Springfield (one of only two built in the 1930s). And, it is the only fully intact one in purely industrial stylistic presentation. Its location adjacent to the downtown rail lines exemplifies the relationship between Springfield's major commercial interests and market access provided by the railroad. The period of significance is determined as 1936-1953, beginning at the time of construction and ending at the minimum age criterion. The subject property retains substantial integrity of design, materials, workmanship, association and location.

Background:

By the late 19th century, Springfield, founded in 1829, had become the regional economic base and distribution hub for commercial interests in southwestern Missouri. Initially settled by pioneer farmers from Tennessee, this "frontier" town was ideally suited for agriculture and agriculture-related development because of its abundant water sources, fertile open land and geographic proximity to water transportation routes. The arrival of the railroad to Springfield in 1870, and its later expansion into the Jordan Creek Valley in 1880, stimulated an economic boom both to existing agriculture and agriculture-related businesses and to emerging manufacturing industries. The railroad provided great market access for the export of local produce, livestock and manufactured goods and affordable supplies of imported raw materials to support Springfield's new industries. Springfield became "Queen City of the Ozarks," the region's major trade and distribution center and a destination for intense settlement by entrepreneurs seeking its promise of economic opportunity. In the decade between 1880 and 1890, the population of Springfield more than tripled to 21,850.

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(For a further discussion on the commercial history and development of Springfield, reference the Multiple Property Submission, "Historic and Architectural Resources of Springfield, Missouri.")

One area of Springfield to develop at this time as a significant commercial center was southwest of the Public Square around the intersection of West Walnut Street and Campbell Avenue, included in the established West Walnut Street Commercial Historic District (*National Register Listed 3/20/02*). While development here did occur more slowly than in commercial districts closer to and southeast of the Public Square, a first major building campaign between 1888 and 1894 accelerated commercial growth in the area. Its location just south of the rail lines and proximity to large farming operations southwest of town made it particularly attractive for agriculture-related businesses. Development was supported by the establishment in 1889 of the Walnut Street Railway, which ran a horse-drawn trolley through the area connecting residents in West Central, a working class neighborhood at the west, to the downtown commercial districts at the east.

In 1888, Koenigsbruk & Boehmer, which grew to be a leading purveyor of wagons, buggies, farm machinery and feeds, constructed the brick commercial building in the West Walnut district, an impressive three-story Late Victorian property at the southeast corner of the Walnut and Campbell intersection (now 320 West Walnut Street).¹ Smaller wood frame buildings – housing small food retailers (including a baker, grocers and a meat market), a hay and feed store, and drug and dry goods stores – were heavily present by 1891. These were later replaced by larger brick construction. Lewis Dick's Feed Yard and the Hay Market were established just northwest of the Walnut and Campbell intersection. In 1892, the large two-story Late Victorian brick building at the northwest corner of the intersection (now 329-331 South Campbell Avenue) was constructed and housed the M. Scharff & Bros. Liquor Distributorship. The Farmers & Merchants Bank constructed another two-story Late Victorian brick building on the northeast corner, replacing an earlier wood frame structure. Here it developed a strong depositor base among farmers in the surrounding area and across Greene County. At the same time, Queen City Stables constructed its highly ornate Late Victorian brick facilities just east of the bank building on the northern tier of West Walnut Street. West of the intersection on the southern tier of West Walnut, the Crescent Hotel and the Central Congregation Church constructed large brick buildings.

By 1895, the area at the Walnut and Campbell intersection was well-developed with a few large multiple-story brick commercial buildings in the popular Late Victorian style, surrounded by smaller scale wood frame commercial storefronts and still some wood frame single-dwelling domestic buildings. It was characterized largely as an agricultural-related business district, with small retailers supporting the household needs of residents in the nearby western and southern neighborhoods. The trolley line and the livery stable provided easy customer access to the area. And, importantly, the rail lines to the north facilitated availability of imported raw materials and finished manufactured goods. Later construction beginning in the early 1900s resulted in a greater density of brick commercial buildings, larger commercial spaces and a new diversity of architectural styles. It also increased the customer base for the area's retailers with the introduction of multiple-dwelling rental housing on the second floors of several, new brick commercial buildings. It was with the knowledge of the commercial base already established by 1895 in this area, and the anticipation of further development, that **Richard R. Ricketts** acquired the Koenigsbruk &

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Boehmer building in 1896 and opened his Springfield Seed Company at the southeast corner of Walnut and Campbell.

(For a further discussion on commercial development in the southwest quadrant of Springfield, reference "West Walnut Street Commercial Historic District," listed on the National Register of Historic Places on March 20, 2002.)

Richard R. Ricketts

Richard R. Ricketts was born in Hannibal, Missouri, in 1870 and moved to Kansas City as a young man to work as a traveling seed salesman. In 1892, he married Martha Duncan in Fall City, Nebraska. Three years after their marriage, the Ricketts moved to Springfield.² It is possible that because of his work travel that Mr. Ricketts recognized Springfield as an attractive market for a retail and wholesale seed business. In 1895, Mr. Ricketts organized **Ricketts and Walker**, a floral retailer operating in an 800-sq. ft. commercial building at 213 South Campbell Avenue. This concern also started Pioneer Floral Company, a greenhouse at the corner of Elm Street and New Avenue. This was the first greenhouse operations to be established in Springfield.³

In 1896, Mr. Ricketts reorganized Ricketts and Walker as **Springfield Seed Company** and acquired the Koenigsbruk & Boehmer building at 320 West Walnut Street, one block south of the Pioneer Floral greenhouse (See Figure 1).⁴ Originally established as a retail seed and floral business for local farmers and neighborhood residents, Springfield Seed Company grew rapidly and expanded its operations to become both a seed retailer and wholesaler and, eventually, one of the largest retail and wholesale floral suppliers in the State of Missouri. To accommodate its expansion, the company built newer and larger wholesale, warehouse and office facilities in other areas of Springfield. Mr. Ricketts led the company as its president until his "semi-retirement" shortly before his death in 1938. As a testament to his prominent standing in the Springfield business community, he also came to be a leader of one of its "honor roll" banking concerns.

