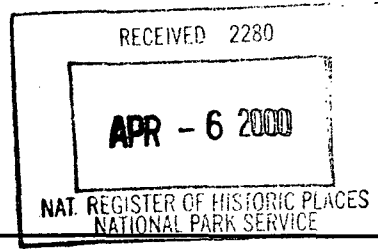


United States Department of the Interior
National Park Service

130



National Register of Historic Places
Registration Form

1. Name of Property

historic name Hotel Sansone

other names/site number Hotel Springfield; Hotel Sterling

2. Location

street & number 312 Park Central East [n/a] not for publication

city or town Springfield [n/a] vicinity

state Missouri code MO county Greene code 077 zip code 65806

3. State/Federal Agency Certification

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

Claire F. Blackwell

30 March 2000

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the
National Register
See continuation sheet [].
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
See continuation sheet [].

for

Edson W. Beall

Date

5-5-00

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	structures
	<input type="checkbox"/> object	0	0	objects
		1	0	Total

Name of related multiple property listing.

Historic and Architectural Resources of
Springfield, Missouri

Number of contributing resources
previously listed in the National
Register.

N/A

6. Function or Use

Historic Function
DOMESTIC: Hotel
COMMERCE/TRADE: Restaurant

Current Functions
VACANT / NOT IN USE

7. Description

Architectural Classification
LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Craftsman

Materials
foundation STONE
walls BRICK
roof OTHER: Built-up roofing
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Summary: The Hotel Sansone is a four story Craftsman style brick hotel located at 312 Park Central East (originally St. Louis Street), near the public square in Springfield, Missouri. The tall narrow building occupies most of its lot; it is set directly on the sidewalk in the front and abuts the service alley behind it. It is the only resource on the property and is a contributing building. The facade is topped by a stepped parapet, beneath which is set a shallow overhanging hip roof which retains its original green metal tile roofing. The central bay of the facade juts slightly from the plane of the wall, and brick piers run along the front edges of the building. Although the ground floor has seen some alterations, the upper floors are very much intact. All of the upper floors have original three-over-one double-hung wooden sash, most of which are in good condition. Two sets of early or original french doors are centered at the second floor above the main entrance. With the exception of ground floor alterations, the exterior of the building appears today much as it did when it opened in 1911. The period of significance runs from 1911 to 1950, the arbitrary fifty year cut off date.

The interior of the building retains many original features as well. The floorplan is largely intact throughout, especially in the most public spaces. The ground floor is primarily open, and has a mix of old and newer finishes. (Most modern materials will be removed during an upcoming rehabilitation project.) The upper floors are reached via original staircases which run along the west wall of the building. The ornamental iron railings of the stairs are early or original, and mostly intact. All upper floor corridors and most early hotel rooms are still in place, as is most of the early Craftsman style mahogany woodwork. The building is representative of the property type "Downtown Hotels 1870-1950," and meets the registration requirements set forth in the historic context of "19th and Early 20th Century Hotels." (See amended MPS cover document "Historic and Architectural Resources of Springfield, Missouri.")

Elaboration: The Hotel Sansone is located in a commercial area, just east of the original public square of Springfield. It sits on a wide side walk, on a tree-lined street. (See Photo 5.) The building is located near the center of the block, on the south side of the street; the facade faces north. The hotel adjoins the commercial buildings on either side. There is a wide one story commercial building to the west; it appears to have been built around the turn of the century, but retains few historic features. There is a multi-level commercial building to the east which dates to the 1960s or '70s. That building is six stories tall where it meets the Sansone, and three stories further east. All three buildings run from the front sidewalk to the edge of the rear alley. The Sansone building is 44 feet wide by 110 feet deep, and four stories tall.

The facade of the hotel is faced with a dark brown brick which has a subtle variety of shades. The side and rear walls are built of a lighter yellowish brick. The side and rear roof parapets have glazed ceramic coping, and the facade has a taller stepped parapet which has stone or cement coping. The front parapet has a wide flat center section which is flanked by lower walls which slope down toward the corners of the building. The corners of the facade are accented by piers which protrude

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

up beyond the edge of the front parapet wall. An ornamental hipped roof runs along the facade, above the fourth floor windows. The roof is sheathed with green Spanish tiles, and supported by heavy carved wooden brackets. It has exposed rafter ends which are shaped to match the brackets. (See Photos 1 and 4.)

The facade is symmetrically arranged into three bays. The center bay, which protrudes a few inches from the plane of the wall, has paired double-hung windows on the upper floors, and two sets of multi-light french doors at the second floor level. (See Photos 1 and 3.) Small wrought iron railings run across the front of the french doors. The Craftsman style three-over-one wooden windows of the upper floors, as well as the french doors, are all original to the building, and all in fair to good condition.¹ The windows are quite large; they are roughly 4 feet wide by 7 feet tall.

Although the ground floor of the building has seen some alterations, it does retain a three storefront configuration which echos the original fenestration pattern. (See Photos 3 and 5.) All three of the current storefronts, which have modern aluminum frames, consist mostly of glazing, and all three are in approximately the same openings as the originals. The two westernmost openings are largely intact, although they do have modern glazing and new face brick. The center storefront contains a recessed entrance which is in nearly the same the same location as was the original hotel entrance, and the western opening has a simple plate glass display window. The eastern storefront has seen the most changes; it is surrounded by modern mosaic tile and has a newer recessed entrance which is set at an angle to the front wall. There is a modern overhanging hip roof over the two westernmost bays of the ground floor.

The building is slated for a full rehabilitation, which will include a good deal of work on the ground floor of the exterior. The storefront openings and glazing patterns will be changed to more closely reflect their original configurations, and the modern roof will be removed. A replacement roof over the central bay will be modeled after the original roof in that location, which historic photos show to have been very similar to the larger roof on the upper part of the facade.

The east side of the hotel is attached to the building next door, as is the lower part of the west side. The exposed portion of the west wall is very much intact. It has evenly spaced two-over-two windows which run along the entire length of the wall. (See Photos 1, 2, 6, and 7.) A large elevator penthouse set flush with the side wall extends above roof level. A sign painted on the brick of the penthouse wall reads "Hotel Sterling, Free Parking." A similar painted sign along the front corner repeats that name. (The hotel became the Sterling in 1934.) There is a metal fire escape near the back of the wall, and all of the side windows are fire resistant, with metal sash and wire-glass glazing.

