

Survey to Identify
Historic Resources
within the
North-Central
Neighborhood
(Phase I)
Columbia, Missouri

The authors of this report offer sincere thanks to Russell "Rusty" Palmer of the City of Columbia for his leadership in completing this project; to Amber Cox of the State Historic Preservation Office of the Missouri Department of Natural Resources for her guidance; and, to the North-Central Neighborhood Association of Columbia for their dedication to their home and kindness to the field crew.

Executive Summary

This survey report addresses Phase I of the Architectural Survey of the North-Central Columbia Neighborhood of Columbia, Missouri (Project No. 29-16-141287-019). This reconnaissance-level survey was partially funded by the State Historic Preservation Office of the Missouri Department of Natural Resources utilizing a grant from the National Park Service, through the Historic Preservation Fund (HPF). The HPF was established in 1977 to support State, Tribal, local government, and non-profit preservation efforts nationwide.

In December 2014, the City of Columbia Historic Preservation Commission concluded a program review of a Certified Local Government (CLG) Evaluation report addressing historic preservation priorities and needs in Columbia. The North-Central neighborhood was identified as a historic area of town without a previously existing survey. The North-Central neighborhood has been the site of several demolitions in recent years due to its proximity to downtown Columbia.

Architectural historians initiated survey on December 17, 2016, and concluded field work on December 20th. Each property in the project area was evaluated for individual listing in the National Register of Historic Places, and/or for whether it contributes to a potential historic district. The survey identified four potential historic districts wholly or partially within the boundaries of the North-Central Neighborhood Phase I project area.

The survey results will be utilized by City of Columbia leadership, the Columbia Historic Preservation Commission, and neighborhood residents to better inform planning priorities, develop land utilization policy, and implement preservation goals. The data also will provide a better understanding of the history and significance of the North-Central neighborhood and its building stock.



Boone County, Missouri

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Chapter 1: Objectives

In December 2014, the City of Columbia Historic Preservation Commission concluded a program review of a Certified Local Government (CLG) Evaluation report regarding historic preservation priorities and needs in the city. The North-Central neighborhood was identified as a historic area of town without a previously existing survey. The North-Central neighborhood has been the site of several demolitions in recent years due to its proximity to downtown Columbia.

The project has been designed to accomplish the following goals:

- Identify properties- individual and districts- eligible for listing in the National Register of Historic Places;
- Evaluate properties that retain the necessary integrity;
- Develop historic contexts related to the history of the North-Central neighborhood and the properties therein;
- Draft a historic context about the role of the North-Central neighborhood in Columbia, Boone County, the state, and the nation;
- Provide recommendations for properties to be listed in the National Register of Historic Places and as Columbia local landmarks; and,
- Supply information about the steps to list properties in the National Register of Historic Places and/or as local landmarks.

The survey results will be utilized by City of Columbia leadership, the Historic Preservation Commission, and neighborhood residents to better inform planning priorities, develop land utilization policy, and implement preservation goals. The data also will provide a better understanding of the history and significance of the North-Central neighborhood and its building stock.

The historic context will assist the City of Columbia, the Historic Preservation Commission, and the North-Central Neighborhood Association to better understand and convey to others the history of this area as it relates to the development of greater Columbia and the people who built the city. Recognition of historic properties in the project area hopefully will provide tangible links for modern Columbia residents to their past.

Additionally, the City of Columbia is in the process of modernizing its zoning and subdivision codes. The City also is working with neighborhood associations and residents to develop neighborhood master plans. The results of the survey will be utilized to inform planning in the North-Central area.

Chapter 2: Methodology

A methodology for survey was submitted to the MO SHPO for review as part of the research design. This accepted approach formed the basis of the project methodology; however, minor modifications were made during field survey due to exigent field conditions. These alterations are noted in this chapter.

Initial Public Meeting

On August 9, 2016, the City of Columbia announced the planned survey of the North-Central neighborhood in *The Columbia Daily Tribune*, the local newspaper.¹ A second article appeared on the website of the *The Columbia Missourian* on August 11, 2016.² The City hosted a public information session on September 7, 2016. News of the survey was well-received.

Research

Following the kickoff meeting, historians exceeding the Secretary of the Interior's *Professional Qualification Standards* in Architectural History and History initiated research into the role of the North-Central and Douglass Park neighborhoods in the development and evolution of Columbia. Historians conducted research in the local history section of the Columbia Public Library, the Ellis Library of the University of Missouri, and the archives of the State Historical Society of Missouri, as well as reviewing online sources such as newspaper archives and map resources to chart the growth of the project area. This research focused on the reasons for development of the project area and the persons who lived and worked in that area since the founding of Columbia. Newspaper accounts proved especially illustrative at providing information about area businesses and events. This research informed the field survey and *Chapter 4: Historic Context* of this report.

Concurrent with research into the history of the project area, architectural historians exceeding the Secretary of the Interior's *Professional Qualification Standards* conducted research into the extant building stock of the project area. The maps produced by the Sanborn Fire Insurance Company provided the best street-level details; however, in-depth data on specific houses was found in the neighborhood and house vertical files of the archives of the State Historical Society of Missouri. Additional research was collected from National Register of Historic Places nominations and the records of the Columbia Historic Preservation Commission. Architectural historians conducted chain of title searches on a sampling of select houses, however, the searches yielded little information about the individual properties or about other houses in the area. General information on each house was accessed through the online records of the Boone County Assessor. The collected research informed the field survey and subsequent completion of the field forms.

Field Survey

Prior to initiating field survey, the Row 10 Project Manager created a digital database of the MO SHPO Architectural/Historic Inventory form. The digital database also contained an optional field for surveyor observations. The database auto-generated a time stamp and GPS information based on the location of the surveyor. Owner names and addresses were supplied by the City of Columbia. Ownership information, the survey name, and section/township/range data were entered into the database during post-processing.

¹ Caitlin Campbell, "City to Document History of North Central Neighborhood," *The Columbia Daily Tribune*, August 9, 2016, http://www.columbiatribune.com/news/local/city-to-document-history-of-north-central-neighborhood/article_ba5d260d-2b9b-5f0d-b4cd-582678d6ef6d.html.

² Samantha Brown, "Historical survey to be conducted for North-Central neighborhood, August 11, 2016, http://www.columbiamissourian.com/news/local/historical-survey-to-be-conducted-for-north-central-neighborhood/article_6b7f9dd2-5fe4-11e6-8c3d-9f4816baa299.html.

Due to delays in contracting, field survey was pushed to December 2016. The Project Manager scheduled field survey to coincide with the winter breaks of the University of Missouri, Columbia College, and

MO SHPO Architectural/Historic Inventory Form Digital Database

1. LATITUDE/LONGITUDE	25. ROOF_MATERIAL
2. GEOMETRY (GPS)	26. CHIMNEY_PLACEMENT
3. STREET_NUMBER	27. STRUCTURAL_SYSTEM
4. STREET_NAME	28. EXTERIOR_WALL_CLADDING
5. VISIBLE_FROM_ROW	29. FOUNDATION_MATERIAL
6. HISTORIC_NAME	30. BASEMENT_TYPE
7. CURRENT_NAME	31. FRONT_PORCH_TYPE
8. OWNERSHIP	32. WINDOWS
9. HISTORIC_USE	33. WINDOW_PANE_TYPE
10. CURRENT_USE	34. WINDOW_PANE_ARRANGEMENT
11. CONSTRUCTION_DATE	35. ADDITIONS
12. ARCHITECT	36. ADDITION_DATES
13. BUILDER	37. ALTERED
14. CONTRACTOR	38. ALTERATION_DATES
15. SIGNIFICANT_OWNER	39. MOVED
16. NRHP_LISTED	40. DATE_MOVED
17. NRHP_ELIGIBLE	41. ENDANGERED
18. CATEGORY	42. NUMBER_OF_OUTBUILDINGS
19. TYPE	43. PHOTOGRAPH_NUMBER
20. STYLE	44. PHOTO_DESCRIPTION
21. PLAN_SHAPE	45. PHOTO_DIRECTION
22. NUMBER_OF_STORIES	46. CREATED_AT
23. NO_OF_BAYS_1ST_FLOOR	47. SURVEYOR
24. ROOF_TYPE	48. ADDITIONAL_NOTES

Stephens College in order to minimize interruption of survey due to traffic through the project area. The field survey was completed by two architectural historians, Kelly Sellers Wittie and Rebecca Gatewood, both of whom exceed the standards established by the Secretary of the Interior. Resumes for Wittie and Gatewood are included in Appendix B.

Surveyors intended to proceed around the perimeter of each city square to ensure all properties were fully recorded. This methodology was interrupted by the presence of commercial entities in the project area, as the field team strove to record all commercial buildings outside of business hours. Survey otherwise proceeded around city squares as described. Each property was recorded by an architectural historian utilizing the digital database. The surveyor recorded all fields of the database and took high-resolution digital photos of the primary building, structure, or site with secondary photos of visible outbuildings. Surveyors were limited to the public right-of-way; at no time did surveyors enter or record interior features of any properties in the project area. The data was reviewed each evening for consistency, accuracy, and quality. Select photographs were re-taken due to errors. The field crew was unable to photograph two properties due to activity outside the house on the date of survey and during subsequent reshoot sessions. Forms have been completed for each of these buildings.

Field survey began December 17, 2016, and ended on December 20, 2016. The survey coincided with Winter Storm Decima (December 15-17, 2016).³ The snow and frigid temperatures interrupted survey on December 17th.

North-Central Neighborhood Association Meeting

At the request of the North-Central Neighborhood Association (NCNA), Row 10 Project Manager Kelly Sellers Wittie attended the standing monthly neighborhood meeting to discuss the survey and answer questions from residents. News of the survey was well-received. The NCNA is interested in the final results of the survey.

Survey Forms

Following completion of the field survey, the data gathered during field survey was merged with a database of property owners within the project area. The data were transferred from the database onto the MO SHPO Architectural/Historic Inventory form. Architectural historians in the field completed each field of the database. These fields were transferred to each of the 220 forms by Kelly Sellers Wittie. Additional information about the history and/or significance of the surveyed properties was identified during research, and added to page three of the inventory forms. Again, the historic Sanborn Fire Insurance Company maps were indispensable in providing street-level data. Digital color photographs were placed on page 2 of the forms. Forms were submitted on a rolling basis to the MO SHPO for review.

Photographs

Digital copies of each resource and associated outbuildings were recorded in the field. License plates were obscured in deference to resident privacy. The high-resolution digital files were placed in the SHPO forms as well as in independent digital files to be stored with the MO SHPO. Additionally, one set of black and white archival 5"x7" photos were printed at 300 dpi and labeled in pencil for archiving with the MO SHPO.

Report

This report was authored by Kelly Sellers Wittie with assistance from Katy Coyle, M.A., and Rebecca Gatewood, M.H.P.

³ "Winter Storm Decima a Cross-Country Snow and Ice Storm," *The Weather Channel*, December 18, 2016, <https://weather.com/storms/winter/news/winter-storm-decima-forecast-northwest-rockies-midwest-east>.

Chapter 3: Geographical Description

Columbia is the seat of Boone County, and the largest city in the county. It is located north of the geographic center of Missouri, approximately halfway between the cities of St. Louis and Kansas City. Columbia is the home of the University of Missouri, Columbia College, and Stephens College. The population of the city in 2010 was 108,500. The U.S. Census Bureau has estimated the population rose 9.2% between 2010 and 2015.⁴



The North-Central Neighborhood is located north of downtown Columbia and includes Stephens and Columbia Colleges. It is adjacent to the University of Missouri. The boundaries of the neighborhood are formed by North College Avenue, Interstate 70, Providence Road, Hickman Avenue, and North Eighth Street. It is adjacent to the Douglass Park Neighborhood, an area bound roughly by East Sexton Road, McBaine Avenue, Ash Street, North Eighth Street, Hickman Avenue, and Providence Road. Neither neighborhood is fenced or otherwise physically demarcated; there is overlap between the areas.

Rogers Street formed the northern boundary of the North-Central Neighborhood Phase I Study Area; College Avenue the east; Park Avenue, Walnut and Ash streets the south; and Providence Road the west. The study area encompassed approximately 275 properties in roughly 100 acres. Columbia College is adjacent to the northern boundary of the project area and Stephens College is adjacent to the eastern boundary. The boundary for this survey was selected because of the history of early twentieth century development in the area, as well as the rate of demolition and development in the area in the past decade. The houses of the project area reflect a general construction date of 1910-1960, although some predate this period. The houses are modest and include individual yards. The study area includes areas of commercial development, generally centered between Park Avenue, East Walnut Street, North Eighth Street, and North

⁴ U.S. Census Bureau, *Columbia & Boone County, Missouri, Quick Facts*, 2017, <http://www.census.gov/quickfacts/table/PST045215/29019,2915670>, accessed February 15, 2017.

College Avenue. There is also a pocket of commercial development near the intersection of Rogers Street and North College Avenue.

Five properties within the study area currently are individually listed in the National Register of Historic Places (NRHP): Second Christian Church (NRHP No. 80002314, listed 1980); Frederick Douglass High School (NRHP No. 80002310, listed 1980); the Elkins House (NRHP No. 96001012, listed 1996); the Wabash Railroad Station (NRHP No. 79001351, listed 1979); and St. Paul A.M.E. Church (NRHP No. 80002315, listed 1980).⁵ Second Christian Church, Frederick Douglass High School and St. Paul A.M.E. Church are related under the “Social Institutions of Columbia’s Black Community” Multiple Property Submission (NRHP No. 80002309, listed 1980).⁶ Additionally, three buildings on East Walnut Street are listed as part of the Downtown Columbia Historic District.⁷



⁵ National Register of Historic Places, Elkins House, Columbia, Boone County, Missouri, NRHP No. 96001012; Frederick Douglass High School, Columbia, Boone County, Missouri, NRHP No. 80002310; Second Christian Church, Columbia, Boone County, Missouri, NRHP No. 80002310; St. Paul AME Church, Columbia, Boone County, Missouri, NRHP No. 80002315; Wabash Station, Columbia, Boone County, Missouri, NRHP No. 79001351.

⁶ National Register of Historic Places, “Social Institutions of Columbia’s Black Community,” Columbia, Boone County, Missouri, National Register No. 80002309.

⁷ National Register of Historic Places, “Downtown Columbia Historic District Boundary Increase,” Columbia, Boone County, Missouri, National Register No. 64500874.

Chapter 4: Historic Context

The City of Columbia became the county seat of Boone County in 1820 and was officially incorporated six years later. Many of the residents came from the bluegrass region of Virginia and Kentucky, and horse trading became important to early commercial growth of the town.⁸ Boone County, along with several neighboring counties in middle Missouri, was part of “Little Dixie,” an area where settlers came from southern states, and slavery was prevalent.