Farmers and Merchants Bank was organized on September 21, 1893, and began its operations in its new building at the northeast corner of Walnut Street and Campbell Avenue. It was the first bank to open on South Campbell and the first to recognize commercial expansion into the city's southwest area. Established to meet the particular interests of Springfield and Greene County farmers and agriculture-related merchants, Farmers and Merchants prospered and earned recognition on the Springfield banking "roll of honor." Its first president was **John Y. Fulbright**, whose family co-founded Springfield and operated large farming interests in the southwest area of the town. Richard R. Ricketts succeeded Mr. Fulbright following his death in May 1912, and held this position for many years. By 1918, Farmers and Merchants, under Mr. Ricketts' leadership, had a capital stock of \$25,000, an earned surplus of \$25,000 and total deposits of \$300,000. It was its accomplishment in earning a surplus equal to its capital stock that gained the bank its strong recognition. The bank was also extremely profitable for its investors. Between 1892 and 1918, it declared a total of thirty-four 3% dividends and one 5% dividend.⁵

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Mr. and Mrs. Ricketts originally lived in a modest home at 512 West Mt. Vernon Street, just several blocks from their seed company business. But in 1910, indicative of their prosperous financial position, they acquired the stately Italianate-style residence at 580 East Walnut Street (now 736-740 East Walnut Street), located in what was then Springfield's wealthiest neighborhood.⁶ The property was constructed in 1885 by Manuel Maurer and was typical of the Italianate style present in Springfield during this early period (See Walnut Street Historic District Boundary Increase I, National Register listed 8/05/02). Ownership of the property changed several times until the Ricketts acquired it. Mrs. Ricketts continued to live in the home for a short period following her husband's death in 1938. Today, the Maurer-Ricketts House is the only fully intact Italianate style residence remaining within the Walnut Street district area and, in fact, one of the few examples extant in Springfield.

Aside from their Walnut Street home, the Ricketts demonstrated their success, and that of Springfield Seed Company, at **Indian Bluff**, their 103-acre rural retreat on the James River nine miles southwest of Springfield. It was also here that Mr. Ricketts escaped the pressures of his business concerns, entertained friends and family and indulged his love of nature. The retreat had a stocked spring-fed lake, bridal paths, livestock and gardens. Indian Bluff achieved fame throughout the region "as an example of the type of year-round vacation home which could be built in the Ozarks of native materials."⁷

The Ricketts had three sons: Richard Duncan, John Finley and Fred G. Of these, only **Fred G. Ricketts** lived to adulthood. He and his wife, Katherine, had two granddaughters, Martha Duncan and Mary Katherine. Fred G. worked for Springfield Seed Company and by the late 1920s became vice-president under his father. The senior Mr. Ricketts had a brother and three sisters, one of whom, Mrs. Charles E. Smith, also lived in Springfield. Her son, **Richard B. Smith**, also came to work for the family business, eventually serving as secretary-treasurer. Richard R. Ricketts went into "semi-retirement" a few years before his death, continuing to be involved in the business's activities and making regular visits to its offices. It was at this time that his son, Fred G. Ricketts, assumed leadership as the company's president and his wife, Martha Duncan Ricketts, joined in its operations for many years as vice-president. Richard R. Ricketts died at the age of 68 at the Walnut Street home on August 4, 1938, from heart ailments following a long illness. He was buried at Springfield's Hazelwood Cemetery. Information on the Ricketts family burial site at Hazelwood Cemetery (Lot 534) is provided in the table below.⁸

Ricketts Burial Site

<u>Grave Space</u>	<u>Name</u>	<u>Death Date</u>	<u>Relationship to R.R. Ricketts</u>
7	Richard Duncan Ricketts	September 1, 1912	Son
8	Mary K. Blair	July 15, 1982	Granddaughter
9	Martha Ricketts Davis	December 14, 1982	Granddaughter
10	Sara E. Grove	March 13, 1977	Unknown
11	John Finley Ricketts	May 27, 1911	Son
19	Fred G. Ricketts	July 1, 1984	Son
20	Katherine Ricketts	May 24, 1981	Daughter-in-law
21	Martha Duncan Ricketts	January 24, 1962	Wife
22	Richard R. Ricketts	August 4 1938	Self