The simple rear wall of the hotel is also largely unchanged. (See Photos 6 and 8.) The flat

¹ The windows are clearly shown in a photo of the building which was taken just after it opened in 1911. There are several early photographs of the building, including several taken just after it opened, in the personal collection of the building owner, Allen Casey

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National Park Service
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Continuation Sheet

Section number 7 Page 3

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

wall is punctuated by evenly spaced rows of rectangular window openings. All of the rear windows have been boarded over; the openings themselves are unchanged. Square reddish brick chimneys along the corners are early but probably not original. The rear door of the building opens directly onto a narrow service alley.

The interior of the building is like the exterior, in that the upper floors are largely intact, while the ground floor has seen some alterations. Although the first floor rooms were remodeled fairly extensively when the building changed functions in the early 1960s, recent rehabilitation work has revealed that many original features were left intact beneath the new materials. The ground floor has already been largely returned to its original open plan, and will be fully rehabbed in the near future, again with the guidance of historic photos. The most notable remaining modern alteration is that of the entryway in the northeast corner of the building. A curved wall faced with paneling divides that entrance from the rest of the building, and modern tile flooring and ceiling finishes remain in place there.

Historic photos and written descriptions indicate that the ground floor was originally fairly open. The entrance was in the central bay, and opened onto a wide short hallway, the walls of which were set between the support posts. The dining room was toward the rear of the building, and the office and open writing rooms were off to the sides.² The majority of the ground floor is now one open room, with a double row of square support posts running down the center of the building. (See Photo 9 and Figure Three, First Floor Plan.) Heavy beams run between the columns; they are plastered, with molded trim where they meet the ceiling. A few surfaces retain fragments of early or original ornamental stenciling and paint. The early color scheme favored dull gold and muted earth tones.

One portion of the ceiling near the entrance has a circular molded recess surrounded by ceiling beams. (The recess is just visible between the two support posts in Photo 9.) A photo of the hotel lobby which was taken when the building was new shows that the recess originally had a dark, shiny, surface. Plans call for the restoration of that area of the ceiling. There is also at least one original ceiling light fixture, also near the front door.

The original staircase to the basement and upper floors sits about halfway back in the room, against the west wall. The staircase has simple Craftsman styling, with square, paneled newel posts and widely spaced slender square balusters. The U-shaped stairway is almost completely metal, including newel posts, stringers, risers and treads. (See Photo 10.)

The upper floors have seen remarkably few changes. All original corridors and stairways are intact, as are most of the original hotel rooms. (See Figures Three and Four, and Photos 11-15.) The floor plans of the upper floors are all about the same; each floor has a straight run of steps along the

² Historic photos and a description of the original plan are included in Rhonda Sipple, ed. "The Sterling News: History of the Sterling Hotel," (Springfield: The Casey Associates, 1998. Booklet produced by Allen Casey.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

west wall and a rectangular light well near the center of the east wall. The exterior walls of the light well are of the same light colored brick as the side and rear walls of the building. The upper staircases are, like the ground floor stairs, all metal. Although the newel posts are very similar to those in the lobby, the balustrades are much more ornate. The balustrades consist of widely spaced small square balusters between which are set large, elaborate S-shaped figures of wrought iron.

The main hallway of each floor runs along the west wall, with shorter halls at the north and south ends of the building. The original hotel rooms are all relatively small. Each has at least one window, those on the light well generally have two. Front windows have three-over-one sash; most others are one-over-one or two-over-two. Many of the rooms still have sinks and other bath fixtures, and almost all of the early mahogany woodwork remains in place and in good condition. Most of the halls and rooms have simple Craftsman or Mission style door and window trim and baseboards, as well as slender dark picture molding at the level of the window tops. Woodwork is for the most part flat, with raised molding along exterior edges of door and window surrounds. Nearly all upper floor doors have three or four flat panels.

Overall, the Hotel Sansone exhibits a high level of integrity of location, design, materials, workmanship, feeling and association. The upper floors are especially intact, both inside and out. Although they are a bit worse for wear, especially on the interior, they appear today much as they did when the Sansone opened for business. None of the ground floor alterations are so severe as to obliterate the historic character of the building, and many of the most noticeable modernizations will be removed in the upcoming rehabilitation project. The Hotel Sansone is one of the most intact historic buildings in the immediate vicinity, and its relationship to the surrounding buildings is much the same as it was when it, and its neighbors, were new.

Figure One. A photo of the interior of the first floor, taken ca. 1911. (Compare to Photo 9.) From the personal collection of Allen Casey.

