Final Report of
A Survey of the
East Campus Neighborhood, Columbia, Missouri
Phase One

By

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Preface

This survey report accompanies standard MDNR survey forms for 169 properties in the East Campus Neighborhood. The report contains five main parts. Chapter One is the introduction and includes the methodology of the three main kinds of investigation used in the survey, archival historical research, oral history collection, and field recording. Chapter Two outlines the historical contexts of the neighborhood and provides an overview of its development. This section investigates the development of the East Campus Neighborhood in relation to the development of Columbia. The physical development of the neighborhood is also investigated in the context of the various subdivisions within the survey area. Included in this is a discussion of the relationship between the University of Missouri and the neighborhood.

Chapter Three reports the findings of the field work including a discussion of the architectural styles and types found within the survey area. There is also an analysis of the population of the survey area and the demographic changes that have occurred over the last eighty years. In connection with this there is a section dealing with the history of rental property in the neighborhood. The chapter concludes with an overview of the results of the oral history component of the survey.

Chapter Four contains our conclusions and recommendations for further work. Included in this is a discussion of the current condition of the architectural fabric of the neighborhood and an analysis of current use patterns and threats. There are also suggestions for additional survey work within the East Campus area, as well as other parts of the city. In addition, properties and groups of properties within the current survey area are discussed in terms of their National Register nomination potential. The chapter concludes with our recommendation for a publication which would aid the historic preservation goals of the East Campus Neighborhood as well as provide a model for other neighborhoods in Columbia.

Appendices A and B contain transcripts, notes, and summaries from the oral history component of the project. Appendix C is based upon a supplemental survey sheet which collected data about the current condition and use of the survey properties. The buildings in the survey area are listed by address with notes about their current conditions and the alterations which have been made to them.

Chapter One

Introduction

This report is a compilation and analysis of information acquired during the first phase of the East Campus Neighborhood survey in Columbia. In the report we look at how the area developed and changed over time, identify threats to the integrity of the neighborhood, evaluate the possibilities for a National Register nomination, and make recommendations for future study. Also included is a synopsis of findings resulting from the oral history component and a compilation of maps which illustrate house types, current uses of the neighborhood dwellings, and the historical development of the neighborhood. This phase of the East Campus Neighborhood survey was conducted primarily by graduate students at the University of Missouri under the supervision of Professors Osmund Overby and Howard Marshall of MU's Department of Art History and Archaeology in Columbia. In addition, volunteers from the East Campus Neighborhood Association provided valuable assistance and networking for the research team. Scott Myers, Debbie Sheals, and Ray Brassieur were responsible for the largest portion of the basic research. This project was funded by a Historic Preservation Fund grant to the Department of Art History and Archaeology at the University of Missouri, Columbia.

The survey was initiated by the East Campus Neighborhood Association, a group comprised of homeowners, landlords, and renters that has been working effectively for over twenty years to maintain and improve the area. The members of the Association have shown great interest in the project, for which we are grateful. One of the most important goals of the survey was to acquaint the residents of the neighborhood with the historic nature of the area.

Another important goal of this survey was to familiarize residents with the advantages of historic preservation and conservation activities. Also, by identifying the historic resources in the survey area, the project will provide a database for future planning as well as lay groundwork for a possible National Register nomination of the area as an historic district. These are long term goals and will take more than the surveying of one part of the neighborhood to accomplish. Nevertheless the beginning phase of the East Campus Neighborhood survey has been an important first step toward the recognition and preservation of some of the important cultural resources of Columbia.

This architectural / historic survey was conducted in a portion of the residential area that lies directly east of the University of Missouri campus. The boundaries of the East Campus neighborhood are Broadway to the north, Rollins Street to the south, College Avenue on the west, and Old Highway 63 to the east (see figure 1). This project has been designed as the first phase of a larger effort to survey the entire East Campus Neighborhood. The first phase of this survey project has concentrated on

Figure 1. East Campus Neighborhood Boundaries. (Columbia City Street Map.)

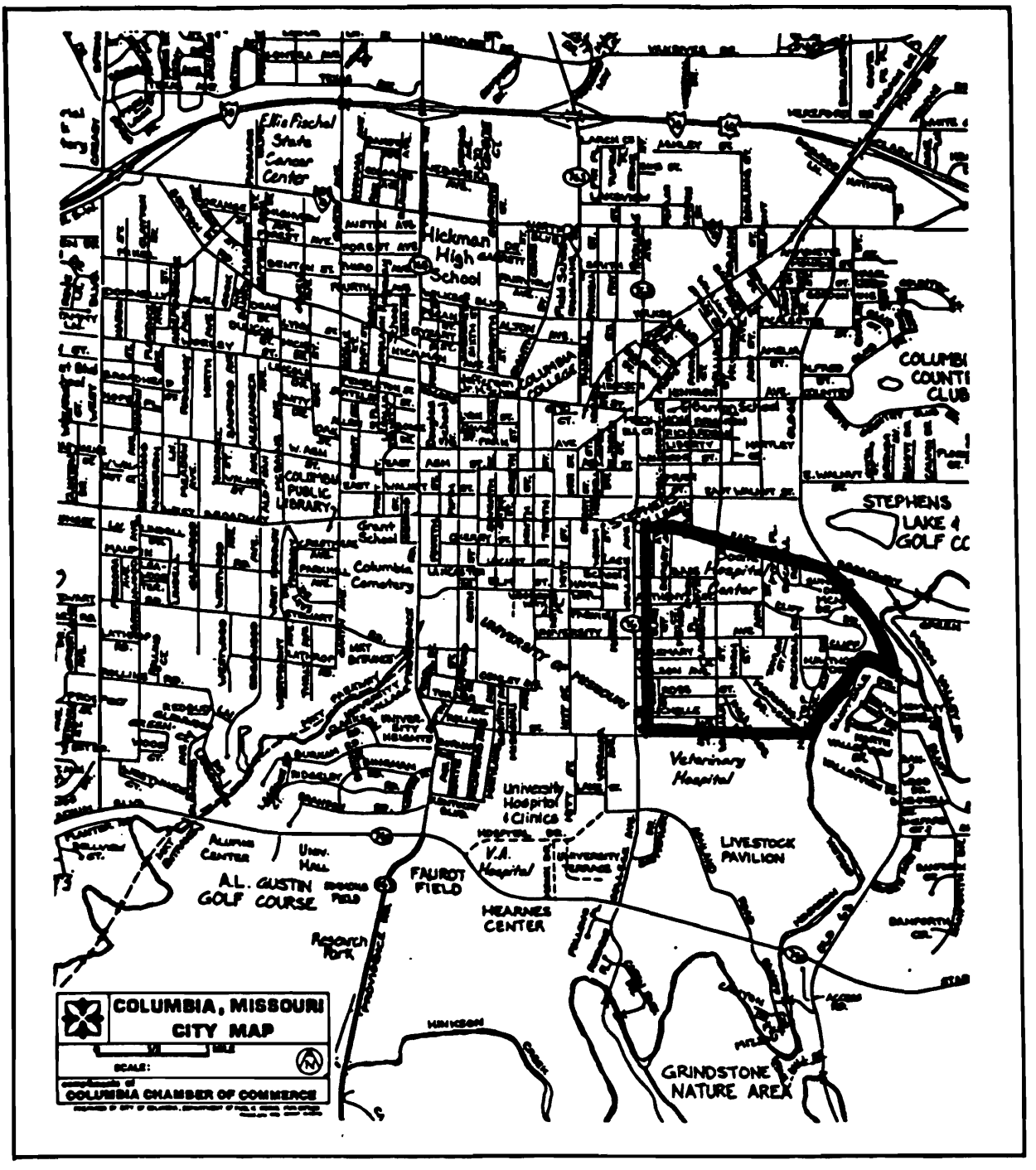
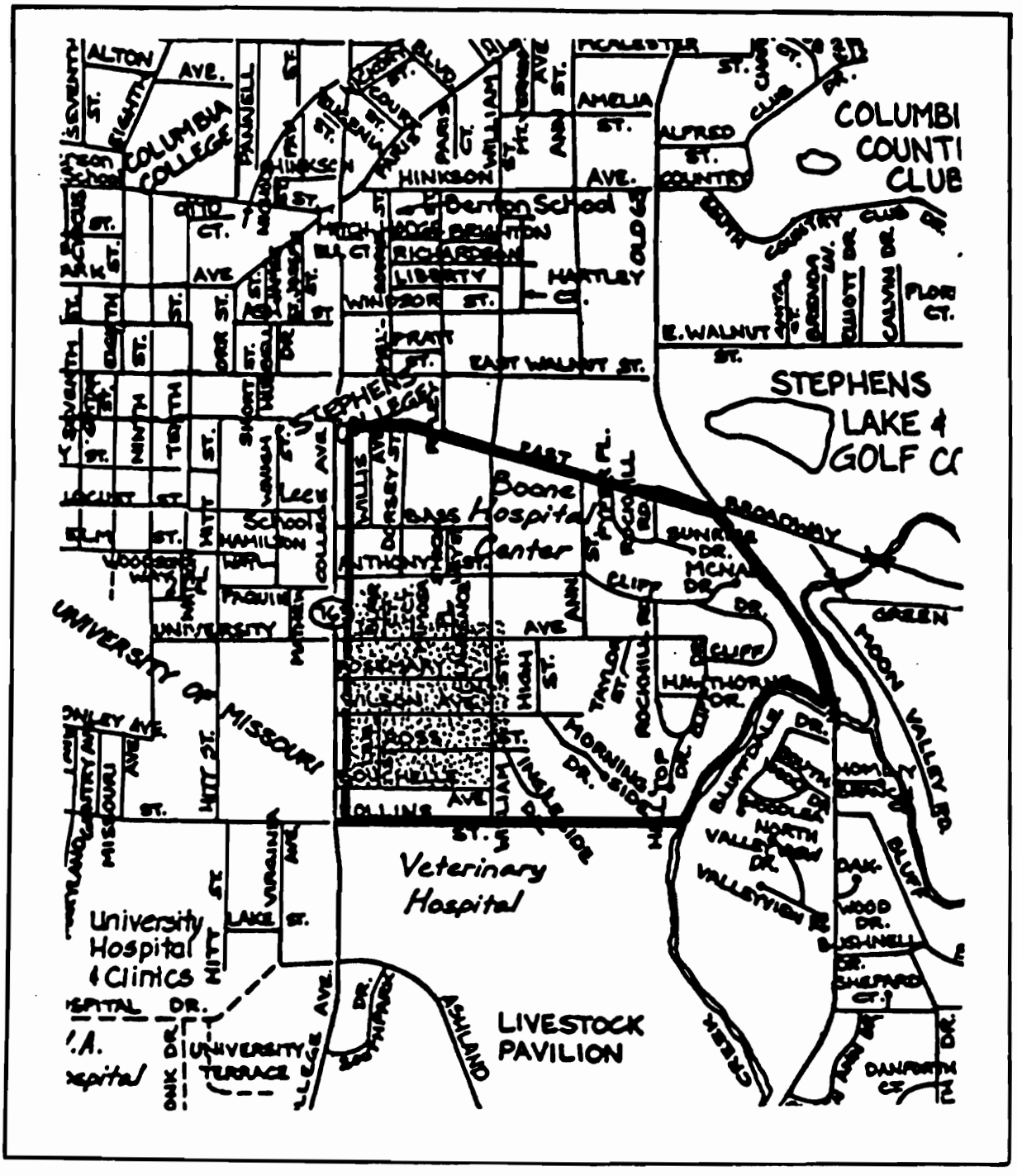


Figure 2. Survey Area, Phase I. (Columbia City Street Map.)



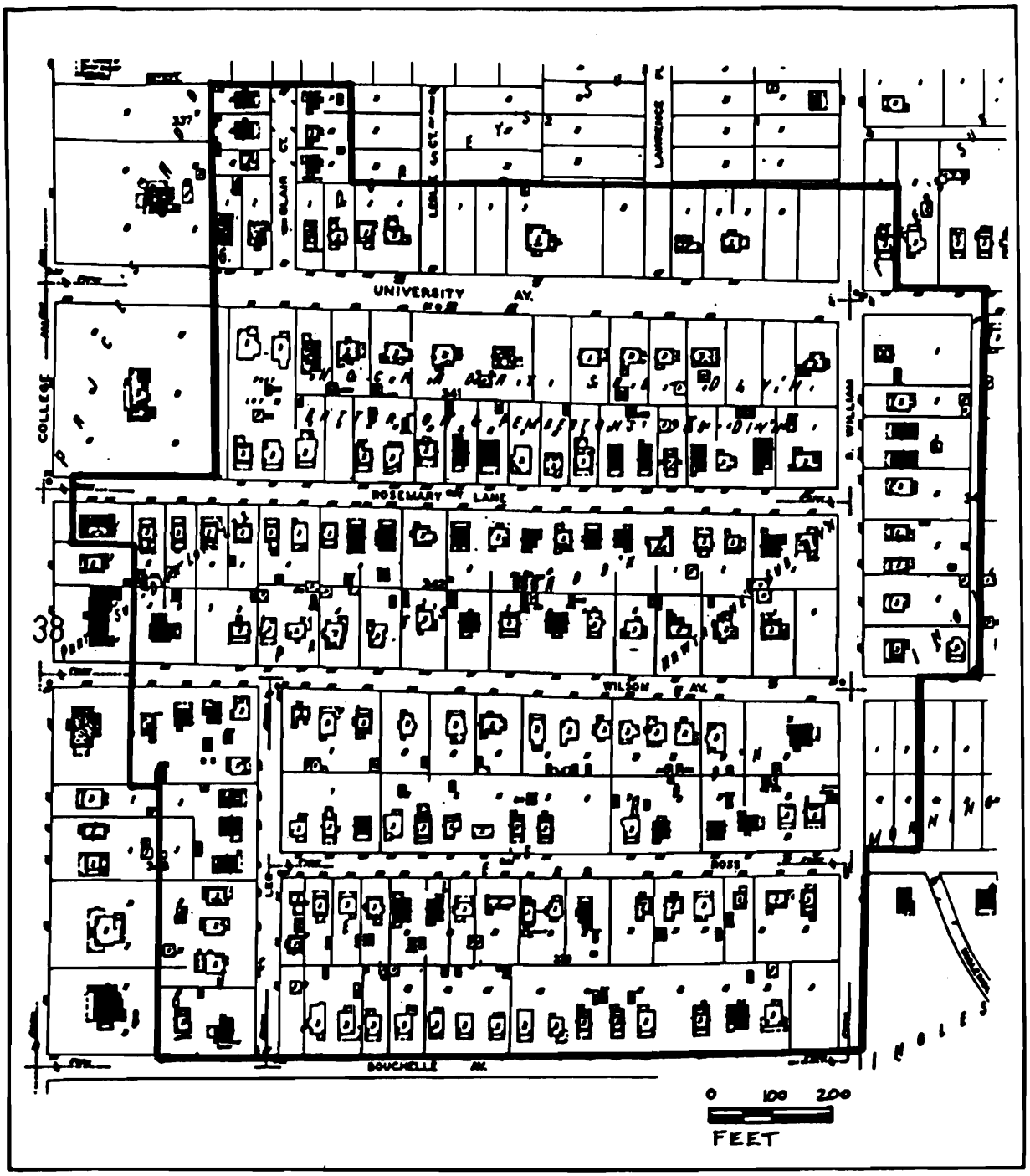
the oldest and most intact section of the neighborhood. The borders of the phase I survey area are Bouchelle Avenue on the south, William Street on the east, University Avenue on the north (including Blair Court),and College Avenue on the west (see figure 2). All buildings on the north side of Bouchelle Avenue from College Avenue to William Street; both sides of Ross Street, Rosemary Lane, Lee Street, and Blair Court; both sides of Wilson Avenue from College Avenue to William Street; both sides of University Avenue from College Avenue to William Street; and the east side of William Street from the northeast corner of William and University to Ingleside Drive were surveyed. These boundaries were chosen because they encompass the area of the East Campus Neighborhood that was first developed during the early twentieth century and has had the fewest major alterations. The buildings facing College Avenue were excluded from this phase of the survey because they function as institutional housing, mostly fraternities, and not as single family dwellings and student rentals like the vast majority of houses in the survey area. The east side of College Avenue is scheduled to be surveyed in phase two of the East Campus Neighborhood Survey Project.

An architectural / historic survey of this type was sorely needed in Boone County; little survey work had been done here. Outside of Columbia, only the town of Rocheport (listed on the National Register of Historic Places) has been surveyed according to MDNR Historic Preservation Program standards. Only Francis Quadrangle (also listed on the National Register), West Broadway, and downtown Broadway have been surveyed within Columbia. This first phase of the East Campus Neighborhood Survey has expanded the inventory of Boone County buildings as well as gathered valuable oral history about the community. To gain any real benefits though, this survey will need to be carried through the rest of the planned phases.