Source: Hazelwood Cemetery Records

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Springfield Seed Company

Founded in 1896 by Richard R. Ricketts with capital stock of \$1,100.00, Springfield Seed Company was one of the earliest seed and floral companies established in Springfield.⁹ In 1900, it incorporated as Ozark Seed Company, but continued to operate business under the established Springfield Seed name. On a state-wide level, it obtained "Missouri Seed Sales Permit No. 1" and held it throughout most of its 100+ year-old history.¹⁰ Initially focused as a retail seed and floral supplier, Springfield Seed Company soon began wholesale distribution to smaller independent retailers and large-scale growers. Floral sales became an increasingly important source of business for the company. The company fueled the growth of its floral business by offering a home delivery service (*See Figure 2*). It also was the first floral retailer in Springfield to become a member of the Florists Telegraph Delivery Association (FTD). By the late 1920s, the company had established itself as "Springfield's Telegraph Florists," later positioning itself as "Springfield's Pioneer Telegraph Florist" (*See Figures 3 and 4*).¹¹

In 1927, the leadership of Springfield Seed Company included Richard R. Ricketts, president; William D. Murray, vice-president; and E.A. Davis, secretary-treasurer. To accommodate its growing retail business, the company had expanded into the two-story Late Victorian brick commercial building at 318 West Walnut Street, adjacent to the east of its original building. It also operated two warehouses: one at 1103 College Street and the other 319 North Main Avenue, a wood frame structure which previously housed the Eaton Coal Company.¹² Its inventory was supplied by 16 large greenhouses managed under Pioneer Floral Company by W.J. "Fritz" Schaffitzel. By 1928, Mr. Ricketts son, Fred G. Ricketts, had achieved the position of vice-president within the company.¹³

The company consolidated its warehouse operations by 1933 into the Main Avenue facility, presumably to capitalize on its location next to the rail lines. At this time, its business was classified as "Wholesale and Retail Florists, Seeds and Florist Supplies." William D. Murray retired and Fred G. Ricketts became the company's sole vice-president.¹⁴ In 1936, Springfield Seed Company, under its parent corporation Ozark Seed Company, razed the wood frame structure at North Main and built a large 40,000-sq. ft. three-story steel-reinforced concrete and brick building on the same site to house its offices and wholesale and distribution operations.¹⁵ The timing of this construction coincided with the "semi-retirement" of Richard R. Ricketts as president and the succession of his son, Fred G. Ricketts.

In 1949, Springfield Seed Company relocated its retail operations from its earlier 40,000 sq. ft. location at 318-322 West Walnut Street to the smaller two-story brick Commercial Block building at 310 West Walnut Street, constructed c. 1920.¹⁶ Prior to this, the later property had variously housed the Grand Hotel, a furniture store and different professional offices. The company's officers at this time were Fred G. Ricketts, president, Martha D. Ricketts, vice-president and Richard B. Smith, secretary-treasurer. The downsizing of its retail space was perhaps indicative of a downward trend in the company's business.

The Ricketts Family and its parent corporation, Ozarks Seed Company, sold Springfield Seed Company in 1956 to **Bert and Vance Curnett**, who had been company employees since the 1920s.¹⁷ Bert Curnett most recently had been acting as manager of operations. The Curnetts re-incorporated under Springfield Seed & Floral Company, but continued to operate under Springfield Seed Company at 310 West Walnut Street. Allen B. McCoy acted as president;

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Mrs. L. Vance McCoy, vice-president; Mrs. Ellen McCoy, treasurer; and Bert Curnett, secretary. Given the McCoy's positions in the company it could be assumed that they also had a financial interest in the new corporation.¹⁸ Separately, the Ricketts sold the office and wholesale building at 319 North Main Avenue to **Frances H. McClellan**, who kept the property vacant for 14 years.¹⁹

Under bankruptcy proceedings, the Curnetts sold Springfield Seed Company in 1969 to **Darian and Kay Jobe**.²⁰ Continuing operations at 310 West Walnut Street and concentrating their efforts on the company's retail seed and floral sales, the Jobes achieved significant success with the business – paying more in payroll taxes in 1974 than it had generated in gross sales in 1968. In the mid-1980s, the company re-established its wholesale business. In 2000, the Jobes retired and sold Springfield Seed Company to **Hummert International**, headquartered in St. Louis, Missouri. At this time, wholesale operations accounted for 83 percent of company sales. Hummert retained all of the company's 17 full-time workers and hired Darian Jobe to continue managing the business.²¹ However, it did divest the property at 310 West Walnut Street to Nick Sibley, who subsequently sold it to Squire Properties, LLC for commercial redevelopment. Springfield Seed Company was relocated to a large brick factory building at 1350 East St. Louis Street (directly east of the Public Square), finally ending its original association with commercial interests in the West Walnut district area. The property at 1350 East St. Louis Street had historically, and through c. 1969, housed Cloud Furniture Manufacturing Company and most recently Lipscomb Agricultural Supply.²² After 107 years, Springfield Seed Company is still in business, although under different ownership and in different facilities, and is Springfield's oldest continuously operating retail and wholesale seed and floral supplier.

Springfield Seed Co. Office and Wholesale Building

Ozarks Seed Company in 1936 built the subject property at 319 North Main Avenue to house the expanded office needs and wholesale and distribution operations of its Springfield Seed Company. The Springfield Seed Co. Office and Wholesale Building was constructed on the site of the company's earlier wood frame warehouse. The location was particularly well-suited for the company's seed and floral business because of its adjacency to the rail lines which crossed Springfield east-to-west along the Jordan Creek Valley. By the 1930s, this valley basin had been fully established as the warehouse and industrial center of Springfield's commercial interests. Here the city's major manufacturing and wholesale concerns capitalized on the broad regional and national market access provided by the rail lines.