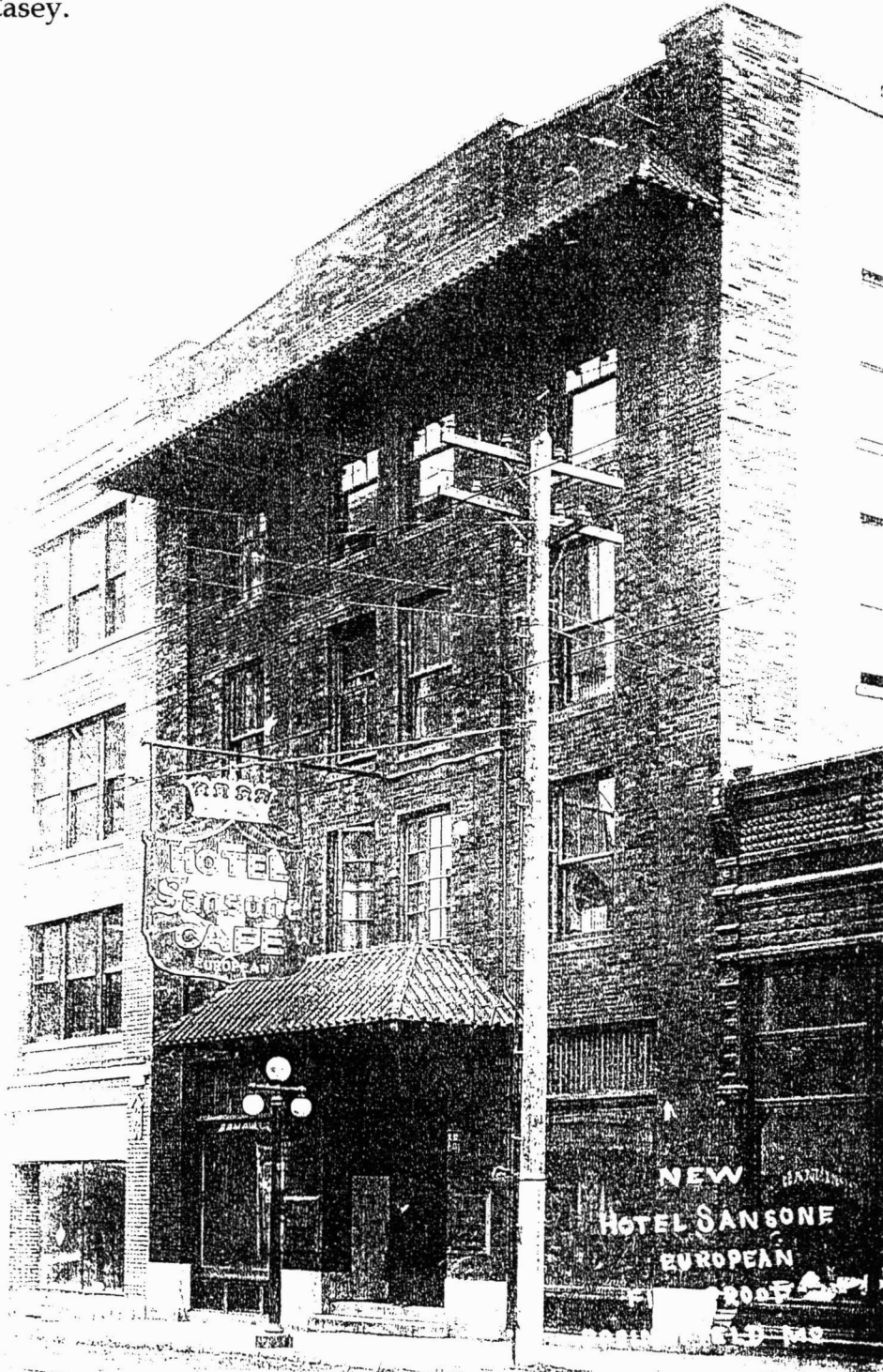


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National Register of Historic Places
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Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Figure Two. A photo of the exterior taken ca. 1911. (Compare to Photo 1.) From the personal collection of Allen Casey.



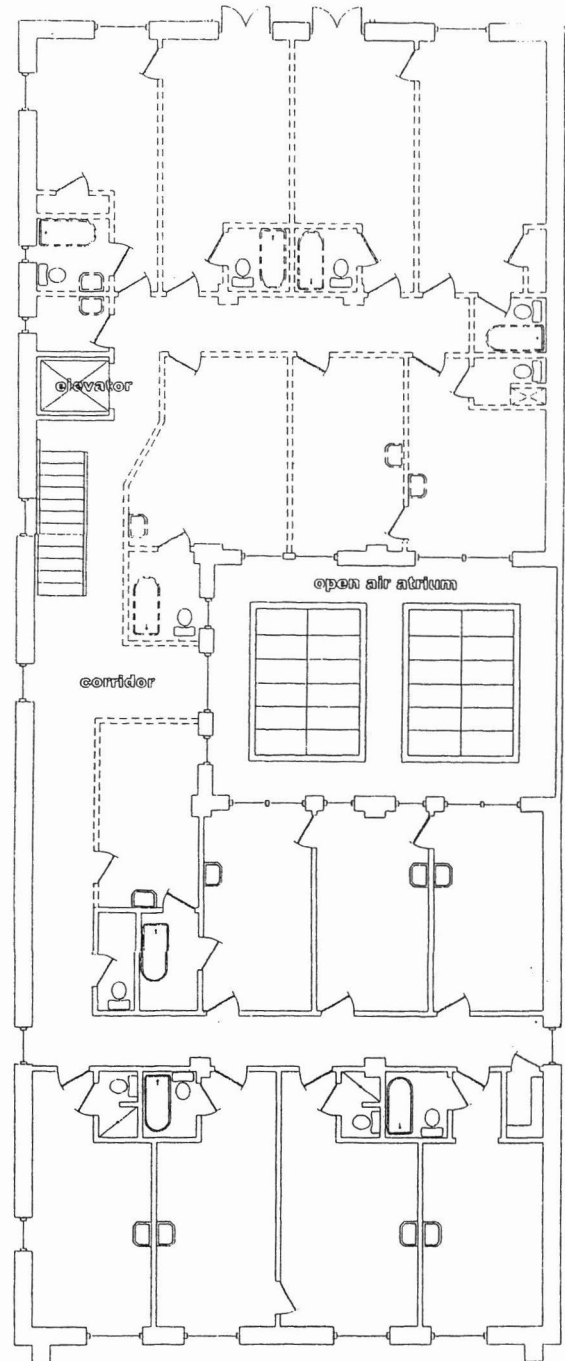
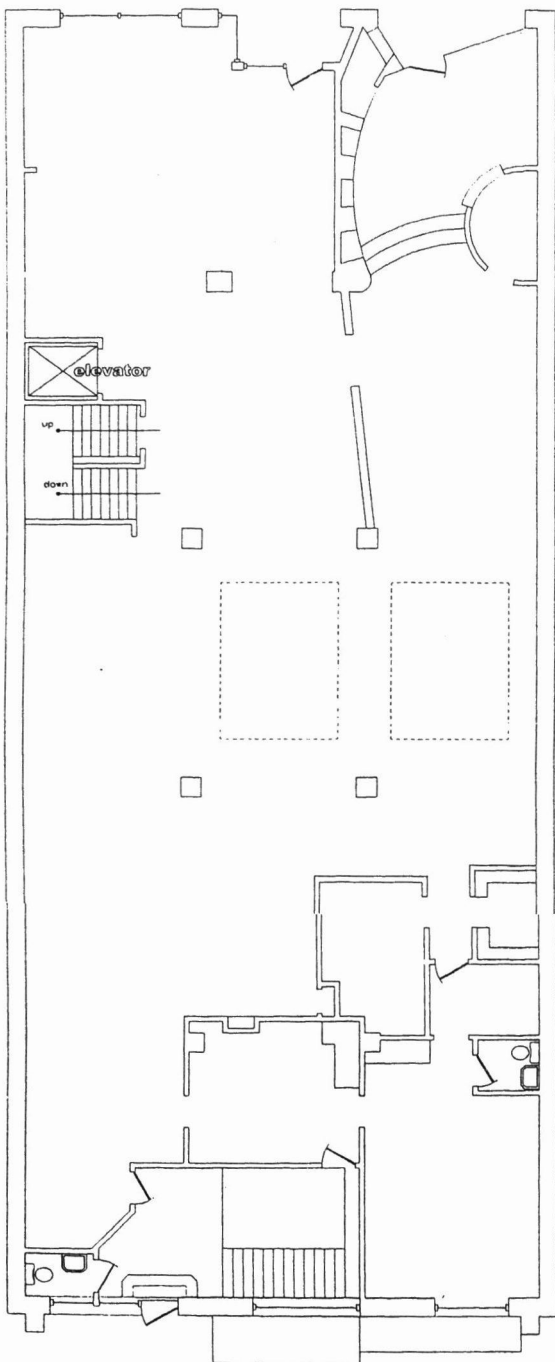
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Figure Three. First (left) and Second (right) Floor plans. Drawn by the Casey Associates, Springfield, MO.