All buildings within the survey area are dwellings and related out-buildings. Of the 171 residential buildings found here, 161 were built before 1941. Thus, a very large percentage (94%) of the area's properties are at least 53 years old and therefore potentially eligible for nomination to the National Register. In addition, University Avenue, Bouchelle Avenue, Ross Street, and Lee Street can be considered as significant structures because they are among the few remaining exposed brick streets in Columbia. The neighborhood as a whole retains a high level of integrity due to the large number of original buildings.

The East Campus Neighborhood was first incorporated into the city of Columbia in 1860, but due to slow growth of the city it was forty years before the area began to be built up. The initial development of the area in the first part of this century coincides with a period of very rapid growth of the University. The influx of many new faculty and students requiring housing was a direct factor in the development of the East Campus Neighborhood. This is just one example of how the area has always been intimately involved with the University. By 1931 most of the houses (88%) in the survey area were built (see figure 3).

Figure 3. 1931 Sanborn Fire Insurance Map. (Fire Insurance Map of Columbia Missouri. New York: Sanborn Map Co., 1931)



Throughout its history the neighborhood has had a mixture of large single family homes and rental property for students, but the proportion of these two has changed drastically over the years. For the first part of its history, probably until the late Fifties, the area was dominated by fine large houses owned by professors and middle-class professionals, with a few apartments and boarding houses for students. Over the last thirty years though, many of the finer large houses have been converted to multi-unit rentals which has drastically changed the demographic makeup of the neighborhood. Whereas before the neighborhood had a stable population of middle-class professionals, it is now populated predominantly by students who do not stay in the neighborhood more than a few years. This shift has made the area easy targets for rental companies that will gladly subdivide an intact historic house and are often unwilling to provide the necessary maintenance. This has put one of Columbia's oldest and most intact residential neighborhoods in great jeopardy. This is the main concern of the neighborhood association and led to the East Campus Neighborhood survey.

Methodology

Archival Research. The majority of the archival research was done by Scott Myers. Research was conducted throughout the cycle of the project in four separate archives--Ellis Library at the University of Missouri, the Columbia City Clerk's office, The State Historical Society of Missouri, and the University of Missouri Archives. Among primary sources, Ellis Library provided Missouri Sanborn fire insurance maps for 1925 and 1931. These maps are very helpful in determining when houses were built as well as finding additions and deletions from the fabric of the neighborhood. In addition, Ellis Library provided a wealth of secondary sources. The City Clerk's office was vital for elucidating the complex development sequence of the neighborhood. The Missouri State Historical Society contains an almost complete set of city directories for Columbia. The volumes from 1907 to 1940 proved to be the best source for quickly ascertaining when a house was built and who lived in it. The directories also provided data on owner-occupied houses and the occupations of the residents. By using the directories and filling in our base maps we were able to chart a precise development sequence for the survey area. The Historical Society also has plat books of Boone County for 1875, 1893, and 1917. By comparing the maps in these plat books it was possible to see how the area was subdivided from large lots in the original addition to many small lots in the later subdivisions. Finally the Society has a very good collection of local county and city histories that proved invaluable. Lastly the University Archives provided information in the form of University directories and a very important list of rental property from 1931.

All the data from the field survey and much of the archival research were placed in computer databases. By using Filemaker Pro, a database application, on a Macintosh PowerBook much of the archival data could be entered directly at the archives. By entering the data from the field survey draft forms into FileMaker Pro we were able to

create a database that can be sorted, searched, and printed in any combination of fields. Not only did the database allow us to better organize the survey forms but it also made data entry much easier. By using a combination of pop-up menus and check boxes most of the data could be entered using a mouse instead of typing each entry. This not only saved time while entering but also dramatically improved typing accuracy. All the data from the city directories were also put into a separate database that can be searched by address, name, occupation, type of occupation, and department within the University. This data was compiled and transferred to the survey form database and is printed on supplemental sheet 2. Data from both databases was analyzed and transferred to Cricket Graph to create the charts and graphs that appear in this survey report. Computer technology holds the potential of streamlining and automating many more aspects of the historic preservation survey process.

Oral History. The oral history was done by Ray Brassieur. During Phase I of the East Campus Neighborhood Survey, we interviewed informants who have expertise regarding the lives of historically important individuals, the construction and habitation history of individual dwellings, the development, erosion and/or continuity of the neighborhood over time, and local attitudes regarding historic preservation. East Campus neighborhood informants, many of whom are university professors, white-collar professionals, town leaders, and generally well-educated individuals, demonstrated high levels of expertise and interest in these topics.

The scope of the oral history effort proposed in the 1993 East Campus Neighborhood Survey grant application called for a little more than three weeks of work spread out over the grant period. We anticipated that approximately one third of this time would be devoted to the gathering of taped testimony, one third to transcribing and logging this oral data, and one third to analysis and corroboration of testimony and preparing a report of findings to accompany the project report. In practice, the time allocated for oral history on this project was filled rapidly. Thanks to the cooperation of members of the East Campus Neighborhood Association, a host of prospective informants were identified -- many more, in fact, than could be reached during the time allocated. Hopefully additional phases of research in this neighborhood will allow expanded efforts in the collection of oral history. The potential human resources are indeed great.

For the most part, oral testimony was gathered during informal person-to-person taped interview sessions although un-taped conversations, conducted both in person and over the telephone, also provided important source material. The preferred technique involved informal interviews conducted in a comfortable setting -- usually in the informants' house. Appendix A, entitled "Recording Logs: Oral History Primary Material," contains the logs (outlines) of taped interviews along with precise transcriptions of salient portions of these interviews. In addition, Appendix B, entitled "Notes from Un-taped Interviews," provides a recapitulation of testimony prepared subsequent to un-taped interviews. This information, sometimes gathered by

Figure 13. 1917 Plat Map, from Ogle, Geo. A. and Co. Standard Atlas of Boone County, Missouri. Chicago: Ogle, Geo. A. and Co, 1917.

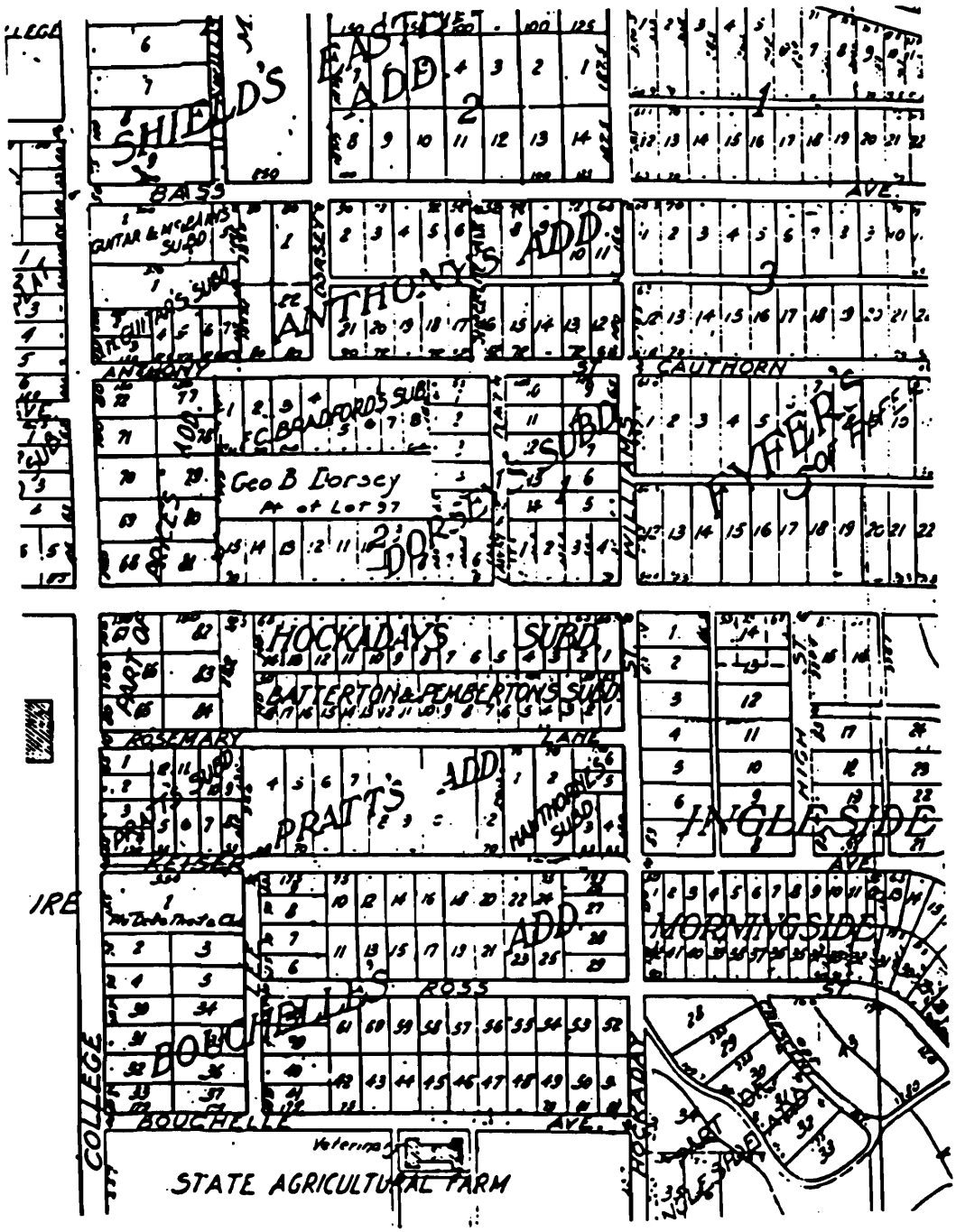


Figure 12. 1898 Plat Map, from Plat Book of Boone County, Missouri. 1898, Northwest Publishing Company, 1898.

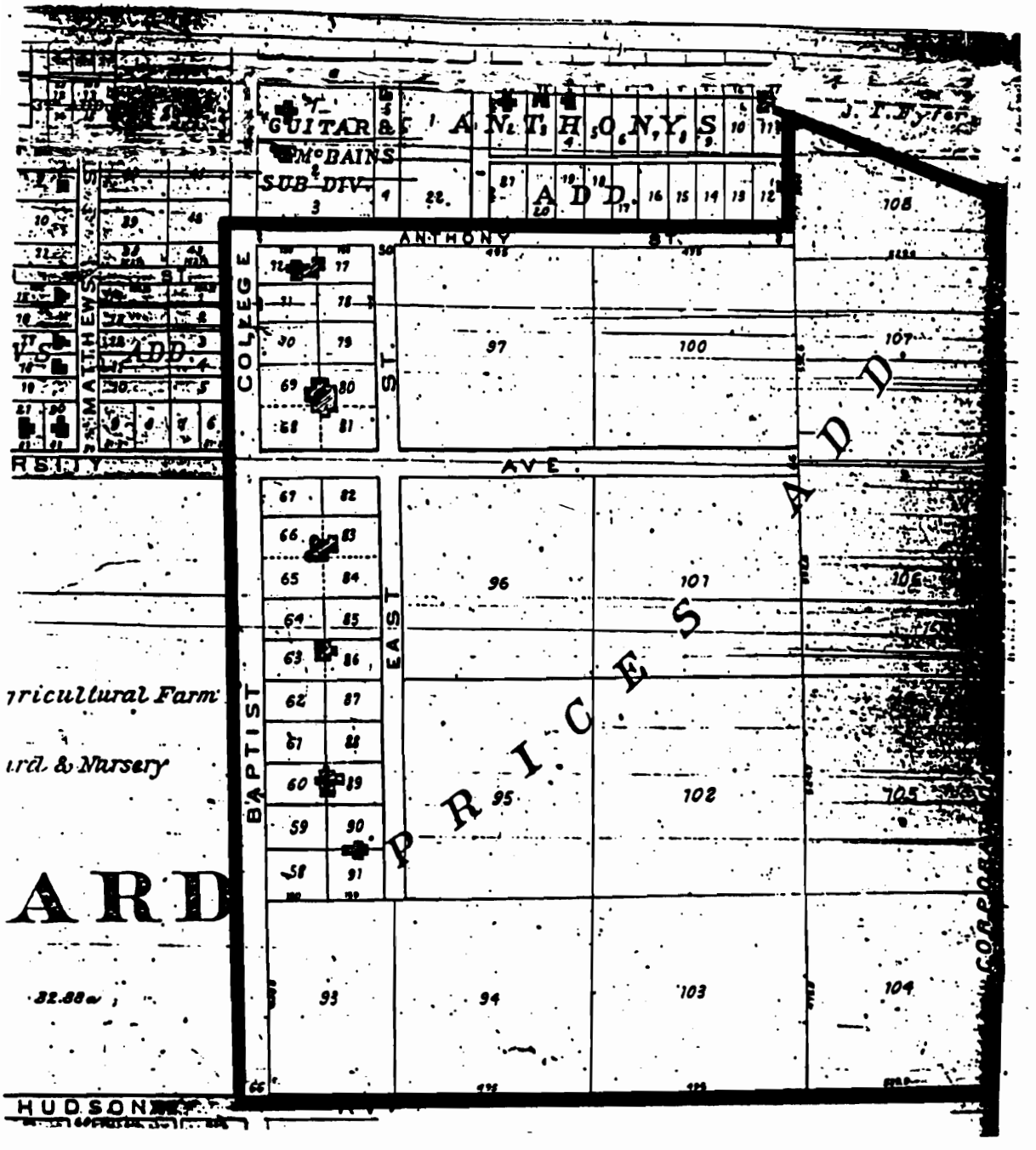
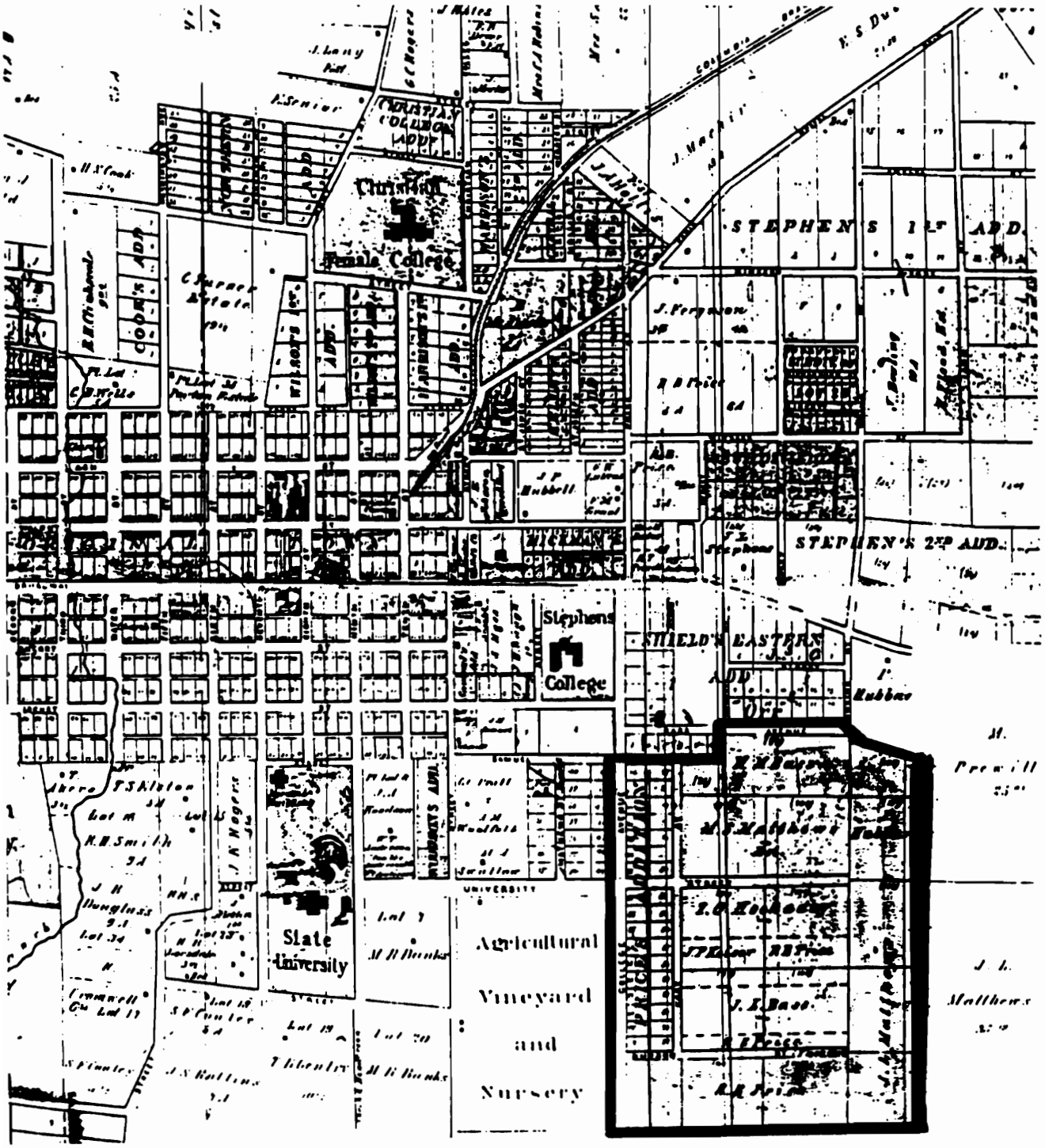


Figure 11. 1875 Plat Map, from Edwards Brothers. An Illustrated Historical Atlas of Boone County, Missouri. Philadelphia: Edwards Brothers, 1875.



be tremendous. There was a large market for lots and many were bought and resold with the buyers never seeing the land. The speculative market in developable urban land was something that Sterling Price, Jr., obviously had in mind when he divided up his 165 acres. It was common in the mid Nineteenth century for a subdivider to lay out streets and lots with few other improvements. The lot purchaser then contracted separately for the construction of the house.[9] The fact that the addition was not subdivided into usable residential lots and that streets were laid out in only a part of the addition, makes it seem clear that Price had no intention of selling the lots to potential home builders. They were instead divided so that they could be easily sold to people who had enough money to buy a substantial piece of land and subdivide it themselves. This gave Price a relatively low cost investment as he did not have to pay for anything other than the land and surveying.

