A COMMUNITY STUDY: THE DEVELOPMENT AND DECLINE OF THE SPRINGFIELD, MISSOURI DOLLISON-WALNUT AND HAMPTON WEDGE HISTORIC DISTRICTS

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CHAPTER I

INTRODUCTION

Artifacts such as buildings deteriorate with age. As our society progresses with new technological developments and increasingly varied life styles, the newer building structures in which we live and work also change reflecting these new cultural values. With the passing of time and styles, old buildings decline and people prefer new design in their structures; therefore, the simplest solution is to destroy the old to make way for the new. Their worth, like everything else, varies with economic prices established in the market place. But does it? After all some aspects of community life defy market value. For instance, people value family antiques more than their worth on the market. The same is true for old buildings. Thus the issues are more complicated than they appear on the surface. The issues include: how to preserve buildings, which ones, who pays the cost, and how is this problem resolved in a particular community? When maintenance costs are greater than the market value, then someone or an interested party must support these costs. All communities must confront these issues. That buildings are preserved is obvious, but the mechanism employed is not.

One would suppose that historical preservation would be easy enough to do in an advanced industrial urban society such as ours. Physical reminders of our society's past have always been an important link to our identity, historical pattern, and traditions. On the whole our society constantly changes and we accept that- even regret it. The result is often a feeling of rootlessness combined with a longing for landmarks of the past which give people a sense of community, stability, and belonging. The issue is not resolved on sentiment alone. Because ours is a free enterprise system, only buildings of economic value are usually maintained. Someone must act and commit time, money, and energy to a renewal project. How for example, have specific communities solved this problem?

Statement of the Problem

This research provides an indepth community analysis on the problems connected with preserving historical and architectural sites. The framework for this analysis includes the community development model. Moreover, it is a community case study on Dollison-Walnut and Hampton Wedge Historic Districts in Springfield, Missouri. There is need now for specific community studies. For these will contribute to the broader historical development of the past. Orginally, American architectural heritage was preserved by a small and wealthy elite group of citizens. But even these people had their limitations. Over the years they became concerned

about common community structures. This, in turn, resulted in the development of various preservationist activities. Some efforts were successful, others were not. But even if districts were not preserved, at least information about them was recorded before their destruction.

Historically, urban redevelopment projects have tended to regard preservation as romantic, sentimental efforts for a few old buildings. Worse still, these efforts hindered progress. What attention was given to this matter tended to be limited in scope. Until very recently, most national preservation programs reflected an upperclass and urbane perspective. Because of this most of the structures studied and/or preserved were monuments. Thus the written record of what has been done reflects the minority view point, rather than the experiences of the less vocal and fortunate majority. Therefore, a large portion of the nation's historical experience has gone unobserved and unrecorded. Consequently information is biased and limited. We especially lack an understanding of the native and vernacular architecture of either the urban or rural areas.

Buildings are assumed to have a finite life-cycle. The process involved with economic development and environmental growth is seen as a process by which older buildings are torn down and replaced by new larger buildings. These buildings also have a certain life span. If all hidden costs are known, the expansion and then recycling of buildings help manage our material and evnironmental resources. But what

about the sense of community?

Old buildings and neighborhoods are often referred to as "slums" on the basis of quite superficial examination and inadequate data. We do not see them as unique historical and cultural patterns of the past. As a result, the use of buildings often conflict and building functions overlap. Areas have been rehabilitated in such a way to strengthen their community function. Old buildings have been refurbished, causing substandard housing either to be improved or eliminated. Complexes have been restored and adapted to new uses.

The U. S. preservation movement has grown in the last decade and, in turn, influenced public opinion. Preservation gives citizens the opportunity to regain a sense of identity by preserving and highlighting the community roots. Until now most citizens are circumvented because of the so called notion of "progress" and pattern of urbanization. The general public has participated in the successes of local, and often spontaneous actions to preserve threatened landmarks or districts. James Fitch emphasized in his writings that:

> Although national and local institutions are essential to the process, the new and critically important factor is citizen participation. Nowhere is the educational value of historic preservation more apparent than in such activities. For the battle to save the habitat must parallel the battle to save the inhabitants of that habitat. There are, in fact, two complementary aspects of the battle to save the built world.[1]

The active involvement of people at the level of the

local community in resisting or supporting a cause, issue, or program that interests them is an important instrument of community development. It is a process available to people of whatever political persuasion, or interest. It is thought that those at the most fundamental level of social life, the community, are best able to judge what they want and need. Furthermore, they should be considered and included in making relevant decisions about their lives, property, and culture. Unfortunately, community development specialists have largely ignored development options which are based primarily upon cultural resources. Historic preservation provides one means of using cultural resources in the community development process.

Purpose of the Study

This exploratory study underscores the need of understanding and analyzing community dynamics over historical preservation issues. It is a community case study about the Dollison-Walnut and Hampton Wedge Historic Districts. These two districts were developed in Springfield, Missouri, through federal funding aided redevelopment project programs. The author made isolated critical factors which affect various community decisions. These were further analyzed in a community development conceptural framework. The study tested the feasibility of other, similar situations in the furture, and at the same time provide a framework which might be useful in such attempts. Of course, it

is also hoped that this analysis would provide relevant data for those citizens living in Springfield and are concerned about historic preservation in the Ozark region.

Objectives of the Study

The objectives of this study are:

1. To conduct a thorough research of the literature on historical preservation and community development.

2. To focus on community concerns in contrast with so much emphasis given to societal trends and federal involvement.

3. To highlight the importance of all factors relevant to community preservation issues.

4. To focus on a descriptive case study. Specially to limit the analysis to the Dollison-Walnut and Hampton Wedge Historic Districts in Springfield, Missouri.

5. To examine the relationship between the preservation groups of Springfield with the Dollison-Walnut and Hampton Wedge Historic Districts.

6. To understand the sociohistorical factors which lead to the elimination of the Dollison-Walnut and Hampton Wedge Historic Districts.

Scope and Limitations of the Study

1. The study is about the development and destruction of the Dollison-Walnut and Hampton Wedge Historic Districts.

in Springfield, Missouri. Thus generalizations are limited in scope. It is questionable whether we can generalize the findings beyond this study.

2. Many aspects of community dynamics about historical preservation and societal trends and issues are not included. The scope of the study is restricted. Thus some factors deemed less important are not considered.

3. Regional and local case studies may have less impact on the national level where most of the attention has been.

4. A variety of methods are used to collect the data and make adequate observations.

5. Other researchers with different purposes and approaches would add new and possibly more complete analysis of the community.

6. The biases of the researcher are evident throughout the study. The researcher lived within a few blocks of the area studied. She has found memories of the area having traveled through it on a daily basis for years prior to the study.

7. The study totally financed by the author over a two year period. Since all travel costs were incurred by the author and since the author also was taking graduate courses, the resources needed for a more thorough and comprehensive study were just not there.

Definitions of Terms

1. Community development: In terms of this community development paper is viewed as locality development; community change may be pursued optimally through the broad participation of a wide range of people at the local community level in forming the goals and the actions needed to accomplish the set goals. Dunham suggests that:

> Community development is regarded as organized efforts of people to improve the conditions of community life and the capacity of the people for participation, self-direction, and integrated effort in community affairs.[2]

This can be viewed as basically the old fashioned grass roots citizen participation; it is the active involvement of people within a community at the local level resisting or supporting some cause, issue, or program that interests them.

2. Historic District: Historic district is a nucleus which is no longer the functional center of a modern city. It is currently the most active means of preservation activity. These districts have established their economic viability, bring new vigor to downtown districts and at times have furnished a base for the tourism industry.[3]

3. Adaptave Use: Structures which will often have neither important historical associations or exceptional architectural merit and are difficult to save for true museological purposes. These original structures have often been modified or damaged because the original owners who designed them for a specific purpose no longer live there.

Thus the structures are adapted to these new uses which often require fairly radical physical alterations.

4. Moving to Save: Used as a last alternative in preservation, a structure at times can be preserved only by moving it from its present site to a more desirable or suitable site.

5. Preservation: Preservation implies the maintenance of the artifact in the same physical condition as when it was received by the local, state or national curatorial agency. Nothing is added or substracted from the artifact, yet measures are taken for the upkeep and protection without disturbing its physical integrity. This is the most conservative of all levels of curatorial intervention in preservation.

6. Conservation: Conservation describes physical intervention in the actual framework of the structure to ensure its continued structural integrity. Science and technology are employed as diagnostic tools and therapeutic measures in maintaining the structure.

7. Recontitution: Recontitution is when the structure can be saved only by piece-by-piece reassembly, either on location or on a new site.

ENDNOTES

[1]James Marston Fitch, Historic Preservation: Curatorial Management of the Built World (New York, 1982), p. 404.

[2]James Marston Fitch, Historic Preservation: Curatorial Management of the Built World (New York, 1982), p. 41.

[3]Arthur Dunham, The New Community Organization, (New York, 1970), p. 140.

CHAPTER II

LITERATURE REVIEW

The professional literature on community development and historic preservation, can be found in many disciplines and overlaps several substantive academic areas. For the purpose of this study, the review of literature about historic preservation will concentrate upon is closely linked with community life and community development. In contrast with this broader perspective historic preservation research tends to be focused upon such issues as the displacement of the poor, the cost of restoration, and zoning. Likewise, there is also a considerable amount of literature with emphasising federal programs which help finance urban preservation projects.

Historic Preservation

Jensen an architect sees preservation as a way of establishing a sense of time and place within an ever changing environment with the emphasize on the role of the architect and designers within a community.[1] Developing new uses for older buildings or districts is now considered an intricate part of preservation. The archaeologist provides valuable information about an old building or neighborhood

community development and historic preservation, excavation; the historian or curator documents the original forms of a building or the general characteristics of a town and provides the historical evidence from which restoration work can proceed. To help establish the public values, an attorney is required in most preservation actions, and finally the architect deals with the individual physical forms involved in the project. It is stressed in his article that architecture schools within the United States lack an emphasis on preservation. Jensen concludes that preservation is a flexible concept and is alive with new possibilities. There is a need to retain a sense of continuity in our lives, making the best use of still useful architecture.

Hines and Napier's article presents an explanatory study concerned with social exchange and theoretical perspective for predicting involvement in local historic preservation programs.[2] It is based on interviews with 97 adult residents drawn from a small community in central Ohio, with a total population of 2,300. The community was selected for the study because it experienced numerous development problems in the recent past. Respondents believed that historic preservation: 1) had made the community a better place in which to live, 2) was an important component of community improvement, 3) was a good investment, 4) would be a good investment for other towns, and 5) would probably be successful and worthy activity.

Older people have had fewer visits to established restoration sites and have not been exposed as extensively to local historic education programs as younger people which ultimately affects willingness to commit resources and attitudes towards historic preservation. Age does affect knowledge of local history indirectly through the length of residence.

The study findings revealed that a vast majority of the respondents exhibited very favorable attitudes toward local historic preservation programs and indicated a willingness to make some type of commitment to preservation efforts. The findings strongly indicate that strategies to implement local historic preservation efforts must include education components to demonstrate the benefits local people can realistically expect to devise from development programs. In essence, Hines and Napier believe historic preservation programs may contribute a great deal to the community development process. Historic preservation programs focus upon the community as the unit of analysis, require local initiative and leadership, employ internal resources and invite participation and promote democratic task accomplishment. Historic preservation provides one means of using cultural resources in the community development process. As local residents, public organizations, and private business interact to undertake and implement achievable historic preservation programs. They may develop a social network together as an interactional unit to

achieve progress in other development problems within a community.