As noted above, the subject property was sold to Frances H. McClellan when the Ricketts family divested the Springfield Seed Company in 1956. The history of the building over the next 14 years is sketchy, because it remained vacant until 1970.²³ In that year, **Universal Paint Products Company** acquired the building and relocated its operations from its previous facility at 904 West Olive Street. Universal Paints was owned by Walter Ball, who served as its president. William Place was its vice-president; and, Charles Place its secretary-treasurer.²⁴ It subsequently was renamed **Universal Polymers Company**. Prior to 1984, Universal surfaced the exterior of the subject property with one of its proprietary products – a foam panel sheathing. This alteration so concealed the building's design, materials and fenestration, that the property was excluded from the inventory of the 1984 survey of Springfield historic and architectural resources. Universal Polymers operated here until 2000, when the company went out of business. Ironically, it had suffered substantial losses in litigation over product failures of the same proprietary sheathing material that it had used to surface the subject property.

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After another two-year vacancy, the subject property was acquired in 2002 by P&G Redevelopment, LLC for potential rehabilitation under available federal and state historic tax credit programs. In June 2003, the developer removed the modern sheathing to determine the underlying integrity of the historic property. While additional exterior surface cleaning is necessary and some deterioration has occurred to the original steel windows, the Springfield Seed Company Office and Warehouse Building is substantially intact. The City of Springfield has negotiated a "public-private partnership" with the property owner to support the historic rehabilitation effort because of the building's proximity to the community's Jordan Valley Park development. In August 2003, the City of Springfield applied to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant funding as part of its West Central Neighborhood Strategic Initiative. Initial funding for the initiative has been earmarked for low-interest loans to finance the private development of the subject property and another Springfield Center City priority, the MFA Milling Company Building located at 500 Boonville Avenue. City officials announced on September 29, 2003, that HUD has awarded the city a federal grant of \$1.2 million to be used for debt service on a concurrent Section 108 loan of \$8.0 million for loan-interest financing of the two development projects.²⁵

(For more information on the development of the industrial basin surrounding the rail lines along the Jordan Creek Valley, reference "Springfield Warehouse and Industrial Historic District," listed on the National Register of Historic Places on June 25, 1999, and "Woods-Evertz Stove Co. Historic District," listing pending.)

Criterion A: COMMERCE

The subject property meets the registration requirements for individual site listing established for the property type "Downtown Commercial Buildings, ca. 1870-1948" in the Multiple Property Submission "Historic and Architectural Resources of Springfield, MO." Specifically:

In order to be historically significant under National Register Criterion A, a building must be the site of a business of particular importance to the community, exemplify a particular building type or use, or be associated with an important event or occurrence.

Commercial Association

The subject property is significant for its role in the commercial history of Springfield through its association with Springfield Seed Company and its importance within local retail and wholesale seed and floral industries. Founded by Richard R. Ricketts in 1896, Springfield Seed Company was one of the first retail seed and floral suppliers in the city and the first to be supported by a local greenhouse – Pioneer Floral Company also owned by the Ricketts family. Notably, the company held "Missouri Seed Sales Permit No. 1." Under Mr. Ricketts entrepreneurship, Springfield Seed Company expanded quickly and established a strong local and regional wholesale distribution business. Indicative of its leadership among local floral retailers, it was the first Springfield florist to become a member of the Florists Telegraph Delivery Association and a pioneer in telegraph floral order and delivery, recognized as "Springfield's Telegraph Florist."

By 1936, the company's organizational needs and wholesale interests had grown to support construction of the subject

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project – a 40,000-sq. ft. office, storage and distribution facility. Still in business today after 107 years, though under different ownership and in different facilities, Springfield Seed Company stands as the city's oldest continually operating retail and wholesale seed and floral business. The Springfield Seed Co. Office and Wholesale Building reflects the growth of Springfield's historically most important seed and floral supplier at its ascendancy – and the contributions of Richard R. Ricketts and his family to the city's commercial interests.

Representative Architectural Style

The subject property is also significant as a locally unique example of a large-scale, utilitarian Commercial Block of steel-reinforced concrete and brick construction. Currently, there are only five examples of historic concrete and brick building extant in Springfield. The oldest is a four-story professional office and retail building, the **Busy Bee Department Store** constructed in 1915 at 324 Park Central West (corner of Park Central West and Campbell Avenue). One-block south of the Busy Bee building on Campbell Avenue is the two-story Colonial Revival-influenced commercial building at 300 South Campbell Avenue. Both of these earlier properties are contributing buildings of the Campbell Avenue Historic District (*National Register listed 6/25/99*).²⁶ The former property is in extreme condition of deterioration, while the later, despite c. 1930s-1950s storefront alterations, is well-maintained. Aside from these conditional differences, these two properties are similar in their higher-style commercial presentation.

The **McGregor Hardware Company Building**, located at 309-315 East Water Street, is a five-story Art Deco-style concrete and brick commercial building constructed c. 1930. This property housed the office, retail and wholesale operations of one of Springfield's largest hardware businesses, previously located on St. Louis Street (now Park Central East). A large nine-story warehouse of same construction was added to the north of the original building in 1937. This property is a contributing building of the Springfield Warehouse and Industrial Historic District (*National Register listed 6/25/99*).²⁷ While more utilitarian than the two earlier properties noted above and used for more industrial purposes, the McGregor Hardware building still presents a stylized commercial aesthetic. A fourth concrete and brick structure in Springfield is the c. 1940 west multi-story addition of the **MFA Milling Company Building**, located at 500 Boonville Avenue. This addition replaces the original two-story Late Victorian building originally constructed on the site. Although identified as a City of Springfield redevelopment priority, the entire MFA complex currently is in a condition of severe deterioration and the west façade of the brick and concrete addition has been severely altered - no longer retaining integrity.