By 1875 all the large lots were owned by land dealers, and no houses are shown on the residential lots along Price Avenue and East street (see figure 11). In 1898 the area was substantially the same as it had been 23 years earlier; there were no new streets, and the large speculative lots had yet to be subdivided (see figure 12). The only improvement to the area discernible on the 1898 plat map was the addition of six large Queen Anne style houses along Price Avenue. None of these houses survive today.

Columbia grew very rapidly during the first decades of this century, and the East Campus Neighborhood was one of the fastest growing areas. This is very apparent when the 1898 Plat map is compared to the 1917 map; in the intervening 19 years Price's Addition was completely subdivided. The survey area contains all or part of eight subdivisions (see figure 13). In the following section on the development of the additions and subdivisions in the survey area a note of explanation may be helpful. The area that is the East Campus Neighborhood was originally Price's Addition and therefore all the further divisions of the area that occurred in the first part of this century should be called subdivisions, but for some unknown reason they are not. The areas are called additions and subdivisions according to the names that they were given when they were platted.

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[9] Michael J. Doucet, and John C. Weaver, Housing the North American City, (Montreal: McGill -Queen's Press, 1991) p. 47.

The lack of civic improvements only made matters worse for the struggling city.[5]

Additions and Subdivisons in the East Campus Neigborhood

The area that became the East Campus neighborhood was first incorporated into the city of Columbia in 1860 when Sterling Price, Jr., Professor of English Language and Literature at the University of Missouri, bought 165 acres on the southeast edge of Columbia. This was called Price's Addition.[6] Sterling Price, Jr., was a member of one of the most important Missouri families in the mid 1800's. Like most all prominent families in early Columbia, the Price's were Southerners. Professor Price's uncle, Sterling Price, Sr., was Governor of Missouri from 1853--1857 and Major General of the Confederate forces in Missouri. Sterling Price, Jr.'s, brother, R.B. Price, was also a very prominent citizen of the area. R.B. founded the Boone County National Bank which was the first bank in the area. In addition he was also treasurer of the University of Missouri for over fifty years, a founder of the State Historical Society, and also had a large part in the development of the East Campus Neighborhood. Sterling Price, Jr., was elected tutor for the University in 1852 filling a vacancy left by another tutor, Robert Grant who was discretely let go from the University after he shot one of his students on the street after being attacked.[7] In time Sterling Price was able to work his way from tutor to Professor, but because of his strong Southern sympathies during the Civil War, he was ousted from the University. Following his dismissal he became a preacher for several years but was afflicted with poor health, first losing his sight then suffering from a serious form of mental illness.[8] He died in 1871 never seeing his addition to the city of Columbia developed.

When Price's Addition was surveyed and platted it was divided into very large residential lots between Price Avenue (present day College) and East street (present day Lee Street and Blair Court) that were 100 by 150 foot lots. The remainder of the land was divided into 500 by 500 foot lots which could be conveniently sold to speculators. Subdivision and speculation in undeveloped urban lots was a very common investment strategy in the Nineteenth century. For those financially unable to participate in subdivision, speculation in single lots was a popular way of investing in land. If the lots were in a successful part of a successful city the profit margin could

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[5] Crighton p. 279, Frank F. Stephens, A History of the University of Missouri. (Columbia: University of Missouri Press) p. 327.

[6] Switzler p. 806.

[7] Jonas Viles, The University of Missouri: Centennial History, (Columbia: University of Missouri Press, 1939) 76-78.

[8] Jefferson City People's Tribune, September 13, 1871.

population of Boone county was made up of slaves.[3] With the exception of a few large tobacco farms along the Missouri River, most Boone county families owned a small number of slaves. The large slave population consisted primarily of small groups who were responsible for special duties. Because of Columbia's central position along two major trails, the town became a major slave trading center in Missouri and in the early 1850's had at least four slave dealers.[4] The Southern families brought with them a distinct Southern cultural background and most of the powerful families in Columbia and Boone County were Southerners who continued to control local government, banking, and land sales well past the turn of the century.

Because of its position on two major pioneer trails Columbia was able to prosper as a young frontier town. The citizens of Columbia tapped into the trade to New Orleans along the Missouri and Mississippi Rivers, the traffic to Santa Fe, and the Forty-Niners headed to the gold rush in California. In addition, a large portion of the westward migration in covered wagons passed through the center of town along the Boonslick trail. Columbia first expanded beyond the original city limits in 1845. The northern border moved out to Rogers and Hinkson Avenues. The western edge was expanded to incorporate the Columbia cemetery. On the south Conley Street was made the new city limit, and Rangeline and Price Avenue (present day College Avenue) became the easternmost border. This expansion put the area that would become the East Campus Neighborhood directly adjacent to the southeast corner of Columbia.

In contrast to the early prosperity of Columbia's frontier days, the decades following the Civil war brought economic stagnation and little growth. In 1870 the population was 2,236 and had grown to only 3,985 by 1890. This was much below the growth of cities of comparable size and what little growth there was came mostly from annexation and not from true population expansion. There are several reasons for the slow growth in the last half of the Nineteenth century. The main cause was the end of the trade that drove the frontier economy before the civil war. Traffic along the Boonslick trail had dramatically decreased because most long distance overland shipping was done on the new trans-continental railroad. In addition Columbia was not on a railroad mainline which severely hampered all efforts of bringing in industry. And finally the local agriculture which was an important part of the pre-Civil War economy was severely depressed. The lack of economic growth restricted the amount of civic improvement the city could accomplish and as late as 1890 Columbia had no public supply of clean water, no sewage system, no fire department, and no hospital.

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[3] Russel L. Gerlach, Settlement Patterns in Missouri; A Study of Population Origins, (Columbia: University of Missouri Press, 1983), p. 53.

[4] Crighton p. 106.

Figure 10. System of Inlots and Outlots used for the Sale of Land Around Columbia, from Crighton, p 7.

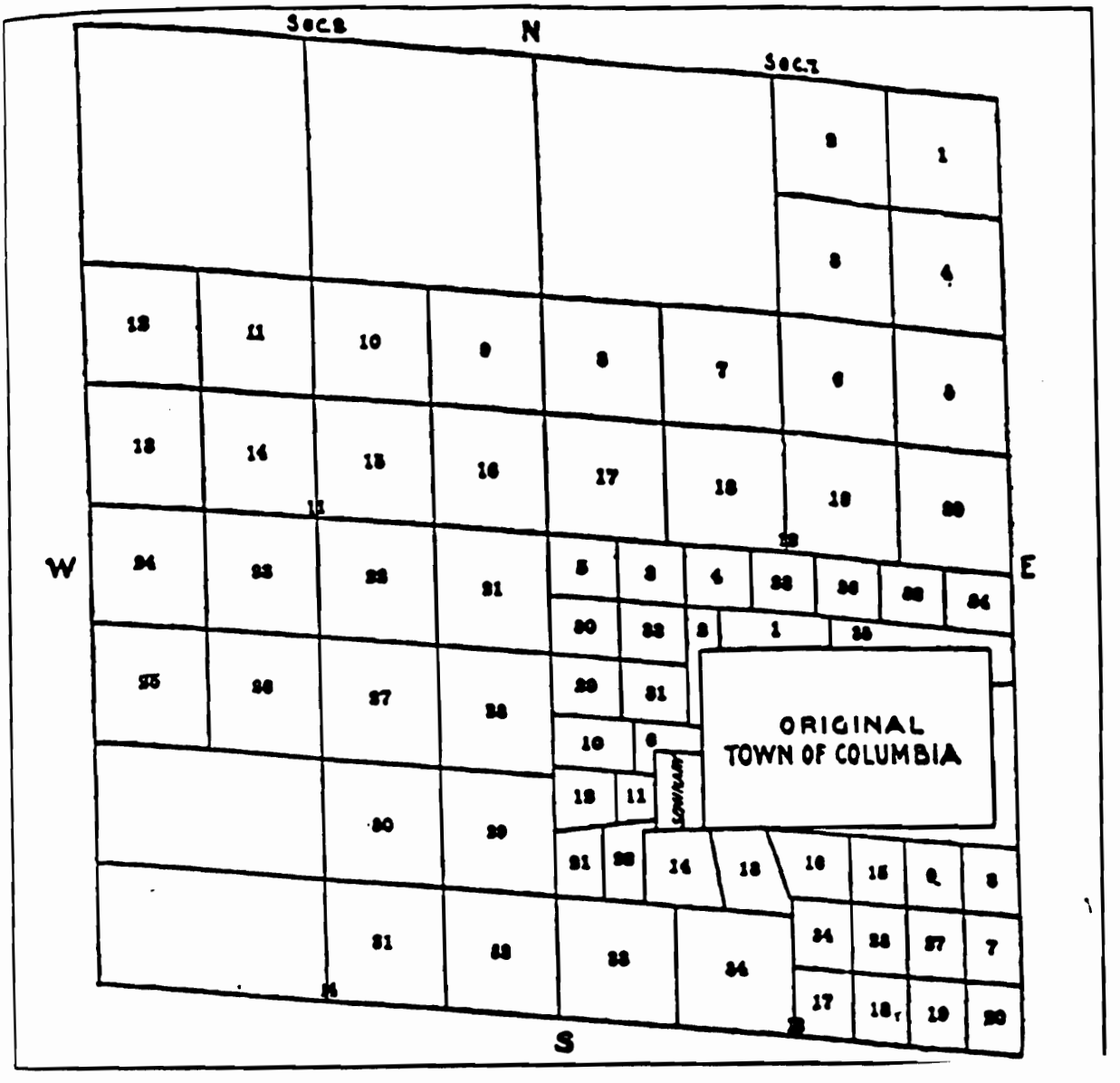
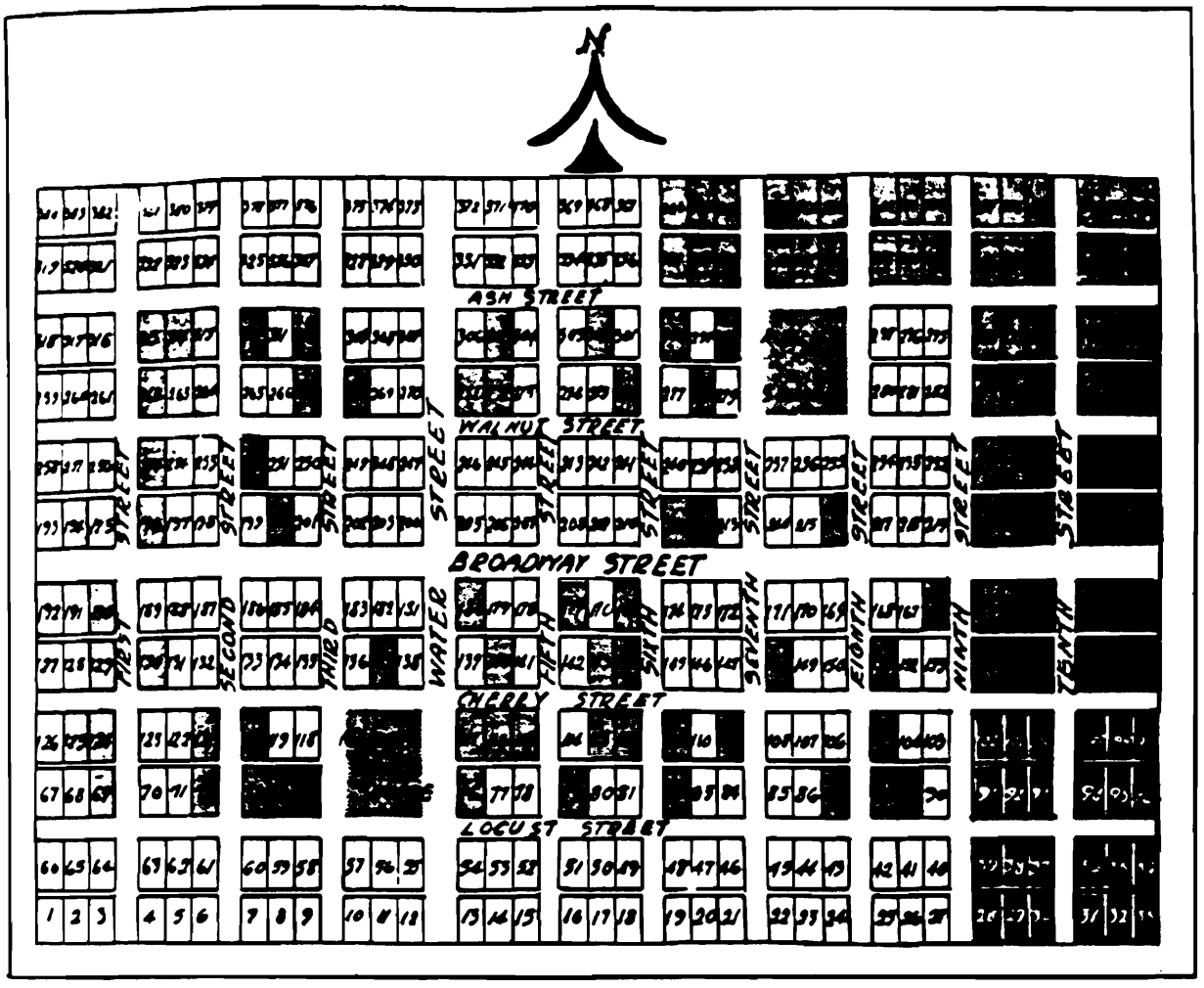


Figure 9. Original Town Plan of Columbia, from Crighton, p. 9.



Settlement and Early History of Columbia

Columbia was laid out in 1821 by the Smithton Land Company, later called the Columbia Land company, on a standard rectangular gridiron design of four hundred lots. The plan was eleven blocks long and six blocks wide with each block containing six lots (see figure 9). The Smithton Land Company held over 2,700 contiguous acres in the Boone county area and by donating a generous amount of land to the city for streets, squares, and lots, was able to have Columbia established as the county seat on September 3, 1821. The two main streets in Columbia both corresponded to important pioneer roads. The Boonslick Trail went straight through the center of town along Broadway, and Water street (now Providence Road) followed Old Plank Road to the Missouri river. The placement of Columbia at the juncture of these two heavily trafficked roads greatly contributed to the town's early prosperity.

Columbia, like most frontier towns, was established as a money making venture. As such, the primary goal of the Smithton Land Company after having Columbia established as the county seat was to sell lots in town and to sell their land holdings surrounding the new town. To facilitate this the Smithton company used a system of inlots and outlots as a way of raising money and disposing of their land holdings. The land held by the Smithton company surrounding the town was divided into thirty-four outlots of forty acres each and thirty-four inlots of eleven acres each (see figure 10). For around one hundred dollars stockholders were entitled to one inlot nearest the city limits; and one outlot further out. The sale of this land netted the trustees of the Smithton company enough cash to pay off the Franklin Land Office as well as to allow them to put 25 percent down on 2,720 more acres.[2] The inlots and outlots were surveyed on a strict grid pattern and like the city plan, paid no attention to topographical variations. All lots were drawn randomly to insure that all stockholders had a fair chance at the best parcels of land. Because the outlots were too small for a farm, and the inlots were unimproved, too large and too distant from the city for residential or commercial use, most investors chose to realize an income from their land by having the area annexed to the city, then subdividing and selling it as residential lots.