Ed Weathers selected the case study of Memphis' Greenlaw neighborhood to view in his article.[3] The program of the neighborhood revitaliation, architectural preservation and economic reclamation that earned national attention was developed by a Catholic nun. The Greenlaw neighborhood was a classic case of urban blight. CoDe (Community Development) North was developed enlisting local residents and public organizations. The Memphis State University's Urban Studies Department was recruited to develop a needs assessment of the area which revealed the neighborhood needed everything from sewers and street repairs to housing rehabilitation loans. Greenlaw was rejected for Community Development Block Grant Funds. A $50,000 grant was sought and awarded by the Campaign for Human Development of the United States Catholic Conference. With the money the CoDe North established a revolving fund to buy rundown houses in the neighborhood, rehabilitate them and rent them to poor people within the neighborhood. In the beginning the labor came from youthful participants in the CoDe North workshop while they were learning marketable skills. Later volunteers also came from local architectural firms and the city's Landmarks Commission lending library was used and tools were acquired. Other grants were obtained with time and progress allowing for more materials, staff, more homes rehabilitated, and the training program to

be expanded.

There are still empty abandoned houses, crumbling sidewalks, and trash-strewn vacant lots. Fewer than twenty-five percent of the houses are owner occupied and the rest often receive little care. At the same time the city has rediscovered its inner-city heritage and the community seems to be overflowing with volunteers and residents who refuse to now give up on their city, provide historic preservation, and be an active and productive part of the community development within a neighborhood.

The focus of Neighborhood Conservation is on the preservation of urban neighborhoods in cities and towns of all sizes across the United States.[4] It does not only include those neighborhoods with a unique history or architecture that have received considerable attention. It also includes the full range of places, such as old and new, rich and poor, distinctive and nondescript. All of which attempt to serve the traditional purposes of a neighborhood. A neighborhood should have a special character which is derived from the architecture, the street life, the commerce, the parks and natural features, or the people who live there. These characteristics make residents feel and have an almost instinctive desire to preserve. The real effort to preserve neighborhoods in not to freeze them in time, style, or demographic composition. It is to assure that neighborhoods are capable of maintaining a necessary degree of stability while at the same time acting as a viable part of the rest

of the city and surrounding communities. This does entail some outright preservation in each neighborhood, of structures, of land use, or of traditions. At the same time it means the assurance of adequate, safe and comfortable housing and services for the residents of the neighborhood.

The book is a study of a number of neighborhood conservation techniques used across the United States. It is interesting in that only one of which is the technique of historic preservation. The most compelling discovery within the book is how people involved in a life-or-death struggle for their neighborhoods have been able to improvise and achieve remarkable results with very little outside help. One feature of neighborhood conservation efforts is a tendency to distrust government and to be skeptical about professionals and to place faith in popular initiatives. Within self-renewing urban communities, help has been found in forging new values that place greater emphasis on cooperation, community, self-government, citizen participation, and personal involvement. Until the early 1970s a wide gap tended to separate the preservation of historical, cultural, and architectural landmarks of our more distinctive urban neighborhoods, from the concept of saving not only these but also the many less distinguished neighborhoods for the benefit of their own residents. At the same time a growing nostalgia for the nations past was revealed. It is stressed throughout the book that preservation is merely to keep from decomposing and conservation can be seen as a total,

purposeful and creative philosophy, including luxury objects of beauty and the environment. Also stressed is the role of public officials, planners and businessmen as they seek the measure of land-use controls, investments, and tax climate that will conserve our urban neighborhoods for their citizens. Five key groups of factors and activities that shape neighborhoods are considered to be political/administrative, legal, business, financial and other economic factors; social issues and physical design.

Carrie Johnson in her acticle on preservation explores where the preservation movement is heading and what are the opportunities and challenges it will confront in the 1980s.[5] The dominant spirit within the field is considered to be expansive, with preservation groups growing. Local, state, and federal support is considered at least modest, tax incentives for private restoration projects have increased and local educational and community activities have grown.

It is felt that preservationists will have to broaden their arguements in order to secure wider public support with utilitarian terms, such as, energy, economics, and jobs. At the same time it is felt that the preservation movement has become too broad, as a result there is conflict within the movement. It can be seen in the examples given in the article that preservationists tend to be good at adaptive use of ideas and programs. Preservationists have been learning more about planning, law, social problems, and

economics. At the same time the arts, social welfare, urban planning, environmental protection, commerce, and politics have become more aware and interested in construction and structures. While environmental groups have experienced urban problems, preservationists have just begun to value the unbuilt environment. Both groups are concerned with land-use, and have a common interest in energy conservation and heritage programs.

As for neighborhoods, the conservation concept has developed alliances among social, economic and cultural groups. Preservation groups have become more sensitive to social needs and community values. Neighborhood-base groups have image problems with the preservation movement and within their own community. There are times when they are willing to try to save buildings that are insignificant in themselves, yet they are considered to be usable and reflect an element of life in the community.

Urban development is considered the most challenging aspect of preservation. It is difficult to bolster community economics without resorting to development that tears landmarks apart. Local preservationists will have to become developers. A change in a community's image of itself can be made and it can influence private economic decisions.

The administions Urban Development Action Grant Program (UDAG) has increased the pressures by providing more money for urban projects, with an emphasis on private initiatives and quick public review. So that the National

Register's standards and procedures, especially for historic districts, have caused conflict with local officals and business developers. City officals are starting to pay closer attention to the preservation and design aspects of UDAG plans. National preservation groups, mayors and legislators have more of an interest in a larger role for local governments. Johnson concludes that basically, there is a desire to clarify goals and set priorities. More diversity will develop, dependence on federal programs will be reduced, new tools will be created.

Community Development

Ravitz's article "Community Development: Challenge of the Eighties" analyzes the challenges tracing community development, contracting the use of its rhetoric with actual practice.[6] In the bulk of his paper the author considers the concept and methodology of community development, traces its roots, and explores its potential, particularly in the current period of social and economic crisis our country is currently experiencing. Community development in Ravitz's words "is a risky business." There is always the possibility of social action changes whenever a situation, such as the destruction or development of a historic district arises that allows the people of a neighborhood to confront their problem or problems, think about them and try to take some sort of action. People who are in the position of control of public and private status quo do not usually like change

when it means hiring skilled organizers to talk to the people of neighborhoods about their problems. Ravitz goes on to point out that community development is really a difficult concept to initate and sustain, especially in our large, crowded, impersonal urban communities where most people prefer to let others take action. A majority of the people in our country believe they have lost the ability to control what will happen to them in the future. Ravitz believes that community development has the possibility of being most effective in our current period of widespread social and economic crisis with its high distrust of and the disenchantment with government and large scale corporate entities. When people are suspicious of massive institutions, they may depend on the trust within each other in simple, direct human relationships. Action within a neighborhod is on a human scale and people can know whether the other person does what he or she says and where the basic tastes of human living continue to be confronted. Ravitz concludes that community development needs to help people become politically involved and proficient.

Hayden Roberts in his book stresses that a community exists when a group of people identify common needs and problems, because of this there is an acquired sense of identity and a common set of objectives are developed.[7] A community is a form of communication, in that there is the ability of people to communicate with one another. Objectives within a community are ever changing. To realize

these objectives, further learning is necessary such as skills in organization, planning, and administration. These skills then allow a community in a position of being able to take action to achieve its objectives. Evaluation follows, which is the process in which the community assesses the extent to which it has actually achieved its objectives. Roberts believes this process can bring out further tensions which can start off another cycle of development. The process then moves on to learning on the part of others within the group and if possible, on the part of other groups which may be involved, learning about the individuals themselves, by the individuals themselves, and about the group and their environment. This means learning skills of communication by members of the group. There is an acheivement of clearer understanding of their attitudes towards one another and towards others outside the group. Roberts believes that even though the community development process continues to be political, there are signs that more people are seeing the ends as more than just economic and material. There are signs that people are acheiving power from sources other than economic dominance.

E. T. Jones in his study examines the impact of federal block grant programs on local autonomy in terms of the use of grants in the federal government for the promotion of national goals in local jurisdictions.[8] In case studies, Jones looks into the experience of St. Louis City and St. Louis County with Comprehensive and Employment Training Set

(CETA) and Community Development Block Grants (CDBG). The allocation of funds is seen to be affected by a number of factors which vary among local jurisdications in terms of different starting points, such as, administrative styles, types of executives, types of legislatures, and different grant processing capabilities. These differences are seen as more likely to promote the realization of local goals than of national objectives. In his analysis Jones concludes that national goals can not always be seen as compatible with local autonomy needs.

William C. Baer explores the concepts of the city-as-cemetery, or in other words, the death of cities.[9] The purpose of the analogy is to discuss the various aspects of urban death and suggests ways to adapt to it, rather than pretend to fight against natural urban decay. Symptons of urban death are emphasized instead of causes, and the policies suggested are an attempt to accommodate society to an event which the author argues is an unavoidable as human death. Baer follows a medical metaphor throughout his article in an effort to open new avenues of discussion and attack those who would cosmetically improve ternimally ill areas at any cost. Before urban death was really considered a problem, our cities resorted to federal urban-renewal programs to solve local deterioration problems. Public funds were raised by the federal government to help private property owners forestall their real estate losses. The middle class has borne much of the financial cost, yet has seen few

tangible benefits from these undertakings. Slowly through private action and public interaction, many of the costs of deteriorating central cities can be assigned to specific members of society. Urban planners sometimes recommend eradication of dilapidated or substandard buildings in a neighborhood to prevent the spread of blight throughout the community. The apparent variety of programs, for all of their diversity, do not acknowledge the prospect of terminal illness. Historic preservation and preservation undertaken for profit by the private sectors, are highly selective in their choice of projects. Historic preservation meets selective historic and symbolic needs, conservation and rehabilitation meet the selective needs of some middle-income and upper-income households. Neither can meet the mass needs caused by poverty. Neighborhood death in the nations cities is coming to pass. The danger Baer wishes to guard against is not urban decay, but the risk of the public and public policy being overcome by an ignored inevitability.

ENDNOTES

[1]Robert Jensen, "The Architect's Role in Preservation." Architectural Record (December, 1971), Vol. 150, pp. 82-85.

[2]Robert L. Hines and Ted L. Napier, "Historic Preservation As An Additional Option For Small Town Development." Journal of the Community Development Society, Vol. 13, No. 1 (1982), pp. 21-42.

[3]Ed Weathers, "Self-Help the Memphis Way," Historic Preservation, Vol. 33, No. 4 (July/August, 1981), pp. 34-39.

[4]Robert H. McNulty and Stephen A. Kliment, Neighborhood Conservation (New York, 1976) (A/A, editors), p. 287.

[5]Carrie Johnson, "Preservation in the 1980's, A Dynamic Movement Looks at Itself," Historic Preservation, Vol. 32, No. 6 (Nov./Dec., 1980), pp. 32-39.

[6]Mel Ravitz, "Community Development: Challenge of the Eighties," Journal of the Community Development Society, Vol. 13, No. 1 (1982), pp. 1-10.

[7]Hayden Roberts, "Community Development: Learning and Action," Community Development: Learning and Action (Toronto, 1979), pp. 25-44.

[8]E. T. Jones, "Block Grants and Urban Policies: Implementation and Impact," Policy Studies Journal, Vol. 8, Issue No. 6 (Summer, 1980), pp. 906-912.

[9]William C. Baer, "On the Death of Cities," Public Interest, No. 45 (Fall, 1976), pp. 3-19.

CHAPTER III

METHODOLOGY

Introduction

In an exploratory study such as this one, special attention must be given to methodology. There is a reciprocal relationship between the conceptual framework and the procedures used to collect data. But even though theory guides research, theory is never-the-less dependent upon it. Thus the reader will find in this section a variety of approaches and methods of collecting relevant information.

Context of Discovery

A major assumption throughout the duration of this study has to do with flexibility in collecting data. In fact, the researcher designed the process such that new insights or discoveries could be integrated into the final product.

It is often assumed that the human mind learns best when proceeding from the known to the unknown. This deductive approach allows for the perception of an aspect of reality that already appears to exist. Thinking goes from general to particular. That particular becomes a conclusion

from which other, new insights are made. But inductive analysis also allows for cause and effect, an important concept for the context of discovery and exploratory study. Time after time if something is observed then it is assumed to be true. Max Planck explains,

> The law of causality is neither true or false. It is, rather, a signpost- and, in my opinion, our most valuable signpost- to help us find our bearings in a bewildering maze of occurrences, and to show us the direction in which scientific research must advance in order to achieve fertile results. The law of causality, which immediately impresses the awaking soul of the child and plants the untiring question Why? into his mouth, remains a lifelong companion of the scientist, and confronts him incessantly with new problems.[1]

Serendipity means that a hidden logic often developes in the context of discovery or observation. The quest for unintended consequences forms the rational basis for a flexible, study such as this one. This particular strategy is especially relevant for new and unstudied subject areas.