Comparatively, the Springfield Seed Co. Office and Wholesale Building is significant as one of only five commercial buildings of concrete and brick construction in Springfield. It is notably as one of two constructed during the Depression era, when commercial construction was at best minimal. Among the four other concrete and brick commercial buildings noted above, it is locally unique and exceptional as the only large-scale commercial building of concrete and brick construction that presents a purely utilitarian "factory-type"

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Chronology:

The following provides a chronology of the history of the Springfield Seed Company Office and Wholesale Building.

- 1888* Koenigsbruk & Boehmer builds a three-story brick Late Victorian-style building at 320-322 West Walnut Street, situated on the southeast corner of the intersection of Walnut Street and Campbell Avenue
- 1895* Richard R. Ricketts and his family arrive in Springfield
- 1896* Richard R. Ricketts founds Springfield Seed Co. and begins operations at 320-322 West Walnut Street
- 1910* Mr. and Mrs. Richard R. Ricketts acquire the stately wood frame Italianate-style residence at 580 East Walnut Street (now 736-740 East Walnut Street)
- 1927* To accommodate its growing retail business, Springfield Seed Company expands into the two-story Late Victorian brick commercial building at 318 West Walnut Street, adjacent to the east of its original location
- 1936* Springfield Seed Company, under its parent corporation Ozark Seed Company, razes the wood frame structure at 319 North Main and builds a large 40,000-sq. ft. three-story steel-reinforced concrete and brick building on the same site to house its offices and wholesale and distribution operations
- c. 1936* Richard R. Ricketts "retires" from Springfield Seed Company and is succeeded by his son, Fred G. Ricketts
- 1938* Richard R. Ricketts dies of heart ailments at his home at 580 East Walnut Street
- 1949* Springfield Seed Company relocates its retail operations from its earlier location at 318-322 West Walnut Street to the two-story brick Commercial Block building at 310 West Walnut Street, constructed c. 1920
- 1956* The Ricketts family sells Springfield Seed Company to Bert and Vance Curnett, company employees since the 1920s. Bert Curnett most recently acted as manager of operations. The company is reincorporated as Springfield Seed and Floral Company, but continues to operate as Springfield Seed Company at 310 West Walnut Street

The Ricketts family sells its office and wholesale building at 319 North Main Avenue to Frances H. McClernan. The property remains vacant until 1977
- 1969* Darian and Kay Jobe acquire Springfield Seed Company from Bert and Vance Curnett under bankruptcy proceedings. Operations continue at 310 West Walnut Street

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- 1970* Universal Paint Products Company (Walter Ball, president) acquires the vacant property at 319 North Main Avenue and relocates its operations from 904 West Olive Street
- pre-1984* Universal Paint Products Company (later Universal Polymer Company) adds a modern foam panel sheathing to the exterior of its facility at 319 North Main Avenue. The sheathing is one of its manufactured products
- 2000* Darian and Kay Jobe sell Springfield Seed Company to Hummert International. Operations continue to be managed by Darian Jobe
- Nick Sibley acquires the property at 310 West Walnut Street, who sells it a year later to Squires Properties, LLC for commercial redevelopment. Springfield Seed Company is relocated to 1350 East St. Louis Street, which historically and through c. 1969 housed the Cloud Furniture Manufacturing Company and most recently the Lipscomp Agricultural Supply Company
- Universal Polymers Company (previously Universal Paint Products Company) discontinues operations. The property at 319 North Main Avenue remains vacant until 2002
- 2002* P&G Redevelopment, LLC acquires the subject property at 319 North Main Avenue for rehabilitation under federal and state historic tax credit programs
- 2003* The U.S. Department of Housing and Urban Development awards the City of Springfield a grant of \$1.2 million to fund debt service on a concurrent \$8.0 million loan. The federal funds are dedicated to support private development of the subject property and the MFA Mill Building on Boonville, currently owned by the city

End Notes:

1. See Building No. 8 of the district nomination. Richard Lee Burton, preparer. "West Walnut Street Commercial Historic District." **National Register of Historic Places**. Listed: March 2, 2002.
2. _____. "Death Claims R.R. Ricketts." **Springfield Leader & Press**. (Springfield, MO: Springfield Leader & Press. August 4, 1938), p. 14.
3. Lucille Morris Upton. "Good Old Days." **The News-Leader**. (Springfield: The News-Leader. May 7, 1978), p. C2.
4. Ibid.
5. Jonathan Fairbanks and Clyde Edwin Tuck. **Past and Present of Greene County, Missouri**. (Indianapolis: A.W. Bowen, 1915), p. 514.
6. See Building No. 192 of the district nomination. Richard Lee Burton, preparer. "Walnut Street Historic District (Boundary Increase I)." **National Register of Historic Places**. Listed: August 5, 2002.
7. Ibid. _ _____. "Death Claims R.R. Ricketts."