Like most of the surrounding area, Boone county and Columbia were settled predominantly by Southerners who came from Kentucky, Virginia, and the Carolinas. Many who came brought slaves with them and by 1860 over 25 percent of the

[2] See John C. Crighton, A History of Columbia and Boone County, (Columbia: Computer Color-Graphics, 1987) p 8-9. Other valuable local histories are; Alan R. Havig, From Southern Village to Midwestern City: Columbia, An Illustrated History, (Woodland Hills, California: Windsor Publications, Inc. 1984); and, William F. Switzler, History of Boone County, (St. Louis: Western Historical Company, 1882)

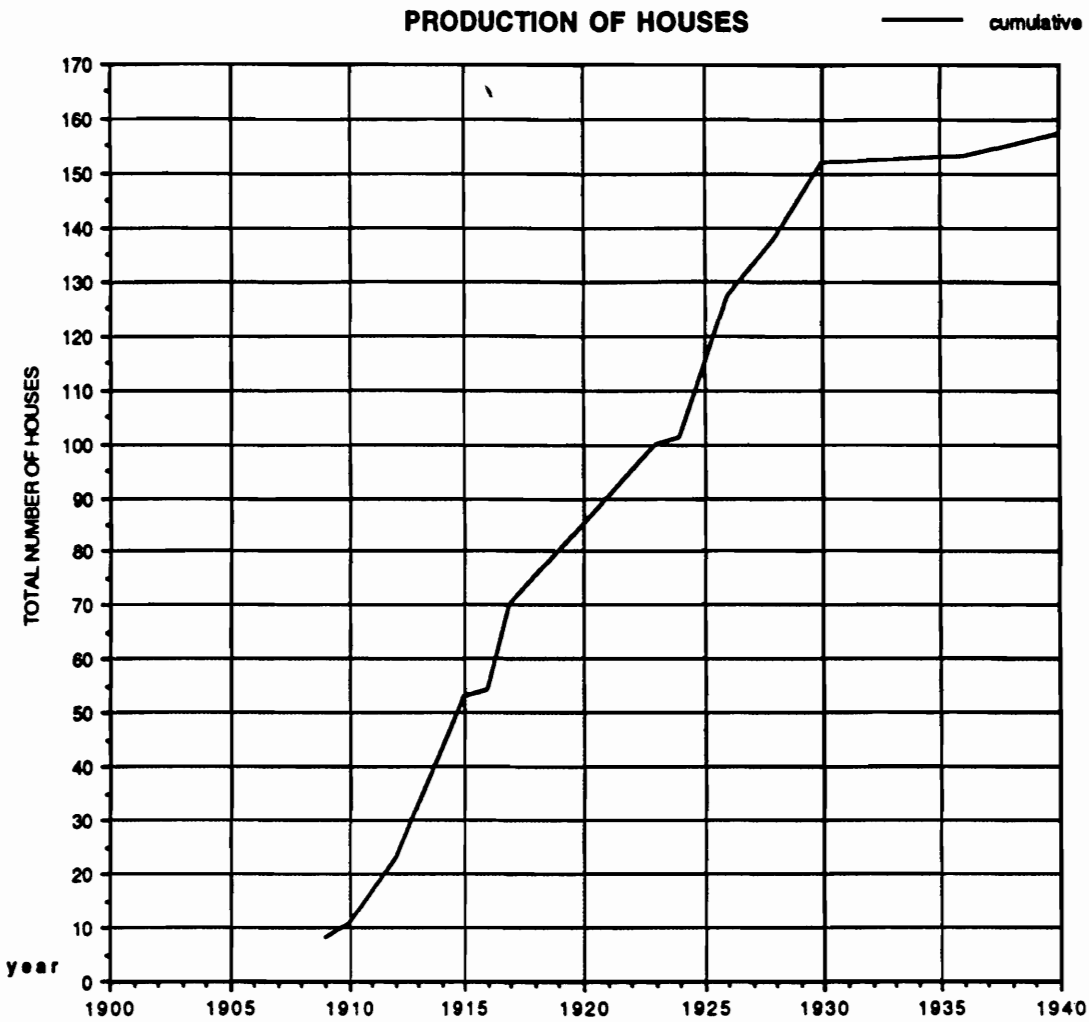
One of greatest differences between the two periods is not the design of the outside of the house, but rather how the inside functions. To maximize the usable space of houses with significantly smaller square footage, floor plans are more open. To foster less formal, more spontaneous and relaxed family interaction, new houses had living rooms instead of formal halls and parlors. In accordance with the increased importance of sanitation and efficiency, the kitchen and the bathroom were major parts of the design, not in size but in their importance to the functioning of the household. In the kitchen especially, houses of this era used technological systems that were much more complex and important to the functioning of the house than did houses of just a few decades earlier. The styles and types of house that are found in the East Campus Neighborhood are covered in depth in the Chapter 3.

The plan of the survey area is also significantly different from later neighborhoods that began to be built in the Forties and Fifties. This is clearly understood when the portion of the neighborhood in which this survey was completed is compared to the portions of the neighborhood that lie east of it and were developed later. The survey area was platted in the first two decades of this century, the end of the period when the grid plan, deep narrow lots, and sidewalks were the norm for the layout of subdivisions. The newer section to the east, which was platted only a few years later, is designed in a wholly different manner, with curvilinear streets, no sidewalks, and broad shallow lots. The layout of the survey area is a very significant aspect of its historic character.

2. Education / Social History. The second aspect of the historic context of the East Campus Neighborhood, education / social history, is mainly a consequence of the area's proximity to the University of Missouri. Because this residential section of Columbia is directly adjacent to the University and was developed at a time when the University was greatly expanding there has always been a close connection between the University and the neighborhood. Historically this was a popular residential area for faculty at the University and the other colleges in Columbia, and during the years in which this study concentrates, 1905-1940, this group was always the most prominent in the neighborhood. The connection with the University is covered in depth later in this chapter.

In addition to faculty the neighborhood has also been an important place for students to live throughout its history. This manifested itself in the early development of various forms of rental property that were developed to meet the needs of students. The need for student housing is also responsible for the transformation of the neighborhood from predominantly single-family with some rentals to its current state of mostly rental property. The history of rental property in the East Campus Neighborhood is important as one of the defining aspects of the neighborhood and is covered in more detail in Chapter 3.

Figure 8. Rate of Development of the East Campus Neighborhood.



Chapter Two

History of the East Campus Neighborhood

Historic Contexts

The historic contexts of the East Campus Neighborhood are defined in this survey report as (1) early Twentieth Century suburban architecture and (2) education / social history.

1. Early Twentieth Century Suburban Architecture. The East Campus Neighborhood began to be built up in the first decade of this century and was substantially complete by the Thirties, a period of immense change in American domestic architecture (see figure 8). Houses of this period are distinctly different from those of the preceding decade and those of the following years. There were several important cultural changes around the turn of the century that contributed to the changes in the domestic architecture of the time. The shift from a rural society to one that was predominantly urban; an incredible increase in technology, especially in the home; the development of the modern culture of consumption; and a general shift from Victorian values of self reliance and self control, to a modern therapeutic mentality of self fulfillment all contributed to redefine the American house.[1]

The houses of East Campus Neighborhood are very different from Queen Anne style houses which would have dominated the area if it had been built a few decades before. For example, because of a greater use of standardized floor plans, houses in the East Campus Neighborhood are much simpler and less individualistic than typical Victorian houses. In addition the houses in the neighborhood are smaller than those of the preceding era and are built on smaller lots. There is a greater use of symmetrical designs, and because of the use of careful fenestration and massing as ornament there is much less applied ornament. The use of color is much more subdued and dependent on the natural colors of the materials themselves; brown wood shingles, red brick, and gray field stone, instead of the flamboyant color combinations common during the Victorian era.

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[1] For more on the cultural dimensions of early Twentieth century domestic architecture see ; Alan Gowans, The Comfortable House: North American Suburban Architecture 1890-1930, (Cambridge, Massachusetts: The MIT Press, 1986); Gwendolyn Wright, Moralism and the Model Home: Domestic Architecture and Cultural Conflict in Chicago 1873-1913. (Chicago: University of Chicago Press, 1980); and Clifford Edward Clark, Jr., The American Family Home 1800-1960. Chapel Hill: U. of N Carolina Press, 1986.

Form 7. Informational Flyer

WHY- The purpose of the survey is to identify and evaluate the historical and architectural resources of the East Campus Neighborhood. The survey involves historical research, the collection of oral history, and a field survey. The project will lead to nominations to the National Register of Historic places of all eligible properties within the survey area.

WHERE- The boundaries of the survey area are Bouchelle on the south, University on the north, Williams on the east, and College on the west. The project will be expanded in the future to encompass other areas of the East Campus Neighborhood.

WHEN- The initial stages of the the historical research began in February and all work is to be finished by next summer. The collection of oral history will be done this summer, as will the field survey. The survey team will be photographing and filling out forms in the neighborhood this spring and most of the summer.

WHO- The survey is sponsored by the Missouri Department of Natural Resources Historic Preservation Program, The University of Missouri, and The East Campus Neighborhood Association.
Staff members: Professor Osmund Overby, Professor Howard Marshall, Ray Brassieur, Debbie Sheals, and Scott Myers.

AN ARCHITECTURAL SURVEY
OF THE EAST CAMPUS NEIGHBORHOOD

FOR MORE INFORMATION CONTACT

Scott Myers--UMC	Bonnie Bourne--ECNA	Professor Osmund Overby--UMC
442-4228	874-7765	882-9530

Form 6. Supplemental Survey Form.

ECNS SUPPLEMENTAL SURVEY QUESTIONS

Address_____

Current Condition: excellent____ good____ fair____ poor____

Do alterations affect integrity? (Exterior only) yes____ no____ possibly____ explain below

Current Type Dwelling:

1. Owner occupied, single family____

Owner's name _____

_____

2. MUT (multiple unrelated tenants)____ number of tenants____

3. Multiple units in one building:

A. As built_____ Current number of units_____

B. Converted____ Current number of units_____

Were the residents contacted? yes____ no____

Comments:_____

_____

_____

_____

_____

_____

_____

DS 7/93

Field Recording. The majority of the field recording was done by Debbie Sheals, during the summer and fall months of 1993. Xerox copies of the inventory sheet and a supplemental form designed specifically for this project were used for field recording (see form 6) The supplemental form notes the condition of the buildings as well as any exterior alterations which may affect National Register eligibility. It also records the current uses to which the buildings are being put. (The information gathered from that form will be discussed in detail later.)

Completion of the supplemental form involved contacting residents to determine the number of units per building, and the number of occupants per unit. This personal contact had the added advantage of explaining the fieldworker's presence and allowing neighborhood residents to ask questions about the work being done. It was also helpful to record construction date, ownership history and current owner's name before doing fieldwork. This allowed verification of current ownership and allowed the fieldworker to provide residents with data about their home. An informational flyer which was made available at the first public meeting was also given to many people at this point (see figure 7). It should be noted that an overwhelming majority of those contacted were supportive of the efforts being made to preserve and revitalize the neighborhood.

The varying patterns of occupation in the area requires a brief explanation of how some of the buildings were named on the survey sheet. The "historic name" of each building is based on either the first resident listed at that address in Columbia City Directories or a resident who lived there for at least seven years between the time of construction and 1940 (the period of development for the neighborhood). For example, if a house was occupied by "John Doe" the first year it was built, but then became "Jane Smith's" home for the next ten years, the historic name is listed as the "Smith, Jane, House." Complete ownership histories for the period are given on the continuation sheet for each property.

In the case where one person was the original owner of more than one house on the street, a distinction is made by use of the word "early." For example "Early A. G. Stead House," and "A. G. Stead House." And, in the case of multi-family units, the historic name is based on the first resident(s) listed in the directories and is termed "residence" instead of "house."

Figure 5. Oral History Form Two.

Prepared by Ray Brassieur (314) 882-6296 June 17, 1993

East Campus Neighborhood Survey -- Key Areas of Inquiry

I. Do you know of any SIGNIFICANT PERSON who lives/lived in this neighborhood? or EVENTS that took place here?

- politicians, scientists, writers, artists, athletes
- 20th-century "FAMOUS" people

II. Who were the PLANNERS, DEVELOPERS, ARCHITECTS, BUILDERS ????

III. What were the RESIDENTIAL FUNCTIONS of the dwellings in this neighborhood?

- all single-family dwellings?
- were some built as bording houses?
- did families typically take in borders?
- how important was 1950s zoning [R-3] change?
- how else have residential patterns changed? why?

IV. What are the salient NON-RESIDENTIAL FEATURES of the neighborhood?

- brick streets and stone curbs
- planned open space? gardens? tree plantings?
- service facilities? Lee Street Store ...
- utility lines, drainage, easements

V. How do we characterize NEIGHBORHOOD INTEGRITY ??

- commonalities among residents: occupation, class, ethnicity, place of origin, religion, other?
- neighborly interaction, neighborhood activities

VI. What is your VISION FOR THE FUTURE of the neighborhood ??

Figure 4. Oral History Form One.

East Campus Neighborhood Survey

Name:_____ Telephone:_____

Address:_____

Date of Birth:_____ Place of Birth:_____

1. How long have you lived at this location? _____ Are you owner, renter, other? [specify] _____

2. Do you know the names and whereabouts of previous owners? _____

_____

3. When was the house built? _____

4. What style of house is this? _____

5. Name(s) of builder(s), contractor(s)? _____

_____

6. Name(s) of designer(s) architect(s)? _____

_____

7. Was it originally designed as a single-family dwelling? If not, explain. _____

_____

8. Do you know of any major additions or remodeling to this house? When did these alterations take place? Under whose ownership did these modifications occur? _____

_____

_____

_____

9. Do you know any long-time residents of this neighborhood who could be good informants? Please list their names and addresses and/or telephone numbers. _____

_____

_____

I release the information on this form, and other testimony and documentary evidence willingly provided to the East Campus Neighborhood Survey, to be used for historic preservation and other not-for-profit, educational purposes.

Signed:_____ ***Date:***_____

For information call MU offices of Ray Brassieur, 882-6296; or Professor Osmund Overby, 882-9530.

[June 1, 1993]

telephone, contributes to and corroborates some of the other data gathered during the East Campus Neighborhood Survey.

Two forms were used during the conduct of taped interviews: Form 1 (see figure 4), a combination interview report/content release form entitled "East Campus Neighborhood Survey," and Form 2 (see figure 5), a questionnaire entitled "East Campus Neighborhood Survey -- Key Areas of Inquiry." Form 1 served a combination of important functions: 1) it helped collect and organize basic biographical information about informants; 2) it introduced a brief outline of topics important to preservation efforts in the East Campus Neighborhood, and 3) when signed by the informant, it provides the release of collected oral testimony for historic preservation and other not-for-profit educational purposes. Form 2 was used by the recordist/interviewer in order to steer conversations along profitable avenues of inquiry.

The practical use of these two forms was incorporated into an informal, semi-structured interview approach in the following manner. To begin with, after recording equipment was deployed, Form 1 was introduced to the informant(s) so that all present understood and agreed that their testimony would be taped and made available for educational and preservation uses. Next, after taping began, informants were requested to begin filling in the top several blanks of Form 1 with requested personal biographical information. The nine subsequent questions provided on Form 1 generally initiated discussions related to personal biography, the history of certain houses, and East Campus Neighborhood history in general. Informants were encouraged to respond orally to the questions on Form 1 instead of trying to squeeze written information into the provided blanks. As the discussion progressed, the interviewer, prompted by the "key areas of inquiry" provided on Form 2, would help direct the flow of discourse. When a convenient break in conversation occurred, usually toward the end of the interview, the informant(s) were asked to sign their names on the appropriate blank on Form 1, thus granting the release of their oral testimony.

Bouchelle's Addition. Bouchelle's Addition which includes lots on Bouchelle, Ross, Lee, and the south side of Wilson, was registered with the city in July 1904. It was the first and the largest of the subdivisions within the survey area and had 61 lots which averaged around 75 feet by 175 feet, large for the time. After the 1880's the size of the American urban lot (like the size of houses) became smaller, dropping from about a 50-foot street frontage, to 25 to 30 feet.[10] The lots in the Bouchelle addition were originally platted to a size that was more appropriate for an earlier era and in the process of development they were reduced to a more convenient size. Not all of Bouchelle's addition lies within the survey area; the lots facing College were excluded from this phase of the project. The survey area contains 55 original lots from the Bouchelle addition which were subsequently subdivided into 80 lots which currently have 74 houses. The street frontage for most of the lots was reduced from 75 feet down to around 50 feet, still relatively large for the time but not rare.