Methodology of Triangulation

Since this was a community study about historic preservation and since this substantive area overlaps several discipline areas, the researcher selected a particular approach called "triangulation." Triangulation means studying a subject from a variety of prespectives. Just as a diamond needs to be examined from different angles in order for a jeweler to appraise its worth, so should social scientists follow a similar process with some subjects. Several

research methodologists suggest a similar procedure for the study of social behavior. For instance, Babbi said,

> Since each research method has its particular strengths and weaknesses, there is always a danger that research findings will reflect, at least in part, the method of inquiry. In the best of all worlds, your own research design should bring more than one research method to bear on the topic.[2]

Likewise, Denzin believed,

> The combination of multiple methods - each with their own biases, true- into a single investigation will better enable the sociologist to forge valid propositions that carefully consider relevant rival causal factors.[3]

In this community study the major purpose emphasied discovery, exploration, and understanding over that of a rigid, statistical, and experimental research design.

Sample Population and Interviews

A cross-sectional purposive sample was used to select individuals for personal interviews. These interviews were conducted with urban renewal officals, city and county historic preservationists, and city government officals. Most of the interviews were somewhat open ended- allowing for new insights. The informal style of the researcher allowed for this. But certain themes or issues generally were covered. The following questions were most frequently used to direct the conversation and obtain information concerning the study.

1. What is your organizations' (or offices') involvement with the University Plaza Project at the Dollison-Walnut and Hampton Wedge Historic Districts?

2. Who is active within your organization or office?

3. What is being done about the Historic Districts within the University Plaza Project?

4. What are other past involvements within the community concerning community development and historic preservation?

5. What are other current involvements or interests within the community concerning historic preservation?

6. Is there a city comprehensive plan for preservation? Restoration funds? Revolving funds?

7. When does a site become known as a historic district and what designants a district?

8. How many houses were actually moved? What was the response to the market plan sent out by the Springfield Urban Renewal Authority?

Upon the completion of each interview, the researcher would in privacy recopy the notes taken during the interview. Since a tape recorder was employed validation of perception could be checked out. This procedure cross validated source information and other general observations which are often difficult without such checks. Some interviews were conducted over the telephone. This method was generally avoided, however, since face to face interviews were preferred. The interview technique was successful. Each informant was cooperative and allowed time for scheduled appointments.

A total of eight persons were interviewed, representing five historic preservation organizations and three city agencies involved with the University Plaza Project or historic preservation.

Content Analysis and Census Data

Content analysis of urban renewal agency documents, files on various zoning actions, and administrative records were utilized with the consent of officals at the various administrative levels. Almost 75 hours were spent gathering information from the local city/county library, the local university's various libraries, and the archaeological and historical survey center in Springfield, Missouri.

The United States Census Data for 1980 provided additional insight. The researcher attended an all day session on how to use census data and other reference books containing block statistics. The block statistics provided unique data on characteristics of property ownership in the Dollison-Walnut and Hampton Wedge tracts. These data do have their limitations in that a given tract lacks homogeneity, moreover the two historic districts represent only a small percentage of the tract area. More will be said about this in the findings section.

Direct Observation

Community sociologists Vidich, Bensman, and Stein point out that:

> Inspite of the grandoise elaboration of much research methodology and abstract theory in sociology, it appears that the ear and the eye are still important instruments for gathering data, and that the brain is not always an inefficient mechanism for analyzing them.[4]

The researcher spent considerable time traveling from Oklahoma to Missouri and back, as well as remaining in the community. This made it possible to observe the community- to walk its streets, see its buildings, browse through local museums, collect data from local libraries, and conduct interviews. At least one month was spent attending historical meetings, visiting with concerned citizens, talking with faculty at Southwest Missouri State, taking pictures of the area, and thinking about the project. These experiences formed the basis for a gestalt concept of the community. One especially helpful for a redevelopment and historic preservation project. Furthermore, the author traveled to other restoration and historic preservation areas such as Granbury, San Antonio, and Waxahache, Texas. A tour of these areas put this project into a broader perspective. Each community varies in size and location and has also accomplished something by combining historic preservation into their community development programs. The additional and comparative observations underscore the determining influence of local culture and tradition on architecture and

community development.

Ethics in Research

In trying to explain the underlying concept of historic preservation as a part of community development, the researcher used the University Plaza Project in Springfield, Missouri. Of course there is a bias since she lived in the area for five years. Jane Jacobs sums this experience up best in her statement, ". . . perhaps it is easiest to see things first where you don't take them for granted."[5] The reader of this study should constantly and skeptically test what is stated in this study against his own knowledge of historic preservation and community development. If there have been inaccurate observations or many mistakes made in inferences and conclusions, it is hoped that these faults will be corrected. The researcher attempted to abide by the code of conduct adopted by the American Association for Public Opinion Research throughout this study.[6]

This researcher had formerly been involved with a renovation project for Southwest Missouri State University. That University had aquired a house which was a single family dwelling and converted it into a womens dormitory. Nine students received college credit and worked as individual contractors for specific jobs on the project. The project totalled $2,000. Each student selected his or her own project at the house and proceeded to carry out the renovation from beginning to end. While experienced

professionals and professors from numerous fields were consulted, each student carried out the actual work. Each student prepared a visual presentation and submitted bids on the cost of the design. In addition to the actual physical work involved in the project, each student prepared a research paper on some aspect of work involving the renovation. Weekly lecture sessions were also held for the duration of the project. Besides hearing professionals in the fields of design and construction speak on their crafts, the students heard psychologists discuss group interaction and communication. This type of enriching experience is valuable within the education system and suppliments what is learned in the classroom. Many students and citizens learned about the research and also became more involved with historic preservation within the community of Springfield. Certainly this extensive prolonged involvement baised the researcher toward a particular perspectives even though scientific and unbiased data collection and reporting are desired.

Preservation remains relatively low in municipal priorities. Cities are more preoccupied with day-to-day operations than with the long-range activities of preserving their cultural and historical heritage. A national carelessness about our rich natural and cultural heritage has been another by-product of building for commerical enterprise. Unfortunately there is a tendency to confuse the problems of people and the problems of places. Thus the earliest

response of those cities to heavy immigration by the rural poor was often direct upgrading of property, not by helping people. Buildings were seen as falling in disrepair. The people in them were overlooked. Clearance of slum housing became the project, with little or no attention paid to employment or supporting services. Cities bulldozed block after block of human scale housing for new buildings that typically were larger and more imposing, but out of reach to the poor, as well as far less interesting and less accessible than those they replaced. Urban renewal was a costly subsidy to downtown businessmen, while the forced relocation of the poor to make room for new stores, parking garages, and luxury housing resulted in disrupting low-income families and neighborhoods and increasing the price the poor had to pay for reduced supply of slum type housing. This is another ethical issue related to the project.

Planners must be aware of certain vested interest economic groups as well as cultural constrains. Often people's true wishes are neglected. Jane Jacobs advocates intensity and diversity. For her other methods than these lead to the death of a city. In her view cities are never really planned they just happen. The cities evolve to meet the community needs and solve problems. Common good is an important part of the process. Thus some people raise ethical issues about planners or developers superimpossing their unwanted biases on others. Jacobs goes on and states that:

> If we look at successful street-neighborhood networks in real life, we find . . . whenever they

> work best, street-neighborhoods have no beginnings and ends setting them apart as distinct units. The size even differs for different people from the same spot, because some people range further, or hang around more, or extend their street acquaintance farther than others. Indeed, a great part of the success of these neighborhoods depend on their overlapping and interweaving, turning the corners.[7]

It can be seen in the history of urban design that planners have solved specific problems, often serving the interests of particular individuals or groups usually part of the powerful and wealthy and they tend to reflect and intensify certain cultural ideals. Thus ethics of conduct are questioned.

Classic forms of slumlordism seem to operate in a very specific manner. He discards most of the single-family interior amenities of a building, builds numerous rental units and then keeps the money for other uses until the building falls down. By the time it is amortized, the owner leaves. Such people are admired for being smart men, while at the same time taxpayers and neighbors wonder why their once beautiful community has slowly become a slum. These values are changing thanks to the small resident developer. They make a profit, are interested in history and building architecture, and help "unslum" neighborhoods.

Neighborhood Associations are designed to foster self-improvement. They buy property from the slumlords, and restore the structures. With the federal help from subsidy programs, the organization then rents to the poor tenents at rates they can afford. By hiring local unemployed people

under federal CETA grants these workers learn the building trade skills and help keep the neighborhood association costs down. If public opinion can create a slum out of a viable community, then public opinion can unslum the same community.

Summary and Conclusion

The research explored for this thesis combined the basic exploratory design, with the methodology of triangulation. This flexiblity helped the researcher discover uniqueness, make new discoveries, and gain new insights. The techniques employed for data collection included sample population interviews, content analysis of census data, and direct observation within the community.

To conclude, by combining these various approaches in a variety of sittings the reseracher has collected relevant data over the last two years. The procedures have advantages and disadvantages. The obvious advantages are that many different views are represented; many data sources are sampled and much information is collected. However, there are also disadvantages. For example, more information has been obtained about these districts than that which comprises the study. In the next chapter, the reader will find more pertinent facts about a community study of this nature.

ENDNOTES

[1]Bernard S. Phillips, Social Research, Strategy and Tatics (New York, 1966), p. 57.

[2]Earl R. Babbie, The Practice of Social Research (Belmont, California, 1979), p. 110.

[3]Norman K. Denzin, The Research Act (Chicago, 1970), p. 27.

[4]Arthur J. Vidick, Joseph Bensman, and Maurice R. Stein, Reflection on Community Studies (New York, 1964), p. xi.

[5]Jane Jacobs, The Death and Life of Great American Cities (New York, 1961), p. 15.

[6]Earl R. Babbie, The Practice of Social Research (Belmont, California, 1979), pp. 66-67.

[7]Jane Jacobs, The Death and Life of Great American Cities (New York, 1961), p. 120.