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8. For additional information on the Ricketts family, see available obituaries noted below:
 - a. Ibid. _____. "Death Claims R.R. Ricketts."
 - b. Obituary. "Deaths, Mrs. Martha Ricketts." Springfield Leader-Press. (Springfield, MO. January 25, 1962), npa.
 - c. Obituary. "Deaths, Fred G. Ricketts." Springfield Leader-Press. (Springfield, MO. July 2, 1984), npa.
 - d. Obituary. "Obituaries, Katherine Ricketts." Springfield Leader-Press. (Springfield, MO. May 30, 1981), npa.
 - e. Obituary. "Deaths, Martha Davis." Leader & Press. (Springfield, MO. December 15, 1982), npa.
 - f. Obituary. "Deaths, Miss Sara E. Groves." Springfield Leader-Press. (Springfield, MO. March 14, 1977), npa.
9. Ibid. Lucille Morris Upton.
10. Kris Ann Hegle. "Springfield Seed Co. ... 104-year-old Business Sells to Hummert Int'l." Springfield Business Journal. (Springfield, MO: Springfield Business Journal. March 27, 2000), p. 10.
11. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1927), Buyer's Guide, p. 40. Also, Polk's Springfield City Directory. 1946. Buyer's Guide, p. 26.
12. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1927), p. 372.
13. Ibid. Lucille Morris Upton.
14. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1933), p. 268.
15. Sanborn Fire Insurance Maps. "Springfield, Missouri, 1933 and 1952." Sanborn Fire Insurance Company, New York. Also, Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1936), p. 268.
16. See Building No. 6 of the district nomination. Richard Lee Burton, preparer. "West Walnut Street Commercial Historic District." National Register of Historic Places. Listed: March 2, 2002. In 1948, the property at 310 West Walnut was still occupied by Home Furniture Co. See, Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1948), Street Listings, p. 664.
17. Don Mahnken. "Flowering Past, Man Digs for Roots of Springfield's Flower Shops." The News-Leader. (Springfield, MO: The News-Leader. April 28, 1987), p. 6B.
18. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1957), p. 499.
19. _____. Greene County Records. Springfield, MO: Greene County Records Office. August 31, 1956 (Book 1078, Page 143).
20. Martin W Schwartz. "Seed and Floral Company Has Roots in Downtown." Springfield Business Journal. (Springfield, MO: Springfield Business Journal, October 31, 1983), p. 7.
21. Ibid. Kris Ann Hegle.
22. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers. 1956), Street Listings, p. 229. Also, Polk's Springfield City Directory. 1969. Street Listings, p. 227..

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23. _____ Greene County Records. Springfield, MO: Greene County Records Office. September 19, 1979 (Book 1725, Page 1054).
24. **Polk's Springfield City Directory**. (Springfield, MO: R.L. Polk & Co., Publishers. 1969), npa.
25. Robert Keyes. "Downtown Gets \$1.2 Million Grant." **Springfield News-Leader**. (Springfield, MO: Springfield News-Leader. September 30, 2003), p. 1B.
26. See Buildings No. 5 and 10 of the district nomination. Philip Thomson, preparer. "Campbell Avenue Historic District." **National Register of Historic Places**. Listed: June 25, 1999.
27. See Building No. 16 of the district nomination. Philip Thomson, preparer. "Springfield Warehouse and Industrial Historic District." **National Register of Historic Places**. Listed: June 25, 1999.

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Figure 1: Historic Photograph. The original Springfield Seed Company building located at 320-322 West Walnut Street at the southeast corner of Walnut Street and Campbell Avenue. The company operated here from 1896 to 1949. (Photo: c. 1920. Local History Room, Springfield-Greene County Library Center. Used with permission)



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Figure 2: Historic Photograph. Springfield Seed Company floral delivery truck. Photograph signed by "The Kucker Studio, Bruce May." (Photo: Early 1920s. Springfield News-Leader. From archives collection. Used with permission)



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Figure 3: Historic Advertisement. Business directory advertisement for Springfield Seed Co., promoting its floral department. (Ad: 1927. Polk's City Directory Buyer's Guide. From the collection of The Library Center, Springfield-Greene County Public Libraries. Used with permission)

FLORISTS

Springfield's Telegraph Florists

We Guarantee 100% Value

FLORAL DEPT

Springfield Seed Company

MEMBERS - Florists Telegraph Delivery Association

Phone 21-6723 Long Distance 4

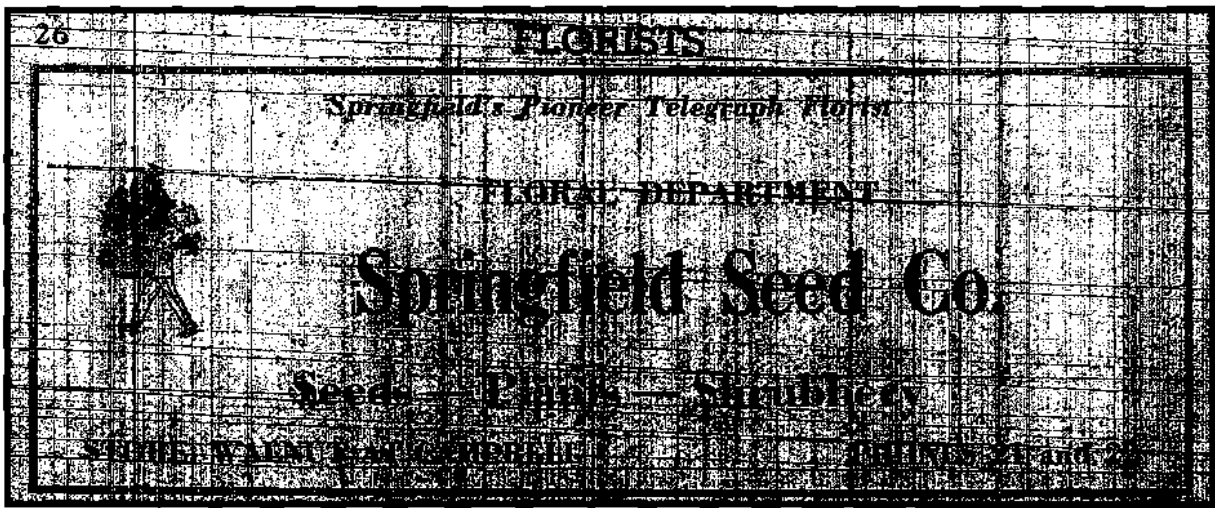
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Figure 4: Historic Advertisement. Business directory advertisement for Springfield Seed Co., promoting its floral department. (Ad: 1946. **Polk's City Directory Buyer's Guide**. From the collection of The Library Center, Springfield-Greene County Public Libraries. Used with permission)



