

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name E.M. Wilhoit Building

other names/site number n/a

2. Location

street & number 300-330 East Pershing Street [n/a] not for publication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 [].)

Mark A. Miles

12/17/04

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

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [X] 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:

Signature of the Keeper

Date

[] 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 [].

USDI/NPS NRHP Registration Form

E.M. Wilhoit 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 _____

EDUCATION _____

ARCHITECTURE _____

Periods of Significance

1926 – 1929 _____

1926 – 1954 _____

Significant Dates

1926 _____

Significant Person(s)

Wilhoit, Edward M. _____

Cultural Affiliation

n/a _____

Architect/Builder

Reed, George F. _____

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

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10. Geographical Data

Acreage of Property 2.51 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	474240	4117780			
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 November 14, 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 One Hundred Two Glenstone, Inc.

street & number 431 South Jefferson Street telephone 417-869-3112

city or town Springfield state MO zip code 65802

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Summary:

The E.M. Wilhoit Building is located at 300-330 East Pershing Street in Springfield, Greene County, Missouri, at the southwest corner of Pershing Street and Jefferson Avenue. Constructed c. 1926, the subject property is a two-story brick and concrete Commercial Block building with Colonial Revival-style influences. 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 stepped parapet with terra cotta coping at its primary north elevation. It rests on a concrete foundation, but has no basement. The façade is constructed of tan brick veneer and features a red terra cotta cornice and symmetrically-placed second-floor paired windows with original double-hung wood sashes. The building was designed and constructed in four "sections" marked "E.M. Wilhoit Building Section 1," etc. Each section has two main storefronts with a central main entrance punctuated by a red terra cotta broken pediment above. A few of the first-floor storefronts have had several alterations over time; and, their original transoms have been covered. However, they substantially retain their original copper display window frames and limestone bulkheads. The first and second stories are separated by a red terra cotta cornice. The building's original interior first-floor plan has been slightly altered with the construction of modern dividing walls, but is still evident. The second floor of each building section was designed with a U-shaped plan to provide abundant lighting and ventilation through windows along the side east and west and rear south walls. These have their original steel multi-paned sashes with operable hoppers. The interior has concrete ceilings, walls and floors covered with various modern surface materials. The E.M. Wilhoit Building retains substantial integrity of design, materials, workmanship, association and location. It is the only resource on the site.

Elaboration:

The E.M. Wilhoit Building is located nine blocks southeast of the Springfield Public Square and one block south of East Walnut Street, a principal corridor through Springfield's downtown commercial core (*See Photos 1-4*). The subject property is bounded by East Pershing Street on the north, South Jefferson Avenue on the east and South Robberson Avenue (historically Pearl Alley) on the west and is situated at a zero-foot setback from the sidewalks. It sits on the northern one-third of a 2.51 acre lot. The rear south of the lot contains a surface parking lot that extends to East Elm Street. The Wilhoit Building is surrounded by a massive grouping of late 19th and early 20th century commercial buildings. The Walnut Street Commercial Historic District (*NR listed 6/25/99*) is one block north. The Y.M.C.A Building (*NR eligible*), designed by architect Arch Torbitt, is directly across the street at the northwest corner of the intersection of Jefferson Avenue and Pershing Street. The Marquette Hotel (*NR listed 5/05/00*) is one block to its northeast; and, the Medical Arts Building (*NR district listed 6/25/99*) is directly west.

The subject property is a large-scale early 20th century brick and concrete two-story Commercial Block building with Colonial Revival-style influences. It was constructed c. 1926 on one of the few remaining undeveloped sites in downtown Springfield (*See Figures 1 and 2*). The building measures 525 feet wide and 135 feet deep, providing approximately 140,000 square feet of commercial space. The original plan design divides it into four "sections," each consisting of 2 equally-sized concrete blocks. The subject property was designed by prominent local architect George F. Reed to house the headquarters offices of the E.M. Wilhoit Oil Company, as well as the second-floor educational

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facilities of Draughton Business College. Other early automobile tenants, the Dillon Bros. Packard Agency and the Dahl Cadillac Company, required large garage door openings which are still evident on its primary north and side west elevations.

The primary north elevation is constructed of tan brick in a stretcher course bond (*See Photo 5*). The roofline has a stepped parapet with tan terra cotta coping. A red terra cotta cornice spans the full width of the elevation (*See Photo 6*). Beneath it, a simple limestone band serves as the header for the symmetrically fenestrated second-story windows. A second red terra cotta cornice separates the second and first stories above the street-level storefronts (*See Photo 7*). The stepped parapet, terra cotta cornices and limestone band wrap partially around the side west elevation and fully around the east.

Overall, the façade is defined by the four symmetrical building “sections.” Of these, Section 1, Section 2 and Section 3 are each separated by a projecting flat pilaster that rises from the ground line to the parapet. A red terra cotta capital interrupts the pilaster at the top of the first-story storefront (*See Photo 8*). The second story of each section has a total of eight original paired double-hung windows with wood single-paned sashes and limestone sills. These are centered, four on each side of a central entrance to the second floor, above the street level storefronts. Two storefronts are found on either side of the central single-door flush entrance. They are separated by flat brick pilasters, each with a course of bull header brick and red terra cotta quoins at the top and a limestone plinth at the bottom. The storefronts substantially retain their original glass and copper frame and glass display windows and limestone bulkheads (*See Photo 9*). However, some have been altered, notably those at Section 1 and Section 2 (*See Photo 10*). The original storefront transoms have been covered, but the opening dimensions are still evident. Additional investigation is required to determine if the transom frames and glass are intact. The central entrance of each section is punctuated by an elaborate red terra cotta triangulated pediment, which is supported by red terra cotta brackets (*See Photo 11 and 12*). A large hinged double garage door is found at Section 2, which provided egress for its original automobile sales tenant (*Photo 13*). Several of the storefronts retain their original wood and glass single doors (*Photo 14*).

At the side west elevation, the parapet step, wrapped from the primary north roofline, descends to a flat parapet with tile coping (*See Photos 15 and 16*). The second story has seven symmetrically-placed windows with original double-hung wood sashes and limestone sills. The northern-most and southern-most bays have paired windows, while the five central bays have triple windows. Beneath the first six second-story window bays are six varying first-story window and door openings. The first bay is a storefront display window. The second, fourth and sixth bays are original paired window openings. The second bay has been in-filled with brick; and, the fourth has been boarded. The sixth retains its original double-hung wood sashes (the top sash is single-paned and the bottom has a 2-over-1 profile). Two original single wood doors are found at the third first-story bay. The fifth bay has an original garage door opening which has been boarded.

The rear south elevation is extremely complex, reflecting the presentation of the second-floor U-shaped plan within each of the building sections (*See Photos 17 and 18*). The roofline has a flat parapet with tile coping. The second story has varying and symmetrically-placed small and large windows with original steel hopper-type windows (*See*

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Photo 19). Several of the central windows at individual building sections have been altered to create door openings allowing egress from later period steel stair cases. The first story also has alternating small and large window openings. Several of these have been in-filled with brick. However, the original openings are still evident.

The side east elevation facing Jefferson Avenue provides the building's secondary façade (*See Photo 20*). It has a stepped parapet with tan terra cotta coping. The red terra cotta cornices and limestone band are repeated from the primary north elevation (*See Photo 21*). The second story has five bays of varying and asymmetrically-placed windows with original double-hung single-paned wood sashes and limestone sills. The first and second bays each consist of two paired windows. The third bay has three single windows. The fourth bay has one single and one paired window; and, the fifth bay has two single windows. Centered beneath these five second-story window bays are five storefronts. These have been more substantially altered than those at the primary façade. The first storefront retains its original design and materials, while the bulkheads, display windows and single-door locations on the other four storefronts have been variously replaced (*See Photo 22*). The original transom openings have been covered.

The first floor interior was designed to consist of eight equally-sized open commercial blocks (two per building section) with concrete ceilings, walls, and floors (*See Figure 3*). The configuration of individual blocks has been changed over time with the construction of various wood frame dividing walls. The installation of modern suspended tile ceilings below the original concrete surface is common. The original plaster-surfaced brick interior walls and later wood frame walls have been variously covered with paneling and other modern surfaces. In some areas, the original plaster has been removed (*See Photos 23 and 24*).

The second floor is accessed from the primary north elevation from stairs at each of the four central main entrances (*See Figure 4 and Photos 25-30*). A large "lobby" area is found at the top of each of the staircases. These are connected across the four building sections by a hallway running west-to-east. With the exception of Section 4, the second floor of each building section was designed to consist of two U-shaped plans, creating light sources from three walls in each of the second-floor spaces. It has wire lath and plaster walls and terrazzo floors, which are in excellent condition. Most of the original paneled wood doors, and a predominance of the original wood door, window and baseboard trim, are intact. Similar to the first floor, the second floor has various modern dividing walls and ceiling and wall surfaces. These modern in-fill constructions and surface materials are expected – given the building's scale and tenant turnover during the last 78 years. Nevertheless, the original interior floor plans, ceilings, walls and floors are largely evident and reflective of the building's original aesthetic.