CHAPTER IV

CASE STUDY DESCRIPTION

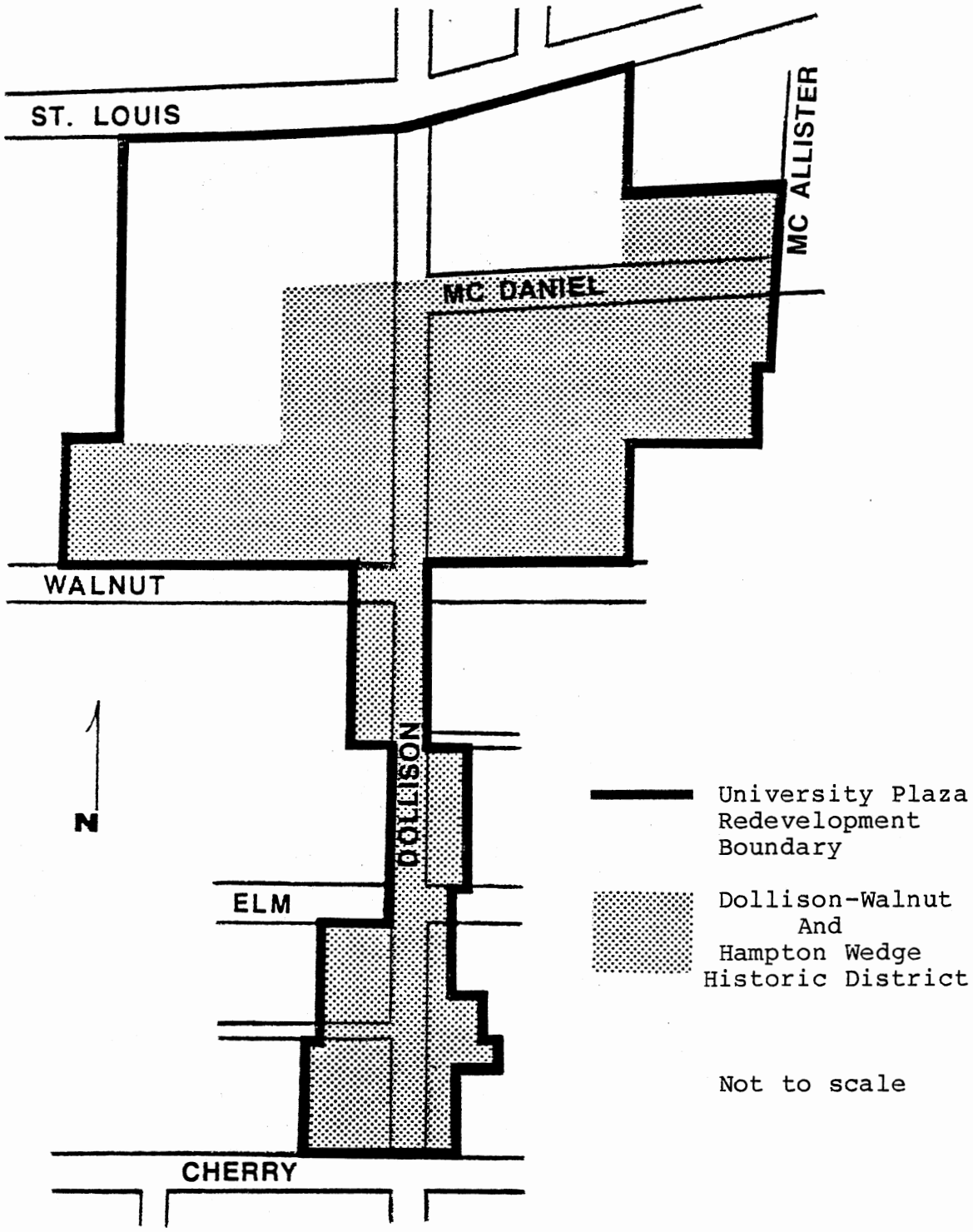
University Plaza Project Area

Springfield, Missouri is located in the southwestern part of the state and is currently the state's third largest city. From its founding Springfield, has been a regional trade center. When Springfield was designated the county seat of Greene County, it also became a central place for conduct government and business activities.

In January 1981, plans were announced for the University Plaza Redevelopment Project, a thirty million dollar hotel/convention center. This area comprises approximately twenty acres near the campus of Southwest Missouri State University and the downtown business district of Park Central Square. John Q. Hammons, and other local business and civic leaders developed plans for the University Plaza Redevelopment Project. This project is the largest private enterprise developed in the city's history. It consists of approximately 270 room high rise hotel, a convention center with about 1,000 seats, a multi-story commercial complex with condominum units, and parking lots. The site for the University Plaza is located between St. Louis and Walnut

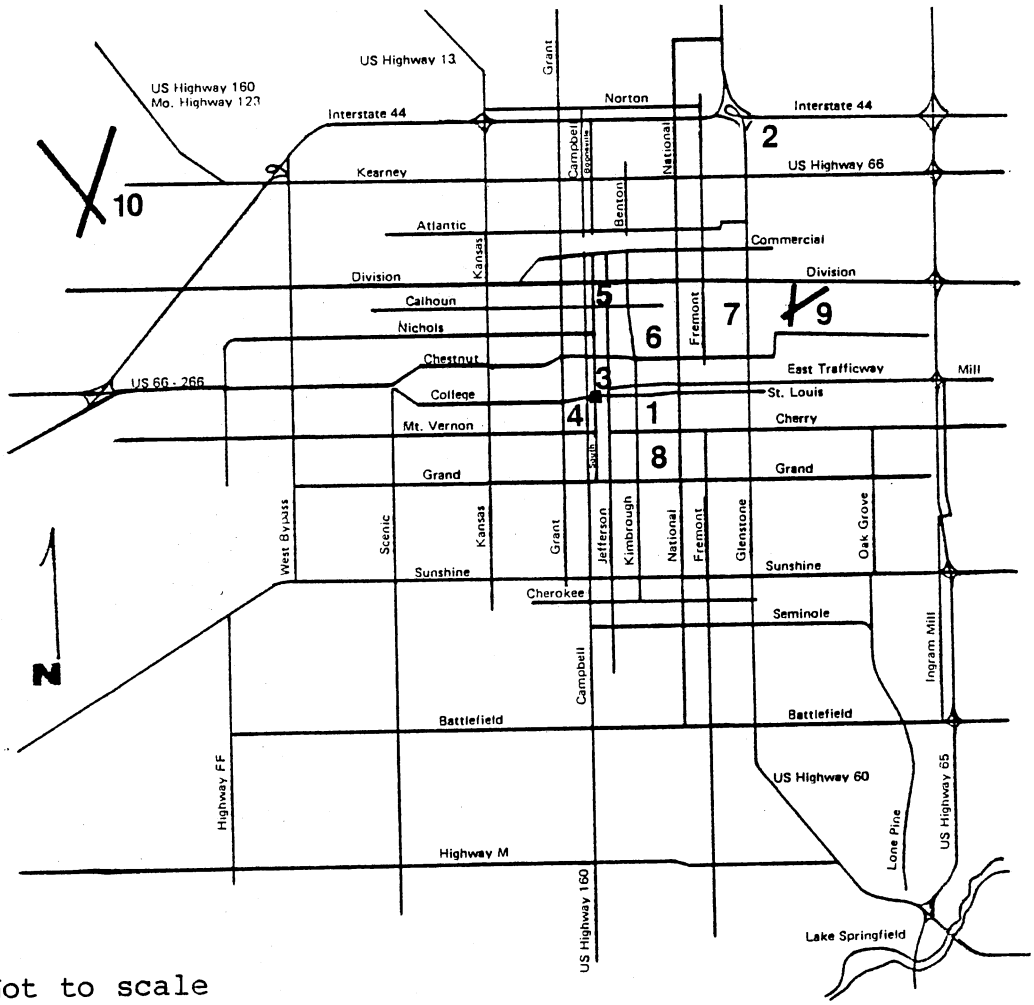
Streets (see, Figure 1). This area was not Hammons first choice of sites, it was near the Howard Johnson's Motor Lodge, located adjacent to Interstate 44, on undeveloped land within the northern boundaries of the city limits (see, Figure 2). The local banks persuaded the movement of the project to the central downtown location, which had been experiencing blight conditions for both residential and commercial interests. Other reasons for the choice of the downtown site, included its proximity to two major hospitals and supporting clinics, to Southwest Missouri State University, Drury College, Evangel College, to local, state, and federal government offices. The area had been experiencing a combination of physical and economic problems, which had a negative impact on the businesses that have been mentioned. This area had been identified as a high priority redevelopment area, because of its physical deterioration and because of its location near the central part of the city. The University Plaza should strenghten the land tax base for the area. There will also be the attraction of new permanent jobs, new housing facilities, expanded retail trade, new office tenents in the new facilities, and should retain existing businesses in the area.

The University Plaza Redevelopment Project boundary lines were changed from the original plans to a new site. This preserved some homes including the Sorosis Women's Club, and prevented the necissity to purchase and possible demolish the Kentwood Arms Hotel. This change in the



Source: Land Clearance for Redevelopment Authority

Figure 1. Boundary Map of the Dollison-Walnut and Hampton Wedge Historic District



Not to scale

1. University Plaza Site
2. Hammons first selection for University Plaza
3. Park Central Square (Public Square)
4. Park Central Hospital
5. Cox Medical Center
6. Drury College
7. Evangel College
8. Southwest Missouri State University
9. Downtown Airport
10. Springfield Regional Airport

Source: Southwest Missouri State University, 1982-83 Directory

Figure 2. City Street Map of Springfield, Missouri

boundary lines was encouraged by the Springfield Historic Sites Board and finalized by the failure to obtain the necessary funds. Subsequently the projects budget was reduced to approximately $23 million. Of this $3.8 million came from a federal Urban Development Action Grant, which was awarded after an intensive lobbying campaign by Hammons and his financial backers.[1] The grant was considered essential to the plan, since it involved the city in the project and made it possible to condemn property needed for the project if agreement with the property owner's could not have been made. Financing for the project came from a combination of private and public funds. Several of Springfield's banks agreed to buy $10 million of the tax-exempt industrial revenue bonds that Hammons requested from the Industrial Development Authority. These bonds are not an obligation of the city, rather they are and will be secured by the buildings in the University Plaza they are used to finance. It is Hammons responsibility to raise the balance of the funds needed to complete the project.

The University Plaza Redevelopment Project involved the acquistion of 59 parcels of land within the project area, which the Land Clearance for Redevelopment Authority approved. Construction of the project is expected to extend over the next three years in three phases, with Phase I of the project being a $12 million hotel/convention center in progress and it is scheduled for completion in September 1983. Phase II will consist of an office complex and retail

shop space, and Phase III will be the development of a residential condominium complex. Adequate off-street parking will be included along with landscaping and fountain areas as each of the phases progress. Each phase of the project has been awarded to separate architectural firms. The area that the project acquired was primarily old one-family homes converted into apartments for college students by absentee landlords. Some of these homes had been deteriorating rapidly. There were well maintained apartment houses with live-in landlords, and there were a few businesses which had maintained the look of the old neighborhood over the years.

Legal Aspects

The Dollison-Walnut and Hampton Wedge Historic Districts were not established until after the announcement of the University Plaza Redevelopment Project. The State Historic Preservation Officer (SHPO) determined that there were two historic districts and an additional historic site exists within the University Plaza area. These historic sites were developed through the coordination between Springfield Historic Sites Board, the Springfield-Greene County Historical Preservation Society, the Missouri Heritge Trust, and the SHPO. The sites were considered to be of historic value and are therefore, eligible for listing in the National Register. As a last resort in saving part of the city's heritage, the structures within the districts

were to be recorded, relocated where possible and preserved or salvaged. Under the proposal designating the Dollison-Walnut and Hampton Wedge Historic Districts, a permanent record of all the structures within the two districts was developed. The Center for Archaeological Research at Southwest Missouri State University was involved in three phases of research: a survey reconnaissance, an assessement of significance, and whether to move or leave a particular structure. This investigation compiled with the federal law for protection and gave reasons why an environmental impact statement was not required.[2] The Land Clearance Redevelopment Authority of the City of Springfield acted as the sub-grant agent for the city for the relocation of the structures. The structures within the districts were advertised in local and state newspapers, Preservation News, and the Missouri Preservation News. The marketing plan for the movement of the structures was conducted by the Land Clearance Redevelopment Authority. All were to be acquired and removed, except for the house where the Sorosis Women's Club is located, at 838 East Walnut. In accordance with Section 106 of the National Historic Preservation Act of 1966, a Memorandum of Agreement for the University Plaza Redevelopment (UDAG) Project was approved by the Advising Council on Historic Preservation.[3] This memorandum required the consultation with the SHPO, who determined that the project would adversely affect the Dollison-Walnut and Hampton Wedge Historic Districts and the properties were

eligible for inclusion in the National Register of Historic Places and compiled with the "Protection of Historic and Cultural Properties" (36 CFR Part 800). The Advisory Council on Historic Preservation, the city of Springfield, and the Historic Preservation Society of Springfield and Greene County consulted and mutually agreed on the Mitigation Proposal.[4] The marketing plan was developed with joint agreement of the SHPO, the Springfield-Greene County Historic Preservation Society, the Springfield Historic Sites Board, and the city of Springfield. Owners were notified in writing of their option to relocate their structures, the owners then had sixty days to make their decision, if relocation was desired, the owner was required to move his structure from the site in the project area within 90 days, following the delivery of a written acceptance. The general public then had the same opportunity to receive a structure free of charge, if the owner declined the offer. Occupants (renters) had priority over the rest of the public in obtaining a structure within the project area. The Springfield Historic Sites Board in consulation with the SHPO determined the eligibility and compliance with set standards. In the relocation of a structure the party had to agree to rehabilitate and maintain the structure in accordance with the Secretary of Interior's "Standards for Rehabilitation."[5] Detailed information concerning the need and intended use of the structure, to what extent the original structure would be modified after the relocation,

the location to which the structure was to be moved, sources of financing in the relocation and preservation of the structure, and the previous experience of the applicant in historic preservation and rehabilitation were evaluated. All structures chosen for relocation were subject to restrictive convenants reguarding the buildings preservation and maintenance. All the structures not selected for relocation are subjected to demolition. Prior to demolition and alteration, the city recorded each structure, so that there is a permanent record of its existance. The National Architectural and Engineering Record (NAER) determined the level of documentation required, this documentation had to be accepted by the NAER and the Advisory Council on Historic Preservation before any demolition or alteration occurred. After the demolition of a structure within the project area, the city notified the Keeper of the National Register, so that the structure would be removed from the list of properties determined eligible for inclusion in the National Register. The Springfield Historic Sites Board and the SPHO had the opprotunity before the demolition of each structure to identify architectural elements of importance for removal and to use them in other historic structures and/or projects. The city of Springfield was responsible for the removal and storage of the selected architectural elements for a period of at least one year from the date of their removal from the original structure, and was to deliver them without cost to the Springfield Historic Sites Board at

the end of the storage period provided.