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Mahnken, Don. "Flowering Past, Man Digs for Roots of Springfield's Flower Shops." **The News-Leader**. Springfield, MO: The News-Leader. April 28, 1987.

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Obituary. "Deaths, Martha Davis." **Leader & Press**. Springfield, MO. December 15, 1982.

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Polk's Springfield City Directory. Springfield, MO: R.L. Polk & Co., Publishers. 1927, 1946, 1948, 1953, 1956, 1957, 1965, 1969, 1977, 1995, 2000.

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Schwartz, Martin W. "Seed and Floral Company Has Roots in Downtown." Springfield Business Journal. Springfield, MO: Springfield Business Journal, October 31, 1983.

Springfield Chamber of Commerce. The Growth of a City: Springfield, Missouri, Capital of the Ozark Empire. Springfield, MO. Springfield Chamber of Commerce, c. 1942.

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Upton, Lucille Morris. "Good Old Days." The News-Leader. Springfield: The News-Leader. May 7, 1978.

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**Springfield Seed Co. Office and Wholesale Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Verbal Boundary Description:

The boundaries of the subject property are determined by the following legal description for Parcel No. 13-23-112-064 of the Greene County Record, as illustrated in the attached tax map.

BEGINNING AT THE NORTHWEST CORNER OF MAIN AVENUE AND THE NORTH RIGHT-OF-WAY OF THE RAILROAD, THEN WEST TWO HUNDRED TEN (210) FEET, THEN NORTH SIXTY (60) FEET, THEN WEST TEN (10) FEET, THEN NORTH FIVE (5), THEN EAST ONE HUNDRED TWENTY-TWO AND TWENTY-TWO ONE-HUNDREDTHS (122.22) FEET, THEN NORTH FORTY-EIGHT AND EIGHT-TENTHS (48.8) FEET, THEN EAST ONE HUNDRED THREE AND SIX-TENTHS (103.6) FEET, THEN SOUTH ONE HUNDRED TWENTY (120) FEET TO THE POINT OF BEGINNING.

Book: 02003 **Page:** 00078803

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

Boundary Justification:

The selected boundaries include the irregular-shaped land parcel currently occupied by and historically associated with the subject property. The empty lot, approximately 5,055.7 sq. ft., located north of the subject property at the northeast corner of the land parcel has remained undeveloped throughout the period of significance and has served as a means of access for the distribution function of the original and subsequent commercial businesses operating in the building.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section ____ Page 28

**Springfield Seed Co. Office and Wholesale Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Location of all photographs and place original negatives will be kept:
319 North Main Avenue
Springfield, Greene County, Missouri

Date of all photographs:
July 19, 2006

All photographs taken by Sam Butler.

Photographs:

Exterior Photographs:

Photo 1: Streetscape. View of south elevation, facing northwest along North Main.

Photo 2: Streetscape. View of east façade, facing west along North Main.

Photo 3: View of north elevation, facing southwest.

Photo 4: View of north elevation with northeast corner, facing south.

Photo 5: View of open dock platform on north side of building, facing west.

Photo 6: View of south and west elevation facing northeast.

Interior Photographs:

Photo 7: Second Floor. View of original freight elevator, updated with new.