Integrity Statement:

Overall, the E.M. Wilhoit 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 the upper details, storefront configuration and interior plan of its original design. Its red terra cotta and limestone façade ornamentation are fully present and in excellent condition. The second-story fenestration and wood window materials remain unchanged. While several street-level storefronts have been altered, the building predominately retains its original transoms, copper

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frame and glass display windows and limestone bulkheads. While some window and door openings at the side west and rear south elevations have been altered or in-filled, they overall retain their original fenestration and materials. Of particular note are the original multi-paned steel hopper-type windows at the rear west elevation and within the second-story light wells. These were critical to the building's design for lighting and ventilation. The subject property retains its original first-floor plan of eight open commercial blocks and the second-floor U-shaped plans within each of the four building sections. Although, the original ceiling, wall and floor surfaces have been variously covered, they are still evident.

The E.M. Wilhoit Building is an exemplary presentation of its association with early 20th century commercial development in downtown Springfield. As an important and unique local example of a large-scale Commercial Block Property with high-style Colonial Revival influences, it retains a high level of integrity of design, materials, workmanship, association and location. The subject property is currently under acquisition; and, plans for its historic rehabilitation are under development. Many of the issues related to changes to exterior storefronts and interior surfaces will be addressed during this planned project.

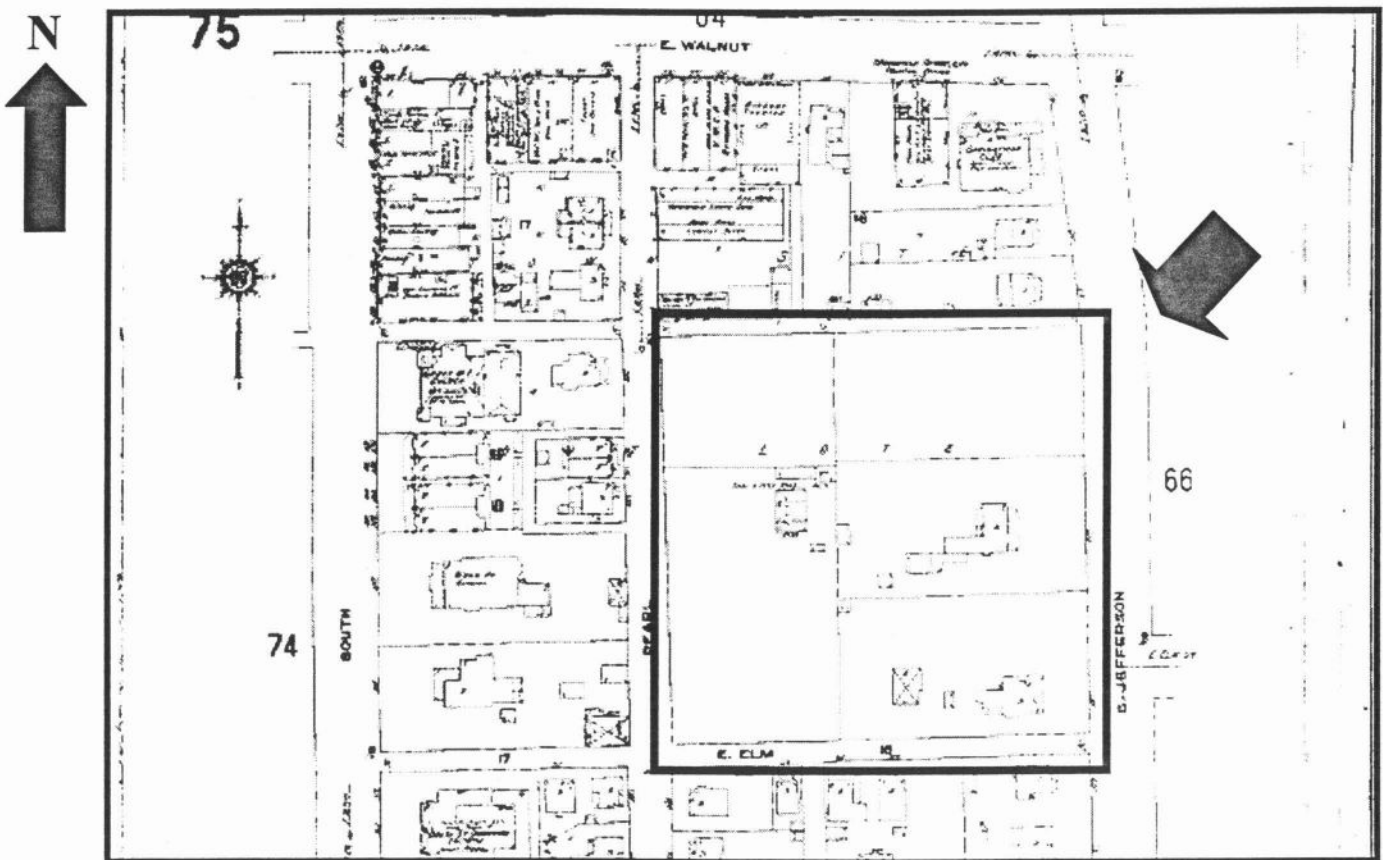
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**E.M. Wilhoit Building
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Figure 1: Historic Map. Future site of the E.M. Wilhoit Building, including parking area at rear of property along East Elm Street. Not to scale (Map: **Sanborn Fire Insurance Maps**. 1910, Sheet 25)



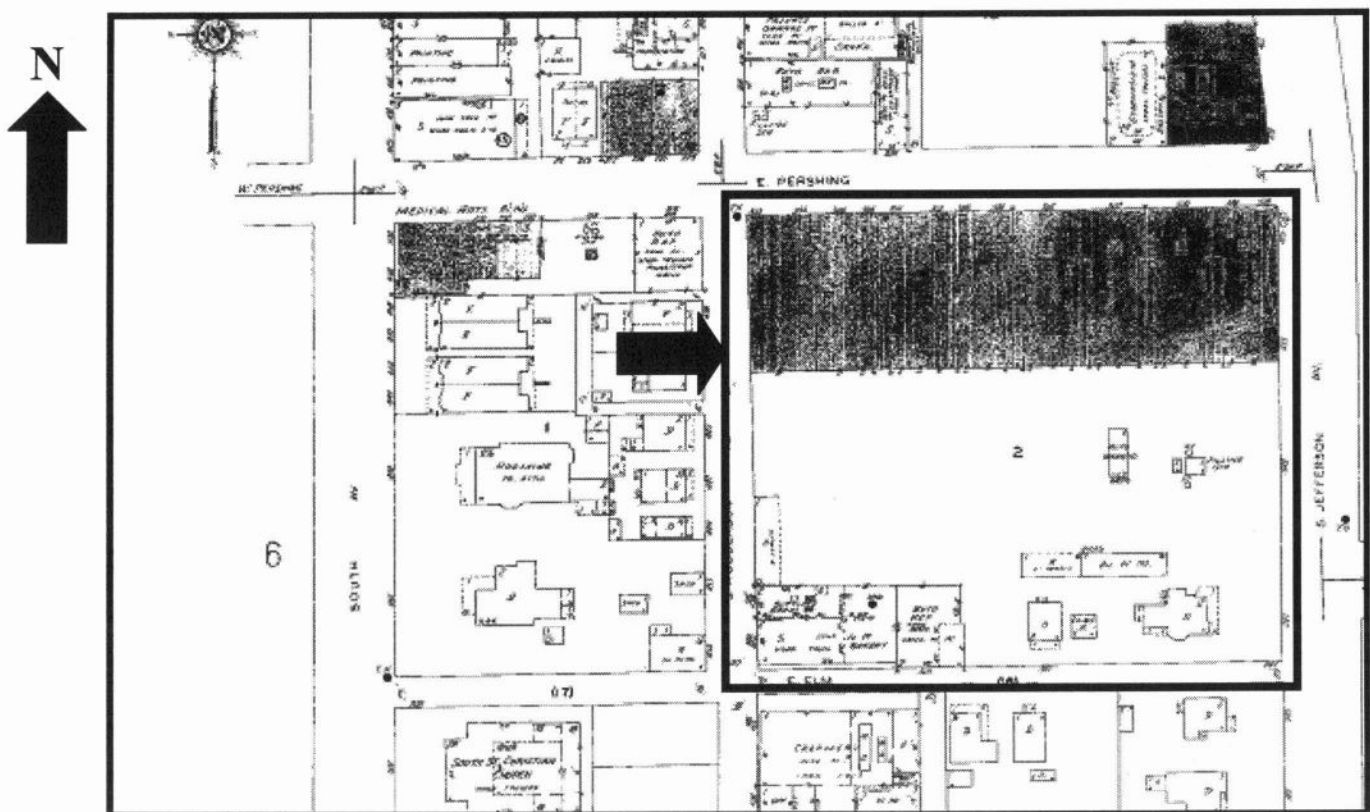
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**E.M. Wilhoit Building
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Figure 2: Historic Map. Site of the E.M. Wilhoit Building with gas filling station in south parking lot. Not to scale
(Map: Sanborn Fire Insurance Maps. 1933, Sheet 7)