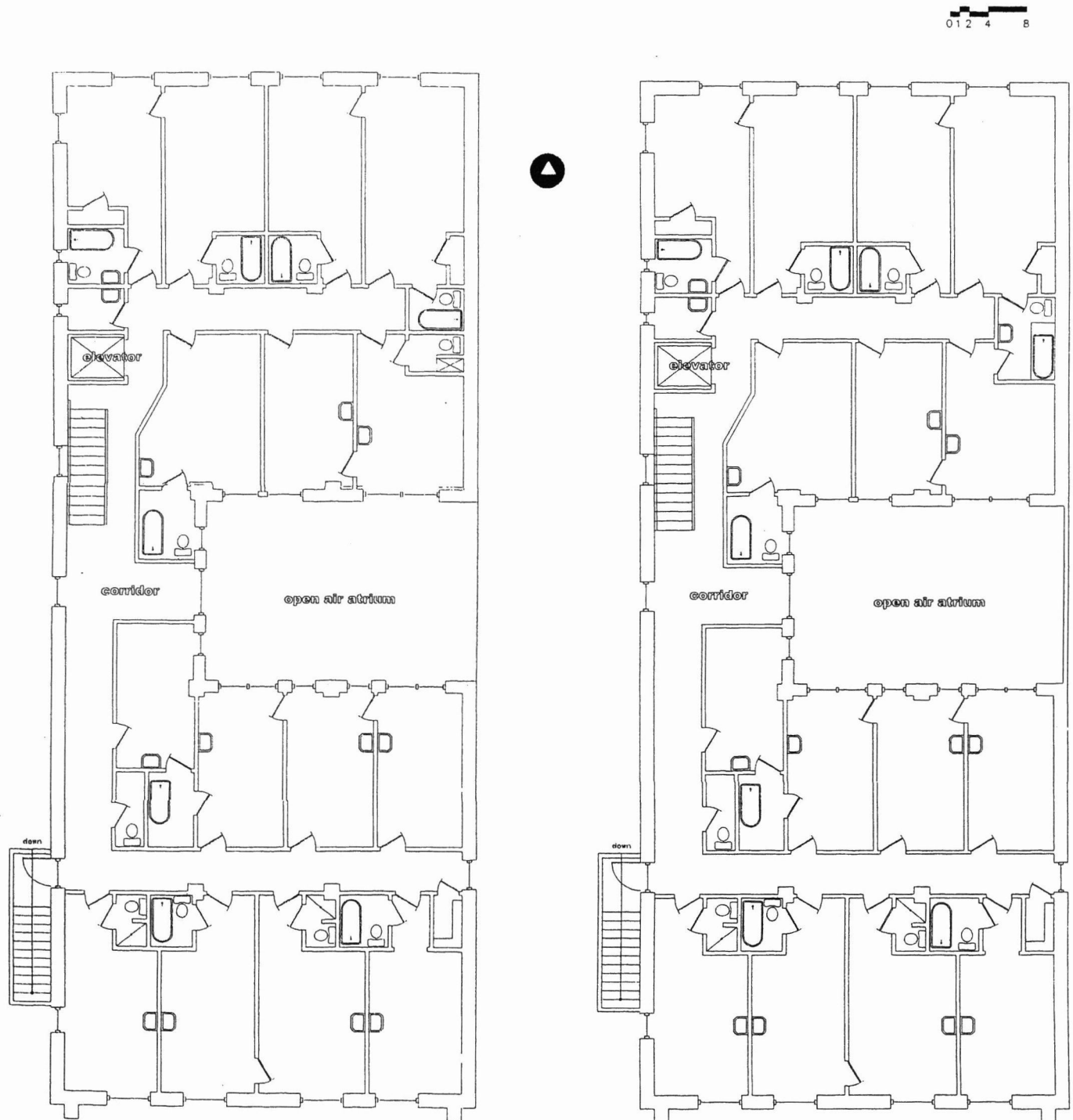
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

**Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri**

Figure Four. Third (left) and Fourth (right) Floor plans. Drawn by The Casey Associates, Springfield, MO.



8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

ARCHITECTURE

COMMERCE

Periods of Significance

1911 - 1950

Significant Dates

ca. 1927

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hunt, Frank W./

Caldwell and Drake

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Summary: The Hotel Sansone, at 312 Park Central East (originally St. Louis Street) in Springfield, Missouri, is significant under Criteria A and C, in the areas of COMMERCE and ARCHITECTURE. The building was built near the Public Square of Springfield to serve as the Sansone Hotel in 1911, and continued to function as a hotel until 1962. It is representative of the property type "Downtown Hotels 1870-1950," and meets the registration requirements set forth in the historic context of "19th and Early 20th Century Hotels." (See amended MPS cover document "Historic and Architectural Resources of Springfield, Missouri.") The building is one of the oldest historic hotels in the downtown area, and is significant in the area of Commerce for its long role in the commercial lodging industry of Springfield.

It is also significant in the area of Architecture, as a largely intact commercial building with Craftsman styling. The tile roofing, exposed shaped rafter ends, and three-over-one windows are all typical of the Craftsman style, which was popular throughout the country in the early years of the 20th century. The hotel building represents a particularly early Missouri example of both Craftsman architecture and fireproof construction. The period of significance runs from the 1911 date of construction to 1950, the arbitrary fifty year cut-off point. It appears today much as it did when it was the Hotel Sansone, and retains integrity of location, design, materials, workmanship, feeling and association.