Springfield's Foundings

In order to establish the importance of the area to the founding of Springfield, it is best to have some insight to the development of the Ozark region and the establishment of Springfield. Long before the town was settled, the area was Indian Territory. The Osage Indians had been more or less permanent residents of the Ozarks even before the French and Spanish explorers ventured into the region. The land consisted of large prairies, with timber mainly confined to the water ways. The area of the University Plaza was probably included in the Osage hunting grounds, as well as, most of the Ozark region. After the Louisiana Purchase the Osage tribe ceded practically all of the Ozark region to the United States in a treaty. Despite the treaty, bands of Osage did remain in Greene county as late as 1837.[6] The Osage for many centuries were the only inhabitants of the area, yet they had very little impact on the landscape. There is evidence that the Delaware Indians had a settlement, possibly located near the site of the present city of Springfield. The Spaniards in 1789 had permitted some Delawares to come into Missouri. They had no treaty rights until 1818 and then in 1829 they ceded all claims to land in Missouri to the United States and were moved farther west.[7] A band of Kickapoo Indians had built a village in 1821, which was located in the present south central part of

Springfield. It seems they had about one hundred wigwams and cultivated farm portions. By a treaty with the United States, July 19, 1819, the Kickapoos received a reservation which included what is now the northern two-thirds of Greene County, which they occupied until 1832.[8] This tribe was probably more intimately associated with the pioneers/hunters than those of the two previously mentioned tribes. Other tribes such as, the Piankasknew and Pawnee were occassional visitors rather than permanent dwellers in the area. There is evidence that the "Virginia Warriors Path," starting on the Atlantic coast in Virginia did pass through southwest Missouri.[9]

Even before the Louisiana Purchase, the region of the Ozarks was known as a land of great promise, being rich in natural resources. There is strong probability that one of DeSoto's exploring bands had penetrated Greene county, in the famous trip from Florida, and crossed into the southwestern slopes of the Ozarks to the Arkansas river in 1541. At about the same time Coronado came from Mexico on the west into the Ozarks. Mineral wealth was assumed by the explorers when they discovery of an apparent abundance of lead, which often occurs with silver, added to their reasoning that they would find a bonanza. By right of discovery, DeSoto in 1542 claimed the land for Spain, then LaSalle in 1632 claimed it for France and named the vast area Louisiana in honor of his King Louis XIV. In March 1766, the Spanish received the transfer of the territory, then in October

1800, France once again came into possession of the Louisiana Territory. The territory then once again was transferred, only this time it was to become part of the United States.[10]

Although more favored in natural resources the western border of the Ozarks was settled years later than the eastern and northern section of the region. Some of the reasons considered for the lag were: the emigration waited until the population had moved well beyond the Mississippi river; the area was accessible by no large non-circuitous streams; the rough Ozark hill country to the east was also a barrier; the prairie was not considered desirable for settlement; the mineral wealth was not known until the middle of the nineteenth century; and the Indian occupancy of the area greatly retarded the settlement.[11] Most of these features had attracted the hunter. For the most part of the hunter enjoyed the wild game and the singularity of the wilderness without civil law. Typically they were nomadic, but on occassion they would cultivate an acre or two of corn for bread and horse feed.

One of the earliest travelers and explorers to visit Green County and to leave a record of what existed in the area was Henry R. Schoolcraft in 1818. This journal is the only written record that exists preserving the knowledge of the abundance of wild game and the early recognized richness of the area. He portrays the changes that have occurred in the Ozark region in his writing by describing his visit to

Indian diggings on Pearson Creek near the present site of Springfield.[12] By this time, hunters were becoming farmers and immigrants from the older states east were venturing into the region.

During the spring and summer of 1822 the Joseph Price, the John Pettijohn, Jr., and the Thomas Patterson families had begun to move to locations within a few miles of what is now Springfield for their homesites. These families had come by water.[13] The Delaware Indians did not begin to permanently occupy their territory on the south half of Greene county until about the fall of 1822 and constant conflicts began to arise between them and the early settlers. The settlers had to give up their claims to the land. Then, by a later treaty, the Delawares and Kickapoos were removed, and many of these early settlers then returned to their old homesites and began permanent settlement. John P. Campbell, a native of Tennessee, became the founder of Springfield in 1829. He had crossed the area years earlier in search of a runaway boy, and had been impressed with the land. He blazed trees just north of what today is Park Central Square in downtown Springfield. When he returned with his family to homestead, he found other families, including a friend William Fulbright, already settled. The settlement became known as the Campbell and Fulbright Springs. These early settlers were mostly from Tennessee, Virginia, Kentucky, Pennsylvania, and other older states. The roads from Warsaw and St. Louis crossed here and the settlement became

the most flourishing town on the western boarder of the Ozarks. The site of the town was covered by a growth of trees. The settlers had chosen wooded plots, distrusting the prairie grasslands, because of the underlying fear that soil incapable of producing heavy forest would be incapable of growing anything of value. Local oak and hickory were used in the building of their homes, which were usually one room log structures, rugged on the outside and rough within. Settlers around the Campbell and Fulbright Springs did not intend to develope a settlement, rather their interest was in establishing small versions of plantations for each of their families.

The tide of immigration flowed steadily. In 1833, the region had enough inhabitants to entitle it to be set aside as an independent county and the legislature in St. Louis organized the County of Greene. The area had been Wayne county, then it was cut in two to form Crawford county which was then again divided and Greene county came about. It was called "Greene", in honor of General Nathaniel Greene, of Revolutionary War fame. Campbell had become a great admirer of the deceased general, while living with the Greene family. It was not until January 5, 1835 that Springfield was selected as the permanent seat of the county government. There were about twenty-five log cabins, scattered around irregularly, each convenient to a natural well or other water supplies.[14] The name "Springfield" was supposed to have its origin from the springs that attracted the first

settlers, and others suggest that it was in honor of Springfield, Roberston County, Tennessee. In 1838, Springfield covered about one hundred and thirty-one acres and had about two hundred and fifty inhabitants with about fifty slaves. Practically every voter then joined a petition to the Legislature for the incorporation of the town, with the request being granted.[15] Springfield was laid off into lots with streets, alleys, and a public square. Until this time the land was obtained by squatting, with none of the land freely owned.[16]

Many other developments helped the town's growth, such as the establishment of the United States Land Office. By 1838 Springfield had nineteen licensed merchants.[17] The town began to benefit from being the half-way mark between St. Louis and Tulsa, Kansas City, and Little Rock. With the establishment of a branch of the State Bank of Missouri in 1845, others soon followed, so that Springfield became the most important banking center for more than 150 miles in any direction. In 1852 the railroad surveyed through Greene county with the tracks being located about one mile north of the Public Square. Much of the economy was founded on the expectation of the railroad. At the time most of the building of the town had occurred west, south, and east of the Public Square. In 1858 the Butterfield Stage Company started its line of stages for California from St. Louis through Springfield, which advanced the mail service and helped put Springfield on the map.

With the Civil War approaching, it was to be seen that the town and county were by a majority for the Union, yet many of the strongest community leaders were to go with the Confederacy. Springfield was regarded by the generals on both sides as the strategic center for all of southwest Missouri. The Battle of Wilson Creek, fought in August 1861, was the worst of the war for the area. It was the only Civil War battle perceived as a victory on both sides. In January 1863, the Confederates had made an unsuccessful attempt to capture the town. This was the last battle in Springfield, even though the Civil War did not end until 1865.

After the war, the new immigrants in the area were from the northern states. These new settlers were considered to be progressive, liberal, educated, and capitalistic. The land was either homesteaded or sold in rectangular plots and property lines became important in the selection of home sites. The town was experiencing railroad fever as the town had already worked and paid for the construction long before the war had penetrated into the region. When the survey was located it was found that the height of the land to the north was best suited for the tracks and the depot would be more than a mile and a quarter from the business center of the town. After five years of difficulty in establishing the location of the railroad, the construction train of the South Pacific Railroad (Frisco Railway Company) pulled into the new station in North Springfield in April 1870.[18] The

railroad company had become half owners of a new town plot to the north of Springfield and beneficiaries by gift of land for their shops and by the right of way granted without cost and the original survey held. With the railroad built on the northern location a new settlement developed and this began an unfriendly relationship, injurying both the original town and its new little sister. As early as 1872 the town had fifteen mills, and farming experienced a marked growth because of the railroad.[19] With the encouragement of Springfield, the railroad was to have sent executives directly to Germany to attract settlers to southwest Missouri. The Germans were considered highly productive settlers and would provide the growth needed for a prospering community.[20] In 1887, the Legislature passed a law allowing Springfield and North Springfield to vote on consolidation and the proposition carried by an overwhelming majority in both towns. Around 1880, the Missouri Pacific and the Kansas City Fort Scott and Memphis railroads were built into Springfield from Kansas City, encouraging new businesses and settlers to establish themselves in Springfield.

With the turn of the century, new businesses appeared and a number of banks were founded. New forms of transportation arrived as automobiles began to compete for space on the streets with new electric street cars. General farming began to give way to specialized agricultural production with the encouragement of the railroads. Dairy farming

began to develop, by 1905 several Springfield farm and produce dealers shipped to markets in the east and south. Springfield was also establishing itself as an education center, with Drury College founded before the turn of the century. Springfield State Normal School opened in June 1906.

The town was growing in population and the structures built reflected the growth. The Colonial Hotel was opened in 1907 and was the first building with a steel frame to have been built in the city. In January 1909 classes met at State Normal School for the first time in the newly constructed Academic Hall, which is now known as Carrington Hall on the campus of Southwest Missouri State University (see, Appendix A). Also during 1909, the Baldwin Theater, which was built in 1881 on St. Louis Street, burned to the ground. The Landers Building was put up in its place (see, Appendix A). It was a four-story structure, completed within the year and used as the city's new theater. By 1911, the Woodruff Building, the Frisco Building, and the McDaniel Building were constructed (see, Appendix A). In 1912 the new Greene County Courthouse was occupied at Booneville and Central Streets (see, Appendix A).

The Public Square became the principal place of business, with farmsteads surrounding the area. The Square was laid off by John P. Campbell in 1838. He provided the necessary two acres of land, with a fifty acre tract he donated to the town. The proceeds of the sale of the lots went for

the construction of the necessary public buildings.[21] The Square was unusual in design. Instead of the four corners that is typical of town squares, this square was laid out with its contributing four streets entering at the four sides, where 12, 3, 6, and 9 are on the clockface. The courthouse was originally built in the center of the square. It was hardly finished when the Civil War broke out and during the was it was used for military purposes. After its destruction in the Civil War, no building was ever erected there again. In February 1862, all public buildings had been damaged in the Public Square by the Confederates. A devastating fire in 1867 struck the northwest corner of the Square, burning down the Union Press Building, a saloon, a grocery, and a number of other establishments. Also, that same year the Square was installed with the city's first street lamps, burning coal oil. Lighting became electric in 1886. Not all that was built on the Square was considered to be in good taste, as an example, the wooden bell tower and the bandstand built in the center of the Square during 1876. It was razed in 1882 to make room for a monument of General Nathanial Lyon, which was moved to the National Cemetery in 1884. The mule-powered street cars began running from the Square to Commercial Street (North Springfield) during 1879; later they became electric. In 1880, the Post Office was located in the norhtwest corner. The Square over the years became the hub of the town and county in Springfield's foundings.