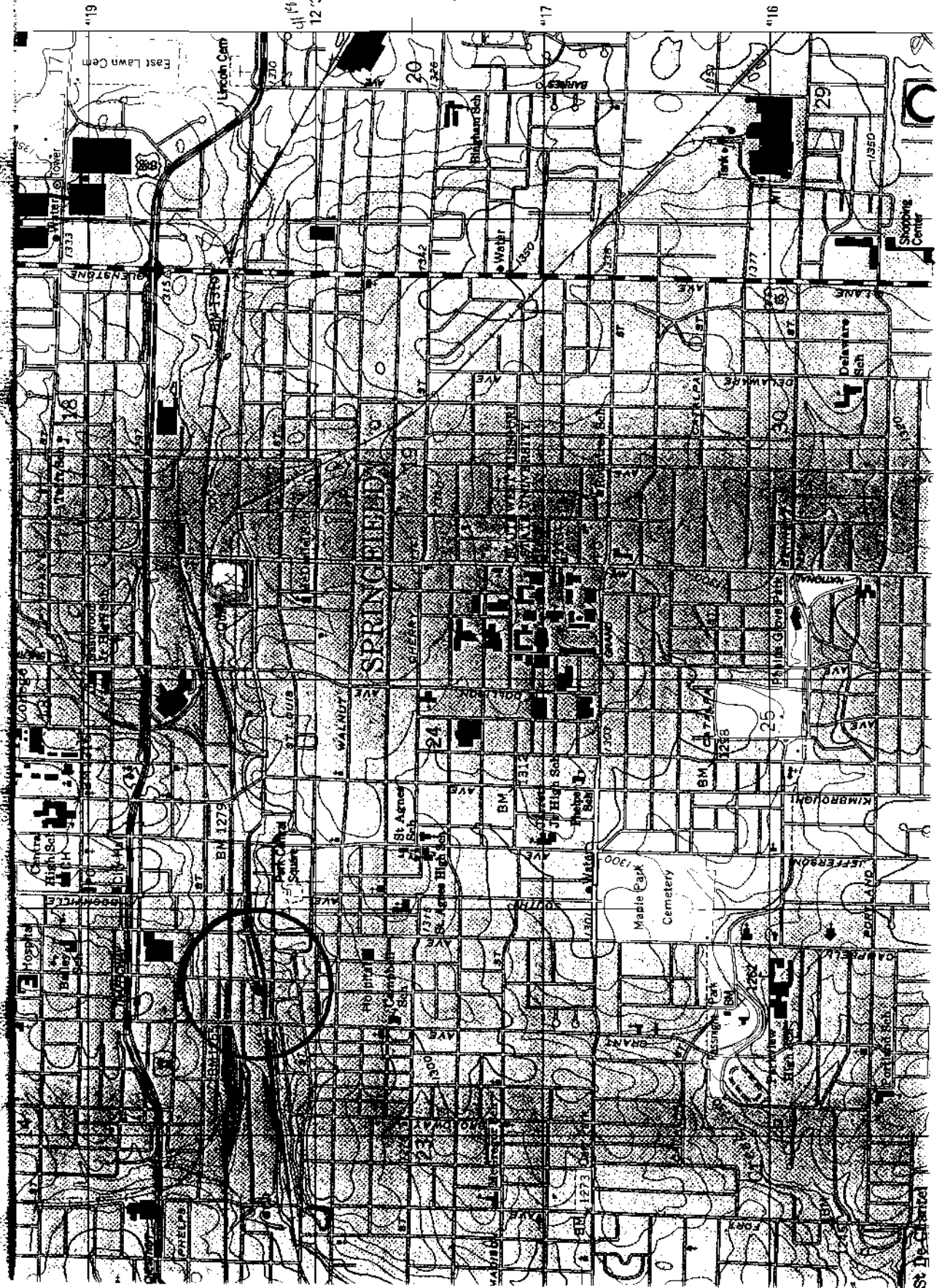
Photo 8: Second Floor. View of new lobby facing south.

Photo 9: Second Floor. View from east of southwest corridor.

Photo 10: Third Floor. View from northwest, under tower.

Photo 11: Third Floor. View of west wing from northeast.

Springfield Seed Co office and Wholesale Building
319 North Main Avenue
Springfield, Greene County, Missouri
UTM Reference: 15 | 473660 | 418260
(1:24K scale)







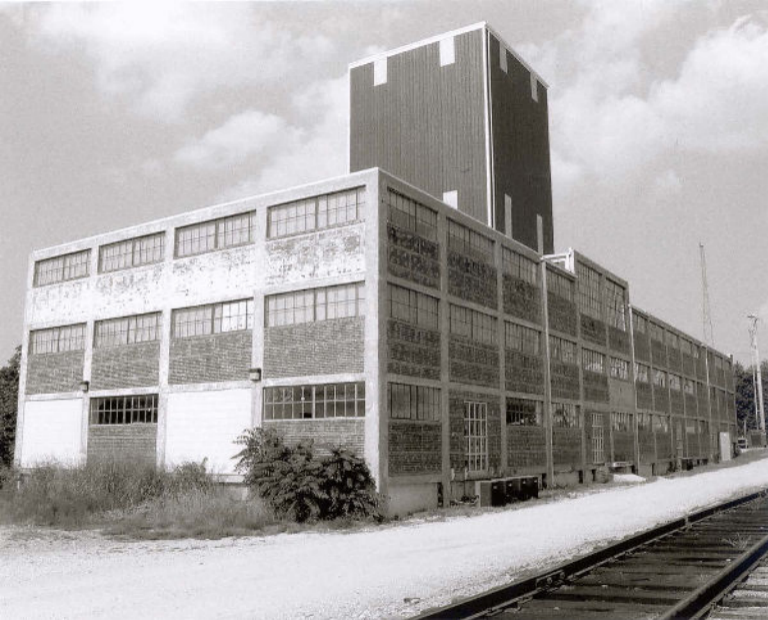


















**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06000863

Date of Listing: September 14, 2006

Property Name: Springfield Seed Company Office and Wholesale Building


County: Greene

State: Missouri

Historical and Architectural Resources of Springfield, Missouri

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for 
Signature of the Keeper

September 14, 2006

Date of Action

Amended Items in Nomination:

Section 8: Statement of Significance

The period of significance is hereby changed to 1936-1956, to reflect the period in which the property was occupied by the offices and wholesale operations of the Springfield Seed Company and therefore possessed significance in the area of commerce.

[This change was made in consultation with and approved by the National Register staff of the Missouri SHPO.]

The Missouri State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)