The land was owned jointly by R. Julim Bouchelle, his wife Jennie Bouchelle, Sanford Conley, and his wife Gertrude Conley. The Conleys and Bouchelles were both prominent Southern families. R. J. Bouchelle was the city collector, while Sanford Conley was a partner in Quinn and Conley which dealt in real estate, loans, insurance, and abstracts. The subdivision grew slowly at first with only four new houses in 1910, but by 1926 the area had grown substantially and had 52 of the 82 houses which were eventually built by 1940. This area has had the most houses removed or replaced of all the survey area. Of the 82 house here in 1940 seven have been demolished and not replaced, one has been replaced with a ranch style duplex, six were torn down in 1993 to make way for the Ross Street Condominium project, and one was being razed as this was being written in January 1994.

Pratt's Addition. The next addition came less than a year after Bouchelle's addition when the Pratt family--George, Georgia, J.K., and Charles--registered Pratt's addition on January 3, 1905. This addition was directly north of Bouchelle's addition and originally had 18 very large lots which measured 260 by 70 feet all facing south on to Keiser (now Wilson) Street. It was not long before these oversize lots were subdivided further. The lots on the east end were bought by Libbe E. Thompson and Claire T. Jones and subdivided into smaller lots. This was registered with the city as Hawthorne's subdivision in June 1909. On the west end of Pratt's addition three lots were subdivided into eight lots in Pratt's subdivision. All the other lots were divided in half when Rosemary Lane was put in thus doubling the number of building sites. The lots on the north side of Wilson still retain their large street frontage.

Wilson (originally Keiser) Street runs between Bouchelle's Addition and Pratt's Addition and was the first street in the neighborhood to develop. In 1910 it was the only street in the area with any houses, and by 1917 Wilson was almost completely

[10] Doucet and Weaver, p. 94.

built up with 25 of the eventual 30 houses built. The fastest development in the survey area took place when Rosemary Lane was opened up as part of Batterton and Pemberton subdivision.

Fyfer's Subdivision. The next subdivision to be platted in Price's Addition was Fyfer's in 1905. This is a very large subdivision but all except one lot (1601 University which was built in 1930) are to the north west of the phase I survey area. This subdivision will be studied more in phase II of the East Campus Neighborhood Survey Project.

Ingleside Addition. The houses on South William between University and Wilson are all in the Ingleside addition, registered in 1906. Like Fyfer's Subdivision most of it is outside the survey area. Like all the early subdivisions in the neighborhood it has larger than normal lots; in this case, 83 feet by 173 feet. South William was developed early and all but one of the houses between University and Wilson were built by 1917.

Batterton and Pemberton's Subdivision. Batterton and Pemberton's subdivision, which runs along the north side of Rosemary Lane was registered with the city in June 1910. Its platting created Rosemary Lane which, as was stated earlier, gave access to the back of the lots in Pratt's addition. This street was the fastest to develop and with 41 houses is the most heavily built up. The lots in Batterton and Pemberton's subdivision are smaller than those elsewhere in the neighborhood. The original platting called for 18 lots 140 feet deep with 50 feet of street frontage. This size was used quite often in the neighborhood when larger lots were reduced, such as along Bouchelle where 75-foot lots were reduced to 50-foot lots to better fit the needs of home buyers. The only difference in the lots between Batterton and Pemberton's subdivision and Bouchelle's subdivision is that R. B. Price, the owner of Batterton and Pemberton, realized that people preferred the smaller 50-foot lots. This may be one explanation as to why his subdivision developed so rapidly. By 1917 twelve lots were built on and by 1926 there remained only two empty lots.

Dorsey's Subdivision. Dorsey's subdivision was registered with the city by George and Maria Dorsey on July 15, 1912. It was further subdivided in a revised plan registered in 1922. The new plan set up the current lot configuration and laid out Blair Court, Leslie Court (now Mimosa Court), and Lawrence Place. The survey area does not include all of this subdivision; only the north side of University Avenue and Blair Court. Most of the lots were originally 50 feet by 140 feet; the same size as those used in Batterton and Pemberton's Subdivision. An exception to this are two very large lots on which the Epple House (1415 University) was built that have 90 and 70 foot street frontages. In addition the lot at the northeast corner of University and William has a 70 foot street frontage. Blair Court has lots that are as wide as most on University but are considerably shallower, measuring 50 x 100 feet. Unlike many of the other subdivisions in the East Campus neighborhood the lots in Dorsey's

subdivision were not further subdivided.

Hockaday's Subdivision. The last subdivision to be added in the East Campus Neighborhood was Hockaday's along the south side of University Avenue. The land was owned by Helen Guthrie Miller, Walter McNabb Miller, Frederick Dunlap, Florence H. Dunlap, D. O. Bayless, Haywood M. Bayless, and Lidie Myers. In December, 1914, they registered the plat which called for 14 lots with 60 feet of street frontage. The lots in this subdivision remained relatively unchanged. There was some shifting of boundary lines but there was no large scale subdividing as there was in other areas of the neighborhood. The speculators that set up subdivisions in the East Campus Neighborhood for the most part did not settle in the neighborhood. One exception to this were the Dunlap's, two of the co-owners of Hockaday's subdivision. Frederick Dunlap, Professor of Forestry and later the state Forester, and his wife Florence built one of the first houses in the new subdivision, a fine, architect-designed, French Colonial Revival house that has full Flemish bond brick work. Unfortunately this house has been seriously marred by the destruction of a two-story sun-porch, the removal of the original slate roof, and the addition of apartments to the side. All but one of the houses in this subdivision were built by the mid-thirties, and all were completed by 1941.

Morningside subdivision. The three houses on South William between Wilson and Ross are in the Morningside subdivision. This was the last part of the survey area to be developed. Although the subdivision was added as early as 1917, it did not take its current configuration until 1940. In addition only one house (606 S. William) was built by 1940.

In the early part of this century the development of urban lots offered the chance for investors to make a considerable profit. It is interesting to note the amount of land dealing that went on before any houses were built. As an example we will look at Batterton and Pemberton's subdivision. This section of the neighborhood, like all of the neighborhood, was owned by Sterling Price, Jr., when the area was added to the city in 1860. By 1875 the land was owned by I. O. Hockaday who was part owner of Whittle and Hockaday coal company. When the land was subdivided 35 years later it was owned completely by R. B. Price, president of Boone County Bank and brother of Sterling Price, Jr. Of the 18 lots in Batterton and Pemberton's subdivision 12 were sold immediately when it was platted in 1910. E. A. Collins, a teacher at Stephens College bought two lots. Manlins E. Hultz who was retired, bought two lots. Myrtle Jobson Terrel, the wife of Luther Terrel who was co-owner of Terrel Crouch Lumber company, bought one lot. An investor from Saline county, J. F. Spence, bought two lots. W. K. Bayless, of Bayless Abstract Company, bought one lot. G. B. Dorsey, president of Central bank and investor in Dorsey's Subdivision, bought three lots. And finally one lot was bought by I. O. Hockaday who had owned all the land in the subdivision 35 years before. The prices paid for the lots varied but all were between $657 and $787. None of the people who originally bought lots ever lived in the

subdivision, or in the neighborhood at all. Also of interest is the fact that the lots bought by speculators were the slowest to be developed. In 1917 only seven lots in the subdivision remained empty, all were lots bought by investors at the very beginning of the subdivision.

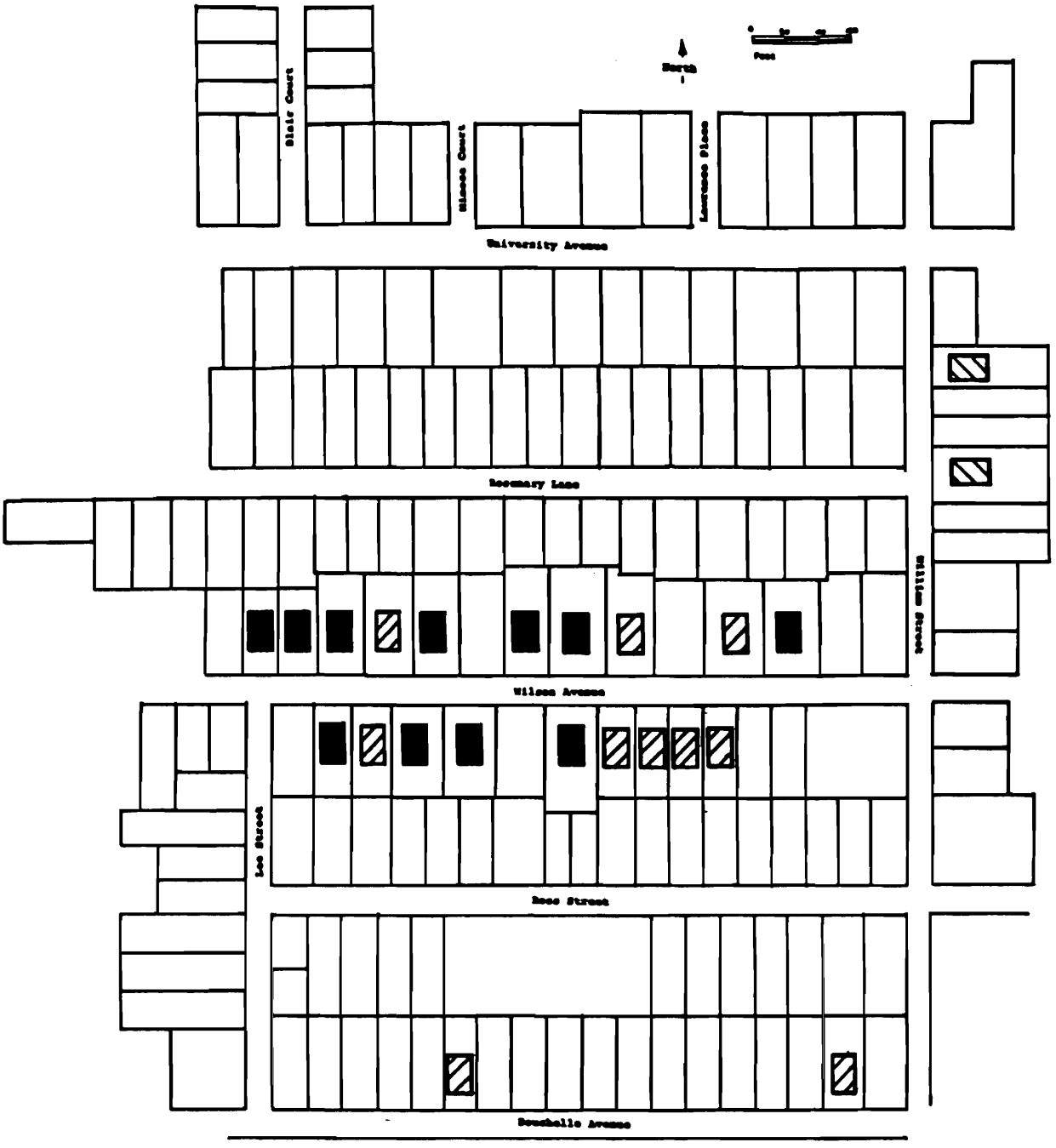
The Streets

To better understand the spatial dimension of the development of the neighborhood over time, a sequence of development maps were created. These maps illustrate the state of development in 1912, 1917, 1926, 1941, and 1993; studying them sequentially it is possible to get a very clear image of how the neighborhood grew (see figures 14 - 18). In addition the street development graph demonstrates the different rates of development of the streets in the neighborhood (see figure 19). This evidence clearly illustrates the rapid growth of the survey area.

Each street in the East Campus Neighborhood has its own distinct quality and it is this diversity that makes the area special. Bouchelle Avenue on the southern edge of the survey area has a very interesting spatial quality because this brick-paved street borders Sanborn field and there are houses only on the north side. This gives the street an openness that the other streets do not have. Ross street by contrast is notable for its smaller houses set up close to a narrow street. Unfortunately Lee Street has lost most of its houses and does not convey much of a sense of the neighborhood. It is, though, one of the three remaining brick streets in the neighborhood. Wilson is unique in that it was built up earliest and has very deep setbacks, which along with large houses, give it an expansive large scale that the other streets do not have. William Street is interesting because it runs north to south and acts as a visual block to Rosemary, Ross, and Bouchelle. In addition, only the east side of the street has houses facing the street. Rosemary Lane is the most heavily built up of all the streets in the neighborhood and has many large houses set on small lots with shallow setbacks. It also has far fewer trees than do the other streets in the survey area. University Avenue, with its wide brick paved street lined with mature gum trees, is by far the most picturesque of all the streets of the neighborhood. In addition the houses on University are large with deep setbacks which add to the spacious beauty of the street.

Figure 14.

East Campus Neighborhood Survey
Columbia, Missouri. 1993



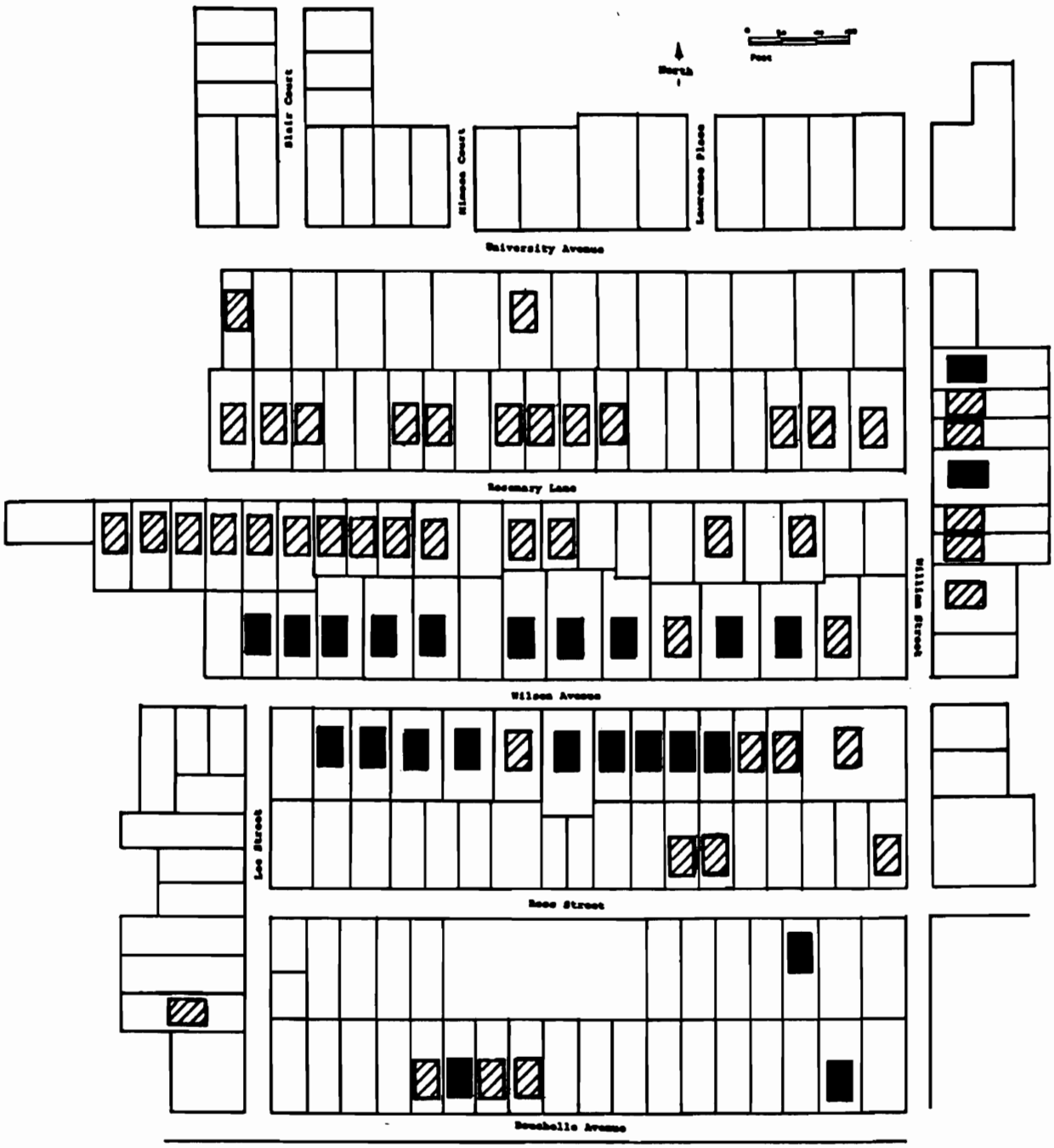
Development of the Area
Map A. Houses Built as of 1912

1910-1912

Pre 1910

Figure 15.