The presence of the three institutions of higher learning has helped to protect and often to propel the economic health of the community since the 1830s. University of Missouri was the first public state college west of the Mississippi River, formed by donations from Boone County residents in 1939. Two other colleges, Christian College (now Columbia College), and Stephens College, were also founded prior to the Civil War. These frame the north and eastern edges of the current project areas. The town grew steadily, from a population of 600 in 1830, to 1000 in 1840.⁹ Alongside new white settlers were enslaved African Americans, many of whom worked for the colleges.¹⁰

The skirmishes of the Civil War largely bypassed Columbia, save for a Confederate raid on the courthouse in 1862.¹¹ The economy did not suffer the same collapses as areas more dependent on cotton. However, as a slave-owning area, emancipated freedmen and women changed the social dynamic significantly in Columbia, and specifically in the North-Central project area. As Jason Jindrich demonstrates in his University of Missouri Master’s Thesis, “*Our Black Children*”: *The Evolution of Black Space in Columbia, Missouri*, “cities in border states tended to create strict, racially defined neighborhood boundaries where high concentrations of Negroes were tolerated only within the ‘colored area.’” Jindrich also notes, about Columbia, that these types of cities often became the “first steps out of farm labor for many ex-slaves in the surrounding countryside, [so] the change in a city’s racial makeup could be very rapid.”¹²

This was certainly the case in Columbia. Between 1860 and 1900, the African American population in town grew from 541, to 1,916, or 350%. During the same timeframe, the rest of the population grew only 140%, from 873 to 3,735.¹³ This large migration of both white and black Missourians led to a rapid expansion of the city. The establishment of University of Missouri’s agricultural college in 1865 sparked the growth of the town, but a major campaign to upgrade infrastructure to include paved sidewalks, running water, and electricity through the late 1890s was a significant boost to the town.¹⁴

Columbia was segregated through this period, and Jindrich outlines two settlement patterns that emerged for African American residents: skilled laborers settling in enclaves of existing black residents; and new black residents congregating in residentially undesirable areas, such as flood zones, adjacent to railroads, and near cemeteries.¹⁵ Sharp End, the African American residential and commercial enclave, ran along Flat

⁸ Workers of the Writers’ Program of the Work Progress Administration, *Missouri: the WPA Guide to the “Show Me” State*, (St. Louis, MO, Missouri Historical Press, 1998), 209.

⁹ Hare & Hare, *Report of the City Planning and Zoning Commission, 1933-35*, (Kansas City, MO, 1935), 9.

¹⁰ Alan R. Having, *From Southern Village to Midwestern City: Columbia, an Illustrated History*, (United States, Windsor Publications, 1984), 11.

¹¹ *Ibid.*, 51.

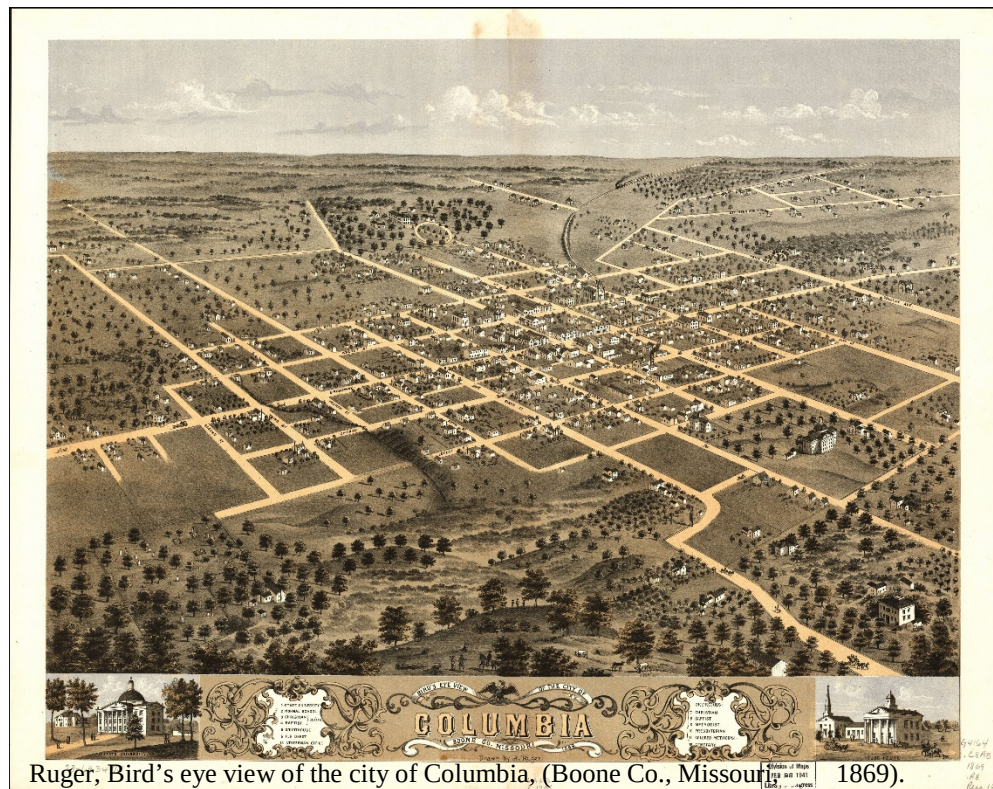
¹² Jason Jindrich, “*Our Black Children*”: *The Evolution of Black Space in Columbia, Missouri*, (Master’s Thesis, University of Missouri-Columbia, 2002), 16.

¹³ *Ibid.*

¹⁴ Ruth Keenoy and Terri Foley, *Final Survey Report, Locust Historic Study Area, Columbia (Boone County), Missouri*, (Columbia, Missouri, May 2009), 9.

¹⁵ *Ibid.*, 17-18.

Brook Creek, just below the current project area. This Bird's Eye view from 1869 shows the project area before this development occurred.

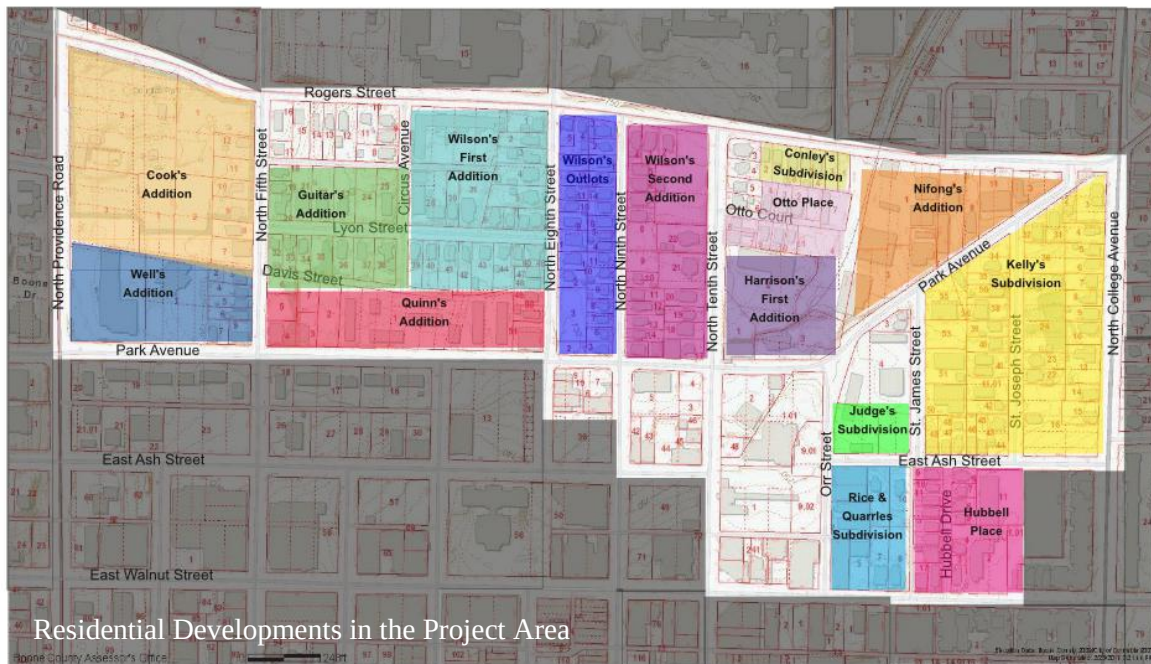


Ruger, Bird's eye view of the city of Columbia, (Boone Co., Missouri) 1869).

By 1900, Columbia had 5,561 residents; ten years later, that number had nearly doubled, to 9,662. This decade also saw the formalization of segregated racial spaces. Just south of the current project area, between North Garth and 3rd Street, the first all-Black subdivision was advertised in *The Professional World*, an African American paper in Columbia.¹⁶ Sanborn Fire Insurance maps from this period depict single family homes throughout the project area. In the region close to the railroad, on the far eastern edge of the project area, as well as the section between Rogers Street, West Park Avenue, North Fifth Street, and North Eighth Street, the houses were small, and also had multiple buildings on each lot, perhaps indicating outhouses. Other sections of the project area, e.g. between North Eighth Street and the railroad between Rogers Street, and Park Avenue, had much larger single-family houses. A map of African American residences in 1903 depicts a significant grouping in the project area around the railroad tracks and Tenth Street. The other residences in the project area were inhabited by white Columbians. Essentially, the project area was a residential neighborhood with mixed racial backgrounds.

Residential development of the project area was spurred by housing additions, a precursor to the modern-day subdivision. Developers would purchase plots of land, subdivide the area into lots, and begin to construct houses for sale to interested buyers. Not all developers had a standard building type and instead buyers were permitted to construct their own design. Most additions in the project area appear to have been a mix of standard and independent design plans. Nearly all the additions have been affected by modern demolitions and infill, thereby negating their eligibility for listing in the National Register of Historic Places.

¹⁶ Jindrich, 19.



James Kelly's eponymous development was one of the earliest additions in the project area. Shortly after the Civil War, Kelly subdivided ten acres of land near present-day St. Joseph Street into lots.¹⁷ Nifong's Addition, an area of development in the northeast corner of the project area, was the site of the former Nifong Ice Manufacturing plant.¹⁸

On November 1, 1851, Gabriel Turner acquired the undeveloped acreage that later formed Guitar's and Wilson's First additions. Turner did little to improve the property, and in 1854, sold the land to Henry Keen. This transaction later would cause a dispute due to inaccurate record-keeping and the destruction of landmarks used in the property description. Keen sold a portion of the property later that year to Nathaniel Wilson; three developments in the project area bear his name.¹⁹ Former Confederate officer David Guitar, brother of former Union officer Odon Guitar, also purchased land in the project area.

Between 1914 and 1925, residential development picked up in the project area as residences were constructed in the additions for Columbia's growing population. A citywide sewer system and electrical improvements and telephone service expanded city services to a wider group of residents. The state extended Missouri Highways 63 and 40 into the area, fixing Columbia as a "regional crossroads and...a commercial hub."²⁰ By 1920, the population of the city had climbed to 10,392, and within ten years had grown to just shy of 15,000.

Given the gaps in the census data, a comprehensive snapshot of the precise socio-economic character of the project area is not possible. Generalizations can be made based on the homes, for example, most residences in the project area were constructed as single-family homes. The largest and most ornate homes in the project area are clustered closer to the intersection of North Tenth and Rogers streets, although examples exist on St. Joseph and East Ash streets as well. A more precise estimation of socio-economic character can

¹⁷ Deb Sheals, George Harrell, Jr., *House, Notable Historic Properties*, 2008.

¹⁸ Ad, *The Columbia Missourian*, March 7, 1917, 4.

¹⁹ Legal, *The Evening Missorian*, December 8, 1916, 3.

²⁰ Keenoy and Foley, 11.

be attained by looking at individual properties. A representative sampling of financial indicators provided in the U.S. Federal Censuses follows.

113 Hubbell Drive (BO-AS-010-0115)

John William Denham and his wife, Esther, were among the first residents of Hubbell Drive. Their home, originally 11 Hubell Drive, now 113 Hubbell Drive, was constructed ca. 1927 following the death of John Hubbell, the neighborhood developer. The house is a single-story, three-bay shotgun that retains many of its Craftsman elements. John and Esther lived in the home at the time of the 1930 U.S. Federal Census. The two had been married approximately seven years and did not have any children. John worked as a salesman at a hardware store while Esther (also spelled “Ester”) worked as a stenographer for an insurance company. The couple owned their home and estimated its value at \$4,500.00. The Denhams’ accounting of their personal wealth placed them in the middle of the scale for residents of Hubbell Drive. Their neighbor Mary Kern (9 Hubbell Drive, now 111 Hubbell Drive) was renting her home with her adult son, Chester. Neither Kern gave an occupation, and they valued their wealth at \$40.00. In contrast, their neighbors the Stookeys at 7 Hubbell Drive (now 109 Hubbell Drive) valued their wealth at \$6,000.00. Frank Stookey worked as a druggist and his wife did not work outside the home. Daughter Jeanne, also lived in the home. The standing of the Stookeys and Denhams remained consistent through 1940 when the families listed the value of their homes at \$6,000.00 and \$3,200.00 respectively. The Kerns no longer lived on the street.

502 Lyon Street (BO-AS-010-0120)

James Nelson, his wife Ivy, and their two children rented the home addressed 502 Lyon Street in 1900. James supported his family as a banker; Ivy did not work outside the home. Ownership of homes on the block was split with most persons renting their residences. By 1920, the small gable-and-wing residence had been purchased and occupied by A.W. Pasley and his wife Anna. In their fifties at the time of the census, A.W. Pasley worked as an insurance agent and Anna as a homemaker. Ownership of homes nearby was split between renters and owners, though all those around the corner in the 600 block (odd) of Park Avenue were renters. The residents of Park Avenue also were exclusively African American. Circumstances within the house had changed again by the time of the 1940 census: the formerly single-family home was now occupied by two families renting the property. Nearly all homes on the block were renter-occupied at the time of the 1940 census and most were now two-family residences. This living situation may have been the best decision for families struggling at the end of the Great Depression.

W.B. Class and his wife Eilizabeth, a nurse, lived in part of the home while Gene Bohannon and his wife Louise lived in the remainder. W.B. Class was retired and living on a pension. Gene Bohannon was only 23 years old and worked as an office manager at a local cab company. He was the most educated of all persons on the block, having completed three years of college. Like many of the women in the area, Louise Bohannon had formal education through eighth grade and was a homemaker.

Former 400 St. Joseph Street (part of BO-AS-010-0203)

Charles Murray owned the home addressed 400 St. Joseph Street in 1920. He lived in the home with his wife Addie and their three minor daughters. He supported his family as a salesman at a local lumber yard. Addie Murray did not work outside the home. By 1930, the Murrays had sold the home to the Hudsons. Joe Hudson was a salesman for a bakery and Marie worked as a dispenser at a local dairy. The couple had twin daughters aged 12 years. Joe Hudson was a first generation American with parents from Germany. St. Joseph Street was relatively affluent at the times, with most homes valued upwards of \$3,000. The provided value of the Hudson home was \$3,500.00. All homes on the block were owner-occupied.

By 1940, the demographics of St. Joseph Street had shifted, possibly due to the Great Depression. Many of the homes were occupied by multiple families renting space, rather than owner-occupied single-family residences. The Joneses and the Perigos shared 400 St. Joseph Street in 1940. Betty Perigo was supporting her three children as a maid at a boarding house. She was married, but living apart from her husband. Her

eldest daughter, 17-year old Larene, also was working at the boarding house. Perigo reported that she had earned \$190 in 1939. M.L. Jones, his wife Mary Bell, and their two children also rented rooms in the home. M.L. Jones earned \$1,400 in 1939 as a fireman at a local laundry; Mary Bell was a homemaker. Their children were young and not yet working.

The snapshots provided by the histories of these properties shows a neighborhood of moderate means affected, though not broken, by the financial pressures of the Great Depression.²¹ The indicators of this shift include the change from single-family to multi-family living situations, the increase in rentals, and the decline in family income.