Elaboration: The Hotel Sansone was from its inception an important part of the local business community. The hotel was developed by John T. Woodruff, an area businessman who had an immense effect upon the development of Springfield. A local newspaper called him "outstanding salesman of the Ozarks to the world," and noted that he played a prominent part in the conception of many of the city's most important developments.³ Woodruff was instrumental in the growth of Drury College and the routing of Route 66 through Springfield, among many other projects, and he developed numerous commercial properties. He was responsible for the construction of several buildings in downtown Springfield, including the Woodruff building in 1910. That 10 story building was at the time the largest office building in the Ozarks.⁴ Woodruff was well aware of the important role hotels could play in economic development, and his business ventures included the development of at least four major hotels or resorts in the area. He was, for example, president of the company which built the 1907 Colonial Hotel, which was one of the largest hotels in the city for many decades.

³ From a newspaper clipping in the appendix of John Thomas Woodruff, Reminiscences of an Ozarkian and Early Tourism Developments, (Springfield, MO: Southwest Missouri State University, Office of Leisure Research, 1944. Edited version, 1994, Steve Illum, ed.)

⁴ Woodruff, p. 141.

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Section number 8 Page 9

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

The Sansone was the second hotel built by Woodruff. Woodruff built it specifically for Charles Sansone, a Sicilian immigrant who leased it from 1911 until 1922. Sansone was a successful restaurateur in Springfield at the time, and was operating a restaurant nearby when the hotel opened.⁵ Woodruff was pleased with the lease arrangement, and noted in his autobiography that although he felt he was taking a risk due to Sansone's limited capital, "the venture panned out excellently. Charles and Mrs. Sansone were very attentive to business and prospered."⁶

Architecturally, the building is notable for the degree of technical sophistication which went into making it a "fireproof" building, and for its early use of Craftsman styling, both of which can be credited to building architect Frank W. Hunt. Construction details of the Sansone, which was advertised as a fireproof building for decades, reveal careful attention to the latest fire resistant construction principles. The building uses some reinforced concrete construction, and the use of wood in a structural capacity is kept to a minimum; even the floors are concrete. The exterior walls are all solid brick, and interior partitions are faced with a double layer of gypsum board. The interior partitions are also recessed into the concrete floors, a detail which would slow the spread of fire.

Hunt was also careful to make the means of egress as safe as possible. The west side of the building, which contains the main staircases and overlooks a lower commercial building next door, has special fire resistant metal window sash with wire glass, as well as an exterior metal fire escape. Those windows would help hold a fire next to the building at bay much longer than the wooden sash used elsewhere, thereby giving hotel guests a better chance of exiting safely. The staircases throughout the building, although not enclosed, are almost exclusively of metal construction, and therefore much less flammable than wooden staircases.

The architectural styling of the building was as up to date as the engineering. Craftsman architecture had only been in vogue for a short time when Hunt designed the Sansone. Craftsman architecture is closely related to the bungalow form of residential architecture. Although the first bungalows were built in California in the late 1890s, the style did not become popular nationwide until the late 1910s or early 1920s. The term "Craftsman" comes from the writings of Gustav Stickley, who began publishing the Craftsman magazine just after the turn of the century.⁷

Craftsman architecture, like other Academic styles popular around the turn of the century, borrowed and recombined stylistic elements from other genres to create something new. Stylistic

⁵ "Sansone Hotel Opens Today," Springfield Republican, January 10, 1911.

⁶ Woodruff, p. 142.

⁷ Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

influences of the Craftsman movement included Japanese and Spanish Colonial architecture; elements of the Sansone which reflect those influences include the Spanish tile roofing on the facade, and the shaped rafter ends and roof brackets, which give a nod to traditional wooden architecture of Japan. Craftsman architecture varied from many Academic styles in that the use of ornamentation was very restrained; Craftsman designers generally preferred to let the structure of the building speak for itself. In the Sansone, that attitude is reflected by the overall rectilinear quality of detailing, and the absence of such classically inspired ornamentation as columns and pilasters.

The hotel continued to operate as the Sansone until late in 1926, when it became the Hotel Springfield, under the management of the Hotel Springfield Company. That change was apparently unsuccessful, and began a chain of frequent name and management changes which lasted until 1934. (See ownership chronology at the end of this section.) In 1934, C. W. Flint took over, and changed the name to the Hotel Sterling.⁸ The hotel remained in operation as the Sterling under various managers until 1962. After that, the ground floor housed various offices, and the upper floors were little used.

The building continues to reflect its original function as a hotel, and has retained a good deal of historic fabric. With the exception of largely reversible ground floor alterations, the hotel is very much intact, and appears today much as it did when Charles Sansone tended to the needs of his guests. It is significant architecturally for its early use of Craftsman styling and fireproof construction, and continues to reflect a long contribution to the commercial and economic development of Springfield. △

⁸ Sipple, pp. 7-8.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Chronology. From "The Sterling News: History of the Sterling Hotel."

1911 January 10. Hotel Sansone Opens, product of local developer and civic leader John T. Woodruff. Charles Sansone and wife are the proprietors.

1922 Joseph C. Caldera become proprietor. (The Sansones go to the Colonial Hotel, which they manage for the next 20 years.)

1926 Names changes to Springfield Hotel, under the management of the Springfield Hotel company.

1927, ca. Reames Hotel, Roscoe C. Reames, prop. Lobby is enlarged, and a new café entrance is installed.

1928, ca. Bowles Hotel, Cleve H. Bowles, prop. Bowles got his rent reduced three times in the next few years, due to "business not being good."

1934 Hotel Sterling, C. W. Flint, prop. Some remodeling of storerooms for retail use this year and the next.

1947 P. C. Remler takes over hotel management.

1957 Larry and Frances Blanchette, of Motel Management, take charge of the business.

1962 Blanchette closes the hotel, citing parking and traffic hassles.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 12

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

SOURCES

Collins, C.E. "Springfield Has It." Springfield: 1911. Promotional pamphlet in the collections of the State Historical Society of Missouri.

Freitag, Joseph Kendall. Fire Prevention and Fire Protection: A Handbook of Theory and Practice. New York: John Wiley & Sons, Inc. and London: Chapman & Hall, Limited, 1921.

"Harassed Hotel Dies," Springfield Leader and Press, May 2, 1962.

Hoyle Directory Company. City Directory for Springfield, 1901. Kansas City, MO: Hoyle Directory Co., 1901.