East Campus Neighborhood Survey
Columbia, Missouri. 1993



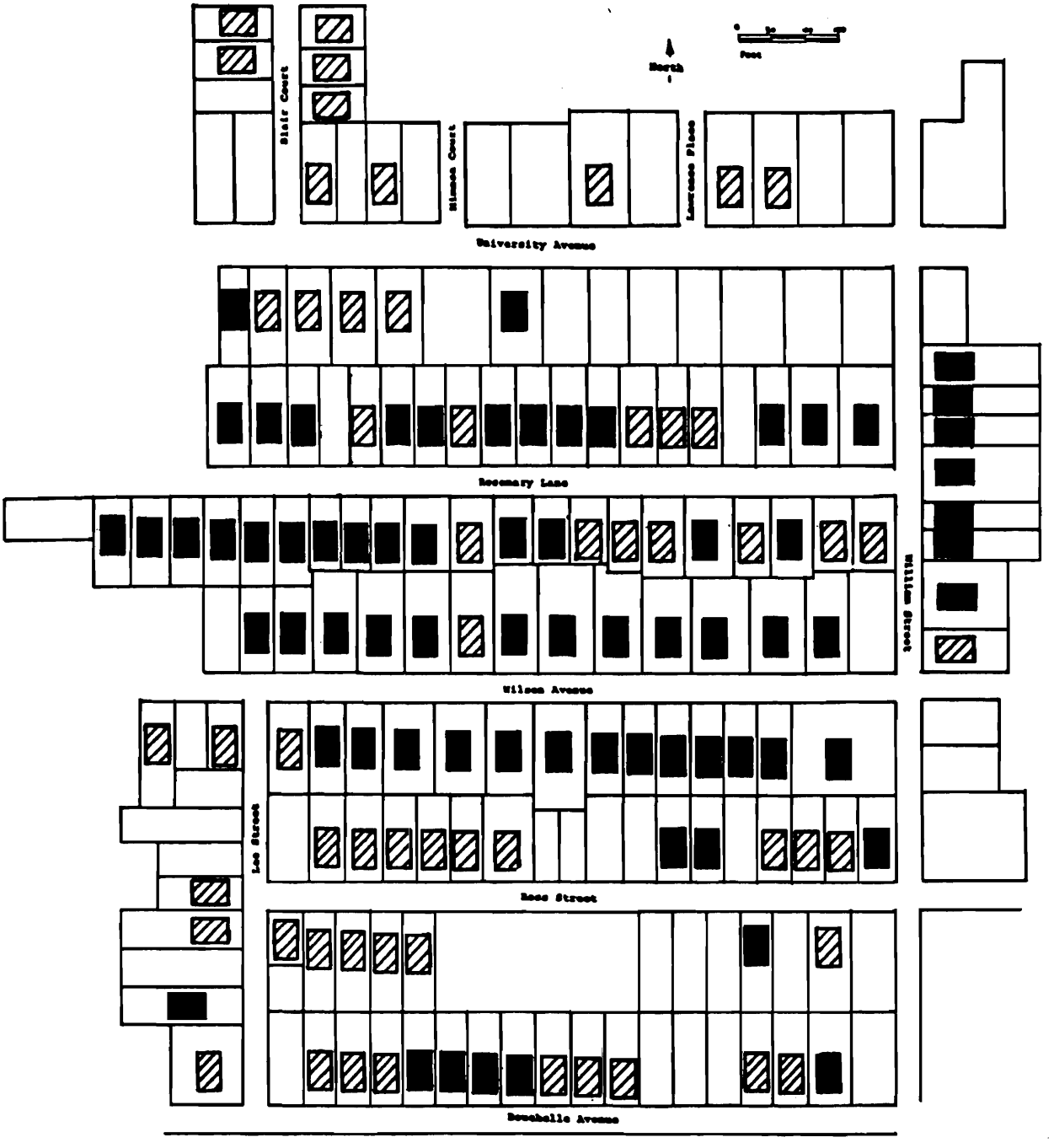
Development of the Area
Map B. Houses Built as of 1917

1913-1917

Pre 1913

Figure 16.

East Campus Neighborhood Survey
Columbia, Missouri. 1993



Development of the Area

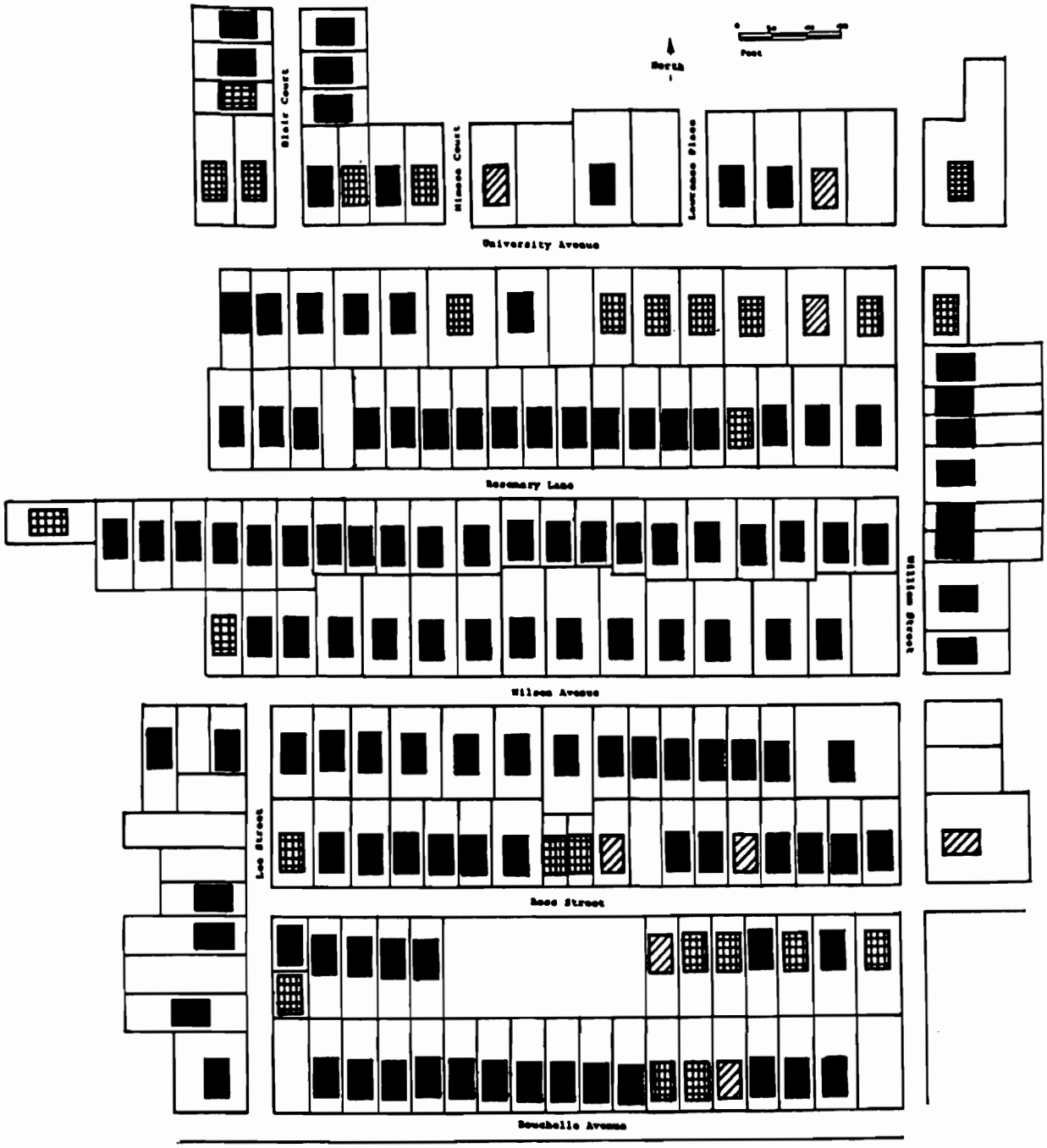
Map C. Houses Built as of 1926

1917-1926

Pre 1917

Figure 17.

East Campus Neighborhood Survey
Columbia, Missouri. 1993



Development of the Area

Map D. Houses Built as of 1941

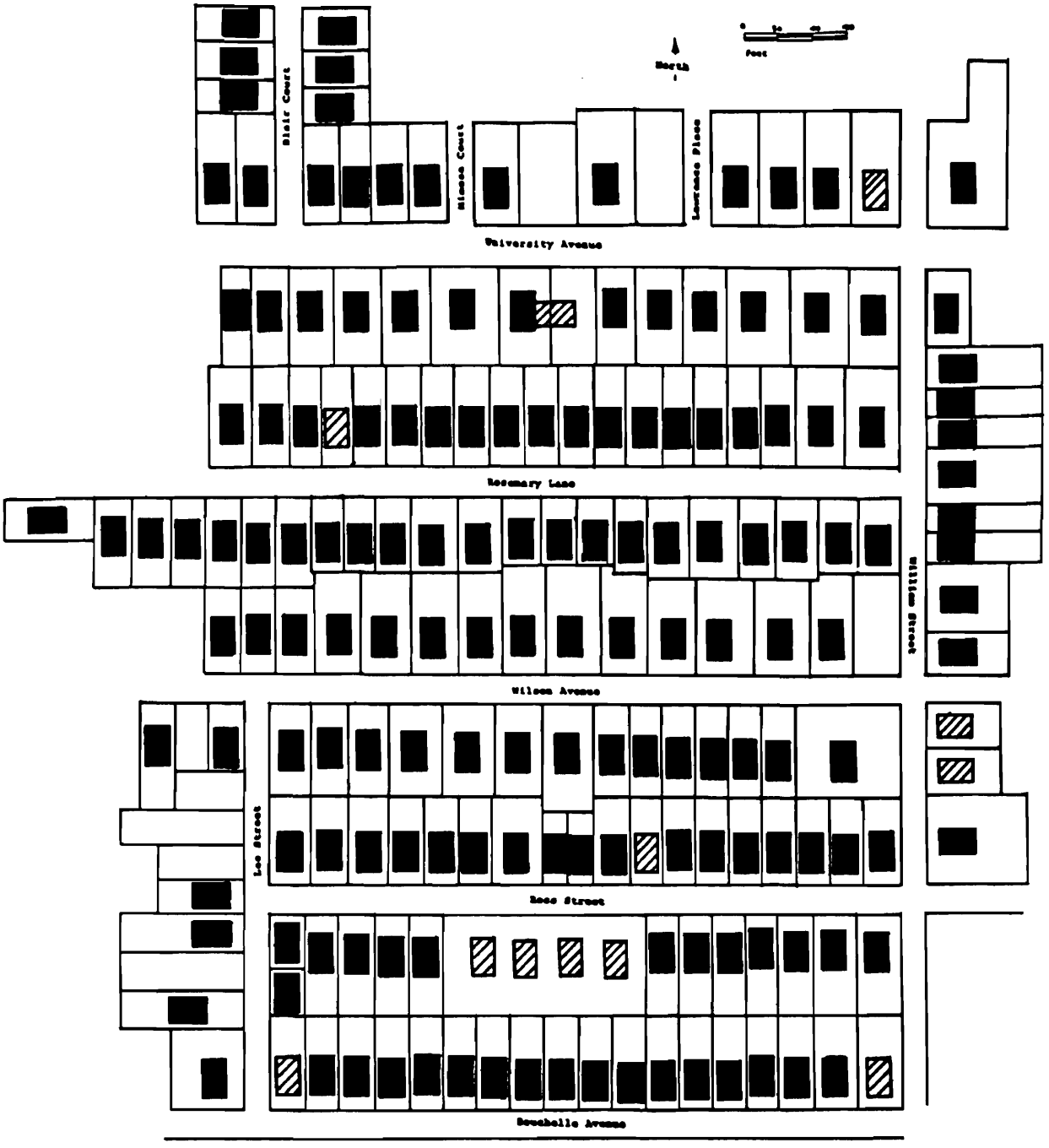
1933-1941

1926-1933

Pre 1926

Figure 18.

East Campus Neighborhood Survey
Columbia, Missouri. 1993



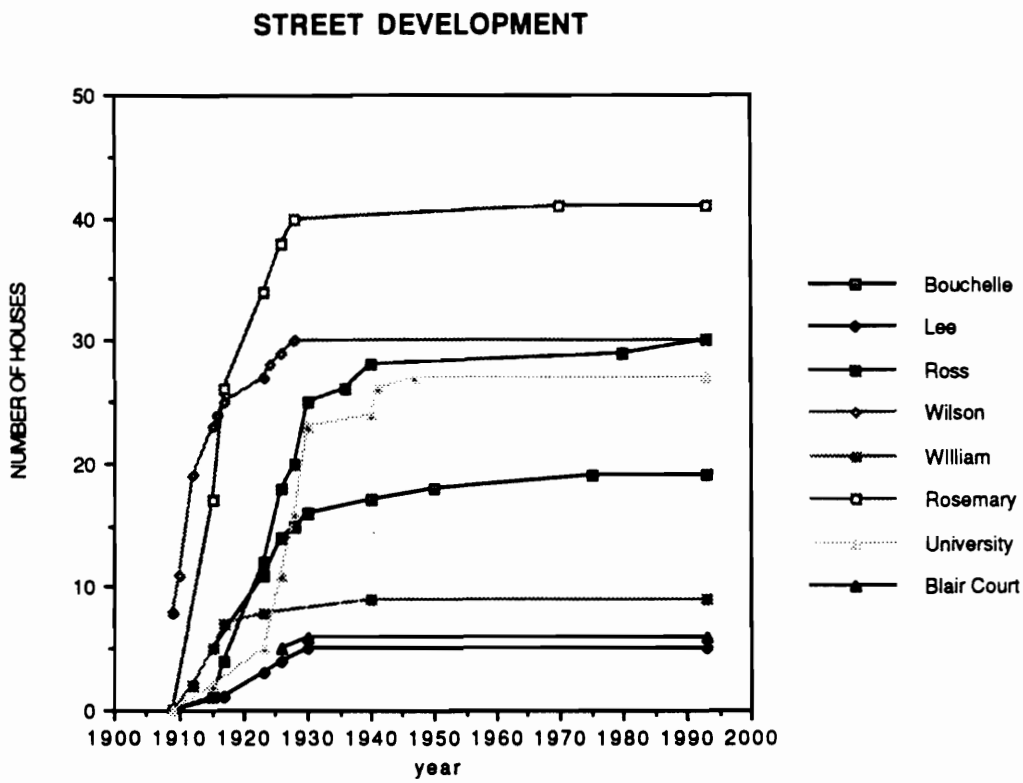
Development of the Area

Map E. Houses Built as of 1993.

1941-1993

Pre 1941

Figure 19. Development Rates of the Streets in the East Campus Neighborhood.



The East Campus Neighborhood and the University of Missouri

The East Campus Neighborhood is defined most strongly by its proximity and relationship to the University of Missouri. Today the neighborhood functions primarily as an area of student rental housing. This was not always the case. Historically the neighborhood population was made up of faculty and staff with a much smaller percentage of students. Although the ratio of faculty to students who live in the neighborhood has changed over the years, the fact that the University plays a central part in the lives of a vast majority of East Campus residents has not. Today there continue to be many non-student residents who choose to live in the neighborhood not only because of its location and its character, but also because of the vibrancy of the predominantly young population. The University not only dominates the social and educational lives of the residents but it has also had a major role in how the neighborhood developed. The subdivision and development of the neighborhood coincides with a period of rapid expansion within the University and to fully understand the East Campus Neighborhood it is absolutely essential to understand its relationship to the University.

The University of Missouri was established in 1839 as the first state university west of the Mississippi river. Columbia lobbied hard for the University and eventually won by offering the highest bid. Growth of the University in its first decades was seriously hampered by a failure of the state legislature to appropriate sufficient funds. In addition the years immediately preceding the Civil War were particularly tumultuous and marked by political infighting among the curators, legislators and faculty. The first fifty years of the University were at times turbulent but it managed to grow slowly. In the first twenty-five years there were never over one hundred students in University, and enrollment in the following twenty five years never exceeded five hundred.[11] Nevertheless the University managed to add to its original core curricula of classical liberal arts study. New additions to the University in the years following the Civil War were the Normal School for the education of teachers (1867), the School of Agriculture (1870), the School of Law (1872), and the School of Medicine (1873).