Downtown Columbia was designed to be a commercial and civic hub for the new city. Platted in 1821, the settlement of Smithson, as the town was then known, included a broad commercial corridor (Broadway Avenue) with nearby land designated for a county courthouse and a university. In 1867, getting commercial goods into downtown became easier with the opening of a North Missouri Railroad line from Columbia to Centralia and therefore cross-state lines. The line cut directly through the project area and terminated at a depot near present-day North Tenth Street between Ash and Walnut streets.²²

Development of commercial sites along the south end of the project area can be tied directly to the growth of downtown Columbia. Per the National Register of Historic Places nomination of downtown Columbia, by 1875, the commercial district boasted:

... a wide variety of retail businesses such as hardware and dry goods stores, a book store, and a couple of "stoves and tinware shops, as well as service-oriented operations such as restaurants and hotels. Professional men included doctors and numerous lawyers, the latter of which located close to the county courthouse. The town still had two banks, each with \$100,000 capital, two weekly newspapers, and a library. Manufacturing operations included a cigar manufacturer, brick makers, wagon makers, and at least two grist mills.²³

Despite this boom in downtown Columbia, the project area held little of this commercial development. Through the city squares contained by East Walnut, East Ash, North Eighth, and North Tenth streets bore some stores, and the square bisected by the railline terminus (Park Avenue, North Tenth Street, East Ash Street, Orr Street) included the depot, a warehouse, and an early gas works, most of the project area was empty or contained smaller residences.²⁴

Between 1908 and 1940, commercial and industrial development in the city squares south of Park Avenue jumped. These dates roughly correspond to a rise in the population of Columbia and the residential construction boom occurring within the project area. For example, City Square 36 (bound by Park Avenue, North Ninth Street, East Ash Street, and North Tenth Street) contained seven modest dwellings in 1902. By 1908, only four dwellings remained, the other lots now containing a planning mill and a machine shop. Though the residences were still on the square in 1914, the block now also included a grocery, a hay/feed company, and a large livery. The machine shop had expanded to include a garage. By 1925, the square

²¹ U.S. Decennial Federal Census, 1900-1940, Ward 1, Columbia, Boone County, Missouri, available through subscription database, www.ancestry.com, accessed May 15, 2017.

²² A. Ruger, "Bird's eye view of the city of Columbia, Boone Co., Missouri 1869," 1869, available online through the Library of Congress, <https://www.loc.gov/item/73693473/>; National Register of Historic Places, "Downtown Columbia Historic District Boundary Increase," Columbia, Boone County, Missouri, National Register No. 64500874, E-6.

²³ National Register of Historic Places, "Downtown Columbia Historic District Boundary Increase," Columbia, Boone County, Missouri, National Register No. 64500874, E-8.

²⁴ National Register of Historic Places, "Downtown Columbia Historic District Boundary Increase," Columbia, Boone County, Missouri, National Register No. 64500874, E-11.

contained large buildings to serve as storage for the Street Department, auto storage for the City, an expanded livery, a much large machine shop/garage, and two stores. The residences on the east block remained, but were overshadowed by the commercial and industrial neighbors. All but two of the residences had been demolished by 1931.²⁵

Though the population of Columbia had been increasing previously, it was the GI bill of 1944 that had the most significant effect on city growth. An influx of World War II veterans immediately after the war swelled the city. Estimates suggest that 70% of the student body population of MU in the mid-1940s were veterans. This severely taxed the existing housing stock.²⁶

The housing shortage, combined with national trends designed to “clear blight” from cities, led to the decimation of the African American commercial and residential enclave of Sharp End in 1954. Poorly built structures were used as justification to demolish large blocks, many in fine condition.²⁷ This led to the construction of public housing now located just south of the project boundary on Park Avenue, and to the east along North Providence Road. Inside the project area, public housing north of Park Avenue dates from this period.

The project area has been an area of mixed residences, with a few notable institutions. Columbia College is located just north of the project boundary, and Stephens College is just outside the eastern boundary. Jefferson Middle School, formerly Jefferson Junior High School, also is located on Rogers Street just outside the project area. The school was recognized as a Notable Historic Property in 2003. The Frederick Douglass school is located in the southwest corner of the project region. It grew from the Cummings Academy, originally built by the black community in 1885, and eventually becoming the main black high school in Columbia, until *Brown v. Board of Education* swept away segregated schools nationwide. Additionally, one of the earliest African American Churches in the city, the St. Paul’s AME church, was established at the corner of Park Avenue and 5th Street in 1880; the building was completed in 1892.²⁸

With the growth of colleges in Columbia, the current project area has witnessed a fair amount of the building stock that has been subdivided into apartments for student housing. This, in turn, has increased infill in the area. There is a small commercial district along the southern edge of the project area, on Walnut Street between Tenth and St. James streets, and another along North Tenth Street, between East Ash Street and Park Avenue. Additionally, there is a light industrial area along Park Avenue, along the railroad tracks. However, on balance, the North-Central section of downtown Columbia remains as it was built—primarily residential.

²⁵ Sanborn Fire Insurance Company, Columbia, Boone County, Missouri, 1902, 1908, 1914, 1925, 1931, certified report provided by Environmental Data Resources, 2016.

²⁶ Ibid.

²⁷ Jindrich, 37.

²⁸ National Register of Historic Places, Social Institutions of Columbia’s Black Community, Columbia, Boone County, Missouri, National Register No. 80002309, 4-6.

Chapter 5: Results

The field survey identified 220 properties in the project area, although legally, the project area contains approximately 275 properties. Several resources, such as Douglass Park, encompass multiple legal parcels. The buildings in the project area include residences; commercial sites such as stores and restaurants; municipal resources such as a fire station and a bus station; a public housing development; churches; and, a school. Additional resources include empty lots and a park.

Historic Property Designations

The properties of the project area were considered for listing in the National Register of Historic Places (NRHP), as well as for potential designation by the Columbia Historic Preservation Commission as a Notable Historic Property. The NRHP serves as our nation's official list of historic properties. This register is not static, growing as more properties are evaluated as they age and/or are associated with new patterns of American identity. Currently, there are more than 90,000 properties listed in the NRHP, including 44 in Columbia; including contributing elements, the NRHP holds approximately 1.4 million resources.²⁹

A historic property is evaluated for retention of the integrity of its historic elements. Changing a historic property's appearance or use alters one type of the property's integrity. The National Register of Historic Places (NRHP) recognizes seven qualities of integrity: association, design, feeling, location, materials, setting, and workmanship. Effects to a historic property is judged by how it affects these qualities. Some, such as materials, are easy to describe. Others, such as feeling, are more ephemeral.

Integrity	Definition
Materials	The physical fabric used to construct the historic property. Properties listed in the NRHP can lose some original materials and still be deemed to possess integrity of materials.
Design	The form, plan, and style of the historic property.
Workmanship	Evidence of the craft of construction. Workmanship conveys information about the technologies of the past.
Setting	The environment or area surrounding the historic property.
Location	The original site of a property, or the historic event.
Association	The link between the property and the reason for its historicity. Association often depends on the other six integrities.
Feeling	Expression of the aesthetic or sense of the history of the property.

Historic properties are grouped according to the type of significance they convey. The four primary criteria for evaluation are:

- A) Association with an event or events that have contributed to the broad patterns of American society;
- B) Association with persons significant to our past;
- C) The embodiment of a distinctive architectural type or style, or is the work of a master; or,
- D) Contain significant research potential (usually applied to archaeological sites).

Under these criteria, properties may be listed individually or as districts. Districts are composed of individual buildings, structures, sites, and objects that contribute to the historical significance of an area.

²⁹ National Register of Historic Places database search, February 27, 2017, <https://npgallery.nps.gov/NRHP/SearchResults/29b71ab989734df7b8b78b62b83857cb?page=1&view=list>.

Elements constructed before a property gained significance, built less than fifty years ago, or that have been substantially altered are known as non-contributing elements of a district.

The Columbia Historic Preservation Commission was established by Section 29-21.4 of the city code to identify historic properties in Columbia, maintain a list of those historic properties, and educate the residents of Columbia about the heritage of the city.³⁰ Historic properties include built, archaeological, and cultural resources that inform the public about the history of the city of Columbia, the state of Missouri, or the United States. This reconnaissance-level survey was limited to the built resources of the project area and did not investigate potential archaeological and/or cultural properties.

Summary

More than half the resources surveyed were constructed between 1905 and 1925 (121 resources, 55% of the total). This period corresponds to the subdivision of several tracks in the project area. Development of areas such as Wilson's First and Second Additions, Hubbell Place, and Guitar's Addition led to the construction of many of the extant resources in the project area.

Table 5.1

Period of Construction	Number of Properties	Percentage of Total
Ca. 1880	2	0.91%
Ca. 1890	1	0.45%
Ca. 1900	21	9.55%
Ca. 1905	25	11.36%
Ca. 1910	19	8.64%
Ca. 1915	13	5.91%
Ca. 1920	30	13.64%
Ca. 1925	21	9.55%
Ca. 1930	16	7.27%
Ca. 1935	7	3.18%
Ca. 1940	11	5.00%
Ca. 1945	3	1.36%
Ca. 1950	2	0.91%
Ca. 1955	1	0.45%
Ca. 1960	1	0.45%
Ca. 1965	2	0.91%
Ca. 1970	3	1.36%
Ca. 1975	2	0.91%
Ca. 1980	6	2.73%
Ca. 1985	2	0.91%
Ca. 1990	8	3.64%
Ca. 1995	0	0%
Ca. 2000	5	2.27%
Ca. 2005	6	2.73%
Ca. 2010	6	2.73%
Ca. 2015	7	3.18%
Total	220	

Note- Properties with a known date of construction were rounded to the nearest category.

³⁰ City of Columbia, "Historic Preservation Commission," accessed March 1, 2017, <https://www.como.gov/Council/Commissions/description.php?bcid=28>.

As demonstrated in Table 5.2, the majority (74.55%) of resources in the project area are residences. Many of the commercial buildings are located near or south of Park Avenue. There also is a string of commercial establishments along Rogers Street. The municipal buildings are located closer to downtown Columbia, near the southern boundary of the project area.

Table 5.2

Current Use	Number of Properties	Percentage
Residential	164	74.55%
Commercial	24	10.91%
Municipal/Recreation	5	2.27%
Storage	1	0.45%
Education	4	1.82%
Religious	2	0.91%
Mixed Use	3	1.36%
Lot	16	7.27%
Unknown	1	0.45%
Total	220	(of total properties)

Frederick Douglass High School and both the religious buildings in the project area are related to one another through the “Social Institutions of Columbia’s Black Community” Multiple Property Submission of the National Register of Historic Places. Frederick Douglass High School, the Fifth Street Christian Church, and St. Paul AME Church are located in and near the Douglass Park neighborhood. These properties are also listed in the National Register of Historic Places. Douglass Park, including the Douglass Park Aquatics Center, is suggested for listing in the National Register of Historic Places under the “Social Institutions” context (see the “Recommendations” section of this chapter for more information).



Sites

Seventeen lots were identified within the project area. Additional lots were associated and recorded with extant buildings, such as the parking lot associated with the Boone County Family Resources Building (1209 East Walnut Street, BO-AS-010-0220).

Douglass Park (300 Rogers Street, BO-AS-010-0168) is the largest of the surveyed sites and the only site in the project area identified as a recreational park. The park measures approximately six acres. It contains basketball courts, a playground, a skate ramp, and picnic shelters. The Douglass Family Aquatics Center (BO-AS-010-0170) occupies a significant portion of the park. The park was under renovation at the time of field survey.³¹ It is recommended for inclusion in the National Register of Historic Places. For more information, see the “Recommendations” section below.



Three sites are paved parking lots: 908 Rogers Street (BO-AS-010-0180), 801 Rogers Street (BO-AS-010-0157), and 1301 East Ash Street (BO-AS-010-0088). Two lots were identified as community gardens: 212 St. Joseph Street (BO-AS-010-0199) and 406 North Tenth Street (BO-AS-010-0077). Four former properties on St. Joseph Street have been combined into a single lot (BO-AS-010-0203). The buildings on these sites have been demolished. Contractors were actively constructing a new residential home for Boone County Family Resources at the time of survey. The remaining lots are used as unofficial parking lots or are otherwise vacant. None of these sites meet the threshold for listing in the

National Register of Historic Places, although resource BO-AS-010-0077 is recommended as a non-contributing element to a potential historic district encompassing Columbia College.

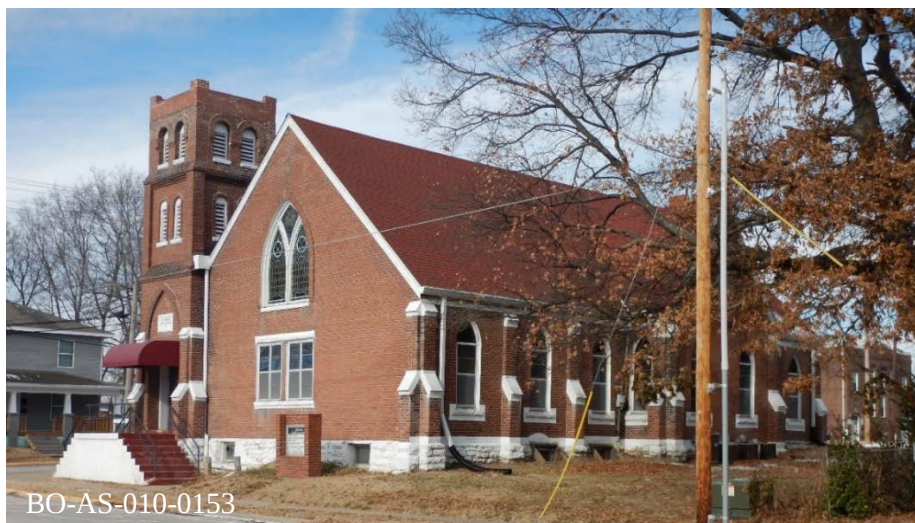
³¹ City of Columbia, “Douglass Park & Pool- School,” 2017, accessed March 1, 2017, <https://www.como.gov/ParksandRec/Parks/Douglass/>.