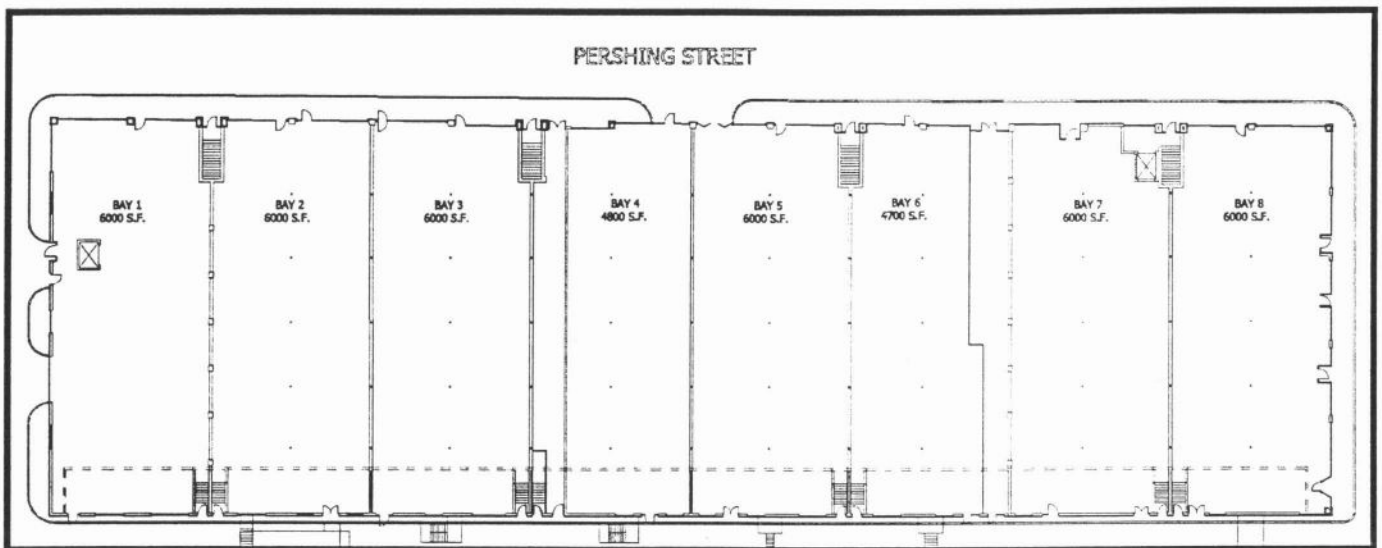
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**E.M. Wilhoit Building
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Figure 3: Floor Plan. First-floor plan of E.M. Wilhoit Building, showing configuration of original load-bearing walls dividing building into eight commercial bays. Not to scale (Plan: 2004. C. Warren Bates & Associates, Architects)



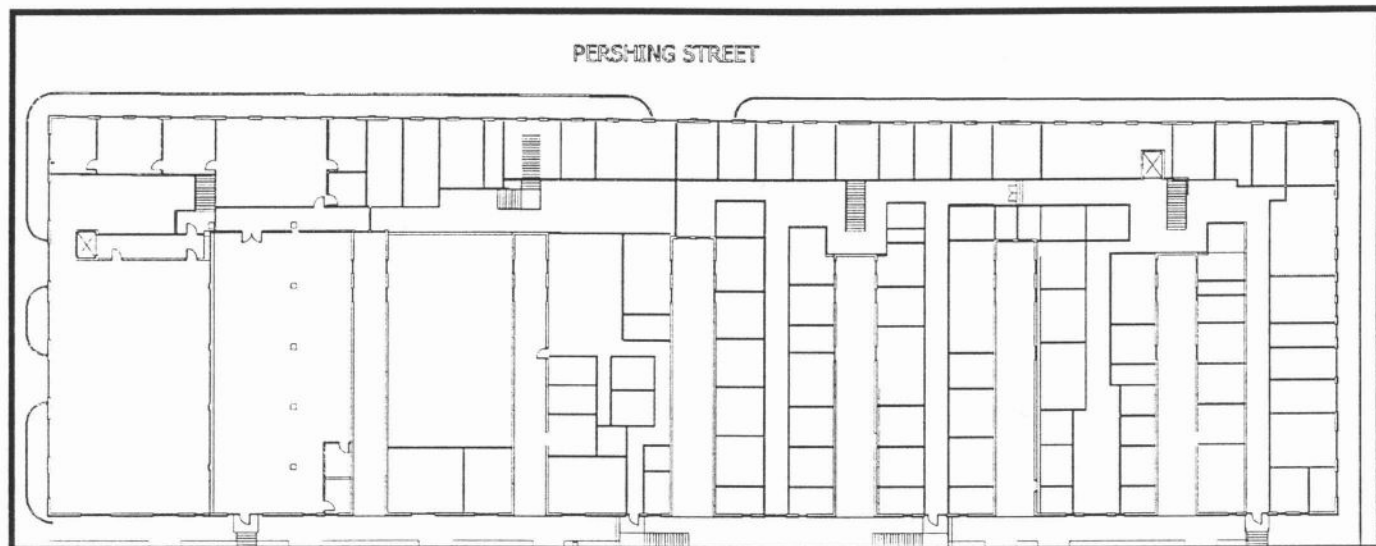
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**E.M. Wilhoit Building
Greene County, Missouri
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Figure 4: Floor Plan. Second-floor plan of E.M. Wilhoit Building, showing existing condition of original and modern in-fill walls. Not to scale (Plan: 2004. C. Warren Bates & Associates, Architects)



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**E.M. Wilhoit Building
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Summary:

The E.M. Wilhoit Building, located at 300-330 East Pershing Street in Springfield, Greene County, Missouri, is locally significant under Criterion A in the area of COMMERCE and EDUCATION, under Criterion B for its association with Edward M. Wilhoit and under Criterion C in the area of ARCHITECTURE. 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." Constructed c. 1926, this large-scale, Colonial Revival-influenced Commercial Block building is a representative 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 the E.M. Wilhoit Oil Company, which grew in the early 20th century to be the largest independent oil retailer in the Ozarks region. In the area of EDUCATION, it is significant for its association with Draughon Business College, Springfield's largest vocational business school. Founded in 1907, Draughon Business College operated on the second floor of the Wilhoit Building from the date of its relocation here in 1926 until 1977. Under Criterion B, it is significant for its association with the achievements of Edward M. Wilhoit, founder and president of the E.M. Wilhoit Oil Company and one of Springfield's leading early 20th century businessmen and civic contributors. In the area of ARCHITECTURE, the E.M. Wilhoit Building is a significant example of a Colonial Revival-influenced Commercial Block property. Designed by prominent local architect George F. Reed, it was noteworthy in Springfield as the largest two-story commercial structure of its time, covering a full city block. The second-floor lighting and ventilation facilities provided for its anchor tenant, Draughon Business College, were heralded as the best of any school in the country. The period of significance is determined as 1926 to 1929, beginning with its date of construction and ending with the death of E.M. Wilhoit. A second period of significance is determined as 1926 to 1954, beginning with the first occupancy of the Draughon Business College and ending with the minimum age criterion. The E.M. Wilhoit Building retains substantial integrity of design, materials, workmanship, association and location.

Background:

Downtown Springfield experienced its greatest period of commercial development in the thirty-five years prior to World War I. Extant buildings in the city's commercial core reflect active campaigns during 1880-1899 and the 1910s. A third peak in commercial development occurred around the Public Square between 1913 and 1915, after the Great Fire on June 9, 1913, destroyed its entire northeast corner. Following World War I, downtown Springfield experienced its final period of significant commercial development, which ran from the middle to the end of the 1920s.

Buildings constructed in downtown Springfield during its last development period were large in scale and highly ornate, reflecting the preferred revival and modern styles of the time. The **Abou Ben Adhem Temple** or "Shrine Mosque" was constructed in 1923 according to the design of local architect **John Luther Heckenlively** (NR listed 9/09/82). Numerous commercial buildings were completed in 1926. The **Ross Business Building**, a two-story brick and concrete Colonial Revival-influenced Commercial Block designed by **Hawkins and Abbitt**, was constructed at 300 South Campbell Avenue (NR district listed 6/25/99). The **Gillioz Theater**, located on St. Louis Street (now Park Central East), began operations as the city's first "atmospheric" movie theater, featuring an ornate interior and special effects (NR listed 7/09/91).

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**E.M. Wilhoit Building
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It was in 1926 that **Edward M. Wilhoit** constructed the **E.M. Wilhoit Building**, his massive two-story Colonial Revival-influenced brick and concrete commercial building on a previously undeveloped lot at the northwest corner of Pershing Way (now East Pershing Street) and Jefferson Avenue. Designed by **George F. Reed**, one of Springfield's earliest and most prominent architects, the Wilhoit Building was distinguished at the time of its construction as having the "largest floor space of any structure in Springfield."¹ It was built to house the headquarters offices of the **E.M. Wilhoit Oil Company** and the expanded classroom facilities of its anchor tenant, **Draughon Business School**. Mr. Wilhoit also was a principal supporter in the development of the **Medical Arts Building**, located just east of the Wilhoit Building at 430 South Avenue (*NR district listed 6/25/99*). Constructed in 1929, this eight-story medical office facility was the last commercial building to be completed during downtown Springfield's final development and continues to stand as the city's finest example of Art Deco-influenced architecture.