The area designated as the Dollison-Walnut Historic District, which is included in the University Redevelopment Project, was only a few blocks southwest of Park Central Square (Public Square). The Dollison-Walnut area was built up with urban farmsteads and the residents were immigrants of Euro-American descent. The homes were primarily single family dwellings, and it was not uncommon for a family to start out in a one room cabin and over the years build up to a fine large home. Many of the farmsteads were on a large 80 x 200-foot lots with out buildings. Over the years the homes became well-constructed vernacular structures, with Victorian, Queen Anne, and Neo-colonial styling (see, Appendix B). It should be noted that "Queen Anne" architecture actually had little to do with Queen Anne. The style made of red brick flourished during the 1870's and 1880's reflecting the growth of the English middle classes. The architecture was a combination of Dutch, Flemish, Robert Adam, Christopher Wren, and Francois. As the style crossed over to America it was constructed as timber-framed and shingle-hung structures developing shingle style[22]. A fully developed rail system permitted the transportation of materials from great distances from their natural source. The homes were made of finished lumber, usually two-story, with large covered porches. Windows were double hung, with one to six panes of glass per window. Siding was narrow-finished clapboard. The homes were set on mortated native stone or concrete foundations. The neighborhood consisted

of the city's artisans, merchants, and professional people who had begun to settle the district well before the Civil War (see, Appendix C). The homes did exhibit a conscious concern for design, fashion, and uniqueness. The construction involved the adaptation of high style elements to standardized plans which were at the time being published in farm journals and newspapers. For economy, a compact plan is usually adopted and made from cheaper materials. The architecture was also characterized by complexity and confusion. It was a confusion that accompanied rapid progress in the design and use of the tools acquired for the industrial culture across the United States. The sensitiveness of the craftsmen were replaced by the crassness of the machine.

Former slaves occupied the Hampton Wedge District, known as East End during its development. It was actually wedged shaped, carved out of the area behind the backyards of the farmsteads off of Walnut and St. Louis Streets, opening onto the present Hampton Street. In 1906, the Springfield community experienced the lynching in the public square of three negroes who had been accused of murder in the Public Square. State militia were sent to keep law and order for ten days.[23] The negro population lived in fear; some were sheltered by their employers, yet many others left town. East End had become a settlement for former slaves employed in the tobacco factories, just to the north of the site, and as domestics for the surrounding farmsteads. It had been mostly open unused land up until the end of the

Civil War, when cabins and cottages were built. The layout of the lots were irregular in size and shape, and frequently there was more than one building to a lot with no standard set back from the street. By the turn of the century the East End residents consisted of both negro and white households.[24]

Demographical, Geographical and Ecological Aspects

By 1950 the population of Springfield had grown to 72,109 and the city covered nearly fourteen square miles. In 1980 the city had reached the 133,116 mark in population. As the city continued to grow and develop, it marked the decline for the Dollison-Walnut area and the Hampton Wedge area built up with a few substantial structures for housing, yet the area remained low income and it continued to support a small black population. In the past twenty years the downtown business district, including Park Central Square has not done well in competition with the developed outlying suburban areas.

A publication summarizing neighborhood conditions as of March 1981, for Springfield, showed that the housing in the Dollison-Walnut and Hampton Wedge Districts was classified as "decline/preservation" stage, which meant that there was a high land use conflict, single-family conversion to multi-family use, that most of the homes were built before 1940, and that there was low new housing construction after

1960.[25] There was high evidence that the homes needed maintainance and repair, with evidence of poor structural maintenance. There was also evidence of high commerical and industrial encroachment on the residential area. About 40% or more of the property was rental.[26] This also can be seen in Appendices B and C, by observing the lists of owners and how often some names reoccur, such as, C. Arch Bay. In another survey conducted in 1978 by the city of Springfield, thirteen homes out of 740 in the surveyed area (which included the Dollison-Walnut and Hampton Wedge Districts) were considered deteriorating or dilapidated.[27] And 78% of the structures were built before 1940 when the area was studied in 1978.[28] The 1978 survey also showed that April through September 1977 and 1978, 303 persons moved into the area and 434 persons moved out of the area, making it a highly mobile area of the city.[29] It was also considered the area with the highest population density in the entire city of Springfield.[30] The 1980 Census, also showed that the renter occupied units existed more frequently than owner occupied units, with the exception of Tract 0009-414 in the Hampton Wedge area (See, Table I). This exception may be explained by the few substantial houses that have been built in recent years. It can be seen out of 883 housing units only 72 units are owner occupied, with the remaining units being used as rental property.

In a study developed for the Land Clearance for

TABLE I

HOUSING UNIT OWNERSHIP BY HISTORIC DISTRICT*

Block Within Census Tracts	Occupied Housing Units			
	N	%	N	%
Dollison-Walnut				
0001				
207	2	2.8	91	11.2
208	8	11.1	171	21.1
209	7	9.7	131	16.2
0009				
405	20	27.8	151	18.6
406	17	23.6	217	26.7
413	12	16.7	46	5.7
Hampton Wedge				
0009				
414	6	8.3	4	.5
	72	100%	811	100%

*Census Tracts mentioned include the Dollison-Walnut and Hampton Wedge Historic Districts.

Source: U. S. Bureau of Census. Block Statistics, Springfield, Missouri, 1980.

Redevelopment, the area from St. Louis Street south of Walnut Street and from Jefferson Avenue east to Dollison Avenue includes the Dollison-Walnut and Hampton Wedge Districts.[31] This area was identified for high priority redevelopment treatment; it reflected numerous marginal and inappropriate land uses as well as relatively low assessed valuations. The area also included the Bank of Springfield, a parking structure, the Bell Telephone Building, the State of Missouri Division of Employment complex, a few churches and some residential structures. The city's bus transportation system was well intergrated into the downtown area including the Dollison-Walnut and Hampton Wedge Districts. These areas had not been cut off from the rest of the city. Buses provided a safe, easy, inexpensive and reliable form of transportation across town. The downtown area was one of the few residential sections of Springfield that had sidewalks, which encouraged residents to conduct business at local shops, banks, etc. Parking was a problem within the neighborhoods since the neighborhoods were built before the automobile and the structures were meant as single family units not multi-family. The best feature of the downtown section of Springfield was the central location and the easy access to other areas of the city. With the studies cited it has been assumed that the designated tracts are homogeneous and that generalizations can be made about the Dollison-Walnut and Hampton Wedge Historic Districts.

Historic Preservation in Springfield

Over the past ten years or so there has been interest in the community's heritage by the general public, local businesses, and the local government. Very little legislation has been enacted by counties and municipalities to preserve their structures of historic value. The State Historical Society of Missouri is the oldest organization, formed in 1898 and supported by state funds. It is directed by law to collect, preserve and make accessible to the public materials pertaining to the state's history.[32] The establishment of some form of board, commission, or authority, such as, the Springfield Historic Sites Board, has been generally accepted where controls are necessary to preserve the historic authenticity and architectural integrity of an area. Missouri authorizes the legislative bodies of cities to regulate and restrict the height, size, etc., and to undertake to preservation of external features of historical significance in buildings in their boundaries and to authorize reasonable regulation and control in preserving private property.

Historic preservation in Springfield on the whole has been considerably fragmented, yet there is interest which can be seen in the fact that there are organizations which all have been active in the city in the past year. These are; Greene County Historical Sites Board, Springfield Historical Sties Board, Springfield and Greene County

Historical Preservation Society, The Wilson Creek Foundation, and the Bentley House (The Museum of the Oazrks). The Greene County Historical Sites Board and the Springfield Historical Sites Board both research historical sites in the area and share common memberships. These members tend to be teachers, retirees, descendants of the founders of the area, and historians. The newest of the organizations is the Springfield and Greene County Historical Preservation Society, which is open to the general public with interest being generated because of the Dollison-Walnut and Hampton Wedge Historic Districts. The public for the first time was actually given an active role in protecting and perserving part of its heritage. The Greene County Historical Society is the oldest local preservation group formed in 1936. The average attendance for the nine meetings for 1981-82 was eighty-three.[33] The group donates funds to the Wilson Creek Foundation and the Bentley House, which are both independent agents on their own and are both listed on the National Register (see, Appendix A).

In recent years the community has shown interest in the historic heritage of Springfield with a number of events and the establishment of many historical sites. In 1973, the Springfield Historical Sites Board sponsored a Downtown Historical Walk. The walk took approximately one hour. The walk can still be taken. It may benefit the community to help republish the walking tour guide, since it has been a number of years since it was first published. New sites

could be added. As with the rest of the country, the bicentennial became a major event for Springfield's heritage. The community interest in its' historical past was generated on a large scale by the Springfield-Greene County American Revolution Bicentennial Celebration Committee, which began in 1975. The Museum of the Ozarks was established at this time. The Trail of Tears Trailride, organized by Dr. Duane Meyer, president of Southwest Missouri State University was a success. The Greene County Historical Sites Board was developed too. Then in 1979, Springfield celebrated it's sequicentennial and the local churches and civic organizations had special programs. Wilson's Creek National Battlefield Park, the National Cemetery and the Museum of the Ozarks were also active in the celebration. The first Living History Encampments at Wilson's Creek Battlefield were conducted during the anniversary of the Civil War battle, which attracted a total of 6,300 visitors.[34] Commercial Street was indicated as a Historic District in 1980 by the Springfield Sites Board (see, Appendix A). Unfortunately, this district is already suffering from the lack of money for its upkeep. In the development of the district no monies were ever secured for its future up keep. It has been thought that businesses have little to do to promote preservation, that developers in the past have been known to tear-down the old for the new. Economic development has been considered their prime concern, yet some of the best examples of preservation have been in the business

community. John K. Hulson of Ozark Airlines supports the Wilson's Creek Foundation. The Springfield Little Theater purchased and restored the Landers Theatre Building (see, Appendix A). The Day House was saved from destruction by architect Richard Stahl, who turned it into one of the city's more interesting small business offices (see, Appendix A). Ole' No. 3, and the old fire station recently experienced a successful renovation and is now a food establishment. Even the city government officals showed interest in the preservation and the restoration of the City Hall's interior to its turn-fo-the-century features, rather than gutting and modernizing.

Over the years only a few of the historic sites existing in Springfield have been listed on the National Register. These include the Bentley House and Day House, which at one time were private residences. The City Hall is still in use, whereas Calaboose at one time was a jailhouse, is no longer in service. The Landers Building is not only on the National Register, it still serves as a theater for live productions throughout the year. First these structures were placed on either the Springfield Historic Sites Register or on the Greene County Historic Sites Register, because of their importance to the community's heritage. The sites then became eligible for the State Register, and after being selected for the State Register they were nominated for the National Register. They were then selected for the National Register. The sites currently listed on

the Springfield Historic Sites Register and the Greene County Historic Sites Register range from the Edward Martin Shepard Memorial Room, in the Central Library to the Commerical Street Historic District, which includes a few blocks of what was North Springfield's business district. For the complete list of Historic Sites in Springfield (see, Appendix A).

The Dollison-Walnut Historic District and the Hampton Wedge Historic District were both placed on the Springfield Historic Sites Register after their research was conducted by the Southwest Missouri State Archaelogical and Historical Survey Center. Patrick Steel, the State Historic Preservation Officer, made the decision that the houses needed to be studied further, and they were eligible for preservation and should be preserved. The National Park Service selected eight of the structures for which a more complete record was made, these included: 819, 838, 913, 919, and 929 East Walnut, 237 McAllister, and 900 East Elm.[35] Since none of the registers had authority to preserve any of the structures a complete record of their existence was made before they were moved by individuals or demolished to make way for the University Plaza. The East Walnut Street area adjacent to the Dollison-Walnut Historic District has been proposed for and should be in effect by 1984. The Springfield Historic Sites Board has gone ahead with plans for the site, they created a board to conduct research on establishing the boundaries for the site. The historic designation will be

sought at the City and National Register level.