Religious Buildings in the Project Area

Religious Buildings

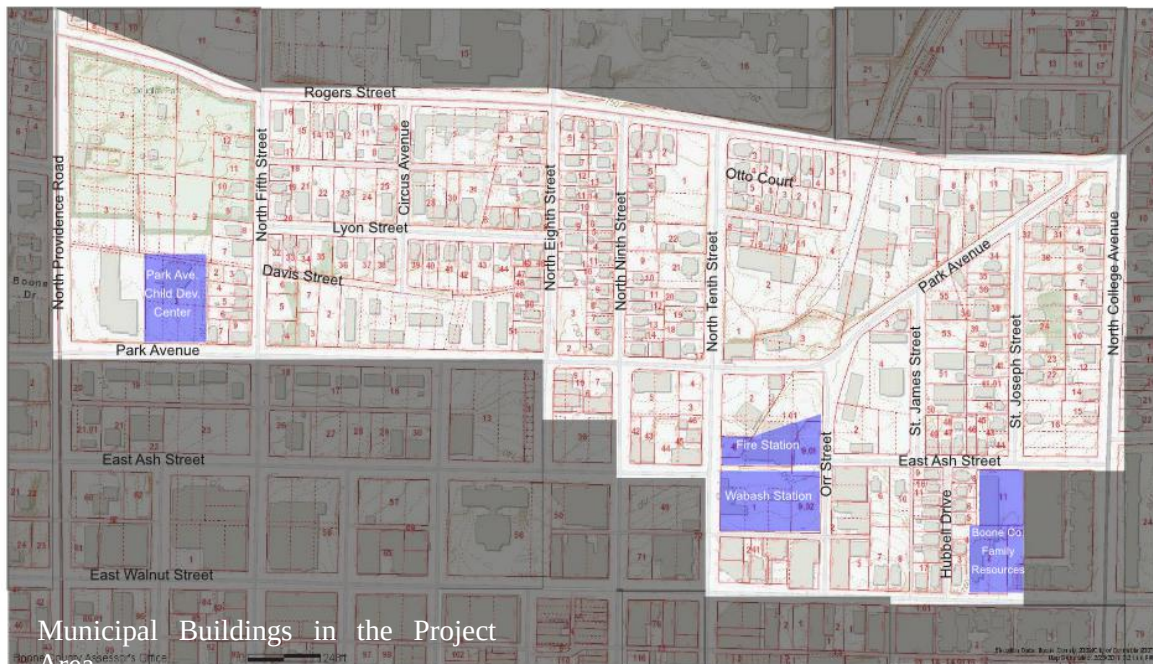
Both churches in the project area are listed in the National Register of Historic Places under the “Social Institutions of Columbia’s Black Community” historic context. The Fifth Street Christian Church (BO-AS-010-0006), formerly the Second Christian Church (NRHP No. 06000990), is located on North Fifth Street near the intersection with Davis Street. J.W. “Blind” Boone was a member of the congregation during his life.³² Minimal changes have been made to the five-bay brick building since its construction in 1927. External modifications include new windows and a removable air-conditioning unit. The building was listed in the National Register of Historic Places in 1979, and as a Notable Historic Property by the Columbia Historic Preservation Commission in 2003. It retains a high degree of integrity and continues to convey the necessary features to remain listed in both registers.



³² Deb Sheals, “Second Christian Church Classical Revival Church,” Notable Historic Properties, 2003.

St. Paul AME Church (BO-AS-010-0153, NRHP No. 80002315) is located at the intersection of Park Avenue and North Fifth Street. The building was built in 1891, although the congregation predates its construction. Built primarily of brick and limestone, the Gothic Revival style of the building is incongruent to the modest ornamentation of the surrounding residences. The building has been modified slightly since its construction, but only minimal changes have been made to the exterior since its listing in the National Register of Historic Places in 1980. These alterations include the addition of an awning over the front door and the replacement of a secondary door on the west elevation.





Municipal Buildings

Four municipal buildings are extant within the project area. The newest municipal building is a large fire station near the intersection of North Tenth and Orr streets (BO-AS-010-0064). The fire station is constructed of red brick similar to nearby buildings. The station includes four bays, each large enough to hold a fire truck. The building does not meet the minimum age threshold for listing in the National Register of Historic Places.



Another large municipal building, 1209 East Walnut Street, is located on the edge of the project area. This building is the headquarters of Boone County Family Resources (BO-AS-010-0220). Center staff provide assistance to persons with disabilities and their families in Boone County. The property originally was used by Stephens College as a General Service building. The original building is more than fifty years of age but has been modified to accommodate the expanded services. The modification has diminished the building's integrity of design and workmanship; the building is not recommended for listing in the National Register of Historic Places.

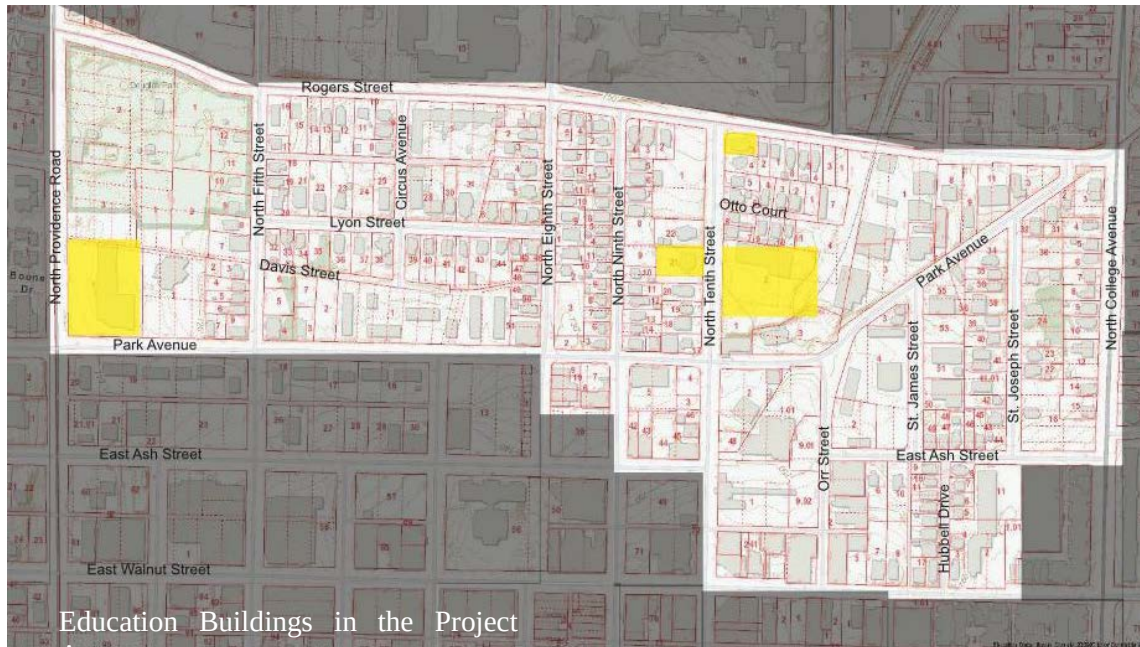


The Park Avenue Child & Family Development Center is addressed 403 Park Avenue (BO-AS-010-0151). The irregularly-shaped building was constructed on a former playground in Douglass Park. The property features a large circular entry drive and multiple parking lots. The building does not meet the minimum age threshold for listing in the National

Register of Historic Places.

The Wabash Railroad Station and Freight House (NRHP No. 79001351, BO-AS-010-0063) was listed in the National Register of Historic Places in 1979. The building is located south of the intersection of North Tenth and East Ash Streets. It was constructed between 1909 and 1910 and originally served as a passenger depot for the Norfolk & Western Railroad. The one-story building is constructed of rock-faced ashlar-cut stone. The building is flush with the streetbed. The railroad has been removed so the building was adaptively reused as a bus station. The building retains a high degree of integrity, especially of materials and workmanship.





Education Buildings

Four buildings in the project area are used for educational purposes- one in the public school system and three as part of Columbia College. Frederick Douglass High School (310 North Providence Road, BO-AS-010-0169, NRHP No. 80002310) was listed in the National Register of Historic Places in 1980 as part of the “Social Institutions of Columbia’s Black Community” Multiple Property Submission. The three-story brick building was constructed in 1898. It features a rock-faced stone foundation. Despite renovations in recent years, the building retains integrity of feeling, setting, location, association, and design. The renovations have affected integrity of materials and workmanship but not to a degree to warrant de-listing from the National Register of Historic Places.



The other three buildings in use as educational facilities are 310 North Tenth Street (BO-AS-010-0070), 311 North Tenth Street (BO-AS-010-0071), and 410 North Tenth Street (BO-AS-010-0078). Resource BO-AS-010-0070 is a large, one-story building constructed of windows and metal. The building does not meet

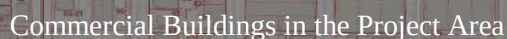
the minimum age threshold for listing in the National Register of Historic Places as a contributing element to a potential historic district associated with Columbia College, nor does it warrant individual listing. Both BO-AS-0071 and BO-AS-010-0078 are former residences converted to use for offices, conference rooms, and meeting spaces for Columbia College. These buildings retain integrity of materials, workmanship, location, setting, and feeling. The change from residences to use by Columbia College has changed the integrity of association. Project conditions did not include interior survey so it is unknown if the buildings retain integrity of design. These buildings could contribute to a potential historic district associated with Columbia College.



Twenty-four commercial establishments were identified in the project area. One additional property was both a residence and business. Commercial designations were assigned to properties that could be identified as a location where products and/or services were sold at the time of field survey. Rental residences were not designated commercial in the field survey.

Cladding	Number of Buildings	Percentage of Commercial
Metal	4	16.67%
Brick/Stone	15	62.48%
Wood	1	4.17%
Mixed	1	4.17%
Vinyl	1	4.17%
Concrete	2	8.34%
Total	24	(of total commercial)

In 2008, the Keeper of the National Register of Historic Places expanded the boundaries of the extant Downtown Columbia Historic District to include four addresses on East Walnut Street: 1019, 1020, 1023, and 1025-1033. Two of these addresses are included in the building 1013 East Walnut Street (1019 and 1023 now bear the address 1013 East Walnut Street; BO-AS-010-0211), the other two addresses are part of the Berry Building (1025-1033 East Walnut Street; Survey No. BO-AS-010-0212). These buildings historically were offices and warehouses; the buildings now have been adaptively reused for commercial interests. The Downtown Columbia Historic District is listed in the National Register of Historic Places under Criterion A: Commerce. The Period of Significance is ca. 1836-1956.³³



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Penrose Uptown (BO-AS-010-0021) is a salon situated at the intersection of North Eighth and Lyon streets. This one-story brick building is in an otherwise residential area. It was constructed as a corner store between 1925 and 1931. The building was listed as a Notable Historic Property by the Columbia Historic Preservation Commission in 2007, indicating local significance.³⁴ The small lean-to at the rear of the building has been re-clad in vinyl. The building is a neighborhood landmark, but does not rise to the significance necessary for listing in the National Register of Historic Places.

In 2006, the Historic Preservation Commission designated the W.B. West Building (BO-AS-010-0080), addressed 903 East Ash Street, as a Notable Historic Property. The two-story stone building was constructed ca. 1911 as an addition to an existing commercial building. West, rumored to be the first automobile owner in Columbia, had divested himself of the property by 1915 when a taxi company opened on the site. That enterprise soon failed and the building was one of Columbia's early automobile mechanic shops by 1917. The building was renovated in 1987 and now contains law offices.³⁵ The modifications closed the former car bays with windows, thereby significantly damaging the building's eligibility for listing in the National Register of Historic Places.



One of the most unique buildings of the project area is the Quonset hut located at the intersection of North Tenth Street and Park Avenue (BO-AS-010-0066). Quonset huts are not rare in Columbia; eight were constructed for use as student housing at the nearby University of Missouri following World War II.³⁶ The

³⁴ Historic Preservation Commission, "Notable Historic Properties," 2014.

³⁵ Deb Sheals, "W.B. West Building," Notable Historic Properties 2006.

³⁶ Joey Ukrop, "World War II-era Quonset huts provide cramped but affordable housing," *The Missourian*, November 26, 2013, http://www.columbiamissourian.com/news/world-war-ii-era-quonset-huts-provide-cramped-but-affordable/article_21b8b9c5-e31b-582e-9556-d5f4cc50cd60.html.

Quonset on North Tenth Street was erected after World War II and operated as a feed and grain store until 1967. Early owners added a false front and later additions to the south side and rear of the primary Quonset structure. The building was purchased by the Koonse Glass company and operated as a glass sales store and cutting area until early 2016. The building has been purchased and is under renovation. The property appears to have been listed as a Notable Historic Property by the Columbia Historic Preservation Commission in 2001.³⁷ The extent of the proposed renovations has the potential to alter the building; a later determination of eligibility may be warranted.



Residential Buildings

Residences account for nearly 75% of the total properties in the project area. Most of the residential buildings are between one and two stories in height, though some 2.5- and three-story buildings were recorded. The buildings represent several architectural types popular in the late nineteenth century and throughout the twentieth century including gable-and-wing designs, shotguns, Cape Cod cottages, and two-story Victorian single family residences. Most of the buildings display minimal ornamentation. Limited architectural styles include Craftsman, Victorian, and Colonial Revival.

Table 5.4

Period of Construction	Total Residential Buildings	Percentage of Residential
Ca. 1880	2	1.22%
Ca. 1890	0	0%
Ca. 1900	19	11.59%
Ca. 1905	24	14.63%
Ca. 1910	16	9.76%
Ca. 1915	13	7.93%
Ca. 1920	26	15.85%
Ca. 1925	19	11.59%
Ca. 1930	12	7.32%
Ca. 1935	7	4.27%
Ca. 1940	8	4.88%
Ca. 1945	2	1.22%
Ca. 1950	0	0%

³⁷ Historic Preservation Commission, "Notable Historic Properties," 2014.

Period of Construction	Total Residential Buildings	Percentage of Residential
Ca. 1955	0	0%
Ca. 1960	1	0.61%
Ca. 1965	1	0.61%
Ca. 1970	2	1.22%
Ca. 1975	0	0%
Ca. 1980	3	1.83%
Ca. 1985	0	0%
Ca. 1990	5	3.05%
Ca. 1995	0	0%
Ca. 2000	0	0%
Ca. 2005	1	0.61%
Ca. 2010	2	1.22%
Ca. 2015	1	0.61%
Total	164	(of total residences)

Note(a)- One building consists of apartments above a garage. The building was assigned dual use as residential and storage. It was counted among the residential buildings in this table.

Note(b)- Properties with a known date of construction were rounded to the nearest date.

Table 5.5

Style of Residence		
Folk Victorian/Victorian	13	7.9%
Italianate	3	1.8%
Craftsman	34	20.73%
No style	86	52.44%
Cape Cod	7	4.3%
Tudor Revival	2	1.2%
Dutch Colonial	5	3%
Queen Anne	6	3.7%
Colonial Revival	4	2.4%
Gothic	1	0.6%
Modern	1	0.6%
English Revival	2	1.2%
Total	164	(of total residences)

The portion of the City of Columbia public housing development located in the project area was recorded as a single property, as was an apartment complex constructed in 2015 (Survey No. BO-AS-010-0090). The modern complex is a series of connected townhomes divided into multi-unit buildings. The Providence Family Townhomes, formerly the Jesse Wrench Apartments (BO-AS-010-0155), are a public housing development partially located within the project area. The buildings of the development are a mix of one- and two-story buildings. Extra photos of each complex have been included in the digital and hard copy photo submissions.

Table 5.6

Height of Residence		
1 story	61	37.2%
1.5 stories	47	28.7%
2 stories	50	30.5%
2.5 stories	4	2.4%
3 stories	1	0.6%
4+ stories	1	0.6%
Total	164	(of total residences)

The most elaborately decorated residence in the project area is the Samuel H. and Isabel Smith Elkins House (BO-AS-010-0072) addressed 315 North Tenth Street. The two-story home constructed in 1882 features Italianate detailing, including segmental arches, keystones, brackets, and corbels. Prior to 1908, an elaborate porch and a small rear addition were added to the original side-hall. The building was subdivided into apartments ca. 1969; it was undergoing renovation at the time of survey.³⁸ It was listed in the National Register of Historic Places in 1996.

**Table 5.7**

Types of Residences		
Gable & wing	26	15.85%
Shotgun/Double Shotgun	38	23.17%
Foursquare	10	6.10%
Single Family Residence	24	14.63%
Cottage	25	15.24%
Triplex	1	0.61%
Apartment	8	4.88%
Duplex	5	3.05%
Gable el	7	4.27%

³⁸ National Register of Historic Places, Samuel H. and Isabel Smith Elkins House, Columbia, Boone County, Missouri, National Register No. 96001012.