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

E.M. Wilhoit Oil Company

The E.M. Wilhoit Oil Company was established in Joplin, Missouri in 1896 and opened its first station there with \$500 in capital invested by its founder, Edward M. Wilhoit. Initially, the station sold kerosene, but soon offered gasoline as a cooking fuel. In 1902, the company expanded geographically with a second station in Springfield, Missouri, located at 425½ South Jefferson Avenue. The Wilhoit family moved to Springfield two years later. Mr. Wilhoit took offices for his young company on the southwest corner of the intersection of Mill Street and Dollison Avenue. The company expanded again in 1907 with a third station opened in St. Joseph, Missouri. Two more were added soon after that in Atchison, Kansas, and Nevada, Missouri.²

By the end of the first decade, a boom in residential construction driven by population growth stimulated heavy demand for lighting fuel; and, the rise in automobile ownership resulted in strong gasoline consumption. The Wilhoit company responded to the emerging "automobile economy" with rapid expansion, opening new stations across all of Western Missouri and Eastern Kansas. To ensure its supply, the company opened its own oil refinery in Joplin, which processed its Parlor Light oil and Primrose gasoline products (*See Figure 1*). By 1916, the E.M. Wilhoit Company grew to be the largest independent oil distributor in the Ozarks region.

The Wilhoit company relocated to new offices in 1926 in the large two-story brick and concrete commercial building constructed by Mr. Wilhoit and still extant at the southwest corner of Jefferson and Pershing Streets.³ The E.M. Wilhoit Building contains close to 140,000 square feet of commercial space. In addition to the Wilhoit company, its early principal tenants included Draughon Business College and the Dillon Bros. Packard automobile agency. At the time of its relocation to new headquarters offices, the Wilhoit company had a total of 10 service stations across Springfield, listed below, as well as its original warehouse facility at the corner of Dollison Avenue and Mill Street.

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**E.M. Wilhoit Building
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E.M. Wilhoit Oil Company
Service Station Locations - 1926

1000 St. Louis Street
1603 Boonville Avenue
749 North Main Avenue
2000 North National Avenue
Corner Pershing Way and Jefferson
Avenue
645 South Campbell Avenue
1230 East Cherry Street
Corner Division Street and Sherman
Avenue
902 College Street
639 East Grand Street

Source: Polk's City Directory, 1926.

In 1928, Mr. Wilhoit began divestiture of the oil "empire" he had built.⁴ He announced in May the sale of the company's Northern Missouri properties to **Phillips Petroleum Company** of Bartlesville, Oklahoma. The sale included 24 service stations and 20 bulk distribution centers valued at \$500,000. At the time, the Phillips company reported assets of \$143 million. The deal represented its first move into the retail oil market. Phillips established headquarters for its new retail business in Kansas City. However, company president **Frank Phillips** ordered that all station agents be retained and advised that the organization of his new network of stations would remain unchanged.

Mr. Wilhoit completed the divestiture of the company eight months later when he announced the sale to Phillips of its remaining 46 service stations and 30 bulk distribution centers in Southern Missouri and Eastern Kansas.⁵ Mr. Wilhoit retained ownership of the E.M. Wilhoit Oil Company Refinery in Joplin and the E.M. Wilhoit Building in Springfield. The transaction included eleven stations in Springfield, eight in Joplin, four in Carthage and one each in towns across the "Wilhoit Belt." To help manage its Ozarks area holdings and plans for further expansion, Phillips opened a district headquarters in Springfield and hired resident **Frank W. Cordell** as district manager. The sale of the oil business he had built over 33 years was the crowning achievement for Edward M. Wilhoit, "Oil King of the Ozarks." Sadly, he died within seven months, having little chance to enjoy the retirement and travel he had planned.

Draughon Business College

Draughon Business College was first opened in Springfield in September 1907 and operated on the second floor of a commercial building at 218 West Walnut Street.⁶ The demand for vocational education grew rapidly during this period to meet the need for a trained and skilled business workforce among Springfield's booming commercial

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interests. Draughon was positioned to compete directly with **Springfield Business College**, formed in 1906 by **W.W. Thomas** through the merger of his **Queen City Business College** and the business department of **Springfield Normal School**. Springfield Business College began operations in the newly constructed two-story commercial building at 400 East Walnut Street on the southeast corner of the intersection of Walnut Street and Jefferson Avenue (later the Marquette Hotel).

(For additional information on Springfield Business College, reference the "Marquette Hotel," listed on the National Register of Historic Places on May 5, 2000, and "College Apartments," listed on May 1, 2003.)

In March 1909, **Alonzo J. Bates** became manager of Draughon and acquired it in July of that year.⁷ The enrollment at the time was 23 students; but, the school had equipment for expansion including 50 bookkeeping and 50 shorthand desks. Springfield Business College was vastly larger than Draughon, expanding into a new two-story brick building at 408 East Walnut adjacent to its main facility. However, under Mr. Bates' leadership, Draughon soon became Springfield's dominant vocational business school.

Draughon Business School grew dramatically over the next 15 years, reaching an enrollment of 600 students in 1926.⁸ By offering individual instruction, the most modern courses, the latest equipment, merit advancement and placement services, Draughon established itself as the leading vocational business school in Springfield. In order to accommodate its tremendous rise in enrollment, the school relocated its facility from West Walnut to the second floor of the newly constructed E.M. Wilhoit Building. This new location strategically situated Draughon just one block south of Springfield Business College. Aside from the E.M. Wilhoit Oil Company, Draughon was the anchor tenant for this large modern commercial building and, as such, incorporated the school's many facilities needs into its design.

Draughon first opened classes in the E.M. Wilhoit Building on September 7, 1926.⁹ Its "Grand Opening" was heralded with local front page news coverage and announced with multiple full-page advertising from both the school and its suppliers. In its new facility, Draughon was well-positioned to offer its students a superior learning environment and an up-to-date business curriculum, including shorthand, typewriting, bookkeeping, banking, commercial law, business administration and other vocational courses to provide "the safe foundation for a business life" (See Figure 2). Of particular note was the installation of its "Model School Bank," which offered students experience with "the most complete and modern banking equipment available" (See Figure 3). The new Wilhoit Building location provided ample classroom accommodations for an annual enrollment of 1,000 students, with a daily attendance of 300 to 400. Additional second-floor space provided the school the opportunity for future expansion as its enrollment continued to grow.

The development of the new Draughon Business School classroom facilities was certainly a boom for its students and the local businesses which hired them. It also stimulated significant commercial opportunity for local and national furniture, equipment and service suppliers to its educational operations. For perspective, the **Elkins-Swyers Office Equipment Co.** sold Draughon a reported \$12,500.00 in new office equipment. The following is a list of key

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<u>Draughon Business College</u> Service and Equipment Suppliers	
<u>Supplier</u>	<u>Good/Service</u>
Elkins-Swyers Office Equipment Co.	Office Equipment
Finkbiner Transfer and Storage Co.	Moving Services
Harry Cooper Supply Co.	Plumbing Equipment
Hawkins Bros. Furniture Co.	Furniture
Lee Savage Paint Co.	Interior Decorations
Martin Bros. Piano Co.	Wellington Piano Orthophonic Victrola
Remington Typewriter Co.	Remington Typewriters
Springfield Planing Mill and Lumber Company	Banking Fixtures
The Theodor Kundtz Co. (Cleveland, OH)	"Eclipse" Desks and Chairs
Underwood Typewriter Co.	Underwood Typewriters

*Source: **The Springfield Leader**, Section B, August 26, 1926.*

suppliers to the new Draughon classroom facility who advertised during its "Grand Opening."

The success and resulting expansion of Draughon Business College had a significant impact on Springfield Business College. As Draughon announced its new "Grand Opening" into the Wilhoit Building, Springfield Business College advertised its own increased enrollment (*See Figure 4*). However, this did not reflect its actual circumstances. In 1918, Springfield Business College had begun its consolidation into the two-story building at 408 East Walnut Street. No longer able to compete, it finally discontinued operations in 1928 and merged its dwindling enrollment with Draughon Business School. For the next 30 years, Draughon enjoyed its position as Springfield's dominant vocational business school (*See Figure 5*).

The fortunes of Draughon Business College began to wane in the 1960s and 1970s. In response to declining enrollment the school downsized its classroom facilities by relocating to the fourth floor of the Medical Arts Building on South Avenue, which by that time had been renamed the Park Central Tower. It moved its facilities again in 1981 to 1258 East Trafficway. In 1982, **Jim Leviner and Bob Gardner** purchased the school from previous owner **Paul Wellman**, who had been sentenced to two years in prison and fined \$10,000.00 for defrauding the federal government.¹⁰ Mr. Wellman pleading no contest to charges of making false statements regarding inmate enrollment in

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classes offered by the school as part of an inmate-education program at the Missouri State Penitentiary.

In 1991, Draughon Business College relocated again to 201 South Campbell Avenue. However, it was unable to escape its continued misfortunes. Under a cloud of improprieties, the **U.S. Department of Education** suspended Draughon's ability to receive federal education loans because of violations of student loan rules and fined the school \$375,000.00. Incumbered by these fines and mounting debt, Draughon Business College discontinued operations in early 1991.¹¹

Edward M. Wilhoit

Edward M. Wilhoit was one of Springfield's most prominent and successful business entrepreneurs during the early 20th century and became known as "The Oil King of the Ozarks" (*See Figure 6*). He was born in Indiana to M. and Margaret Wilhoit on June 28, 1864.¹² His paternal ancestors were of German origin, having settled in Virginia during Colonial times and later migrating to Kentucky. When he was 16 years old, Mr. Wilhoit's parents moved to a farm 10 miles outside of Covington. He lived on his parents' farm until the age of 20, at which time he moved to Wichita, Kansas, seeking employment. In 1887, he returned to Kentucky to marry Della Crigler, who would become his lifetime business adviser.