The districts were advertised in local and state newspapers, Preservation News and the Missouri Preservation News. The Land Clearance Redevelopment Authority Office prepared and distributed over one hundred brochures to persons and groups interested in the relocation and preservation of the homes within the Dollison-Walnut Historic District and the Hampton Wedge Historic District. These brochures contained parcel maps, photographs and brief descriptions of the structures available, information on the Economic Recovery Tax Act of 1981 and the Secretary of the Interior's "Standard for Rehabilitation." Information on public and private funding for rehabilitation and preservation was also provided. The marketing plan did not bring as much interest as the Springfield Historic Sites Board had hoped. Out of the 46 structures to be given away, there were 63 applicants, approximately 14 of the structures will be relocated and preserved.[36] The SHPO inventoried and identified items of historical and architectural significance of those structures not choosen to be moved. Those items will be available for use in other historical buildings and have been moved by the city and stored for a year by the city.

ENDNOTES

[1]Office of Urban Development Action Grants, UDAG Grant Agreement, UDAG Grant Number E-81-AA-29-0017 (Washington, D.C., July 6, 1981).

[2]City of Springfield, Public Notice, (Springfield, Greene County, Missouri, November 5, 1981).

[3]Advisory Council on Historic Preservation, Memorandum of Agreement for the University Plaza Redevelopment, UDAG, (Washington, D.C., November 27, 1981).

[4]City of Springfield, Mitigation Proposal, (Springfield, Missouri, November, 1981).

[5]Secretary of Interior, Standards for Rehabilition and Guidelines for Rehabilitating Historic Buildings, (Washington, D.C., January, 1980).

[6]R. I. Holcombe, History of Greene County, Missouri, (St. Louis, 1883), p. 733.

[7]Jonathan Fairbanks and Clyde Edwin Tuck, Past and Present of Greene County Missouri, (Indianapolis, 1915), p. 39.

[8]Ibid., p. 40.

[9]Floyd Calvin Shoemaker, LLD., Missouri and Missourians Land of Contrast and People of Achievements, (Chicago, 1943), p. 846.

[10]Jonathan Fairbanks and Clyde Edwin Tuck, Past and Present of Greene County Missouri, (Indianapolis, 1915), p. 58.

[11]Carl O. Sauer, The Geography of the Ozark Highland of Missouri, (New York, 1968), p. 138.

[12]Hugh Parks, ed., Schoolcraft in the Ozarks, by Henry R. Schoolcraft, (Van Buren, Arkansas, 1955), p. 113.

[13]Jonathan Fairbanks and Clyde Edwin Tuck, Past and Present of Greene County Missouri, (Indianapolis, 1915), pp. 52-53.

[14]Jonathan Fairbanks and Clyde Edwin Tuck, Past and Present of Greene County Missouri, (Indianapolis, 1915), p. 686.

[15]George S. Escott, History and Directory of Springfield and North Springfield, (Springfield, Missouri, 1878), p. 49.

[16]Ibid., pp. 49-50.

[17]Harris and Phyllis Dark, Springfield of the Ozarks, (Woodland Hills, California, 1981), p. 68.

[18]Ibid., p. 69.

[19]Carl O. Sauer, The Geography of the Ozark Highland of Missouri, (New York, 1968), p. 146.

[20]Russel L. Gerlach, Immigrants in the Ozarks, A Study in Ethnic Geography, (Columbia, Missouri, 1976), pp. 43-46.

[21]George S. Escott, History and Directory of Springfield and North Springfield, (Springfield, Missouri, 1878), pp. 49-50.

[22]Girouard, Mark, Sweetness and Light, (Oxford: The Clarendon Press, 1977), p. 221.

[23]Harris and Phyllis Dark, Springfield of the Ozarks, (Woodland Hills, California, 1981), pp. 84-86.

[24]Southwest Missouri State University Archaeological and Historical Survey Center, A Cultural Resources Survey of the Proposed University Plaza Project, City of Springfield, Greene County, Missouri: 1981, (Springfield, Missouri, 1981), p. 139.

[25]Planning Department, Summary of Neighborhood Conditions, Springfield Master Plan, (Springfield, Missouri, March, 1981), p. 30.

[26]Ibid.

[27]Springfield Planning Department, Neighborhood Analysis Community Indications for Springfield, (Springfield, Missouri, 1979), p. 62.

[28]Ibid., p. 64.

[29]Ibid., p. 77.

[30]Ibid., p. 82.

[31]Urban Programming Corporation of America, Central City Analysis Springfield, Missouri Redevelopment/ Restoration Strategy, p. 23.

[32]Jacob H. Morrison, Historic Preservation Law, (Washington, D.C., 1974), p. 100-101.

[33]Louise Hull, Greene County Historical Society Annual Meeting, (Springfield, Missouri, 1982).

[34]Harris and Phyllis Dark, Springfield of the Ozarks, (Woodland Hills, California, 1981), p. 155.

[35]Springfield Daily News, (February 2, 1982), p. B-1.

[36]John Peirson, telephone interview, Springfield City Planning and Zoning, (Springfield, Missouri, October 11, 18, 1982).

CHAPTER V

SUMMARY AND CONCLUSION

Summary

In an advanced industrial urban soceity such as ours, one would suppose that historical preservation would be easy enough to consider within the development of our communities. Our society is made up of change with physical reminders of our past, which link to our identity, historical pattern, and traditions. This research has provided an indepth analysis on the problems connected with preserving historical and architectural sites, using the Dollison-Walnut and Hampton Wedge Historic Districts in Springfield, Missouri. Until very recently, most national preservation programs reflected an upper class and urbane perspective. Consequently there exists a blind spot since information is baised and limited. Moreover, we especially lack an understanding of vernacular architecture. The general public has participated in the successes of local and often spontaneous actions to preserve threatened landmarks or districts. This active involvement of people at the local level of a community is an important instrument of community development. In this community study of the Dollison-Walnut and Hampton

Wedge Historic Districts, an attempt was made to isolate critical factors affecting various community decisions.

Suprisingly little research has been conducted concerning historic preservation as a part of community development. Prior studies focused upon such issues as the displacement of the poor, the cost of restoration, zoning and federal programs. The Dollison-Walnut and Hampton Wedge Historic Districts were used in an exploratory designed study to show how historic preservation actually interacts with community development. Triangulation was used as a form of methodology allowing for flexiability within the study. This allowed for the discovery of unique and new insights during the data collection stage. The techniques used for triangulation in collecting data included sample population interviews, content analysis of census data and direct observation. With the combination of these various approaches in a variety of sittings the researcher collected relevant data in a time frame of two years. The procedures proved to have advantages and disadvantages. Many different views are represented with many data sources sampled, and with much information being collected. Unfortunately, there was an access of information obtained about the districts.

Pride, appreciation, and memories are all valuable reasons for wanting to preserve a structure or a site that contains a portion of Springfield's history. Disagreement naturally arises among community members as to why and whether a structure should be restored or should be razed.

In all likelihood, only a few select examples can be sucessfully preserved for the future. It is a decision that should be made with community involvement, with developers or the city planners.

Conclusion

With community development and growth also eventually comes decline. In this research project the author has studied one community's approach to redevelopment and historical preservation. Just as people originally build a city, then are products of that community life; so also, they can in turn rebuild the city. Of course that a renewed city will then affect their children's lives.

Several conclusions were reached in the case study of the Dollison-Walnut and Hampton Wedge Historic Districts of Springfield, Missouri. One of the misfortunes of the United States historic preservation movement is that most groups emerge in the midst of dispute, such was the case in the Springfield and Greene County Historical Preservation Society. Through federal funding a governmental agency or corporation was about to demolish the area. Yet this area also held emotional significance for the local citizens. Because of the likelihood of demolition, they solicited support from a large segment of the Springfield community. They wanted to save the neighborhood and did just that. Moreover, they believed in the project, yet at the same time they were late in giving their view point. They could have

spoken up months before when the original plans were being discussed, but waited until after it was publically announced. By then their loss only became all the clearer to them at that late date. The preservationists made a significant impact when they decided to find resources in order to buy the structures. The Dollison-Walnut and Hampton Wedge areas are prime examples of what is known as the "rape of our neighborhoods." Demolition was used as a beginning point to salvage the downtown area of Springfield. It is not unusual that this practice of destorying in order to save, has become a common American experience.

A lesson should be learned from these events, but that could have come from any other locale, for the pattern of public response is the same. Public opinion varies with the issues. As the issues decline so does the interest in the preservation movement. Members of preservation groups are often viewed as non-practical idealists, as sentimental romanticists, or contrary obstructionists.

The structures of the Dollison-Walnut and Hampton Wedge areas were of vernacular quality like many small rural towns that grew into cities. The area was a prime example of the architectural evolution in Springfield for it was lined with hundreds of century old trees. There is an increased awareness of the value of keeping such buildings preserved in much of the original state.

Preservationists should allow the community to know about their seriousness and intentions by describing their

goals and community contributions. Next they must communicate these goals clearly to the public. Moreover, preservationists should build community awareness about architecturally enriched districts and structures by noting their aesthetic qualities and their functional utility. The unique artistic and humane qualities of historic neighborhoods cannot be recreated. If destroyed they are gone forever. Local citizens often fail to recognize that their own cities contain historical significant buildings. People want to know about their unique origin and development. Often architectural decay and human decay go hand in hand. Without the improvement of both, neither can survive. Buildings that have architectural value are aesthetically appealing and stimulating to the mind. In turn, historic preservation utilizes more community resources by keeping these old valuable homes than does the demolition team who destroys them. Historic preservation brings out the positive aspects of human nature and community life. Community organizations will lend their support as private corporations provide technical assistance. Next often private foundations will donate money to worthy community projects. Teenagers are often recruited to rehabilitate houses. When each group gets involved, the cumulative effect is contagious on others.

The word neighborhood conjures up visions of one's local areas, of neighbors, of family, and of people doing things together for themselves in tangible ways. The end

result is that people enhance their homes, their blocks, and their area. Awareness comes with participation in and involvement with significant issues- those affecting residents. Even with provision for meaningful involvement some residents still remain apathetic and indifferent. In the case of the Dollison-Walnut and Hampton Wedge Historic Districts the neighborhood was made up of renters, with no roots in the area. On the whole our society is made up of change and we seem to be on the move. What results is a feeling of rootlessness combined with a longing for landmarks of the past. People have no sense of stability or belonging. Preservation should go on beyond saving an occassional historic site. It should attempt to give a sense of orientation to our society, using structures and objects of the past to establish values of time and place. Finally, our country's heritage includes small sections which preserve our traditions for future generations.

With the background information in mind, it is evident that the homes in the Dollison-Walnut Historic Districts once represented the city's finest turn-of-the-century homes. At the time of this writing, however, it no longer is comprised of the opulent single-family homes. The University Plaza Redevelopment is the final blow to the section, which already had been compromised. In contrast with the tender loving care in privately owned family units, the area has more commericalized development. The actual decline of the area began in the 1920's and was accelerated

with changes in lifestyles. The most significant changes brought about by the factors during this time were the automobile, mass transit, and economic changes.

It would have been the preservationist's dream to reconstruct the grandeur of Walnut Street at the turn of the century. For such development to succeed action on the Dollison-Walnut and Hampton Wedge Historic Districts should have been begun years ago. Instead, absentee land owners moved into the area. It could have still been a good, well kept rental district. There are examples of owners, renting out upper floors of their homes which have not comprised the neighborhood. But there is still hope left. The University Plaza may still help preserve the area that exists. The structures that now remain are prime real estate property. If renovated and maintained, then there should be other positive developments. These economic activities will be small speciality shops, resturants, and open vendor operations adding to the diversity and intensity of the older neigborhood. If this happens not all will be lost by this University Plaza Redevelopment Project.