Types of Residences		
Townhouse	2	1.22%
Bungalow	10	6.10%
Sidehall	1	0.61%
Split Level	1	0.61%
I House	1	0.61%
Center Hall	3	1.83%
Farmhouse	2	1.22%
Total	164	(of total residences)

Examples of Modern Residential Construction in the Project Area

Nearly all examples of modern residential construction in the project area are multi-unit buildings. The location of the project area between downtown Columbia and the area colleges/university make multi-unit housing a profitable option for developers.



BO-AS-010-0035



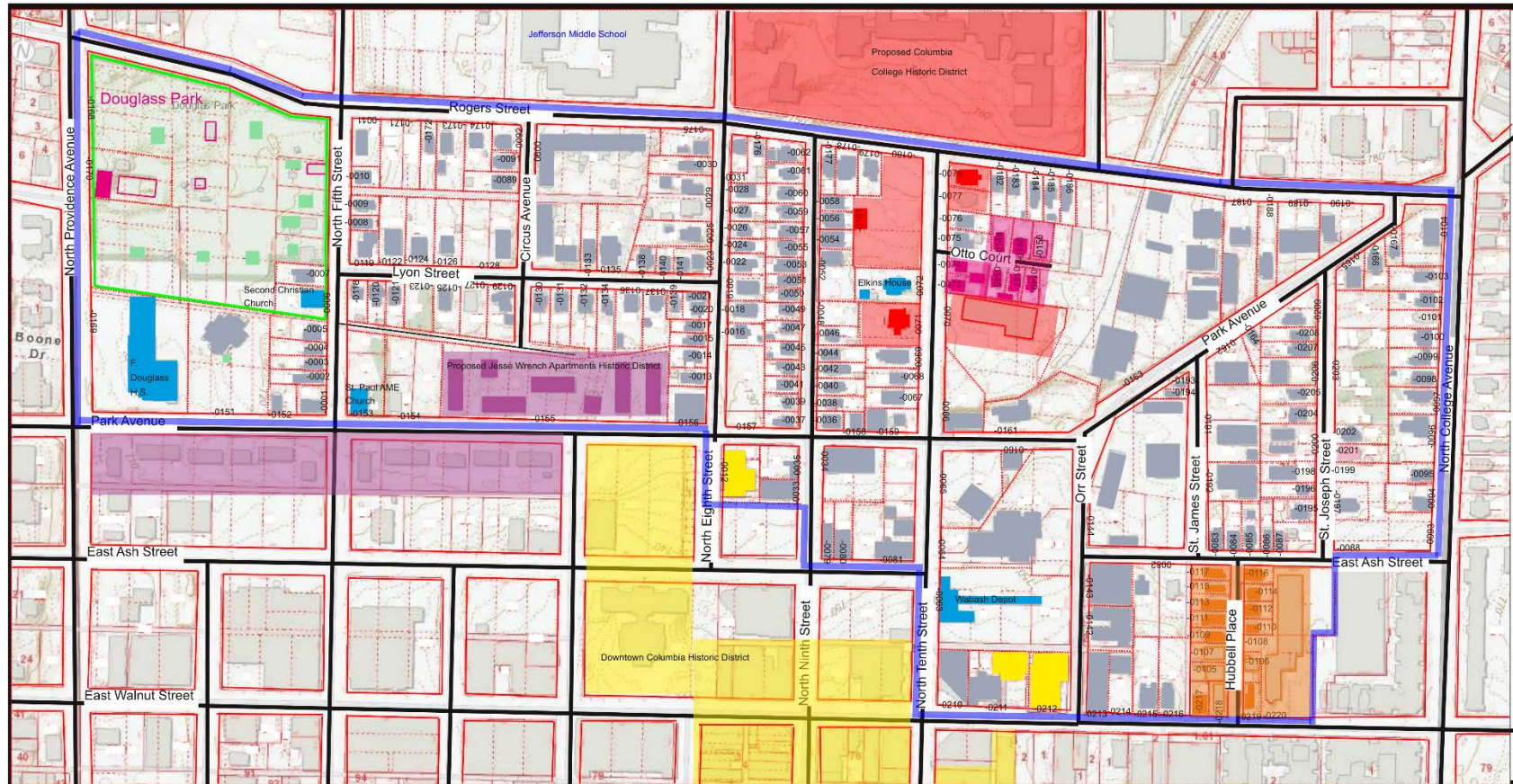
BO-AS-010-0213



BO-AS-010-0090



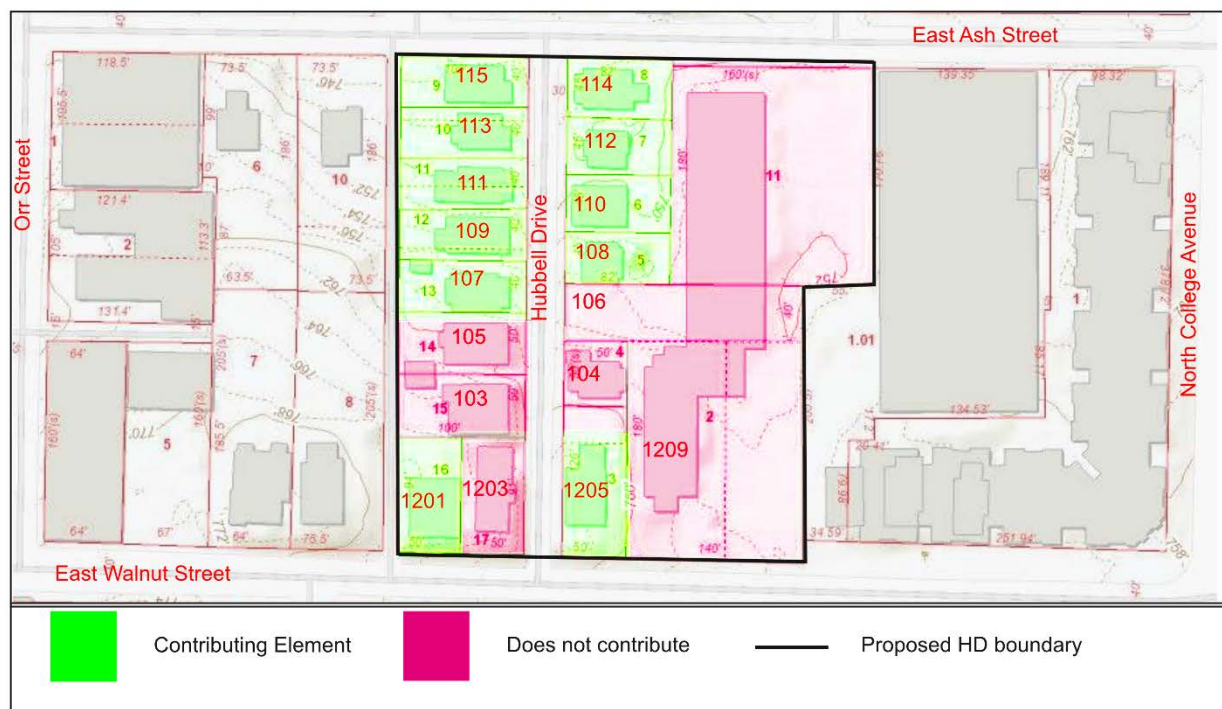
Recommendations



At the time of survey, there were no established National Register of Historic Places historic districts entirely within the project area. The Downtown Columbia Historic District is located to the south of the project area and the boundaries periodically overlap. As noted above, five properties within the study area currently are listed in the National Register of Historic Places: Frederick Douglass High School, the Elkins House, Second Christian Church (now Fifth Street Christian Church), St. Paul AME Church, and the Wabash Station. Frederick Douglass High School, Second Christian Church, and St. Paul AME Church are related under the “Social Institutions of Columbia’s Black Community” National Register Multiple Property Submission. All five properties retain sufficient integrity to remain listed in the National Register of Historic Places.

The Columbia Historic Preservation Commission previously designated one local historic district and ten individual Notable Historic Properties in the project area.³⁹ Though all meet the criteria for listing as a Notable Historic Property, not all meet the criteria for eligibility for listing in the National Register of Historic Places. For example, the brick commercial building at the intersection of North Eighth and Lyon streets (Penrose Uptown, 315B North Eighth Street, Survey No. BO-AS-010-0021) is a neighborhood landmark but is not indicative of a distinctive architectural style, the work of a master craftsman, nor the site of a significant event in Columbia’s history. The building therefore does not at present warrant listing in the National Register of Historic Places.

Hubbell Place



³⁹ Historic Preservation Commission, “Interactive Historic Properties Map,” created in Google My Maps, https://www.google.com/maps/d/viewer?mid=18XxtFnrvEvNSsbhqOggi55Htdv8&hl=en_US&ll=38.953297168034%2C-92.33132450000005&z=12.

The extant buildings of the original Hubbell development are listed as Notable Historic Properties in Columbia. Owner John M. Hubbell subdivided his family holdings in 1909; the last house to be constructed in the development was completed ca. 1945. The collection of buildings represents early twentieth century architectural styles popular throughout the United States, including Craftsman and English Revival.



Although not “high” examples, the buildings of Hubbell Place are strong examples of middle-class variations of the styles.

Some of the buildings of Hubbell Place have been modified by the addition of vinyl siding or the enclosure of the original porch (see BO-AS-0113).

The feeling and association of the Hubbell development is strongest on Hubbell Place. The secluded nature of the street, coupled with the uniform setbacks of the buildings, are evident to visitors and enhance the relationship of the buildings

to one another. The recommended district maintains integrity of design of the development as a whole: the only significant change to the street grid or lot lay-out is the small entrance to Boone County Family Resources. The association of the Walnut Street buildings to the Hubbell Place residences is less evident, but their historic association has not been interrupted by modern infill. Given the retention of the qualities of significance, this set is recommended to be considered for listing in the National Register of Historic Places under Criterion C: *Architecture* for local significance.

Table 5.8

Proposed Hubbell Place National Register Historic District						
<i>Survey Number</i>	<i>Address</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Style</i>	<i>Status</i>	
BO-AS-010-0105	103 Hubbell Drive	Ca. 1910	Center Hall	No style	Does not contribute	
BO-AS-010-0106	104 Hubbell Drive	Ca. 1924	Shotgun	Craftsman	Does not contribute	
BO-AS-010-0107	105 Hubbell Drive	Ca. 1927	Bungalow	Craftsman	Does not contribute	
BO-AS-010-0108	106 Hubbell Drive	Ca. 2000	Lot	Lot	Does not contribute	
BO-AS-010-0109	107 Hubbell Drive	Ca. 1927	Bungalow	Craftsman	Contributes	
BO-AS-010-0110	108 Hubbell Drive	Ca. 1944	Gable & Wing	English Revival	Contributes	
BO-AS-010-0111	109 Hubbell Drive	Ca. 1927	Shotgun	No style	Contributes	
BO-AS-010-0112	110 Hubbell Drive	Ca. 1927	Bungalow	Craftsman	Contributes	

<i>Survey Number</i>	<i>Address</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Style</i>	<i>Status</i>
BO-AS-010-0113	111 Hubbell Drive	Ca. 1927	Bungalow	Craftsman	Contributes
BO-AS-010-0114	112 Hubbell Drive	Ca. 1927	Cottage	English Revival	Contributes
BO-AS-010-0115	113 Hubbell Drive	Ca. 1927	Shotgun	Craftsman	Contributes
BO-AS-010-0116	114 Hubbell Drive	Ca. 1927	Bungalow	Craftsman	Contributes
BO-AS-010-0117	115 Hubbell Drive	Ca. 1927	Shotgun	Craftsman	Contributes
BO-AS-010-0217	1201 Hubbell Drive	Ca. 1915	Shotgun with Addition	Colonial Revival	Contributes
BO-AS-010-0218	1203 Hubbell Drive	Ca. 1915	Single Family Residence	No style	Does not contribute
BO-AS-010-0219	1205 Hubbell Drive	Ca. 1910	Foursquare	Italianate	Contributes
BO-AS-010-0220	1209 Hubbell Drive	Ca. 1965	Commercial	No style	Does not contribute
17 Total Elements		11 Contributing		6 Do Not Contribute	

The southern boundary of the recommended historic district remains East Walnut Street due to the original boundaries of the Hubbell Place development. Additionally, although the properties do not contribute to the historic district under Criterion C, they do inform visitors of the history of the development.

Though six of the properties are not recommended for inclusion in a National Register Historic District, the Hubbell Place district is recommended to remain listed as a Notable Historic Property with the City of Columbia. All but one (BO-AS-010-0220) of the elements that were not recommended for inclusion do not retain sufficient original materials for listing in the National Register of Historic Places, but still meet the criteria of the Historic Preservation Commission and convey information about the Craftsman movement in Columbia.

214 St. Joseph Street (BO-AS-010-0201)

The large Victorian home at 214 St. Joseph Street was nominated as a Boone County historic property in



2001 and became a Notable Historic Property in Columbia in 2008. The building is among the oldest and largest in the project area. George Harrell, Sr., a local dry cleaner and later tailor is believed to have constructed the home in 1903 for his son and business partner, George Harrell, Jr.⁴⁰

The residence was converted to a boarding house in the past decade and appropriately renovated. The building retains the necessary qualities of significance of materials, workmanship, setting, location, and association to be listed in the National Register of Historic Places. Though

⁴⁰ Deb Sheals, "Harrell House," Columbia's Most Notable Properties, January 18, 2011.
BO-AS-010-0201

interior survey was not undertaken as part of this project, it is assumed that the interior of the building has been modified in some ways to accommodate its purpose as a boarding house. Such changes, if they exist, are not visible from the public right-of-way. The Harrell House is recommended to be considered for listing in the National Register of Historic Places under Criterion C: *Architecture* at the local level for its style.

Providence Family Townhomes/Jesse Wrench Apartments (BO-AS-010-0155)

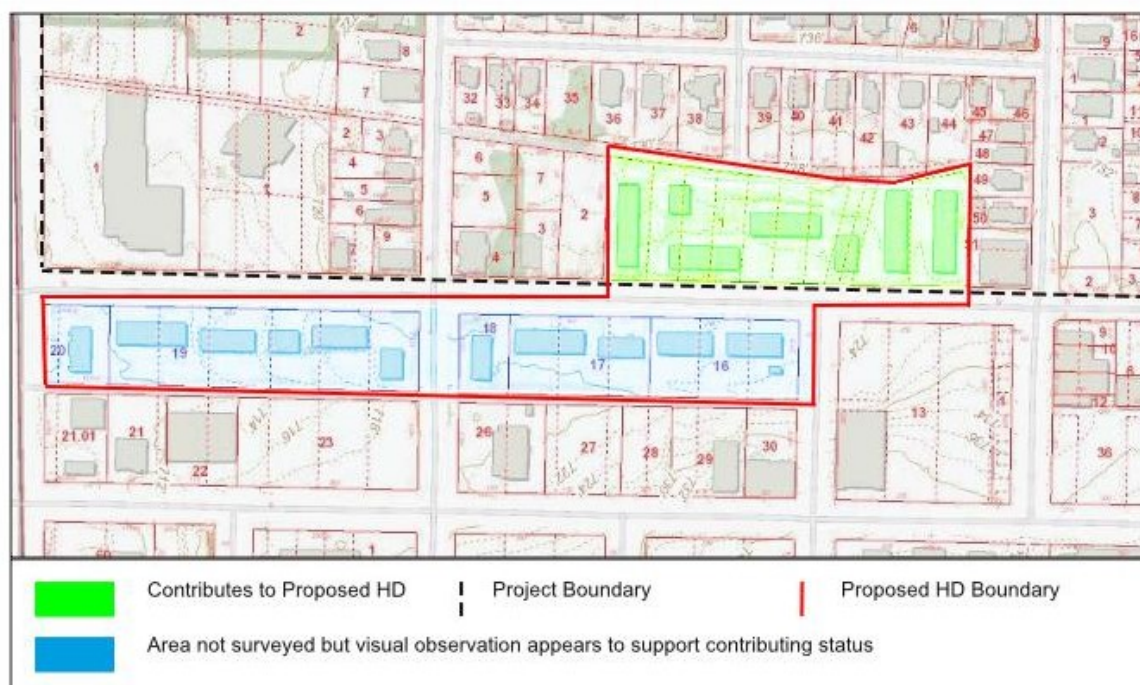


Providence Family Townhomes is the modern name of the public housing development in downtown Columbia. The development is bisected by Park Avenue, leaving more than half of the buildings of the development outside the project area. Under the terms of the Scope of Work, survey did not extend beyond the project boundaries. The buildings of the development are one- to two-story apartment-style buildings. The townhomes have been materially modified by the replacement of original doors and windows and by the installation of vinyl siding. The lay-out of the development above Park Avenue remains intact.