In 1888, Mr. Wilhoit launched his career in the oil industry when he hired on as a wagon driver for **Standard Oil Company**. He worked for Standard for 8 years, subsequently relocating to Topeka as a local agent. In 1896, Mr. Wilhoit left Standard to start his own independent oil agency with a capital investment of \$500.00. His entrepreneurial ambitions and daring were clearly evident in this venture, as the nascent oil market was very limited (primarily for kerosene) and the industry was dominated by large corporations like Standard. Over the next 33 years, the E.M. Wilhoit Oil Company built an asset base of 70 service and 50 bulk distribution stations across Missouri and Eastern Kansas.

In late 1896, Mr. Wilhoit moved his business and wife to Joplin, Missouri, where he established the beginnings of his future oil empire. The Wilhoits moved to Springfield in 1904, along with the first expansion of his business outside of Joplin. They bought a home at 716 St. Louis Street in the heart of what was then Springfield's exclusive middle and upper class residential neighborhood.¹³ In 1915, the Wilhoits moved to Kansas City, following the oil company's continued expansion into Eastern Kansas and leaving **Walter J. Cossey** in charge of its Springfield operations.¹⁴ Unfortunately, they were immediately dissatisfied with their new surroundings and determined to return to Springfield. Upon their return, they constructed a new Georgian Revival Style home designed by George F. Reed and located at 903 East Weller Avenue (*See "Edward M. and Della C. Wilhoit House," NR listing pending*).

Aside from his oil company interests, Mr. Wilhoit made a significant commitment to civic and charitable activities in Springfield. Many of these were in the area of agriculture, perhaps tracing to his rural Kentucky childhood. He was one of the most active founders of the Springfield Stock Show and a sponsor of the Davis fruit ranch in Hollister, Missouri. He also served for two terms as a director for the Springfield Chamber of Commerce and promoted the development of the Medical Arts Building on South Avenue. The Wilhoits were active members of Calvary

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Presbyterian Church.

Mr. Wilhoit pursued his agricultural passion in 1914 when he acquired "Willowmere," a 125-acre cattle ranch on Highway 65 between Springfield and Ozark (now Lone Pine Avenue). Here he raised one of the finest herds of Whitefaced Herefords in Missouri, later establishing a Black Angus herd. At "Willowmere," Mr. Wilhoit and his family spent much of their time in this (then) rural setting, entertaining friends and business associates and escaping the pressures of his expanding oil business.

Mr. Wilhoit divested the E.M. Wilhoit Oil Company in 1928 and 1929 and "retired" from his career as an independent oil operator. However, he continued to pursue business interests, including managing the E.M. Wilhoit Building and serving as president of the **Springfield Laundry Company**.¹⁵ In January 1929, Mr. Wilhoit took a much-touted trip to California to meet up with his wife Della and daughter Edna, who had been vacationing in Hawaii. He had never been to the West Coast and made stops in Los Angeles and San Diego. Prior to this trip, Mr. Wilhoit expressed his intentions to spend his retirement traveling. "I haven't traveled much, and what I have done has been mostly business," he reported. "There will be no foreign travel for me, but I do want see my own country."¹⁶ Unfortunately, he did not have long to enjoy his planned automobile tours.

Edward M. Wilhoit died suddenly of a heart condition in his home on September 30, 1929.¹⁷ Present at his bedside were his wife, his daughter and son-in-law, Edwina and Walter Cossey, and his attending physicians, Drs. Mary Atherton and B.G. Lemmon. Edna Wilhoit was in Kentucky at the time visiting her maternal uncle and his wife, Dr. and Mrs. F.D. Crigler.¹⁸ His passing stirred great emotions and high tributes in his honor through the Springfield community and across the state and region. Most compelling were the sentiments expressed by his many loyal employees, many who had worked for him for 20 years. Their dedication was no doubt the result of the appreciation and many kindnesses he extended toward them during their years of service and the community. In 1928, at the time he announced the divestiture of his company, Mr. Wilhoit said, "Much of our success has been due to our good loyal employes (sic) and also to the wonderful support we have had from the consuming public. We owe everything to the loyal employes (sic) and the fully as loyal public. They have supported us throughout. If there is anyone who should feel grateful to the public, it is the Wilhoit family."¹⁹

Mr. Wilhoit was buried in Maple Park Cemetery (*Block 5, Lot 75*) on October 1, 1929, with the Dr. Arthur J. McClung, pastor of Calvary Presbyterian, officiating. His pall bearers were longstanding employees of the Wilhoit Oil Company, including Fred Painter (23 years), Charles Connett (20 years), Lester Stone (15 years), Claude Ranks (15 years), Alvis Taylor (15 years), and Ben Thompson (10 years). Arch McGregor, George D. McDaniel, Lewis Luster, T.T. Umbarger, Walter Tillman, Al Eckert, Guy Evans and Henry Schneider served as honorary pall bearers.²⁰ This list of prominent Springfield businessmen and civic leaders reflects the regard with which Mr. Wilhoit was held in the community and the success which he had achieved.

The E.M. Wilhoit Building

The E.M. Wilhoit Building was constructed both as a new headquarters location for the E.M. Wilhoit Oil Co. and as a

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commercial real estate venture. With close to 140,000 square feet of leaseable space, it was touted by its architect, George F. Reed, as the largest commercial structure in downtown Springfield of its time.²¹ The earlier construction of large-scale multi-story commercial buildings on the Public Square, like **The Greater Heer Store** (*NR listed 10/24/02*) and the **Landers Building**, raises some questions about the accuracy of this claim. However, the Wilhoit Building was, and continues to be, the largest commercial building in terms of overall footprint, covering a full city block from Jefferson Avenue on the east to Robberson Avenue (historically Pearl Alley) on the west.

It can be speculated that Draughon Business College, the Wilhoit Building's anchor tenant, was engaged during the initial design development for the building. It was one of only few brick and concrete buildings to be constructed in Springfield in the early 20th century. This provided the opportunity for Mr. Wilhoit to promote it as an up-to-date fire-proof building. This feature was particularly important to Draughon, which anticipated a heavy occupancy load of 300 to 400 students a day.²² The lighting and ventilation facilities, optimized by the second floor U-shaped plans and steel hopper-type windows, were particularly conducive to Draughon's classroom environment. During the "Grand Opening," it was reported that the new facility attracted "the interest of school men throughout many states. Many of them are coming here to inspect the Draughon Plant."²³

The E.M. Wilhoit Oil Company and the Dillon Bros. Packard Agency were the first businesses to move into the new Wilhoit Building in early 1926, with Draughon Business College following soon after.²⁴ A second automobile tenant, Foster Motor Co., had begun operations in the building by 1927.²⁵ The listing of tenants in 1929 included the Dillons Bros. Packard Agency, City Used Car Exchange, Dahl Oldsmobile Sales Company, Goodyear Tire & Rubber Co., Draughon's Business College, Butts-Gillespie Used Autos and Bishop Wayne Tires.²⁶ With the exception of Draughon, the building's early tenants were predominately related to the automobile industry. Mr. Wilhoit, understanding the quickly emerging "automobile economy," perhaps envisioned the Wilhoit Building as a means of stimulating his oil company sales by promoting the commercial interests of automobile-related businesses. Following Mr. Wilhoit's death, the Wilhoit family retained ownership in the Wilhoit Building until 1940, when it was sold to the Dillon Bros. Packard Agency.²⁷

George F. Reed

Having first settled in Springfield in 1904, it is reasonable to assume that Edward M. and Della C. had a previous association with George F. Reed, one of the town's earliest and most prolific late 19th and early 20th architects. According to Goodspeed, he did "much to cultivate and improve the taste of the people of Springfield, and many of the most elegant and beautifully designed buildings of the place are the work of his genius."²⁸ As such, he was among the small group of early Springfield architects that met the challenges of the city's "booming" demand for commercial and residential construction, including Arch Torbitt, John Luther Heckenlively and Hawkins & Abbitt. In 1915, the Wilhoits called on Mr. Reed to design their stately new Georgian Revival-style home at 903 East Weller Street. During planning and construction of their new residence, they temporarily occupied a house at 533 East Elm Street, near Mr. Reed's own home.²⁹ It is understandable that Mr. Wilhoit would select George F. Reed to design his new headquarters offices and commercial real estate venture.

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Mr. Reed was born in Orleans, Indiana, in 1856, and educated in that town's public schools. As an adult, he pursued his architectural career in Indiana, Tennessee, Texas and Colorado before moving to Missouri in 1882. In September 1887, he arrived in Springfield and established his practice, soon joining in a firm with John Luther Heckenlively to form the firm of Reed & Heckenlively. Subsequently, Mr. Reed and Mr. Heckenlively disbanded their firm and in the 1910s worked as independent architects.