The social and economic elite of Columbia have historically played a central role in the University. Locally powerful Southern families played a major role in running both the city and the University. Family names like Rollins, Gentry, Bass, Hockaday, and Price are scattered equally through the history of the University and the city. Members of these families, and others, served on the board of curators, taught within the University and worked for the University administration as well as being prominent members of the Columbia political and business community.
Families did not have to be among the local elite to play a part in University life. One

[11] Viles p. 252, and James and Vera Olson, Illustrated History of the University of Missouri (Columbia: University of Missouri Press, 1988) p. 51. Another valuable University history is, Frank F. Stephens, A History of the University of Missouri. (Columbia: University of Missouri Press, 1962).

of the ways that many Columbia families participated was by taking in students as boarders. Before the Civil War enrollment was small and few students were without some family in Columbia. Those few that did not have kin in the area lived with the leading families of Columbia.[12] Following the war enrollment rose to a point were it could not be absorbed by kin and the "better people" no longer accepted boarders. By the late 1860's boarding students was an important local commercial enterprise.[13] Although the University established boarding clubs for men in the 1870's, there was no dormitory style housing until 1890. Until then, and for a considerable time afterwards, a typical student either lived in a boarding house or rented a room from a family.

One of the central events in the history of the University of Missouri, and for the development of the East Campus neighborhood, took place on January 9, 1893. On that night while the Athenaean Society was preparing for a program in Academic Hall, the electrical wiring for the main chandelier short circuited, starting a small blaze that caused it to fall to the floor. What began as a minor disaster soon grew completely out of control because of the lack of an adequate water supply. Because of the quick thinking of the students, faculty, and local residents, much was saved before the fire spread. Nevertheless there was nothing that could be done to save the majestic Classical Revival structure because the city did not have an adequate water system and no permanent fire department. People could only stand and watch as the flames totally engulfed the building destroying all except the six limestone columns which today stand in the center of the Quadrangle.[14]

Immediately following the fire the University continued to function in borrowed space donated by local residents. In little more than a month after the fire the Board of Curators developed and adopted a plan for the rebuilding and expansion of the University. As part of the legislative haggling following the disaster Columbia was forced to put up $50,000 towards rebuilding the school. More importantly, though, the city was required to provide a new and adequate water system and fire protection.[15]

Under the leadership of Richard Henry Jesse the University not only expanded physically after the fire but also brought in many more students and faculty. Following the fire the University rebuilt and greatly expanded. In 1890 there were fewer than 500 students, but by 1900 student enrollment was 1,050 and by 1914 there were over 3,400 students at the University. This influx of new students required an

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[12] Viles p. 42.

[13] Viles p. 136.

[14] Stephens p. 328, Viles p. 233-4, Olson p. 29.

[15] Viles p. 238, and Stephens p. 328.

Chapter Three

Findings of the Project

House Types

Residential architecture is often categorized in terms of form, the shape of the building and the layout of its rooms, and in terms of style, which is influenced by trends which were in fashion when the house was built. Vernacular forms are based upon tradition and long established patterns of use, with little to no thought given to projecting an up-to-date public image. Formally designed or high-style houses, by contrast, follow architectural guidelines which often determine both the form and the disposition of decorative features. However, these categories frequently blend together, especially in residential areas like East Campus which were constructed in the early part of the twentieth century. During this time, increased methods of communication meant rapid dissemination of the latest styles in housing design, yet traditional forms still held an important role. The resulting buildings are sometimes referred to as popular architecture, falling somewhere between the categories of vernacular and high-style.

The houses of the East Campus neighborhood, being built by different individuals over several decades, naturally form a diverse group. The mixture of vernacular forms and architectural styles defies categorization based solely upon one or the other, as there is much overlapping of the two; for example, how does one type an American foursquare with Colonial Revival detailing? A look at three houses built side by side on an East Campus street illustrates the affect minor variations can have on typing different houses. All three have very similar floor plans, wall materials, fenestration patterns, and porches, yet roof variations led to a different classification for each. 400 Blair Court, because it has a hipped roof and a central dormer, is classified as a foursquare. 402 Blair Court is considered to be Dutch Colonial Revival because of the gambrel roof which is typical of that style. Finally, the nondescript gable roof of 404 led to an undetermined residential vernacular classification.
It should be remembered therefore that the following groups have been formed more for the sake of organization than to identify strong divisions among the types of houses found in the area. Many of the houses surveyed could fit into more than one of the groups discussed here, and are placed in their respective categories according to dominant, rather than exclusive, characteristics of form or style.

The houses surveyed have been divided into six categories: American Foursquare, Craftsman/Bungalow, Period Houses, Open Gable/Gambrel Front, Multi-family, and Undetermined and miscellaneous (see figures 20 and 21). These categories are becoming fixed in usage through the influence of authoritative style manuals such as the one by Virginia and Lee McAlester, and through survey guidelines of preservation programs. The first four groups encompass roughly 83% of the houses in the area, and each will be discussed in detail below.

equally large growth in the number of university faculty. Before 1903, the academic campus was restricted to the area today known as the Red Campus, the area between Elm and Conley, and Ninth and Sixth Streets. The area today known as the White Campus, between University Avenue and Rollins Road, and College and Hitt Streets was the State Agricultural Farm, Vineyard and Nursery for the College of Agriculture. The development of the northern half of this plot of ground into an extension of the academic campus coincided with the growth of the East Campus Neighborhood. The limestone, Collegiate Gothic buildings of this period were designed by James Jamieson who also designed 1516 Wilson Avenue in the East Campus.

Not only was the University expanding at this time, the city as a whole was growing very quickly. In the decade from 1890 to 1900 the population of Columbia grew by 41.2 percent. The following decade, 1900 to 1910, saw an even more precipitous rise in population of 70.9 percent.[16] This expansion of the population corresponds with a very impressive expansion of civic improvements by the city. It is to the credit of the city that in less than two years after the fire it had built a public water system, and by the early 1900s Columbia had a permanent fire department, a sewer system, telephones, gas and electric utilities, and some paved streets.[17] This great expansion in civic development coincides with the early development of the East Campus Neighborhood. The area was developed to meet the needs of not just a growing population but of a growing University population which included faculty who demanded better accommodations and services than had been available as well as students who needed affordable boarding houses. The neighborhood was the first area in Columbia to be built with all the modern utilities from the beginning. In addition to the expansion of the University the increase in civic improvements in sanitation and health can also be attributed to the general atmosphere of reform that pervaded this era of Progressivism. By the first decade of this century Columbia was no longer the sleepy little Southern town it had been ten years before, and was on its way to becoming a fully modern city with a modern university.

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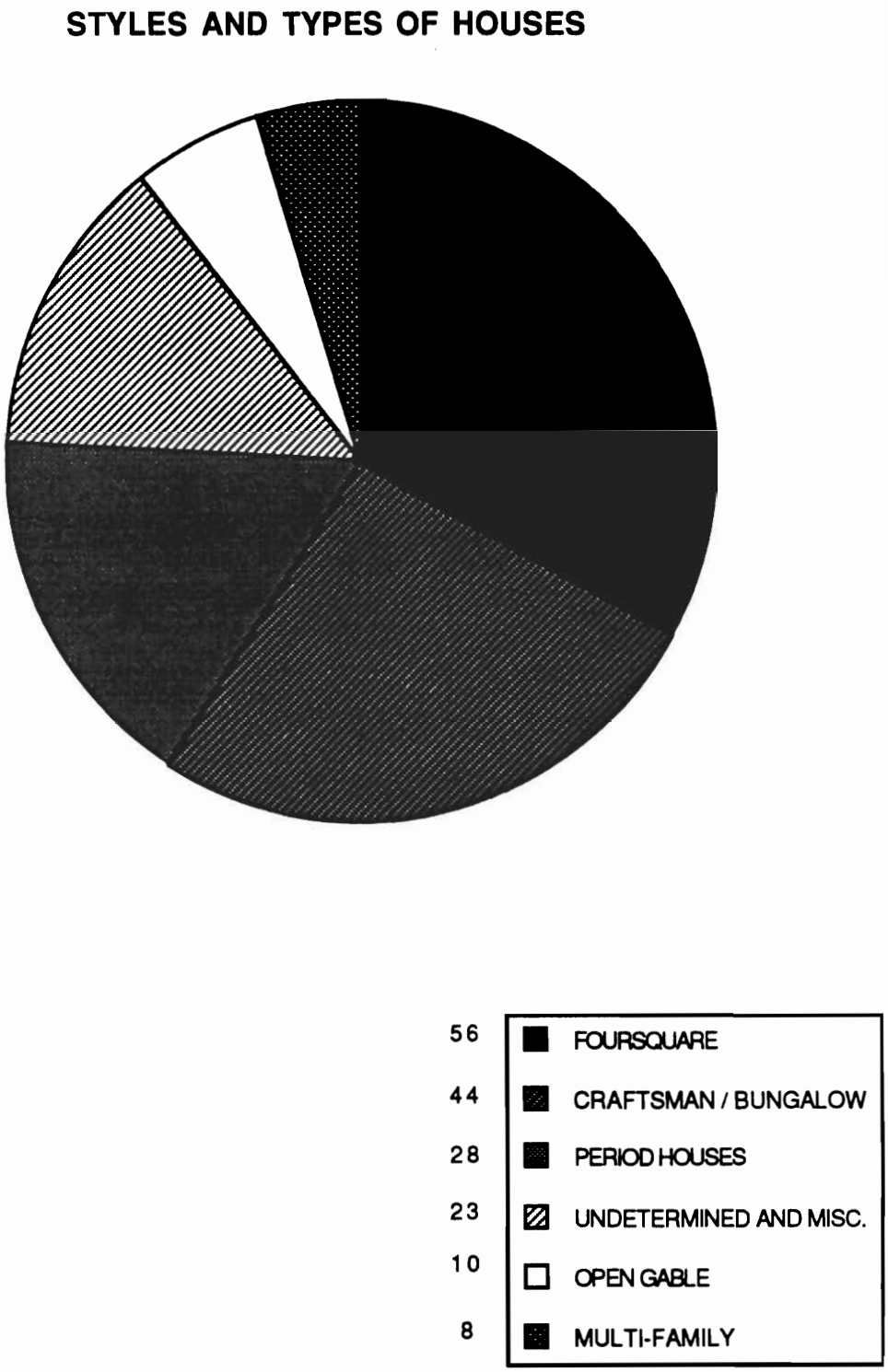
[16] Hare & Hare - City Planners, A City Plan for Columbia Missouri: Report of the City Planning and Zoning Commission 1933-1935 (Kansas City: Hare & Hare--City Planners) p.11.

[17] Sanborn maps of Columbia Missouri: 1883, 1889-1890, 1895, 1902, 1908, 1913-1914, 1925, 1931.

Figure 20. House Types in the Survey Area.



East Campus Neighborhood Survey
Columbia, Missouri. 1993

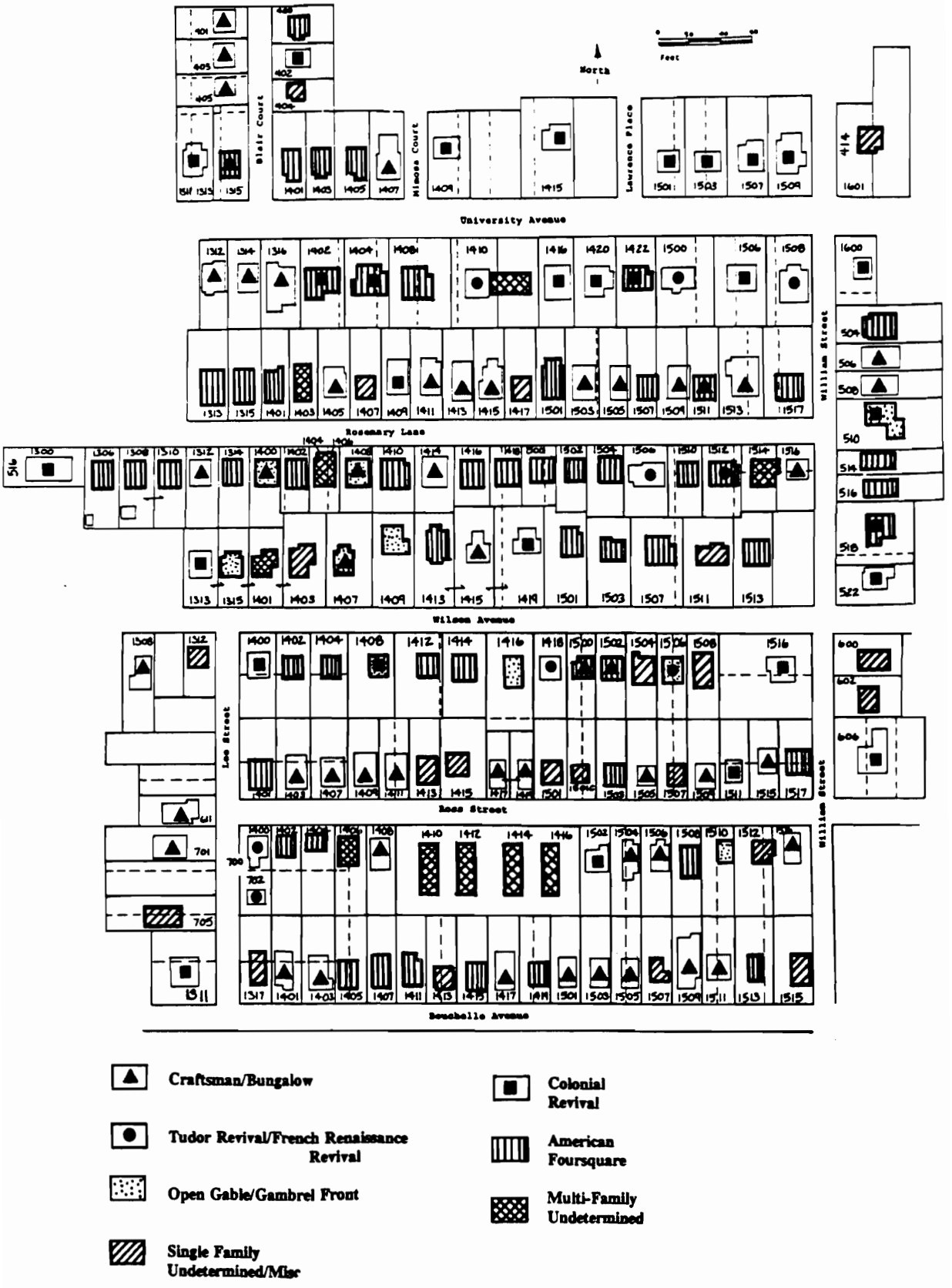


Figure 21.
House Types

American Foursquare
Nationwide--ca. 1890-1930, East Campus--ca. 1909-1930

1508 Ross Street

This frame foursquare was built in 1916 by the Oliver Brothers, who built several other houses in the East Campus Neighborhood. The house was James Oliver's home from 1917-1928.

The most common house type in the area is the American foursquare; fifty six of the one hundred and sixty-nine houses are foursquares. Foursquares are generally cubic in shape, two stories tall, with four rooms on each floor. They are topped with hipped, often pyramidal roofs, with one to four dormers. The dormers have shed, hipped or gable roofs. Most foursquares are set on a basement and front porches in widely varying forms are extremely common. It is often the porches which carry the decorative elements of a particular architectural style. Window placement also varies, and some have bay windows, usually on a side elevation. Foursquares have been built of frame, brick, stone and even concrete block; those in the survey area are frame or brick.

Most foursquares in the East Campus Neighborhood are of the basic cubic form, with any additions or extra rooms located to the rear; 1310 Rosemary, 1401 University, and 514 William are all typical examples. A few others have a small one-story el to one side, which often houses a breakfast room or sun porch (see 1511 Rosemary and 1416

University). The most significant variation in form is in the case of sixteen houses which are of the basic cubic plan, but have a two-story el added to the east side of the facade. In some cases the roof of the el is separate from the main roof and does little to detract from the basic foursquare appearance, while others are covered by an extension of the main roof, resulting in a more rectangular massing. 1422 University and 1314 Rosemary have els with separate roofs; 1513 Wilson and 1512 Ross are examples of the latter configuration. The foursquare is essentially a form upon which varying decorative treatments could be used to achieve different stylistic effects. Though most are plain, one can find foursquares in styles ranging from Colonial Revival to Craftsman. Regardless of the "stylistic jacket" used, the solid cubic shape and the defining hipped roof make the shape of this house type its most recognizable feature. Its clean lines and self-contained form offered homeowners a refreshing change from the decorative exuberance popular in the late Victorian era, and it became popular among both rural and suburban residents in the late nineteenth and early twentieth century. It was often chosen by middle-class families who were moving up to a larger house, as the massive form gave the impression of stability and was just large enough to appear impressive without being pretentious.

The foursquare has ties to both vernacular and high-style housing forms. It is closest in plan to the vernacular double-pile house found in both England and America. Double-pile houses are typically two stories tall with four rooms on each floor, but vary from the foursquare in that most are gable roofed and tend to be a bit more rectangular in shape.[18] Both double-pile houses and foursquares have been said to evolve from eighteenth century Georgian designs; as Alan Gowans put it "the foursquare was a Georgian mansion reborn in middle-class form".[19] It is often the case that high-style forms are slowly adopted by the general public, and they become common to vernacular buildings, usually in a simplified form, long after they have passed from favor as high-style architecture.