Jennings, A. O. Green County Gazetteer and Business Directory. Springfield(?): A. O. Jennings, ca. 1886

R. L. Polk and Co., Polk's Springfield Directory 1926. Kansas City: R. L. Polk and Co., 1926.

Sipple, Rhonda ed. "The Sterling News: History of the Sterling Hotel," Springfield: The Casey Associates, 1998. Booklet in the possession of Allen Casey.

Stickley, Gustav. "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914.)

Springfield Chamber of Commerce. "Springfield, Missouri." Promotional pamphlet in the collections of the State Historical Society of Missouri, 1935.

_____. The Springfieldian, Vol. 1, No. 2, October, 1919.

Woodruff, John Thomas. Reminiscences of an Ozarkian and Early Tourism Developments. Springfield, MO: Southwest Missouri State University, Office of Leisure Research, 1944. Edited version, 1994, Steve Illum, ed.

10. Geographical Data

Acreeage of Property less than one acre

UTM References

A. Zone Easting Northing
 15 474240 4117870

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals

organization Private Consultant

date December, 1999

street & number 406 West Broadway

telephone 573/874-3779

city or town Columbia

state Missouri

zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional Items

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

Property Owner

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

name Allen Casey, The Casey Associates

street & number 619 Pickwick

telephone voice 417/869-3300 fax 417/869-1996

city or town Springfield

state Missouri

zip code 65806

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10, photographs Page 13

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Verbal Boundary Description

Beginning at a point on the south boundary line of St. Louis Street (now Park Central East) forty-two (42) feet west of the northeast corner of lot twenty-eight (28), Block eight (8), second tier of lots in the original survey of the city of Springfield, Greene County, Missouri; thence south one hundred seventeen and one half (117-1/2) feet; thence west forty-four (44) feet; thence north one hundred seventeen and one half (117-1/2) feet to St. Louis Street (now Park Central East); thence east on the south line of said street forty-four (44) feet to the place of beginning.

Boundary Justification

The current boundaries encompass all of the land associated with the hotel during the period of significance.

Photographs

The following information is the same for all photographs:

Hotel Sansone

312 Park Central East, Springfield

Greene County, Missouri

Debbie Sheals and Becky Snider

December, 1999

Negatives on file with Debbie Sheals 406 W. Broadway, Columbia, MO 65203

List of Photographs See photo key map for camera angles.

- | | |
|--|---------------------------------------|
| 1. Facade, (north elevation) upper floors. | 9. Lobby, looking from front. |
| 2. Northwest corner, with north and west elevations. | 10. Lobby staircase. |
| 3. Facade detail. | 11. Second floor, north room. |
| 4. Upper bracket detail. | 12. Third floor staircase. |
| 5. Storefronts. | 13. Third floor, south hallway. |
| 6. Southwest corner, back alley. | 14. Room by light well, fourth floor. |
| 7. Detail, west rear window. | 15. Typical room door. |
| 8. Rear (south) elevation. | |

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National Register of Historic Places
Continuation Sheet

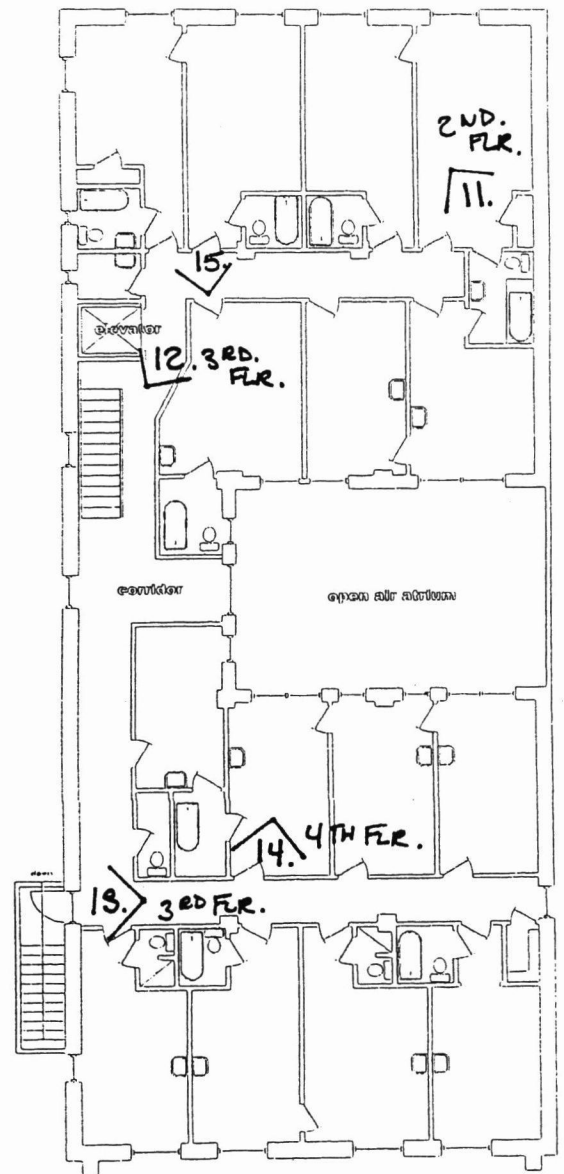
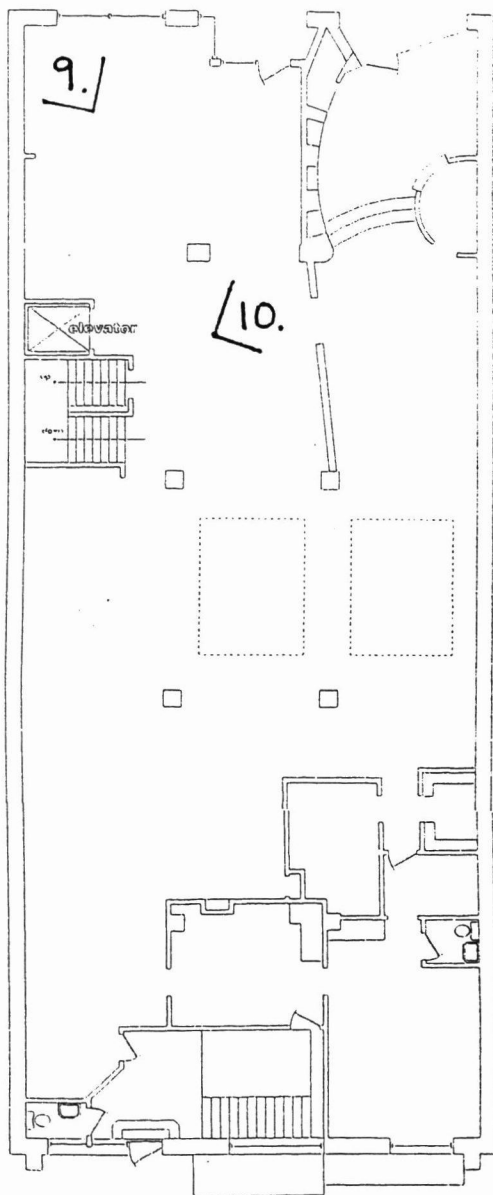
Section number 10, photographs Page 14

Hotel Sansone
Greene County, Missouri
Historic and Architectural Resources of Springfield, Missouri

Photo Key. Left-Exterior and Ground Floor, Right-Upper Floors.