Despite the recognition Mr. Reed received from his contemporaries on his architectural contributions to Springfield, only few examples of his work have been documented. His earliest known work was the one and one-half story Queen Anne-style residential property (c. 1896-1897), located at what is now 1005 East Elm Street. Within the original boundaries of the Walnut Street Historic District (NR listed 3/21/85), this contributing property was subsequently demolished and removed from the National Register of Historic Places in 2001.³⁰ The **Harry Cooper Supply Co. Building**, located at 223 East Water Street was constructed c. 1914. It is a contributing building of the Springfield Industrial and Warehouse Historic District.³¹ In Marshfield, Webster County, Missouri, Mr. Reed designed the **Marshfield High School Building**. His latest documented work is the **David Schwab House** located at the northeast corner of Pickwick Avenue and Catalpa Street (now 1154 South Pickwick Avenue) in the Hawthorn Place Addition south of the Pickwick Place Addition. This two and one-half story brick Georgian Revival style residential property is very reminiscent in scale and ornamentation of the Edward M. and Della C. Wilhoit House, constructed five years earlier. The E.M. Wilhoit Oil Co. Building is Mr. Reed's latest documented work, constructed c. 1926 when he was 80 years old. It is particularly noteworthy as it highlights Mr. Reed's standing as the senior architect in Springfield, who continued to contribute to the city's built environment during its last period of significant commercial construction in the 1920s.³²

George F. Reed died on April 23, 1941, at the age of 95. His passing preceded that of his wife, **Virgie A. Reed**, who died on June 6, 1953.³³ Mrs. Reed was a native of Carthage, Missouri, and was many years younger than husband. She had three children from a previous marriage. At the time of her death, she resided with her son Ben McCoy at 1416 Boonville Avenue. Mr. and Mrs. Reed are buried in Eastlawn Cemetery in Springfield (Section 3, Lot 273, Spaces 8 and 9).

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.

The E.M. Wilhoit Building is significant through its association with the E.M. Wilhoit Oil Company, one of Springfield's most successful early 20th century commercial interests. The Wilhoit Company reached its zenith as the

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largest independent oil retailer in the Ozarks Region between 1926, when it moved into its newly constructed headquarters offices, and 1929, at the time of its final sale to Phillips Petroleum Company and the subsequent death of E.M. Wilhoit. From its establishment in 1896 as a one-station cooking and heating oil supplier in Joplin, Missouri, to its initial expansion in 1902 to Springfield, Missouri, to its rapid emergence as the dominant oil retailer throughout the “Wilhoit Belt” with stations across eastern Kansas and Missouri, the E.M. Wilhoit Company represents the entrepreneurial opportunities available during Springfield’s early commercial history. Through its subsequent acquisition by Phillips Petroleum Company, it reflects the development of the retail oil industry, which evolved from local independent ownership to consolidation into large national companies. By fueling Springfield’s “automobile economy,” the E.M. Wilhoit Company had a pervasive impact on the city’s rise as a regional commercial hub. Built on one of the last undeveloped sites in downtown Springfield, the E.M. Wilhoit Building was among the few large-scale commercial buildings constructed during the 1920s. As such, it is associated with Springfield’s last significant period of downtown commercial development.

Criterion A: EDUCATION

The subject property is significant through its association with Draughon Business College. Founded in 1907 and acquired by Alonzo J. Bates in 1909, Draughon grew to be the dominant vocational business school in Springfield. By offering up-to-date courses in a wide range of vocational disciplines, the school met the demand for a skilled and trained workforce to early 20th century Springfield’s explosive commercial growth. With its relocation to the E.M. Wilhoit Building in 1926, Draughon Business School was able to meet the needs of its expanding enrollment, providing experience with the latest business equipment in a state-of-the-art classroom environment. At the time, Draughon was noted as having “one of the most completely equipped commercial schools in the country.”³⁴ Incidentally, it helped stimulate commercial sales among its wide range of local and national suppliers. Its recent history of fraud, which led to its demise, belies the importance of this once successful and respected educational interest.

Criterion B: SIGNIFICANT PERSON

The subject property is significant through its association with E.M. Wilhoit, founder and president of the E.M. Wilhoit Oil Company. From humble beginnings as a farmer’s son growing up in Indiana and Kentucky, Mr. Wilhoit followed the path of numerous turn-of-the-century entrepreneurial pioneers who settled in Springfield to capitalize on its explosive commercial growth. Starting with a capital investment of \$500, he developed the E.M. Wilhoit Oil Company into the largest independent oil retailer in the Ozarks region. He successfully anticipated the rise of the “automobile economy” and invested heavily in rapid expansion across Missouri and eastern Kansas, creating what become known as the “Wilhoit Belt.” By 1926, E.M. Wilhoit was firmly established as “The Oil King of the Ozarks.” His involvement in other local commercial interests, such as the Springfield Stock Yard and Springfield Chamber of Commerce extended his influence through out the business community. The construction of the massive E.M. Wilhoit Building is most closely associated with and representative of the success of E.M. Wilhoit as one of Springfield’s leading business leaders and civic contributors.

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Criterion C: ARCHITECTURE

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:

To be architecturally significant under National Register Criterion C, a building must be a notable example of a particular style or possess unusual design elements and detailing.

The E.M. Wilhoit Building is significant as an important and unique example of an early 20th century Commercial Block property with Colonial Revival-style influences. A massive 140,000-sq. ft. commercial building, it is representative of the large-scale construction which occurred during Springfield's last significant period of downtown commercial development. Its design into four distinct building sections accentuates its scale, while presenting a symmetrical balance to its north façade. The Wilhoit Building represents the prevalent use of terra cotta ornamentation during the 1920s. Its symmetry, simple cornice work and entrance pediments are indicative of the Colonial Revival style popular during the period.³⁵ Important design features, such as its brick and concrete construction, rear steel hopper-type windows and second-floor U-shaped spaces, made it particularly effective in meeting the functional needs of its early tenants. Among its contemporaries, it is most stylistically similar to the modest-scale Ross Business Building designed by Hawkins and Abbitt and constructed during the same year at 300 South Campbell Avenue. The E.M. Wilhoit Building retains substantial integrity of design, materials, workmanship, association and location. Its large scale, high style and significant history establish it as the most important known work of architect George F. Reed and an impressive landmark in downtown Springfield.

CHRONOLOGY:

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

- 1864 Edward M. Wilhoit is born on June 28th in Indiana to M. and Margaret C. Wilhoit.
- 1880 The Wilhoit family moves to a farm ten miles from Covington, Kentucky.
- 1884 Edward M. Wilhoit moves to Wichita, Kansas.
- 1887 Edward M. Wilhoit marries Della Crigler of Covington, Kentucky on May 4th.
- 1888 Edward M. Wilhoit begins work as a wagon driver for Standard Oil Company. He was later transferred to Topeka, Kansas, as an agent for Standard Oil.
- 1896 Edward M. Wilhoit leaves Standard Oil Company. With \$500.00 in capital, he starts his own independent oil agency. Later that year, he relocates his business equipment to Joplin, Missouri, and opens his first station, primarily selling kerosene for lighting use.
- 1902 The E.M. Wilhoit Oil Company opens its second station in Springfield, Missouri. The company's business offices are located at the southwest corner of Dollison Avenue and Mill Street.

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- 1904 The Wilhoit family moves to Springfield, Missouri, and buys a home at 716 St. Louis Street.
- 1907 The E.M. Wilhoit Company opens its third station in St. Joseph, Missouri, with others soon opened in Atchison, Kansas, and Nevada, Missouri.
- 1907 Draughon Business College begins operations at 218 West Walnut Street.
- 1909 Alonzo J. Bates acquires Draughon Business College.
- 1914 Walter Cossey joins the E.M. Wilhoit Oil Company as general manager. He subsequently marries one of Mr. Wilhoit's twin daughters, Edwina.
- 1914 E.M. Wilhoit acquires "Willowmere," a 125-acre farm along Highway 65 between Springfield and Ozark.
- 1926 Construction is completed on the E.M. Wilhoit Building at the southwest corner of Jefferson Avenue and Pershing Street. The E.M. Wilhoit Oil Company relocates its offices here.
- 1926 Draughon Business College relocates to the E.M. Wilhoit Buildings and opens classes on September 7th.
- 1928 The E.M. Wilhoit Company announces on May 23rd the sale of its Northern Missouri properties to Phillips Petroleum Company of Bartlesville, Oklahoma. The sale includes 24 service stations and 20 bulk distribution centers.
- 1929 The E.M. Wilhoit Company announces on February 11th the sale of its remaining 46 service stations and 30 bulk distribution centers in Southern Missouri and Eastern Kansas to Phillips Petroleum Company. Mr. Wilhoit retains ownership of the E.M. Wilhoit Oil Company Refinery in Joplin, Missouri.
- 1929 E.M. Wilhoit dies on September 30th at his Weller Avenue home of a heart condition. Funeral services for Mr. Wilhoit are held on October 1st at Calvary Presbyterian Church, with The Rev. A.J. McClung officiating. He is buried at Maple Park Cemetery.
- 1929 The will of E.M. Wilhoit is filed for probate on October 9th. Mr. Wilhoit bequeaths his entire estate to his wife, Della, for use during her lifetime. Upon her death, the estate is to be divided equally between his twin daughters Mrs. Walter (Edwina) Cossey and Miss Edna Wilhoit.³⁶
- 1940 The sale of the E.M. Wilhoit Building to Lynn Dillon, owner of the Dillon Packard Agency, is announced on June 8th. The property is acquired for \$200,000.00.

End Notes:

1. Lucille Morris Upton, Springfield News-Leader. "The Good Old Days." (Springfield, MO: August 24, 1975), p. 1F.
2. Docia Karell. Springfield Daily News. "Wilhoit Sells 44 Stations to Phillips for \$500,000." (Springfield, MO: May 24, 1928), p. 1.