The Jesse Wrench Apartments were constructed in 1962 as part of the Douglass School Urban Renewal Project (1959-1966). Per the Plan of Action developed to guide the redevelopment process, the Douglass School area was “a Badly Depreciated, Substandard District doing both Social and Economic Damage to

Columbia.”⁴¹ The report stated that it was “well known that slum conditions result in delinquency and disease and these cannot be confined within the boundaries of the slum district, for slums have an insidious way of spreading...” Furthermore, the report claimed “A community effort to eradicate these conditions cannot help but be of benefit to the entire community...”⁴² In accordance with the Plan of Action, the City of Columbia acquired private property, demolished the existing structures, and constructed the Jesse Wrench Apartments. The development currently is under the administration of the Columbia Housing Authority.



Although the integrity of materials and workmanship of the individual buildings has been compromised by the installation of vinyl siding and modern windows, the housing development as a whole demonstrates sufficient integrity of design, feeling, association, setting, and location to convey the historic character of the property. The development is recommended to be considered for listing in the National Register of Historic Places under *Criterion A: Ethnic Heritage Planning* at the local level for its role in the history of Columbia's African American community and *Criterion A: Community* at the local level for its role in the city's urban renewal efforts of the 1950s/1960s.

Douglass Park (BO-AS-010-0168) and Douglass Family Aquatics Center (BO-AS-010-0170)

Douglass Park and Douglass Family Aquatics Center are located on North Providence Road along the western boundary of the project area. Douglass High School forms the southern boundary of the parcels. The park was constructed in the 1960s from lots acquired by the City of Columbia under the Douglass School Urban Renewal Project.

⁴¹ Harland Bartholomew & Associates, *A Plan of Action for the Douglass School Urban Renewal Project*, report written for the Land Clearance for Redevelopment Authority for the City of Columbia, Missouri, 1959, 1.

⁴² Harland Bartholomew & Associates, *A Plan of Action*, 5.



The Douglass School Urban Renewal Project modified the street grid in the area bound by North Fifth Street, Rogers Street, North Third Street (now North Providence Road), and Park Avenue. The combination of city squares created a super-block containing Frederick Douglass High School. The City demolished the houses on the northern edge of the block to consolidate into the park. The pool and poolhouse had been constructed during the Great Depression; these structures were subsumed by the greater Douglass Park.



The City of Columbia frequently modifies Douglass Park to provide updated facilities and modern activities for residents. Despite these changes, the property boundaries have been relatively static. Though additions and modifications have been made to the poolhouse and pool, these resources too remain sufficiently intact. Both Douglass Park, including the Douglass Family Aquatics Center, is recommended to be considered for

inclusion in the National Register of Historic Places under an expanded “Social Institutions of Columbia’s Black Community” historic context (*Criterion A: Ethnic History, Criterion A: Community Planning*).

The history of the Douglass School Urban Renewal project has left a lasting impact on modern-day Columbia as evidenced by the public housing developments, roadway changes, and loss of older housing stock. Additionally, the project caused the loss of several African American businesses and community touchstones. It is recommended that the City of Columbia Historic Preservation Commission consider recognition of the area targeted by the redevelopment as an important piece in the creation of modern Columbia.

Columbia College

Nearly all buildings and properties associated with Columbia College are located on the northern side of Rogers Street (outside the project area); however, the college owns several buildings on North Tenth Street that lie within the project area. Survey of the primary academic and administration buildings of Columbia College was not possible under the current Scope of Work, but a brief reconnaissance of Columbia College indicates that all or portions of the college may be eligible as a historic district under Criterion C: *Architecture* at the local level, under Criterion A: *Education* at the state level, and under Criterion A: *Social History*, specifically Women’s History, also at the state level.

Columbia College was chartered in 1851 as Christian Female College. Exclusive to women, professors taught geography, grammar, history, mathematics, as well as Bible study and composition. The campus expanded its physical plant in the 1890s. In 1970, the school became co-ed and expanded to a four-year curriculum. This transition was marked with a rechristening of the school to Columbia College.⁴³

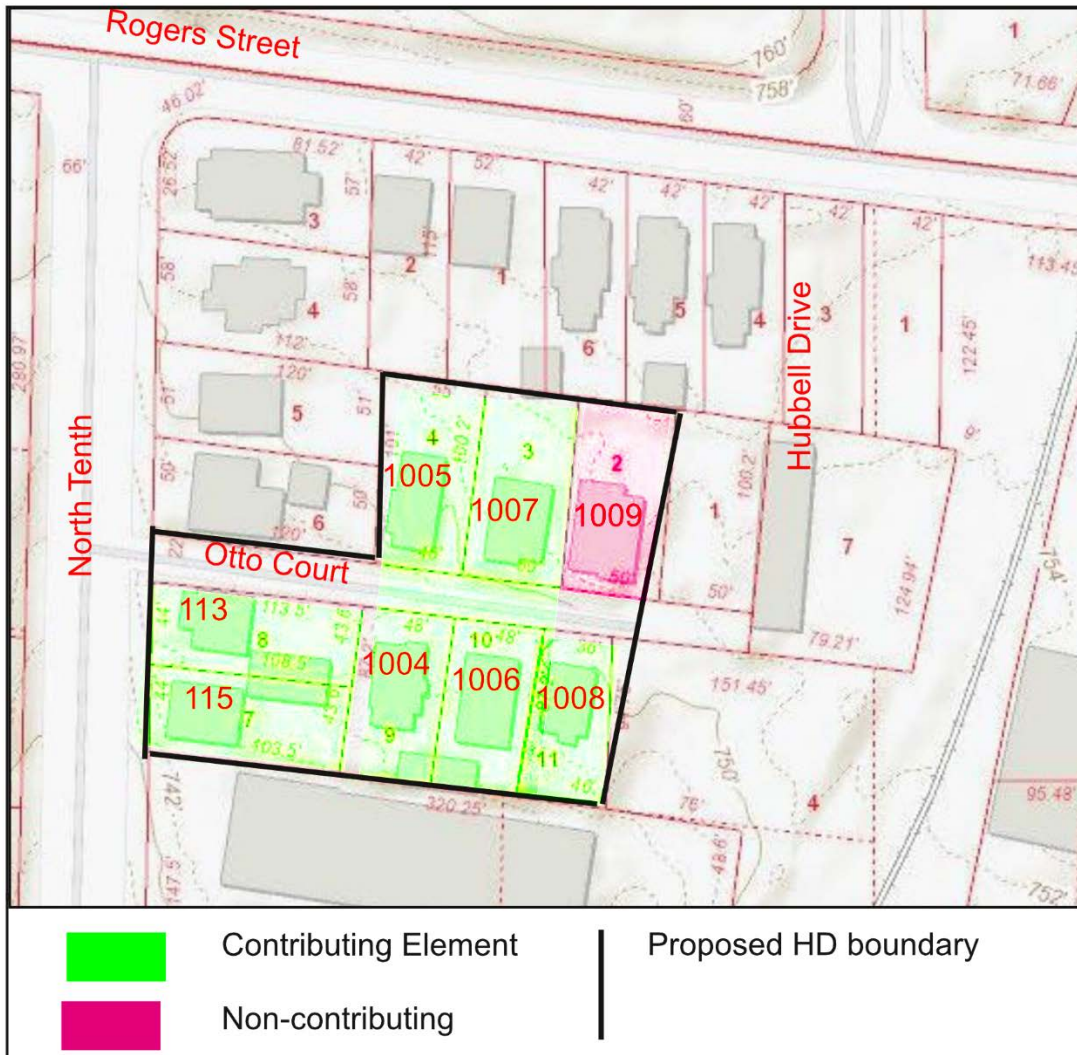
A survey of Columbia College is recommended to determine if the property constitutes a historic district. The buildings owned by Columbia College that are located inside the project area should be considered as part of this survey. It is possible that none may be eligible as contributing elements due to acquisition outside of the Period of Significance.

Otto Court



Otto Court is a small dead-end street extending east from North Tenth Street. It is the site of six residences; two others are located around the corner and fronts North Tenth Street. The development initially was known as Otto Place; it developed between 1910 and 1930. The residences on the north side of the street were constructed between 1910-1925. They are small, one-story buildings. Those on the south side were constructed between 1925 and 1930. These residences are two stories in height. All but one of the residences displays Craftsman-style details.

⁴³ Columbia College, “History,” accessed March 1, 2017, <https://web.ccis.edu/about/history.aspx>.



Otto Court is relatively intact with only one demolition. The Craftsman detailing unifies the buildings stylistically. The isolated geography off a relatively busy street (North Tenth Street) contribute to the area's setting, location, and association. Though some buildings have been modified through exterior material changes and, in one case, a small second story addition, the collection is eligible for listing in the National Register of Historic Places as a historic district. This proposed National Register Historic District contains seven contributing elements and one building that does not contribute. The building lacks the Craftsman elements that unify the other resources of Otto Court.

Table 5.9

Proposed Otto Court Historic District					
<i>Survey Number</i>	<i>Address</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Style</i>	<i>Status</i>
BO-AS-010-0145	1004 Otto Court	Ca. 1920	Foursquare	Craftsman	Contributes
BO-AS-010-0146	1005 Otto Court	Ca. 1925	Bungalow	Craftsman	Contributes
BO-AS-010-0147	1006 Otto Court	Ca. 1920	Foursquare	Craftsman	Contributes

<i>Survey Number</i>	<i>Address</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Style</i>	<i>Status</i>
BO-AS-010-0148	1007 Otto Court	Ca. 1925	Shotgun	Craftsman	Contributes
BO-AS-010-0149	1008 Otto Court	Ca. 1920	Single Family Residence	Craftsman	Contributes
BO-AS-010-0150	1009 Otto Court	Ca. 1915	Gable & Wing	Craftsman	Does not contribute
BO-AS-010-0073	316 North Tenth Street	Ca. 1925	Foursquare	Craftsman	Contributes
BO-AS-010-0074	318 North Tenth Street	Ca. 1920	Duplex Up/Down	Craftsman	Contributes
8 Total Elements		7 Contributing		1 Does Not Contribute	

This area also is recommended as a Notable Historic Property for Columbia as a historic district. Due to the Historic Property Commission's requirements for listing, it is recommended that all eight properties of Otto Court be considered for local listing.

1001 East Walnut Street (BO-AS-010-0210)



The Walnut Building is a Brutalist office complex located at the intersection of East Walnut and North Tenth streets. It was constructed in 1979. The concrete building is two stories above grade. The concrete cladding is set in thin vertical bands. The building features a flat roof and bands of single pane windows. It is the only Brutalist style building in the project area; no Brutalist buildings were listed in the nearby Downtown Columbia Historic District. The building is recommended for consideration for listing in the National Register of Historic Places under Criterion C: *Architecture* at the local level in 2029.

Survey of Remaining North-Central Neighborhood

The North-Central Neighborhood extends well beyond the project area to include the area north to Business Loop 70 between North College Avenue and Providence Road. Additional survey of the remaining neighborhood is recommended to identify small historic districts, and individual properties eligible for listing in the National Register of Historic Places and with the City of Columbia as a Notable Historic Property.

Houses in the project area that exceed 50 years of age are intermixed with modern infill, however, survey of the remaining North-Central neighborhood may identify housing types and/or styles unique to the North-Central area. Buildings in the Phase I footprint should be reconsidered as part of a non-contiguous district.

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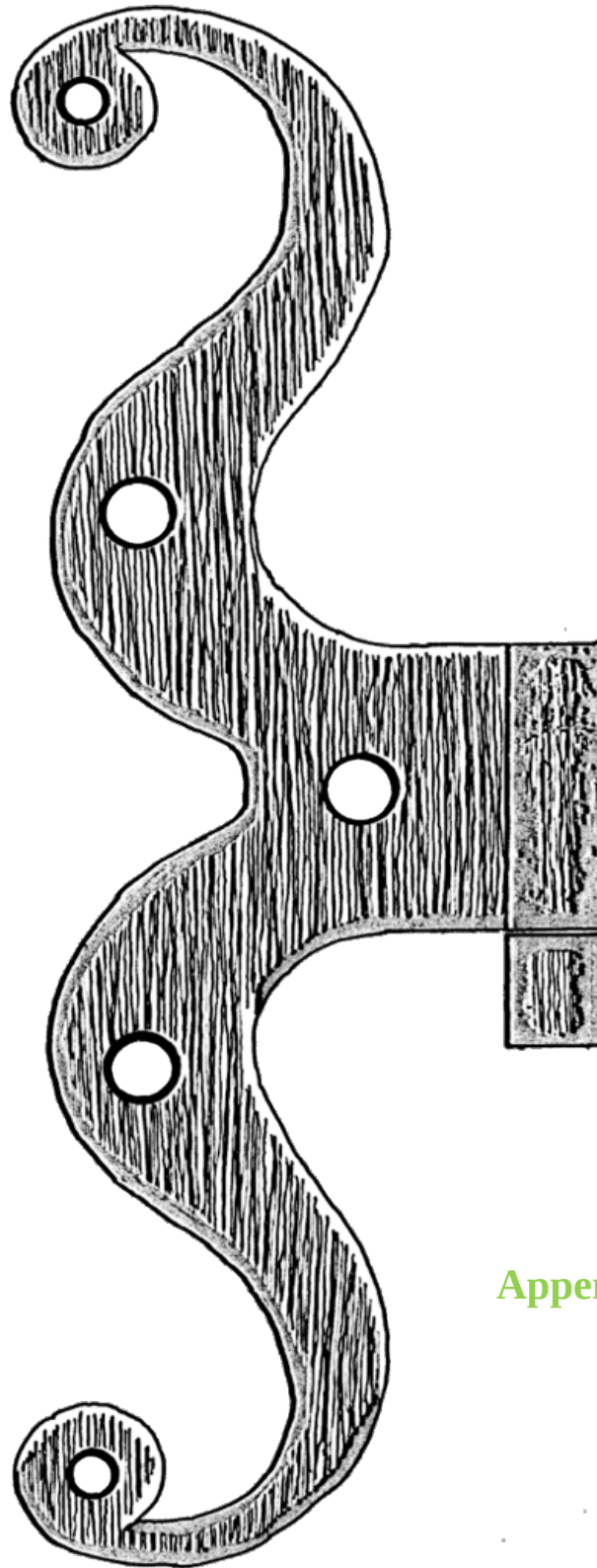
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- Frederick Douglass High School, Columbia, Boone County, Missouri, NRHP No. 80002310.
- Samuel H. and Isabel Smith Elkins House, Columbia, Boone County, Missouri, NRHP No. 96001012.
- Second Christian Church, Columbia, Boone County, Missouri, NRHP No. 80002310.
- Social Institutions of Columbia's Black Community, Columbia, Boone County, Missouri, NRHP No. 80002309.
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Appendix A: Database