Base map drawn by The Casey Associates, Springfield, MO.

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Sansone
NAME:

MULTIPLE Springfield, Missouri MPS (Additional Documentation)
NAME:

STATE & COUNTY: MISSOURI, Greene

DATE RECEIVED: 4/06/00 DATE OF PENDING LIST: 4/19/00
DATE OF 16TH DAY: 5/05/00 DATE OF 45TH DAY: 5/21/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00000430

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5.5.00 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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① HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



② HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



③ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



④ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO

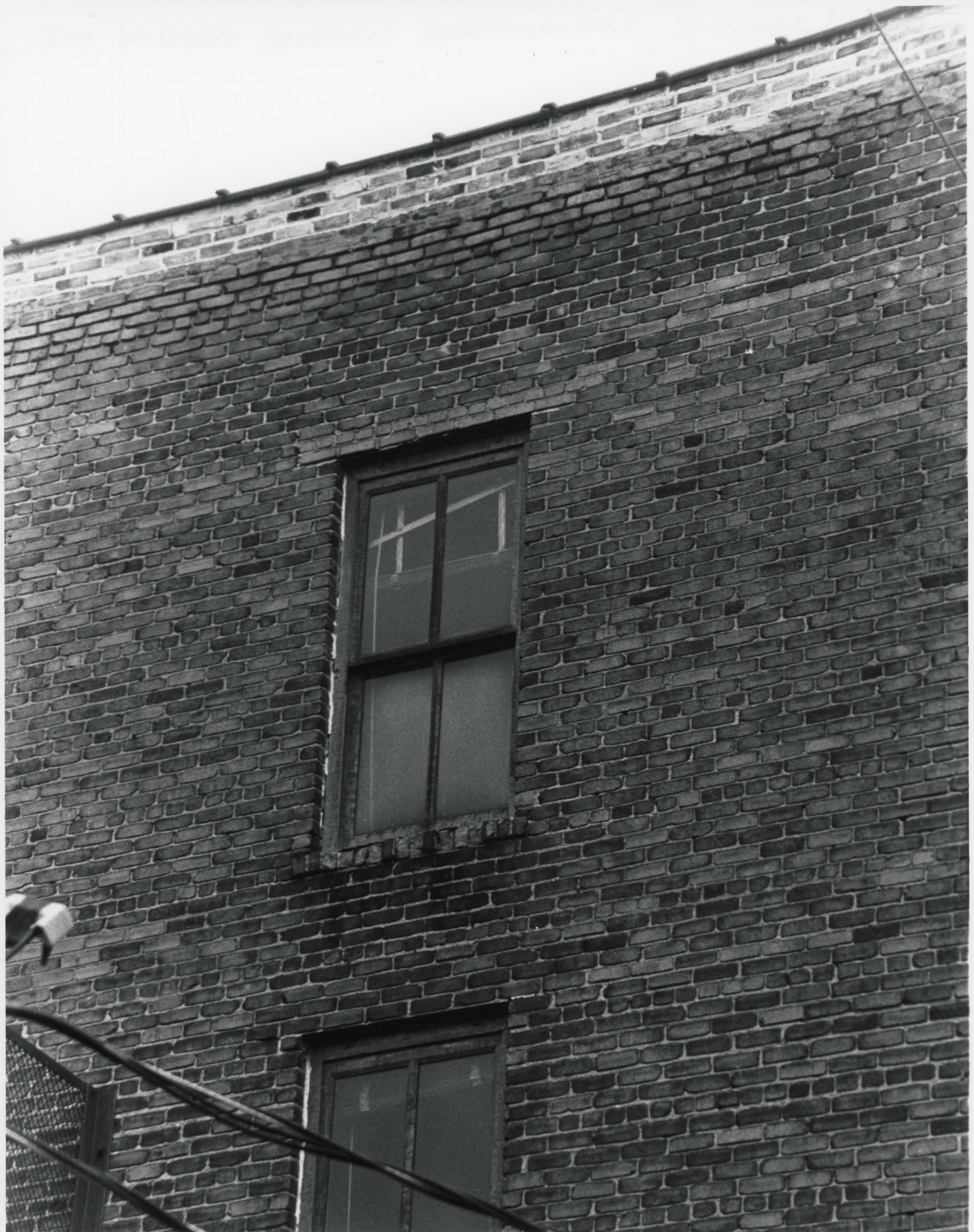


⑤ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO.



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⑥ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