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3. _____, Springfield Daily News. "Wilhoit Office Building Figures in \$200,000 Deal." (Springfield, MO: June 8, 1946), npa.
 4. Docia Karell. Springfield Daily News. "Wilhoit Sells 44 Stations to Phillips for \$500,000." (Springfield, MO: May 24, 1928), p. 1.
 5. _____, Springfield Daily News. "76 Wilhoit Stations Bought by Phillips: New Corporation to Expand Plants in Ozarks Region with Offices Here." (Springfield, MO: February 6, 1929), p. 1.
 6. Hoye's Street and Avenue Directory of Springfield, MO. (Kansas City, MO: Hoye's Directory Co., 1907), npa.
 7. _____, Springfield Leader. "New Home for Draughon Now Is Completed." (Springfield, MO: August 29, 1926), p. 1.
 8. Ibid.
 9. Ibid.
 10. Sara B. Hansen. The News-Leader. "Two Schools Offer Draughon Students Help." (Springfield, MO: Gannett Newspaper, April 29, 1991), p. 1A.
 10. Robert Keyes. The News-Leader. "Vatterott College May Look for New Home." (Springfield, MO: Gannett Newspaper, May 18, 1991), p. 1B.
 11. Missouri: Mother of the West, Volume IV. (Chicago, IL: The American Historical Society, Inc. 1930), p. 73.
 12. Hoye's Street and Avenue Directory of Springfield, MO. (Kansas City, MO: Hoye's Directory Co., 1904), npa.
 13. _____, Springfield Leader. "From Humble Start as Mule Team Driver, Oil Man Earned Wealth; Opened First Station at Joplin with a Capital of \$500." (Springfield, MO: September 30, 1929), npa.
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 15. _____, News and Leader. "Free of Business Cares, Wilhoit Starts Travels." (Springfield, MO: February 10, 1929), p. C1.
 16. _____, Springfield Leader. "From Humble Start as Mule Team Driver, Oil Man Earned Wealth; Opened First Station at Joplin with a Capital of \$500." (Springfield, MO: September 30, 1929), npa.
 17. _____, Springfield Leader. "City in Last Tribute Today to E.M. Wilhoit." (Springfield, MO: October 1, 1929), p. 1.
 18. _____, Springfield Leader. "From Humble Start as Mule Team Driver, Oil Man Earned Wealth; Opened First Station at Joplin with a Capital of \$500." (Springfield, MO: September 30, 1929), npa.
 19. Springfield Daily News. "Millionaire Oil Magnate Stricken." (Springfield, MO: October 1, 1929), p. 1.
 20. Lucille Morris Upton, Springfield News-Leader. "The Good Old Days." (Springfield, MO: August 24, 1975), p. 1F.
 21. Advertisement. Springfield Leader. "Draughon's Business College." (Springfield, MO: August 29, 1926), p. 5.
 22. _____, Springfield Leader. "New Home for Draughon Now Is Completed." (Springfield, MO: August 29, 1926), p. 6.

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23. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers, 1926), p. 491.
 24. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers, 1927), p. 513.
 25. Polk's Springfield City Directory. (Springfield, MO: R.L. Polk & Co., Publishers, 1928), p. 453.
 26. _____. Springfield Daily News. "Wilhoit Office Building Figures in \$200,000 Deal." (Springfield, MO: June 8, 1946), npa.
 27. Pictorial and Genealogical Record of Greene County, Missouri. (Chicago: Goodspeed Brothers, Publishers, 1893), p. 171.
 28. Dunham's Springfield City Directory. (Springfield, MO: Dunham Directory Co., Publishers, 1915). npa.
 29. Richard Lee Burton, preparer. Walnut Street Historic District [boundary decrease II]. National Register of Historic Places. Listed October 19, 2001.
 30. Philip Thomason, preparer. Springfield Industrial and Warehouse Historic District. National Register of Historic Places. Listed June 25, 1999.
 31. A nomination for the **David Schwab House** is currently in development for individual listing on the National Register of Historic Places.
 32. Deaths. Springfield Leader-Press. "Mrs. Virgie A. Reed." (Springfield, MO: June 6, 1953), p. D7.
 33. _____. Springfield Leader. "New Home for Draughon Now Is Completed." (Springfield, MO: August 29, 1926), p. 1.
 34. Cyril M. Harris. American Architecture, An Illustrated Encyclopedia. (New York: W.W. Norton & Company, 1998), p. 68.
 35. _____. Springfield Leader. "Wilhoit Will Is Filed Here." (Springfield, MO: October 9, 1929). p. 2.

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**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 1: Historic Artifact. Receipt for purchase of 53 gallons of Parlor Light oil form E.M. Wilhoit Oil Company to A. Marrn. (Artifact: August 9, 1912. The History Museum for Springfield-Greene County. Used with permission.)

SPRINGFIELD, MO. JOPLIN, MO. ST. JOSEPH, MO. ATCHISON, KANSAS

ESTABLISHED 1896

E. M. WILHOIT
HIGH GRADE OILS
ILLUMINATING - LUBRICATING AND GASOLINE
STRICTLY INDEPENDENT

SOLD TO: A. Marrn

TERMS: 100 DAYS OR 2 PER CENT 10
SUBJECT TO SIGHT DRAFT WHEN DUE

Springfield Mo August 9 1912

53 Gals. Parlor Light oil 11/2 610
Bussel. 160
170
12
758

Paid.
E.M. Wilhoit
B.

F. O. B. SPRINGFIELD.

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**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 2: Historic Newspaper Advertisement. Draughton Business College advertisement. (Ad: August 26, 1926. The Springfield Leader, p. 5B)

**A Diploma from Draughton's
is a Passport to Business**

—The Safe Foundation
for a Business Life.

—Your Guarantee of Success.

—Your Guarantee of Success.

**Modern Up-to-Date Courses
Offered in---**

SHORTHAND
TYPEWRITING
SECRETARIAL
TRAINING
HOME STUDY

BOOKKEEPING
HIGHER ACCOUNTING
BANKING
CIVIL SERVICE

COMMERCIAL LAW
SALESMANSHIP
PENMANSHIP
COMPTONETER
MODERN BUSINESS
PRACTICE

ENGLISH
BANK POSTING
MACHINE BOOKKEEPING
BUSINESS
ADMINISTRATION

OUR INSTRUCTION IS INDIVIDUAL

*Each Student Advances
On Merit*

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E.M. Wilhoit Building
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Figure 3: Historic Newspaper Advertisement. Springfield Planing Mill and Lumber Company advertisement. (Ad: August 26, 1926. The Springfield Leader, p. 8B)

**DRAUGHON'S
BUSINESS COLLEGE**

Sought Out Banking and Store

**FIXTURE HEADQUARTERS
FOR
BANKING FIXTURES**
for Their Model School Bank

Of Course!
Our Fixtures Were Selected

and without question this newly equipped school in its new home has
the most complete and modern banking equipment available. All
were made in Springfield by the

**Springfield Planing Mill
and LUMBER COMPANY**

Phone **180** Phone **180**

*Send Us Your Specifications.
We Will Gladly Furnish Estimates.*

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E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 4: Historic Newspaper Advertisement. Springfield Business College advertisement. (Ad: August 26, 1926. The Springfield Leader, p. 20B)

S. B. C. -:- "Learn It Right" -:- S. B. C.

Springfield Business College

== ANNOUNCES EXPANSION ==

Our advance enrollment is unusually large. We need more space for Higher Accounting, Civil Service and our New Department of Actual Business Practice. We are fortunate in finding this space available. Our improved quarters, together with our new equipment and increased Faculty enables S. B. C. to offer unsurpassed facilities for securing a PRACTICAL BUSINESS EDUCATION. OUR COURSES OF STUDY are modern and thorough. We use only the Latest Revised Text Books.

<p>Individual Instruction</p> <p>Our Method of Individual and Small Group Instruction enables each student to advance at his own best rate of speed. Each student is given careful individual attention.</p>	<p>Our Student Body</p> <p>No finer or more representative student body can be found. Twelve states are now represented.</p>	<p>High Class Situations</p> <p>SPRINGFIELD BUSINESS COLLEGE is especially successful in placing capable students in the best positions. Through the years thousands have gone out to good situations. Hundreds have been placed in Springfield.</p>
---	---	---

SEVENTY-THREE of our graduates are now employed in the Frisco Office Building alone. Many successful business men in Missouri and nearby states are graduates of S. B. C. and frequently call on us for office help. Graduates of S. B. C. are assured the best positions.

== ENTER NOW ==

MAIL THIS COUPON TODAY

Please send Catalog and Full information. I am interested in securing Business Training in a Growing School.