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
North Fifth Street					
BO-AS-010-0001	301	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0002	303	Ca. 1930	Building	Residential	Not Eligible
BO-AS-010-0003	305	Ca. 1930	Building	Residential	Not Eligible
BO-AS-010-0004	307	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0005	309	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0006	401	1927	Building	Religious	Individually Listed
BO-AS-010-0007	403	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0008	406	Ca. 1930	Building	Residential	Not Eligible
BO-AS-010-0009	408	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0010	410	Ca. 2014	Site	Lot	Not Eligible
BO-AS-010-0011	414	Ca. 1990	Building	Residential	Not Eligible
North Eighth Street					
BO-AS-010-0012	212-214	Ca. 1930	Building	Commercial	Contributing Element to Downtown Columbia Historic District
BO-AS-010-0013	303 (305)	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0014	307	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0015	309	Ca. 1930	Building	Residential	Not Eligible
BO-AS-010-0016	310	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0017	311	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0018	312	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0019	314	Ca. 1935	Building	Residential	Not Eligible
BO-AS-010-0020	315 A	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0021	315 B	Ca. 1925	Building	Commercial	Not Eligible
BO-AS-010-0022	400	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0023	401	Ca. 1905	Building	Residential	Not Eligible

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0024	402	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0025	403	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0026	404	Ca. 1935	Building	Residential	Not Eligible
BO-AS-010-0027	406	Ca. 1935	Building	Residential	Not Eligible
BO-AS-010-0028	408	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0029	409	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0030	411	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0031	412	Ca. 2000	Site	Lot	Not Eligible
BO-AS-010-0032	414	Ca. 1910	Building	Residential	Not Eligible
North Ninth Street					
BO-AS-010-0033	217	Ca. 1945	Building	Residential	Not Eligible
BO-AS-010-0034	222	Ca. 1970	Building	Residential	Not Eligible
BO-AS-010-0035	223	Ca. 2012	Building	Residential	Not Eligible
BO-AS-010-0036	300	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0037	301	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0038	302	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0039	303	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0040	304	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0041	305	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0042	306	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0043	307	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0044	308	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0045	309	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0046	310	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0047	311	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0048	312	Ca. 2009	Site	Lot	Not Eligible
BO-AS-010-0049	313	Ca. 1930	Building	Residential	Not Eligible

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0050	401	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0051	403	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0052	404	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0053	405	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0054	406	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0055	407	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0056	408	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0057	409	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0058	410	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0059	411	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0060	413	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0061	415	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0062	417	Ca. 1910	Building	Residential	Not Eligible
North Tenth Street					
BO-AS-010-0063	126	1909-1910	Building	Transportation/Municipal	Individually Listed
BO-AS-010-0064	202	Ca. 2005	Building	Municipal	Not Eligible
BO-AS-010-0065	220	Ca. 1985	Building	Commercial	Not Eligible
BO-AS-010-0066	300	Ca. 1945	Building	Commercial	Not Eligible
BO-AS-010-0067	303	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0068	305	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0069	307	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0070	310	Ca. 2000	Building	Education	Does Not Contribute to Potential Columbia College NRHD
BO-AS-010-0071	311	Ca. 1900	Building	Education	Contributes to Potential Columbia College NRHD
BO-AS-010-0072	315	Ca. 1882	Building	Residential	Individually Listed

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0073	316	Ca. 1925	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0074	318	Ca. 1920	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0075	402	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0076	404	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0077	406	Ca. 2005	Site	Lot	Does Not Contribute to Potential Columbia College NRHD
BO-AS-010-0078	410	Ca. 1920	Building	Education	Contributes to Potential Columbia College NRHD
East Ash Street					
BO-AS-010-0079	901	Ca. 1980	Building	Commercial	Not Eligible
BO-AS-010-0080	903	Ca. 1911	Building	Commercial	Not Eligible
BO-AS-010-0081	907	Ca. 1920	Building	Commercial	Not Eligible
BO-AS-010-0082	1108	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0083	1201	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0084	1203	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0085	1205	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0086	1207	Ca. 1930	Building	Residential	Not Eligible
BO-AS-010-0087	1209	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0088	0 (1301)	Ca. 2006	Site	Lot	Not Eligible
Circus Avenue					
BO-AS-010-0089	407	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0090	408	2015	Building	Residential	Not Eligible
BO-AS-010-0091	409	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0092	411	Ca. 1910	Building	Residential	Not Eligible
North College Avenue					
BO-AS-010-0093	201	Ca. 1950	Site	Lot	Not Eligible

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0094	205	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0095	209	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0096	303 (301)	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0097	305	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0098	307	Ca. 1970	Building	Residential	Not Eligible
BO-AS-010-0099	401	Ca. 1880	Building	Residential	Not Eligible
BO-AS-010-0100	403	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0101	405	Ca. 2015	Site	Lot	Not Eligible
BO-AS-010-0102	407	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0103	409	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0104	411	Ca. 1975	Building	Commercial	Not Eligible
Hubbell Drive					
BO-AS-010-0105	103	Ca. 1910	Building	Residential	Does Not Contribute to Potential Hubbell Place NRHD
BO-AS-010-0106	104	Ca. 1924	Building	Residential	Does Not Contribute to Potential Hubbell Place NRHD
BO-AS-010-0107	105	Ca. 1927	Building	Residential	Does Not Contribute to Potential Hubbell Place NRHD
BO-AS-010-0108	106	Ca. 2000	Site	Lot	Does Not Contribute to Potential Hubbell Place NRHD
BO-AS-010-0109	107	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0110	108	Ca. 1944	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0111	109	Ca. 1927	Building	Residential	Contributes to Potential

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
					Hubbell Place NRHD
BO-AS-010-0112	110	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0113	111	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0114	112	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0115	113	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0116	114	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0117	115	Ca. 1927	Building	Residential	Contributes to Potential Hubbell Place NRHD
Lyon Street					
BO-AS-010-0118	500	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0119	501	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0120	502	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0121	504	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0122	505	2006	Building	Residential	Not Eligible
BO-AS-010-0123	506	Ca. 2005	Site	Lot	Not Eligible
BO-AS-010-0124	507	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0125	600	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0126	601	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0127	602	2015	Site	Lot	Not Eligible
BO-AS-010-0128	605	Ca. 1965	Building	Residential	Not Eligible
BO-AS-010-0129	606	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0130	700	Ca. 1900	Building	Residential	Not Eligible

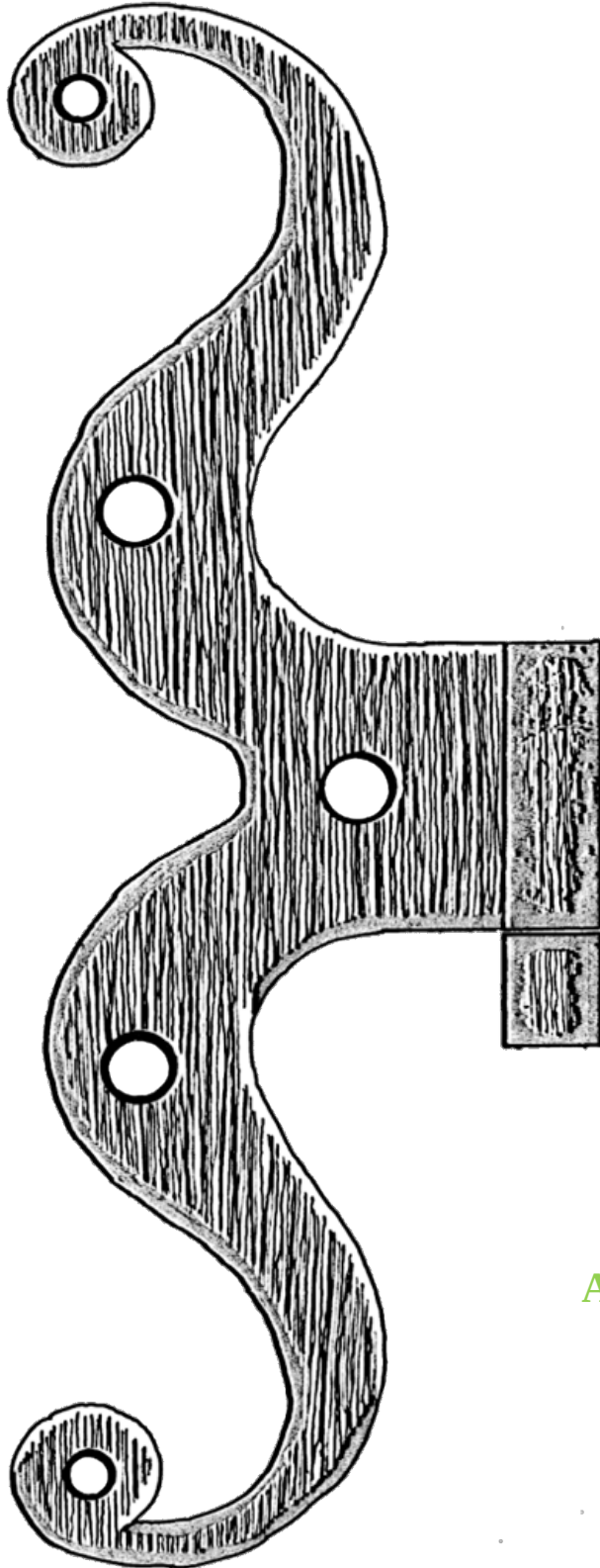
<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0131	704	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0132	706	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0133	707	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0134	708	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0135	709	Ca. 1990	Building	Residential	Not Eligible
BO-AS-010-0136	710	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0137	712 (714)	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0138	713	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0139	714 (716)	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0140	715	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0141	717	Ca. 1900	Building	Residential	Not Eligible
Orr Street					
BO-AS-010-0142	106	Ca. 1950	Building	Commercial	Not Eligible
BO-AS-010-0143	110	Ca. 2015	Building	Commercial	Not Eligible
BO-AS-010-0144	210	Ca. 1970	Building	Storage	Not Eligible
Otto Court					
BO-AS-010-0145	1004	Ca. 1920	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0146	1005	Ca. 1925	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0147	1006	Ca. 1920	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0148	1007	Ca. 1925	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0149	1008	Ca. 1920	Building	Residential	Contributes to Potential Otto Court NRHD
BO-AS-010-0150	1009	Ca. 1915	Building	Residential	Does Not Contribute to Potential Otto Court NRHD
Park Avenue					
BO-AS-010-0151	403	Ca. 1975	Building	Municipal	Not Eligible

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0152	407	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0153	501	1891	Building	Religious	Individually Listed
BO-AS-010-0154	505 (503)	Ca. 1990	Site	Lot	Not Eligible
BO-AS-010-0155	601	1962	Building	Residential	Individually Eligible
BO-AS-010-0156	715	Ca. 1990	Building	Commercial	Not Eligible
BO-AS-010-0157	0 (801)	Ca. 1980	Site	Lot	Not Eligible
BO-AS-010-0158	909	Ca. 1930	Building	Unknown	Not Eligible
BO-AS-010-0159	911	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0160	1012	Ca. 2005	Building	Commercial	Not Eligible
BO-AS-010-0161	1013	Ca. 1940	Building	Commercial	Not Eligible
BO-AS-010-0162	1110	Ca. 2000	Building	Commercial	Not Eligible
BO-AS-010-0163	1111	Ca. 1955	Building	Commercial	Not Eligible
BO-AS-010-0164	1114	Ca. 1930	Building	Residential	Not Eligible
BO-AS-010-0165	1200	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0166	1202	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0167	1204	Ca. 1915	Building	Residential	Not Eligible
North Providence Road					
BO-AS-010-0168	300	Ca. 1930	Site	Municipal	Individually Eligible
BO-AS-010-0169	310	1898	Building	Education	Individually Listed
BO-AS-010-0170	400	1938	Building	Recreation	Individually Eligible
Rogers Street					
BO-AS-010-0171	502-504	2016	Site	Lot	Not Eligible
BO-AS-010-0172	506	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0173	600	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0174	604	Ca. 1980	Building	Residential	Not Eligible
BO-AS-010-0175	716	Ca. 1980	Building	Residential	Not Eligible
BO-AS-010-0176	802	Ca. 1910	Building	Residential	Not Eligible

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0177	900	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0178	902	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0179	904	Ca. 1900	Building	Residential	Not Eligible
BO-AS-010-0180	908	Ca. 2000	Site	Lot	Does not contribute to Potential Columbia College NRHD
BO-AS-010-0181	(in parking lot)[908]	Ca. 1935	Building	Storage/Residential	Contributes to Potential Columbia College NRHD
BO-AS-010-0182	1006	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0183	1008	Ca. 1910	Building	Residential	Not Eligible
BO-AS-010-0184	1010	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0185	1012	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0186	1014	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0187	1200	Ca. 2000	Building	Commercial	Not Eligible
BO-AS-010-0188	1202	Ca. 1990	Building	Commercial/Residential	Not Eligible
BO-AS-010-0189	1204	Ca. 1990	Building	Commercial	Not Eligible
BO-AS-010-0190	1206	Ca. 1985	Building	Commercial	Not Eligible
St. James Street					
BO-AS-010-0191	300	Ca. 2010	Building	Commercial	Not Eligible
BO-AS-010-0192	306	Ca. 2010	Building	Commercial	Not Eligible
BO-AS-010-0193	307	Ca. 1935	Building	Residential	Not Eligible
BO-AS-010-0194	309	Ca. 1935	Building	Residential	Not Eligible
St. Joseph Street					
BO-AS-010-0195	205	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0196	207	Ca. 1940	Building	Residential	Not Eligible
BO-AS-010-0197	208	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0198	209	Ca. 1980	Building	Residential	Not Eligible
BO-AS-010-0199	212	Ca. 2010	Site	Lot	Not Eligible

<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
BO-AS-010-0200	213-215	Ca. 1990	Building	Residential	Not Eligible
BO-AS-010-0201	214	Ca. 1900	Building	Residential	Individually Eligible
BO-AS-010-0202	300	Ca. 1905	Building	Residential	Not Eligible
BO-AS-010-0203	302 (formerly 304-404)	2016-2017	Site	Under construction	Not Eligible
BO-AS-010-0204	303	Ca. 1920	Building	Residential	Not Eligible
BO-AS-010-0205	305	Ca. 1915	Building	Residential	Not Eligible
BO-AS-010-0206	307	Ca. 1990	Building	Residential	Not Eligible
BO-AS-010-0207	309	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0208	401	Ca. 1935	Building	Residential	Not Eligible
BO-AS-010-0209	403	Ca. 1905	Building	Residential	Not Eligible
North Walnut Street					
BO-AS-010-0210	1001	1979	Building	Commercial	Not Eligible
BO-AS-010-0211	1013	Ca. 1930, 1950	Building	Commercial	Contributes to Downtown Columbia Historic District
BO-AS-010-0212	1025-1033	Ca. 1920	Building	Commercial	Contributes to Downtown Columbia Historic District
BO-AS-010-0213	1101	Ca. 2013	Building	Residential	Not Eligible
BO-AS-010-0214	1103	Ca. 1940	Building	Commercial	Not Eligible
BO-AS-010-0215	1107-1109	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0216	1111	Ca. 1925	Building	Residential	Not Eligible
BO-AS-010-0217	1201	Ca. 1915	Building	Residential	Contributes to Potential Hubbell Place NRHD
BO-AS-010-0218	1203	Ca. 1915	Building	Residential	Does not contribute to Potential Hubbell Place NRHD
BO-AS-010-0219	1205	Ca. 1910	Building	Residential	Contributes to Potential