⑦ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



⑧ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



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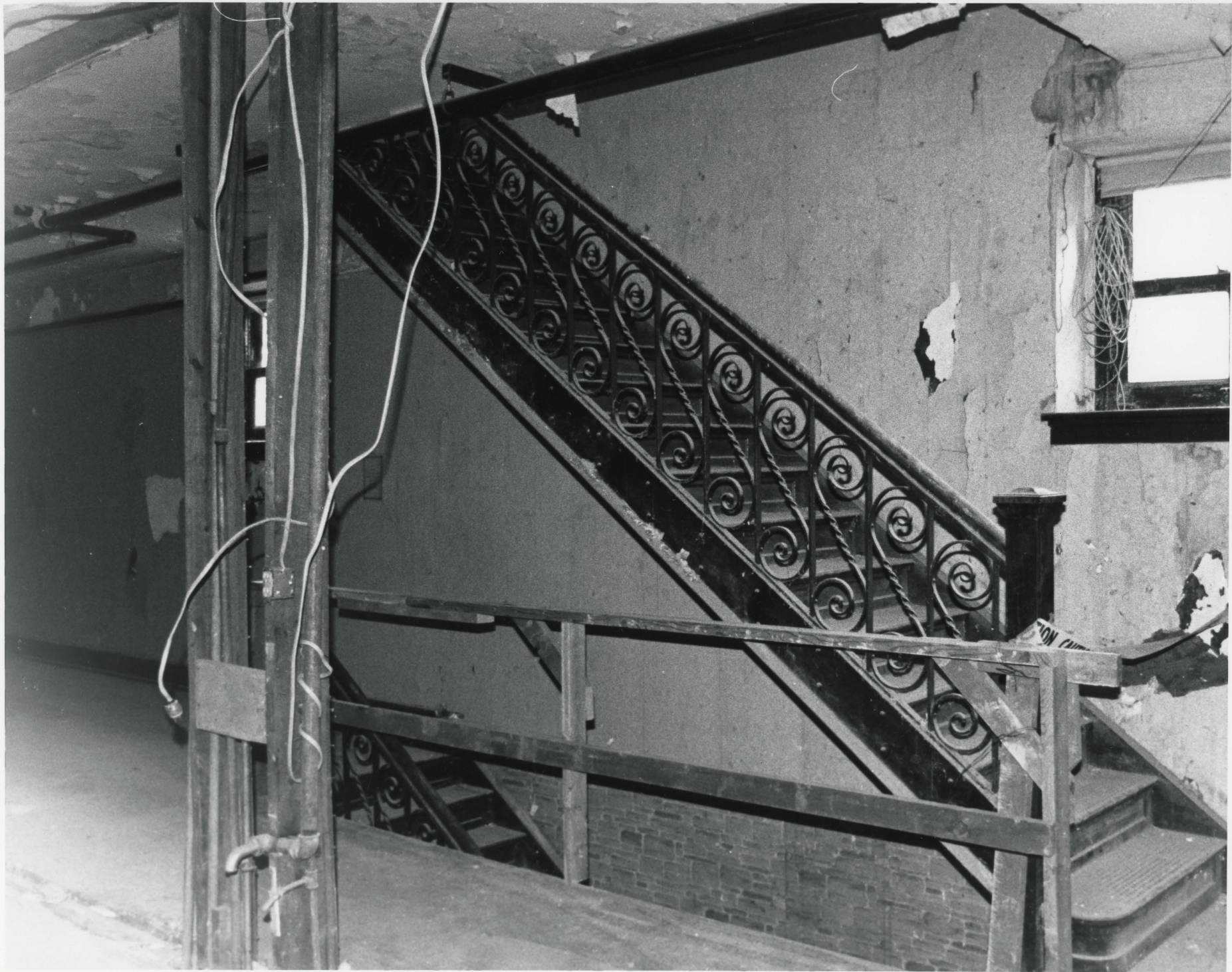
HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



⑩ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



① HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



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HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



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HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



④ HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO



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HOTEL SANSONE, SPRINGFIELD, GREENE COUNTY, MO

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500936



February 17, 2000

Ms. Claire Blackwell
State Historic Preservation Officer
State of Missouri, Department of Natural Resources
Division of State Parks
P.O. Box 176
Jefferson City, MO 65102-0176

Dear Claire:

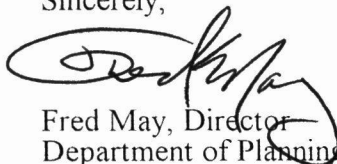
Mayor Leland L. Gannaway has reviewed the following proposed nomination to the National Register of Historic Places:

Nominated Property:	Hotel Sansone (Hotel Springfield, Hotel Sterling)
Property Owner:	The Sterling, LLC
Applicant:	Debbie Sheals, Private Consultant
Location of Property:	312 Park Central East
District Affected:	Historic and Architectural Resources of Springfield, MO (multiple property listing)
Proposed Action:	Add the Hotel Sansone to the National Register under the "Historic and Architectural Resources of Springfield, MO" multiple property listing.

Mayor Gannaway concurs with the Landmarks Board's position that the Hotel Sansone is locally significant and its addition to the National Register of Historic Places is a benefit to the city of Springfield. This letter, and the attached letter signed by the Chairman of the Landmarks Board, is sanctioned by Mayor Gannaway as fulfilling the responsibilities of the City of Springfield under "Item #5" of the "Local Government Certification Agreement between the City of Springfield, Missouri and the Missouri Historic Preservation Officer (Missouri Department of Natural Resources)".

Please contact me at (417) 864-1031 if you have any questions.

Sincerely,



Fred May, Director
Department of Planning and Development

CC: Mayor Leland L. Gannaway
Brendan Griesemer, Principal Planner
Debbie Sheals

Attachment

N:\SHARE\NCO\LANDMARK\CLG\mayornominateapproval2-17-00B.wpd

DEPARTMENT OF PLANNING AND DEVELOPMENT

840 Boonville Avenue, P.O. Box 8368 Springfield, Missouri 65801-8368
phone: (417) 864-1031 fax: (417) 864-1030
homepage: springfield.missouri.org/gov e-mail: city@ci.springfield.mo.us

Springfield mps



CITY HALL

Landmarks Board

City of Springfield
P. O. Box 8368
Springfield, Missouri 65801
417-864-1611

February 10, 2000

Ms. Claire Blackwell
State Historic Preservation Officer
State of Missouri, Department of Natural Resources
Division of State Parks
P.O. Box 176
Jefferson City, MO 65102-0176

RECEIVED

FEB 14 2000

HISTORIC PRESERVATION
PROGRAM

Dear Ms. Blackwell:

The Landmarks Board is pleased to announce that it reviewed and recommended approval of the following proposed National Register nomination at its February 9, 2000 meeting:

Nominated Property:	Hotel Sansone (Hotel Springfield, Hotel Sterling)
Property Owner:	The Sterling, LLC
Applicant:	Debbie Sheals, Private Consultant
Location of Property:	312 Park Central East
District Affected:	Historic and Architectural Resources of Springfield, MO (multiple property listing)
Proposed Action:	Add the Hotel Sansone to the National Register under the "Historic and Architectural Resources of Springfield, MO" multiple property listing.

The Landmarks Board feels that the Hotel Sansone is a locally significant structure and will be an appropriate addition to the National Register Historic Places. Landmarks Board review of the referenced amendment is in accordance with "Item #5" of the "Local Government Certification Agreement between the City of Springfield, Missouri and the Missouri Historic Preservation Officer (Missouri Department of Natural Resources)".

You may contact me at (417) 869-0768 if you have any questions.

Sincerely,

Ronald A. Conway, Chairman

CC: Brendan Griesemer, Principal Planner
Debbie Sheals