Cities seem to do better when they have stable economics, responsive governments, and resourceful relationships with their physical environments. We must direct our attention to the positive. Lewis Munford sums this up well in the following statement.

> We must restore to the city the maternal, life-nurturing functions, the autonomous activities, the

> symbiotic associations that have been neglected or suppressed. For the city should be an organ of love, and the best economy of cities is the care and culture of (human beings).[1]

The greatest challenge for communities today is to ensure on one hand that there is maximum input from all groups, especially the average citizen. Yet on the other hand those with money and influence to benefit the community make a profit and/or gain recognition.

ENDNOTE

[1]Mumford, Lewis, The City In History, (New York, Harcourt, Brace and World, 1961), p. 575.

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APPENDICES

APPENDIX A

EXISTING HISTORIC SITES OF SPRINGFIELD

SITE NAME	REGISTERS			
	City	County	State	National
Bentley House/Drury College 603 E. Calhoun	X		X	X
Benton Avenue A.M.E. Church 830 N. Benton	X			
Berg House, 625 S. Street	X			
Berry School, 911 E. Division	X			
Bowerman School 2148 N. Douglas	X			
Boyd, Washington & Lynn School	X			
Calaboose/City of Springfield	X		X	X
Campbell Ave. United Methodist Church, 400 W. Division	X			
Campbell, Grant & Mount Vernon School	X			
Carrington Hall/SMSU 901 S. National	X			
Central High School 423 E. Central	X			
Central School (1893) 423 E. Central	X			
Christ Episcopal Church 601 E. Walnut	X			
Christian Life Center 1700 N. Benton	X			
City Hall/City of Springfield 830 N. Booneville	X		X	X
Coffey (Headly) House 1536 N. Benton	X			
Commercial Street Historic District	X			
Cooper House, 245 S. National	X			
Site/Cottage Cafe	X			
County Courthouse/Greene County E. Central		X	X	
Cox House, 220 E. Chestnut	X			
Curran-Baldwin House 944 E. Walnut	X			

SITE NAME	REGISTERS			
	City	County	State	National
Davis/Bingman House 635 South Street	X			
Day House, 614 South Street	X		X	X
Dickey House, 1260 E. Walnut	X			
Doling School 1323 W. Atlanta	X			
Fairbanks School 1126 N. Broadway	X			
Fellows House, 1000 E. Walnut	X			
First Airport Building 2300 E. Division	X			
Frisco Depot, Main and Water	X			
Fulbright Springs Pump Station	X			
Gazebo/Maple Park Cemetery 300 W. Grand	X			
Germania Hall/Knights of Pythias 1226 Boonville	X			
Gibson Chapel United Presbyterian Church, 526 E. Tampa	X			
Hackney House, 819 E. Walnut	X			
Harwood-Hayden House 1352 N. Benton	X			
Hazelwood Cemetery, 1642 Seminole	X			
Holland-Keet House 1455 E. Meadowmere	X			
Kearney Home, 1351 N. Benton	X			
Keet-McElhany House 435 E. Walnut	X			
Lafayette Park/City of Springfield Robberson and Atlantic	X			
Landers Theater/Little Theater, Inc., 311 E. Walnut	X X		X	X
Landmark Building 309 N. Jefferson	X			
Martin Building 216-218 S. Campbell	X			
McCann-Jewell House 900 E. Walnut	X			
McDaniel School 327 S. Florence	X			
McGregor School 1221 W. Madison	X			
Lewis E. Meador House 1655 E. Walnut	X			
Metropolitan Missionary Baptist Church, Summit and High	X			

SITE NAME	REGISTERS			
	City	County	State	National
Milligan/Knauer House 1500 E. Meadowmere	X			
Mosher House, 1147 E. Walnut	X			
Mount Eagle Missionary Baptist Church, 1000 E. McDaniel	X			
National Cemetery/U.S. Government, 1702 E. Seminole	X			
Site/Old Normal School 1400 Block E. Cherry	X			
Pedestrain Footbridge/City of Springfield, Jefferson at Commercial	X			
Pepperdine School, 1518 E. Dale	X			
Phelps School, 934 S. Kimbrough	X			
Pink Dogwood Tree, 1438 E. Elm	X			
Pitts Chapel/United Methodist Church, 600 N. Benton	X			
Pythian Home/U.S. Government 1451 Pythian	X			
Rebori Home, 619 South Street	X			
Reddy Chapel, A.M.E. Church 749 Weaver	X			
Robberson School 1100 E. Kearny	X			
Rountree Cemetery W. Bennett	X			
Rountree School, 1333 E. Grand	X			
Scared Heard Church 1609 Summit	X			
Saint Agnes Church 533 S. Jefferson	X			
Saint John's Episcopal Church 515 E. Division	X			
Saint Joesph's Church 1115 N. Campbell	X			
Saint Paul Methodist Church 413 E. Walnut	X			
Sease House, 1435 E. Walnut	X			
Sequiota Park/City of Springfield	X			
Shepard House, 1503 N. Benton	X			
Sherwood-Landers House 641 South Street	X			
Edward Martin Shepard Memorial Room, 397 E. Central	X		X	
Shrine Mosque/Abou Ben Adhem 601 Saint Louis	X			
Thomas Simpkins Log Cabin 1111 N. Glenstone	X		X	
Springfield Public Library 397 E. Central	X			

SITE NAME	REGISTERS			
	City	County	State	National
Springfield R-12 School District	X			
Stone Chapel/Drury College Benton and Central	X			
Sunshine School 421 E. Sunshine	X			
Swinea Hall/Dickerson Park Zoo 3043 N. Fort	X			
Tefft School, 1418 Pythian	X			
Truman/Knauer/Holden House 1414 N. Benton	X			
Turner House, 427 S. Grant	X			
Washington Ave. Baptist Church 729 Washington	X			
Washington Park/City of Springfield, Summit and Locust	X			
Weaver School, 1416 N. Douglas	X			
West Frisco Shops 2600 W. Atlantic	X			
Williams School 220 W. Kearney	X			
Mary E. Wilson Home 924 N. Main	X			
York School 2100 W. Nichols	X			
Zagonyi Park Park and Mt. Vernon	X			

The sources for this list are included in the Bibliography.

APPENDIX B

CONSIDERED POTENTIAL ELIGIBILITY

FOR NATIONAL REGISTER

The following homes listed from the Dollison-Walnut and Hampton Wedge Historic Districts were considered as potentially eligible by the survey conducted with The Center for Archaecological Research at Southwest Missouri State University for the National Register.

ADDRESS	BRIEF DESCRIPTION	OWNER 1981
836-836½ Walnut	Transitional structure from Victorian to neo-colonial, ca. 1900	Lucille Strass
743 Walnut	Neo-colonial structure, ca. 1905	C. Arch Bay
803 Walnut	Neo-colonial structure, ca. 1880	James Tacke
815 Walnut	Finely detailed neo-colonial, ca. 1905	Richard Taylor
819 Walnut	Queen Anne influenced, built in 1880, altered in 1900	George L. Hackney
835 Walnut	Transitional structure between Queen Anne and neo-classical, ca. 1900	C. Arch Bay
839 Walnut	Transitional structure between Queen Anne and neo-classical, ca. 1900	C. Arch Bay
903 Walnut	Victoria cottage, ca. 1900	David Robinson

ADDRESS	BRIEF DESCRIPTION	OWNER 1981
913 Walnut	Queene Anne influenced with some alterations, ca. 1906	Elizabeth McBride, et al.
919 Walnut	Neo-colonial structure, ca. 1900	William Plumlee
929 Walnut	Queen Anne influnce, with some alterations, ca. 1900	Thomas Coppage
300-02 Dollison	Neo-colonial structure, ca. 1910	C. Arch Bay
315 Dollison	Queen Anne detailed, ca. 1900	C. Arch Bay
320 Dollison	Early bungalow, ca. 1900	C. Arch Bay
321 Dollison	Vernacular structure of two separate structures, ca. possibly pre-1880's	C. Arch Bay
324-26 Dollison	Vernacular structure, ca. pre-W.W. II	C. Arch Bay
328-30 Dollison	Vernacular structure, ca. pre-W.W. II	C. Arch Bay
428 Dollison	Victorian cottage, ca. 1900	William Fugate
510 Dollison	Victorian cottage, ca. 1900	Sarasue Potter
535 Dollison	Victorian cottage, ca. 1900	Jerry Potter
918 McDaniel	Frame vernacular structure, ca. 1920	C. Arch Bay
922 McDaniel	Frame vernacular structure, ca. 1910	C. Arch Bay
942 McDaniel	Vernacular structure, ca. pre-1910	C. Arch Bay
948 McDaniel	Frame cottage, ca. post 1910	C. Arch Bay
954 McDaniel	Frame vernacular structure, pre-1910	C. Arch Bay
231 McAllister	Frame vernacular structure, age unknown	Homer D. Wambler

ADDRESS	BRIEF DESCRIPTION	OWNER 1981
237 McAllister	Frame vernacular structure, ca. 1910	Cleta Blackwell

The list was compiled from sources that are found in the Bibliography.

ADDRESS	BRIEF DESCRIPTION	OWNER 1981
237 McAllister	Frame vernacular structure, ca. 1910	Cleta Blackwell

The list was compiled from sources that are found in the Bibliography.

CURRENT ADDRESS	FIRST RECORDED OWNER AND DATE	OWNER JANUARY 1981
839 Walnut	Dollison to E.T. Robberson/1865	C. Arch Bay
903 Walnut	Swinney/1926	David Robinson
913 Walnut	Two lots/1926 707, P. Cudac 711, W. Baldwin	Elizabeth McBride, et al.
919 Walnut	Two lots/1926 715, T. Davis 717, Attschall	William Plumlee
Open lot		Harry Rowe
929 Walnut	Herman/1900	Thomas Coppage
900 Block McDaniel		C. Arch Bay
225 McAllister		Randell Sheridan
231 McAllister		Homer D. Wampler III
237 McAllister		Cleta Blackwell
221/305 Dollison	Dollison, Danforth, Sheppard, Fagg, Cate, Shackleford, C. Sheppard, Fenton Young/1848	C. Arch Bay
311 Dollison	Ernest Lovan/1900	C. Arch Bay
315 Dollison	Dollison, Fagg, H. Sheppard, C. Sheppard/ 1855	C. Arch Bay
321 Dollison		C. Arch Bay
300-02 Dollison	Hershel Ingram/1900	C. Arch Bay
308 Dollison	Dollison, Wilson, Henshaw, Campbell, Lair, C. Sheppard/ 1864-1844	C. Arch Bay
320 Dollison	W. Creighton/1900	C. Arch Bay
324-26 Dollison	Dollison heirs to E.T. Robberson/1865	C. Arch Bay
328-330 Dollison		C. Arch Bay

CURRENT ADDRESS	FIRST RECORDED OWNER AND DATE	OWNER JANUARY 1981
424 Dollison	W.T. Duncan/1926	Lynn Anderson
428 Dollison	W.F. Bartesmeyer/1926	William Fugate
434 Dollison		Charles L. LeMaster et al.
515 Dollison	G.A. Watson/1926	Lester Forester
521 Dollison		Jerry Potter
527 Dollison		Jerry Potter
535 Dollison	Lydia Hera/1926	Jerry Potter
500 Dollison		Jerry Potter
510 Dollison	Alice Mullins/1926	Sarasue Potter
516 Dollison		Sarasue Potter

The sources for this list can be found in the Bibliography.

VITA

Regina Ann Scott

Candidate for the Degree of

Master of Science

Thesis: A COMMUNITY STUDY: THE DEVELOPMENT AND DECLINE OF THE SRPINGFIELD,MISSOURI DOLLISON-WALNUT AND HAMPTON WEDGE HISTORIC DISTRICTS

Major Field: Sociology

Biographical:

Personal Data: Born July 8, 1953, Bryan, Texas, the daughter of Julian E. Scott and Joan M. Scott

Education: Received Bachelor of Science degree in Home Economics from Southwest Missouri State University, Springfield, Missouri in 1981; completed the requirements for the Master of Science degree at Oklahoma State University in Sociology in July, 1983.