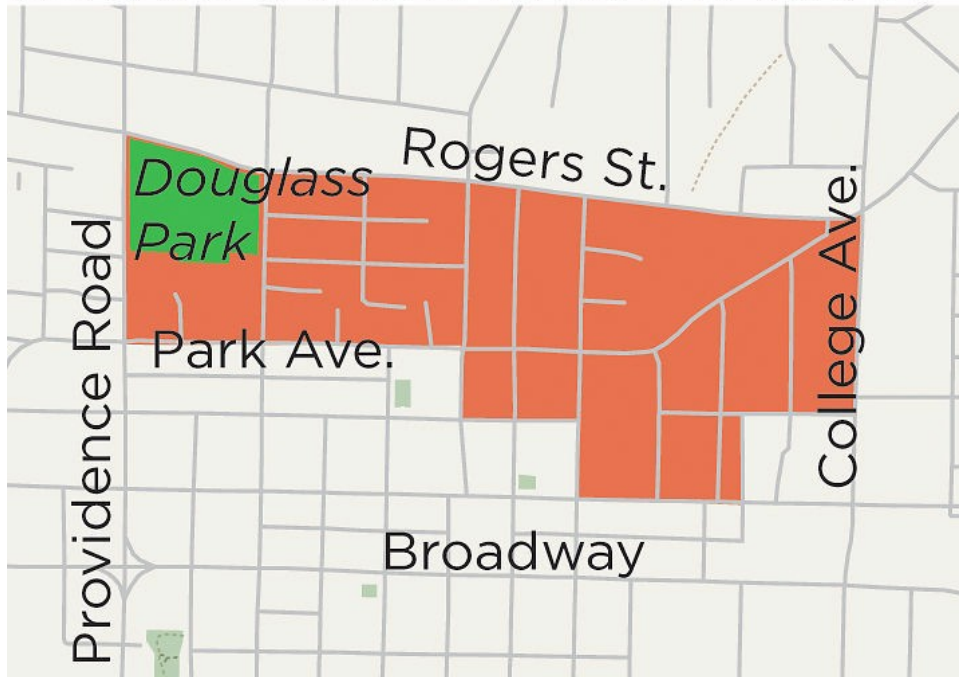
<i>SHPO Number</i>	<i>Street Number</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>NRHP Eligibility</i>
					Hubbell Place NRHD
BO-AS-010- 0220	1209	Ca. 1965	Building	Municipal	Does Not Contribute to Potential Hubbell Place NHRD



Appendix B: Project Press

City to document history of North Central neighborhood

ARCHITECTURAL SURVEY AREA



By Caitlin Campbell ccampbell@columbiatribune.com | 815-1719 Aug 9, 2016

An architectural historian soon will travel through the North Central neighborhood to document the history of buildings in one of the oldest parts of the city.

The Columbia City Council last week approved an architectural and historic survey of part of the North Central neighborhood, an area defined by Rogers Street to the north, College Avenue to the east, Broadway to the south and Providence Road to the west. The survey of historic properties will cost about \$20,000 — \$12,000 will be provided through a Missouri Department of Natural Resources grant, and \$8,000 will be paid using city funds.

“By the end of this, each structure in the North Central neighborhood will have its own information sheet with age of the building, style of the build and historical information about any famous Columbian who lived or worked there,” said Rusty Palmer, a city planner and liaison to the Historic Preservation Commission.

The city’s normal bidding process will be used to hire a surveyor who will document an 85-acre area with 220 properties, Palmer said. The surveyor must complete the project by May 26, 2017, and will “do a lot of behind-the-scenes research,” he said. The research will include looking at historic records about past homeowners and taking outdoor photographs of each structure in the neighborhood.

Many of the structures in the survey area are homes that were built between 1920 and 1930, according to the grant agreement. City leaders selected the North Central neighborhood because a large number of demolitions and new

developments have taken place in the area in recent years.

The city, neighborhood association and residents can use information gathered from the survey for future projects or reference.

The North Central neighborhood is not the first area in Columbia to undergo an architectural survey. The East Downtown, East Campus and Benton-Stephens areas have been surveyed in past years. Residents of the East Campus and Benton-Stephens neighborhoods have used architectural surveys to help them craft and maintain urban conservation overlay districts.

Overlay districts modify zoning standards within a geographic area and encourage rehabilitation of existing structures to maintain the character of neighborhoods. Some residents of the North Central area want to develop an overlay district despite a previous failed effort, said Pat Fowler, a member of the North Central Neighborhood Association and the Historic Preservation Commission.

Fowler said there are a lot of “moving pieces” for any neighborhood that decides to pursue an overlay district, including a zoning code rewrite project underway that will make more than 1,000 changes to the city’s zoning and development standards.

“If anything, the survey would give us a common set of information to rally around if we ever decide to pursue” an overlay, she said.



Map data ©2016 Google

Historical survey to be conducted for North-Central neighborhood

SAMANTHA BROWN Aug 11, 2016

COLUMBIA — Based on the results of a historical and architectural survey, Columbia houses could go down in history.

Structures in the North-Central neighborhood, including St. Paul A.M.E. Church, will be undergoing the survey to create information sheets about houses in the area. The city's Historic Preservation Commission is in the process of hiring a surveyor to gather details, which will include photos, architectural data and notable residents.

"This helps us determine which structures are historically significant and if the neighborhood itself is historically significant," said Rusty Palmer, staff liaison for the Historic Preservation Commission.

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The neighborhood will be split up into three sections, each surveyed in different phases of the project. The first phase of the survey will begin by Oct. 3 and will be completed by May 2017.

The first phase will include 220 structures in the area bordered by Rogers Street, College Avenue, Ash Street, Walnut Street and Park Avenue. While some of the buildings in the area could date back to the late 19th century, Palmer said, most were built during the 1920s and 1930s.

Facts from the survey will be used by the commission to recognize notable properties in Columbia, provide nominations to the National Register for Historic Places and create overlay districts.

Overlay districts aim to conserve the historic character, Palmer said, and require stricter zoning regulations that don't allow modern structures in older neighborhoods. The North-Central neighborhood association has expressed interest in becoming an overlay district in the past.

The survey is being funded by a grant from the Missouri Department of Natural Resources and the city of Columbia. The project cannot exceed \$20,000, with the state grant funding \$12,000 and the city paying \$8,000.

Palmer said the commission hopes to survey as many neighborhoods in Columbia as possible and has started with downtown areas. Other areas of Columbia that have undergone surveys include the East Campus area and the Benton-Stephens neighborhood. He said this survey will also help in making "better decisions" regarding demolitions in the downtown area.

Supervising editor is Jared Kaufman.

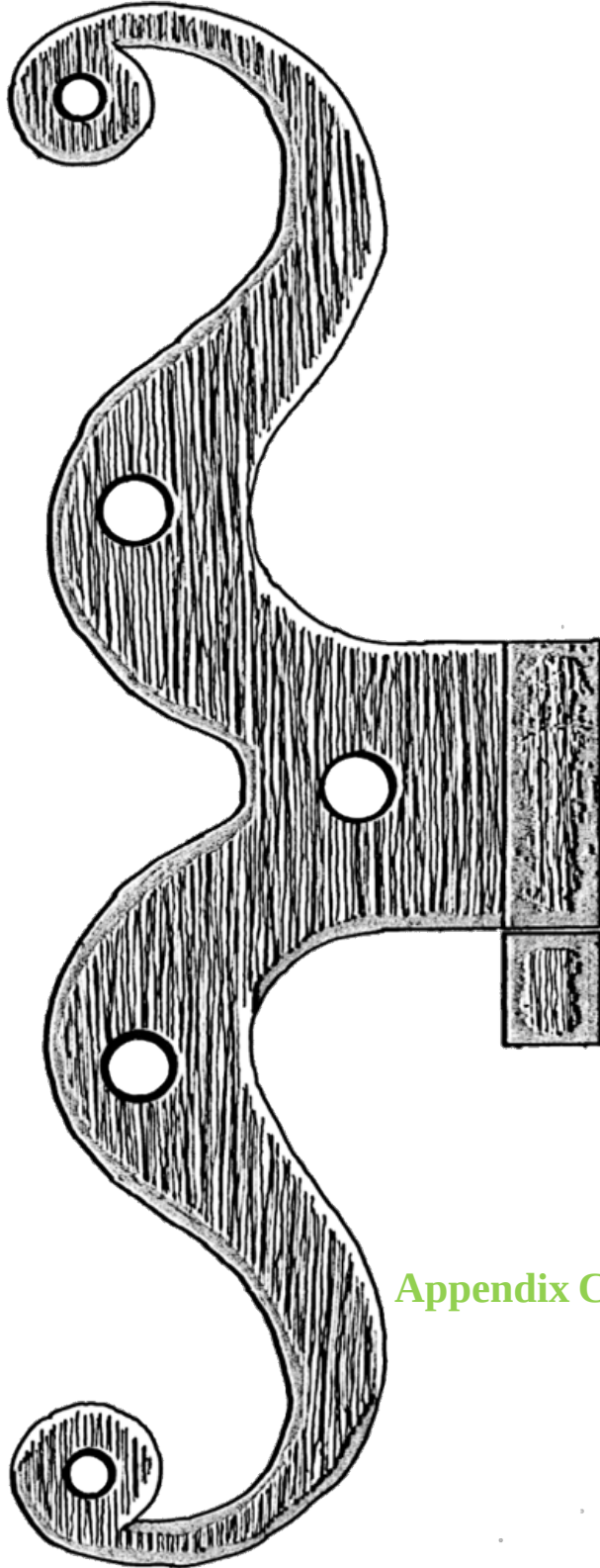
Before yougo...

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Samantha Brown is a reporter for the Columbia Missourian.



Appendix C: Surveyor Qualifications

Kelly Sellers Wittie, Row 10 Historic Preservation Solutions, LLC



- Exceeds the Secretary of the Interior's *Professional Qualification Standards* in History and Architectural History
- Documented multiple historic resources in St. Louis and Poplar Bluff
- Extensive experience in the preservation, research, and documentation of built resources, including residences, commercial buildings, and bridges
- Proficiency in researching and drafting National Register of Historic Places (NRHP) nominations

Kelly Sellers Wittie, M.A., is one of the founding partners of Row 10 Historic Preservation Solutions, LLC, an emerging women-owned small business focused on providing innovative and professional services to meet our clients' cultural and historic resource needs.

Ms. Wittie has more than a decade of experience in the fields of history and architectural history. She specializes in large-scale survey of built resources. Her past projects include assessment of rural farmsteads in advance of proposed wind farm development, state inventory of coastal residences at risk due to climate change, recordation of historic hospitals, and damage assessment and architectural survey in post-Katrina Louisiana. Ms. Wittie personally has documented more than 3,000 historic resources.

Past projects also include in-depth historical research and documentation of individual resources. Ms. Wittie has completed Historic American Building Survey (HABS) Level I and II projects and HAER Level II efforts. These subjects range from a small bridge in a national forest to the nation's longest continuous span over water. She also managed the project to document the mid-century modern Phillis Wheatley Elementary School in New Orleans. Ms. Wittie has drafted National Register of Historic Places nominations for historic hospital campuses, ethnic community centers, and artwork in the course of her career. In 2016, Ms. Wittie completed a determination of eligibility for the John J. Pershing Medical Center in Poplar Bluff.

Most recently, Ms. Wittie managed a team of architectural historians to Survey of up to 1,500 Buildings for Inclusion in the Connecticut State Historic Resource Inventory across coastal Connecticut for inclusion in the State Historic Resource Inventory (SHRI). She created and completed all associated SHRI forms. Ms. Wittie also drafted survey reports regarding National Register of Historic Places eligibility of surveyed buildings and areas. This survey built on Ms. Wittie's past experience as the task manager and team lead for the survey of six National Register Historic Districts and three proposed district extensions in New Orleans. Her team documented more than 20,000 properties in less than 16 months. The final reports addressed the impact of storms on the historic character of each area.

- BA, History, Millsaps College, 2004
- MA, History, emphasis in Public History, Southeastern Louisiana University, 2007
- Advanced Section 106 Training
- NEPA and the Transportation Decision Making Process training
- OSHA 510
- OSHA Training: 29CFR1926.500 and 29CFR1926.453

Rebecca Gatewood, Row 10 Historic Preservation Solutions, LLC



- Exceeds the Professional Qualification Standards established by the Secretary of the Interior in History and Architectural History
- Widespread experience in applying NRHP criteria for evaluation for cultural resources including individual resources, landscapes, complexes, and military installations
- Adeptness in completing cultural resource reports and individual state forms following Sections 106 and 110 of the National Historic Preservation Act

Rebecca Gatewood has been in the preservation field for over 15 years, working primarily in cultural resource management (CRM). She has completed histories, surveys, and cultural resource reports for utility corridors as well as for every branch of the United States military. She has managed projects ranging from individual resources to miles of survey corridors traveling through multiple counties and states and including hundreds of resources. She has completed CRM projects in Maryland, Ohio, Pennsylvania, Virginia, West Virginia, Oklahoma, Kentucky, California, New Mexico, Colorado, Tennessee, North Carolina, Connecticut, Kansas, and Georgia. Rebecca specializes in archival research and building surveys, with a particular interest in placing resources within a larger context of property type and/or history. Rebecca is the co-author of more than 50 cultural resource management reports, books, and journal articles.

Her survey experience includes individual resource evaluations, landscape studies, transportation corridor assessments, and viewshed analysis, including resources ranging from large industrial, scientific, and military facilities to farm complexes, and individual components. Rebecca also has surveyed residential neighborhoods and commercial districts. Recently she has completed surveys and inventories of historic sites and structures in selected towns along Connecticut's coastline for the Connecticut State Historic Preservation Office. Rebecca also has completed intensive survey for inclusion in the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER).

- Master of Historic Preservation, University of Kentucky
- Bachelor of Arts, English, University of Kentucky
- "Section 106 and National Register Eligibility Training," Ohio Department of Transportation
- "Section 4(f) Training," Ohio Department of Transportation
- "Thinking Beyond the Pavement," Kentucky Transportation Center, University of Kentucky

In addition to her cultural resource management work, Rebecca has provided restoration support to the Liberty Hall Historic Site in Frankfort, Kentucky. The historic house was constructed in the 1790s and has been designated a National Historic Landmark. Rebecca assisted with two phases of restoration work on the ca. 1800 smokehouse as part of a grant from the Snowy Owl Foundation, Inc. Phase I included completion of masonry repointing on interior using lime mortar to stabilize loose and deteriorated bricks. Phase II included removing cedar shingle roof, repairing roof framing, and reroofing structure using cypress shingles.