Name

Postoffice

State

For Free Catalog, Address

W. W. THOMAS, *President*

Springfield, Missouri

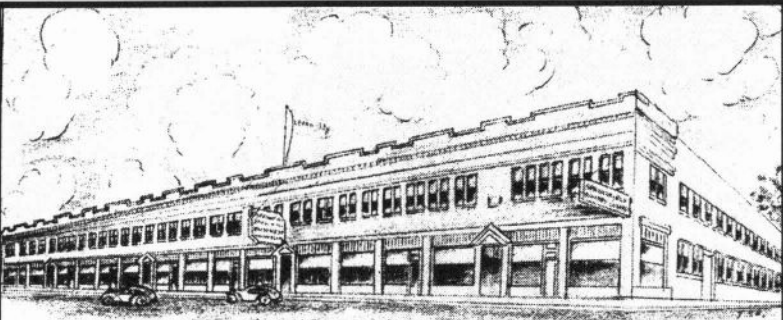
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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 27

**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 5: Historic Publication. Sponsor ad by Draughon Business College in Springfield Chamber of Commerce publication. (Publication: c. 1942. **The Growth of a City: Springfield, Capital of the Great Ozarks Empire.** Historic Springfield Collection. Used with permission)



SPRINGFIELD DRAUGHON BUSINESS UNIVERSITY

SPRINGFIELD DRAUGHON BUSINESS UNIVERSITY

WILHOIT BUILDING SPRINGFIELD, MISSOURI

SPRINGFIELD Draughon Business University is a nationally-known school of business for graduates of High Schools and colleges, and is Southwest Missouri's leading business training school.

Thorough and Practical Courses in:

CIVIL SERVICE	BOOKKEEPING	ACCOUNTANCY
COMPTOMETRY	STENOGRAPHY	STENOTYPY
TYPEWRITING	MACHINE ACCOUNTING	SALESMANSHIP

SELECTIVE... Coeducational... Non-sectarian... active free placement service. For catalog, phone 840 or address

B. B. Johnson, VICE-PRESIDENT
Springfield, Mo.

"LEARN IT RIGHT"

BOOK SPONSOR

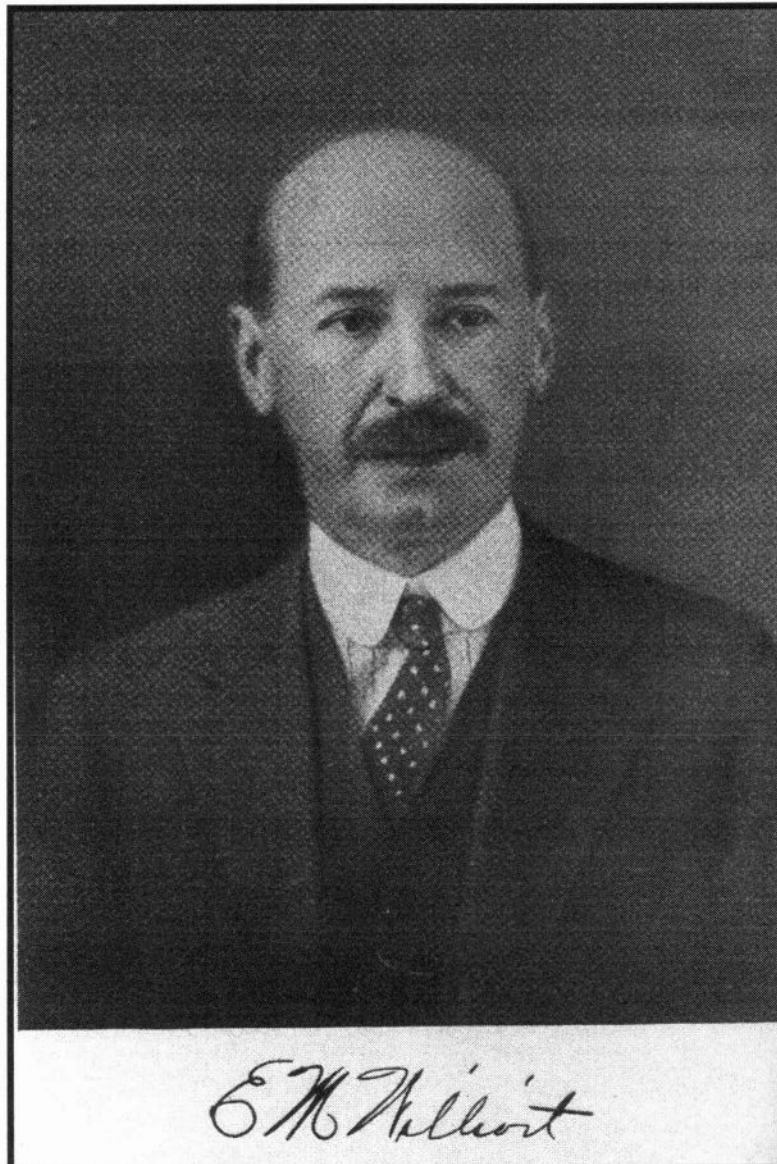
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**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Figure 6: Historic Photograph. Mr. Edward M. Wilhoit (Photo: Date unknown. From Missouri: Mother of the West. The Rare Book Collection of the Springfield-Greene County Library. Used with permission.)



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**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

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**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

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Section 10 Page 31

**E.M. Wilhoit 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. 13-242-34-011 of the Greene County Record, as illustrated in the attached tax map.

BEGINNING AT THE NORTHEAST CORNER OF LOT FOURTEEN (14) IN BLOCK SEVEN (7) OF THE ORIGINAL PLAT OF THE TOWN OF SPRINGFIELD, PROCEEDING SOUTH SIXTY-FIVE (65) FEET, THEN WEST FIFTY (50) FEET, THEN NORTH SIXTY-FIVE (65) FEET, THEN EAST FIFTY (50) FEET TO THE POINT OF BEGINNING.

Book: 02003 **Page:** 01382103

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

Boundary Justification:

The selected boundaries encompass all of the land historically associated with the subject property.

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**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Maps:

1. **Tax Map.** Greene County Assessor's Office. Parcel No. 13-231-12-064.
2. **USGS Map.** Springfield, MO.

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Section Photo Log Page 33

**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Photographs:

The same is true for all photographs.

E.M. Wilhoit Building
300-330 East Pershing Street
Springfield, Greene County, Missouri
September 30, 2004
Richard Lee Burton
Negatives on file with Historic Springfield, Inc.; P.O. Box 50305; Springfield, MO 65805-0305

Exterior Photographs:

- Photo 1:** Streetscape. View from east at intersection of East Pershing Street and South Jefferson Avenue and along southern and northern tiers of 300 block of East Pershing Street. Subject property is at left.
- Photo 2:** Streetscape. View from northwest toward southern tier of 300 block of East Pershing Street.
- Photo 3:** Streetscape. View from southeast toward north and western tier of South Jefferson Avenue.
- Photo 4:** Streetscape. View from northeast toward south and western tier of South Jefferson Avenue.
- Photo 5:** Primary north elevation.
- Photo 6:** Primary north elevation. Detail of stepped parapet, terra cotta cornice and original second-story paired window with limestone sill.
- Photo 7:** Primary north elevation. Northwest corner of building. Detail of terra cotta cornice, separating first and second stories, on top of pilaster capital with bull header brick and terra cotta quoins.
- Photo 8:** Primary north elevation. Detail of terra cotta capital of pilaster separating Sections 2 and 3 at storefront.
- Photo 9:** Primary north elevation. Detail of storefront at Building Section No. 4, with original glass and copper frame and glass display windows and limestone bulkhead
- Photo 10:** Primary north elevation. Detail of c. 1950s Art Deco-style storefront at Section 2.
- Photo 11:** Primary north elevation. Detail of typical central entrance to second floor with terra cotta triangulated pediment.
- Photo 12:** Primary north elevation. Detail of terra cotta bracket supporting triangulated pediment above typical central entrance to second floor.
- Photo 13:** Primary north elevation. Detail of original garage doors at Section 2.

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Section Photo Log Page 34

**E.M. Wilhoit Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO**

Photo 14: Primary north elevation. Detail of original wood and glass single door at 330 East Pershing Street.

Photo 15: Side west elevation. View from northwest at Pershing Street.

Photo 16: Side west elevation. View from southwest at Robberson Avenue.

Photo 17: Rear south elevation. View from southwest at Robberson Avenue.

Photo 18: Rear south elevation. View from southeast at Jefferson Avenue.

Photo 19: Rear south elevation. Detail of original steel hopper-type window.

Photo 20: Side east elevation. View from northeast.

Photo 21: Side east elevation. Detail of stepped parapet and terra cotta cornice at southeast corner of building.

Photo 22: Side east elevation. Detail of storefront at first (southern-most) bay.

Interior Photographs:

Photo 23: First floor. View from southwest toward north storefront of typical commercial bay at Building Section 4.

Photo 24: First floor. View from northwest toward side east and rear south perimeter walls of typical commercial bay at Building Section 4.

Photo 25: Second floor. View from south down staircase descending north to central entrance of Building Section 3.

Photo 26: Second floor. View from northwest across lobby at central entrance of Building Section 3.

Photo 27: Second floor. View from northeast along typical hallway of Building Section 3.

Photo 28: Second floor. View from southeast across lobby at central entrance of Building Section 4

Photo 29: Second floor. View from east across offices at front north perimeter wall of Building Section 4. Offices connected by original door openings. Note original wood paneled doors and door trim.

Photo 30: Second floor. View from south toward front north perimeter wall of typical office at Building Section 4. Original plasters walls surfaced with modern paneling. Note original terrazzo floor.

Greene County Assessor's Office

1324230003

431 S JEFFERSON AVE

ONE HUNDRED TWO GLENSTONE



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Powered by Akanda

E.M. Wilhoit Building
300-330 East Pershing Street
Springfield, Greene County, Missouri

E.I.M. Wilhoit Building
300-330 East Pershing Street
Springfield, Greene County, Missouri

UTM Reference: 15/474240/4117780
(Scale 1:24K)