The foursquare's important role in popular architecture is illustrated by the fact that foursquares were among the house types commonly offered by mail order companies such as Sears, Roebuck and Company, Montgomery Ward, and Alladin, all of whom shipped prepackaged house "kits" all over the country (see figure 22). Advertisements for these companies which touted the virtues of the foursquare described it as "The ever popular square type which gives an air of massiveness" and "Thoroughly American in architecture, it is a house anyone will be proud to identify as 'My

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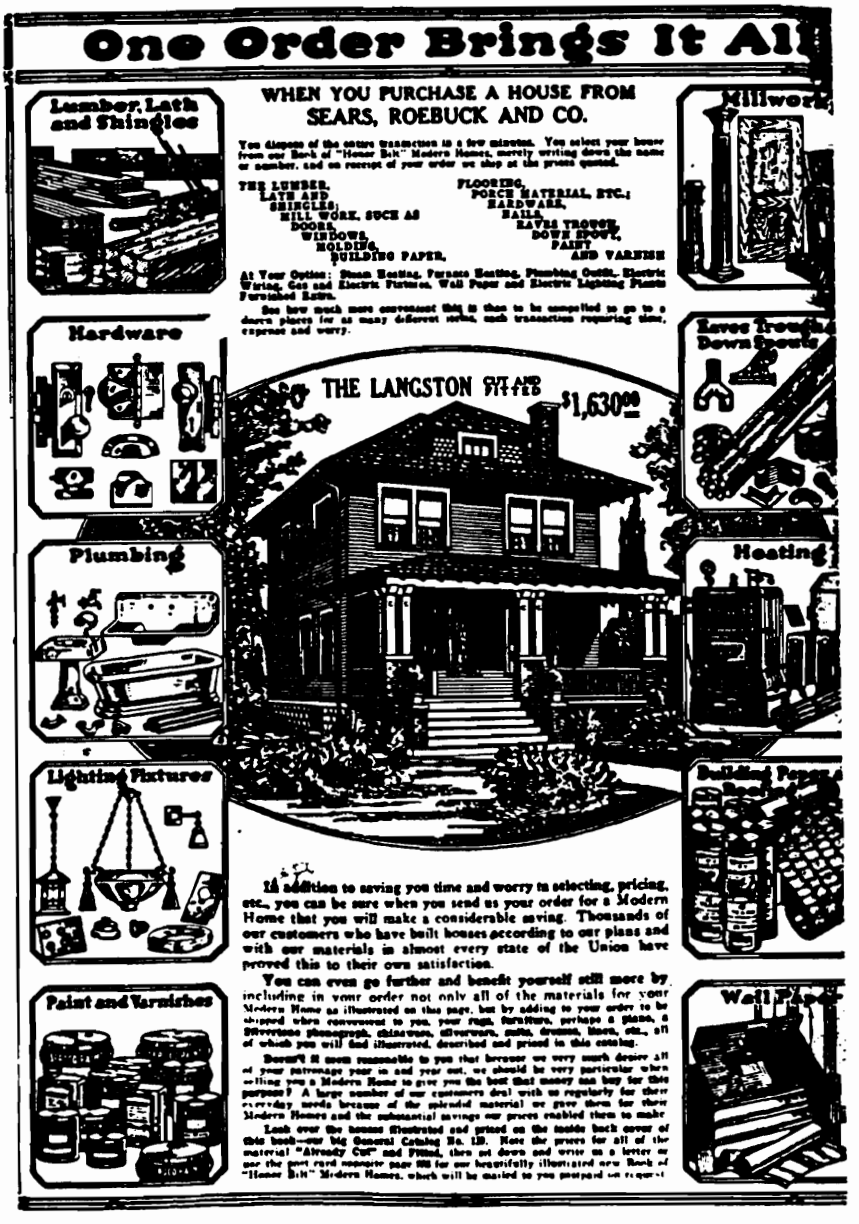
[18] See R. W. Brunskill, Vernacular Architecture of the Lake Counties: A Field Handbook, (london: Faber and Faber, 1971), and Henry Glassie, "Eighteenth-Century Cultural Process in Delaware Valley Folk Building", Winterthur Portfolio, 7, (1971) pp.29-57, for discussions of English and American double-pile house forms.

[19] See Alan Gowans, The Comfortable House: North American Suburban Architecture 1890-1930, (Cambridge, Massachusetts: The MIT Press, 1986) p. 87.

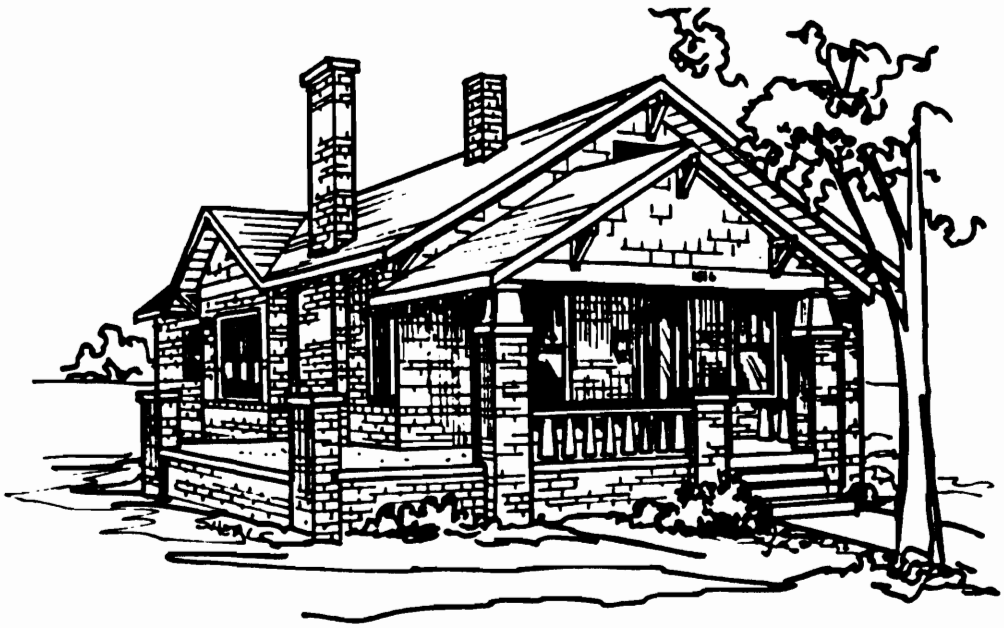
home'."[20] Whether it was built from 'scratch' or a kit, the foursquare's inherent simplicity offered both ease of construction and a form which could be adorned with stylistic elements of the homeowner's choice or allowed to stand on its own merits as a simple, clean-lined dwelling.

Figure 22. From "Sears, Roebuck's Best Kept Secret". Historic Preservation, September/October, 1981. p. 24.



[20] The Comfortable House, p. 84.

Craftsman / Bungalow
Nationwide--ca. 1905-1930, East Campus--ca. 1909-1930



1516 Ross Street

This one-story brick bungalow, built ca. 1929, is typical of the house type as found in the survey area. Note the prominent porch and terrace, and front facing gable roofs supported by decorative brackets.

The second most common house type in the neighborhood is that of the Craftsman / Bungalow. Bungalows are the most common form used for Craftsman houses, almost to the point of becoming a style of their own. Forty four of the surveyed houses have Craftsman characteristics, and of those, forty are bungalows. There are also four American foursquares with Craftsman design elements. Craftsman houses generally have low to moderately pitched gable roofs with wide, open eaves, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, the top portion being multi-paned, the bottom single. Exterior walls are of brick, stucco, or weatherboards.

The bungalows of the group are single storied, sometimes with rooms tucked into the space under the roof, lit by dormer windows. Full or partial front porches are extremely common on bungalows, occasionally wrapping around to one side or extending to form a terrace. Such porches are often located under the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by tapered square columns which rest on large square piers, or by heavy square brick posts.

The bungalows found in the survey area can be divided into four groups, based upon

roofline variations. The simplest and most common type has a single gable roof which faces the street and covers a recessed front porch, as seen at 1413 Rosemary Lane. The next group has a similar roofline but has a separate gable or hip roof extended over a porch across one-half of the front of the house. Seven of the bungalows have gable roofs which run parallel to the street; the porches of these are either recessed or covered by a shed roof of their own. And finally, five of the houses here have gable roofs parallel to the street with a separate subordinate gable facing front and covering a porch.

The word "bungalow" comes from the Bengali noun *bangla* which describes a low house with porches on all or most sides. The first use of the term in the English language began in British India as early as the seventeenth century, and referred to simple structures which often served as shelters for travelers. The shelters, sometimes referred to as *dak-bungalows*, were one story in height with a high roof to let the heat rise and open verandas to catch evening breezes. The term came into widespread use in England in the mid-1800s, at first referring to seaside cottages or second homes and eventually being used in a generic sense to describe modest picturesque dwellings.[21]

The use of the word bungalow carried over to America, where it was used in a similar manner until the first decade of this century. The creation of the American bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the bungalow style in the early 1900s.[22] Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate, the underlying design principles were found to apply easily to much more modest dwellings.

One man who spent a good deal of his professional life working for the betterment of residential architecture was Gustav Stickley, the founder of the Craftsman movement and publisher of the Craftsman magazine, which was published from 1901-1915. He began his career as a furniture maker, but soon expanded his interests to include architecture. Stickley believed that good design should not be reserved for the houses of the wealthy. As he put it in 1913, "the Craftsman Movement stands not only for simple, well made furniture, conceived in the spirit of true craftsmanship, designed for

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[21] See Clay Lancaster, The American Bungalow: 1880-1930 (New York: Abbeville Press, 1985) Chapter One for a complete discussion of the origin and use of the term.

[22] Among the best known of Greene and Greene's houses are the R. R. Blacker House, 1909, the David W. Gamble House, 1907-08, in Pasadena, California. See The American Bungalow, pp. 115-135, for more on the work of Greene and Greene.

Figure 23. Typical Craftsman Interior. From the Craftsman magazine, Vol. 11, October 1906-March 1907, p. 367.

beauty as well as comfort, and built to last, it stands also for a distinct type of American architecture, for well built, democratic homes, planned for and owned by the people who live in them."[23]

Stickley, like the Greenes, was influenced by the Arts and Crafts movement, and devoted a good deal of space in the Craftsman to promoting theories of the movement, as well as showcasing his own designs for furniture and houses. The magazine also featured articles on American architecture, including discussions of how elements of the designs of architects like Greene and Greene could be applied to everyday architecture. Each issue of the Craftsman contained designs for affordable houses, the plans of which were available free to subscribers. This service proved to be so popular that Stickley published separate collections of Craftsman house designs, Craftsman Homes and More Craftsman Homes, which included discussions of appropriate gardens, furniture, and interior finishes as well as house plans. Stickley's Craftsman interiors especially, are very similar to those found in the bungalows which were built in the East Campus neighborhood and other parts of Columbia.

Typical bungalow plans reflect the values that were advocated in Stickley's writings, and it is his interior designs which have most clearly carried over into the typical bungalow design (see Figure 23). His descriptions of Craftsman architecture apply to many bungalows in the survey area. Most are single storied, "to eliminate the trouble of stair-climbing" and the floor plans are relatively open, to "do away with" the notion "that a house must be a series of cells, room upon room, shut away from all the others."[24] Living rooms were meant to be important social centers, with the fireplace serving as a focal point for family gatherings, and as such are well lighted and usually the largest room in the house. Dining rooms are often only partially separated from the living room because "a greater sense of space is added and all things that are put in the dining room to make it beautiful contribute to the pleasure of the people who are sitting in the living room."[25]

An increased awareness of the advantages of outdoor life is evident in both the large bungalow designs of Greene and Greene and in the more modest structures advocated by Stickley. Numerous windows, porches, and dining terraces made it easier for the residents to enjoy the great outdoors, and link the house with its surrounding garden. The gardens which were planned for this type of house were most commonly informal and picturesque, modeled after either Japanese or English country gardens.

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

[24] Gustav Stickley, More Craftsman Homes (New York: Craftsman Publishing Company, 1912) p. 2. and "The Craftsman Movement" p. 25.

[25] More Craftsman Homes, p. 3.

By the early teens, bungalows had become so much the accepted style in which to build suburban houses that numerous companies published collections of bungalow designs, the plans of which could be obtained easily and cheaply. The demand for houses built in the style was great enough to support factories which produced nothing but prefabricated bungalow components such as porch columns, doors, windows, interior and exterior trim work, and various built-in units. Companies such as the Lewis Manufacturing Company of Bay City, Michigan offered ready made house parts ranging from porch supports to plans and materials for the entire building, and complete bungalows were available from the same mail-order companies who sold foursquares (see figure 24). It is likely that at least some of the East Campus bungalows contain prefabricated components, and the similarities found among them suggest that many of their builders started with standard plans, if not entire kits.

Figure 24. From Gowans, The Comfortable House. (p. 79.)

Period Houses
Nationwide--ca. 1880-1955, East Campus--ca. 1910-1941

The houses in this group are built in a variety of styles, and are referred to as period houses because they all strive to recall the designs of a specific period in history. East Campus period houses include Colonial Revival, Tudor Revival, and French Renaissance Revival buildings, the most common being Colonial Revival and Tudor Revival. (1410 University is the only French Renaissance Revival house in the area.)

Victorian tastes in architecture often ran towards extreme uses of ornamentation, generally in the form of a freewheeling mix of stylistic elements. In the late nineteenth century, architectural designs began to move away from such exuberant ornamentation towards a more "pure" approach. There was however a difference of opinion as to the definition of "pure". Members of the modernist movements, such as the Craftsman and Prairie schools, felt that purity should be achieved by completely doing away with applied ornamentation based on past styles, and letting the structure of the building itself act in a decorative manner. On the other hand, many architects felt that purity of design should be achieved by way of the academically correct use of earlier forms, such as those promoted in the influential Columbian Exposition of 1893 in Chicago. Period styles are based on the philosophies of the latter.

Period houses were designed not so much to be exact copies of early buildings as new forms in which a single past style was emulated. In most cases this was done by copying general massing and using carefully duplicated ornamentation.[26] The plans of period houses often differed from their past models. The newer houses utilized open planning concepts popular in such styles as the bungalow, and the rooms tended to be larger and fewer in number than those of the early houses they emulated. The resulting buildings often possess pleasing proportions and an enduring quality which has inspired designs used on houses being built in new suburbs across the country even today.

[26] In the 1930s, exact duplication of decorative elements from Colonial houses was facilitated by the activities of the Historic American Building Survey (HABS), which started recording historic structures with measured drawings in 1933.

Colonial Revival
Nationwide--ca. 1880-1955, East Campus--ca. 1910-1941

1516 Wilson Avenue

This is one of the largest of the houses in the survey area, and an excellent example of the Georgian Revival style in residential design. It is still a single family house and has changed little since it was built in 1916.

There are twenty nine Colonial Revival houses as well as four American four-squares with Colonial Revival detailing in the survey area. Colonial revival houses tend to have accentuated, classically inspired front doorways. The facades are symmetrically arranged, and the entrance is often centered. Porches are supported by classical columns and a cornice with dentils or modillions sometimes runs along the eave line. In contrast to Craftsman houses, which emphasize the blending of interior and exterior spaces, Colonial Revival houses are more self-contained, with fewer porches and static rectangular plans. Original surrounding gardens were likely to be formal and symmetrical. Roof types include gambrel, hip, and gable; the latter is the most common. The windows are primarily double-hung and multi-paned, often with shutters, and exterior walls are clapboard or brick.

The survey properties in the Colonial Revival category have been given four different designations: Colonial Revival, Colonial Revival/ Williamsburg, Colonial Revival/Georgian, and Colonial Revival/Dutch. All are based on early American

precedents, with variations within the group. The majority of the East Campus houses belong in the first category, which fits the general description above. These houses often have minimal decoration and/or a rather eclectic mix of typical features. There is also one example of a Williamsburg house, a type which became popular after the much publicized reconstruction of Colonial Williamsburg in the 1930s, located at 606 William Street. Houses of this type are one and one half stories tall, with a gable roof parallel to the street, and single window dormers along the front.

Georgian revival houses mimic the formal symmetrical fenestration of original Georgian houses and feature much more prominent classical decoration. They tend to be more carefully executed emulations of original models, and even high-style architects worked in the style. The most impressive Georgian Revival house in the East Campus neighborhood is architect designed. The 1916 Walter Miller House at 1516 Wilson Avenue was designed by James Jamieson. It is the earliest, and largest, house of this type in the neighborhood and it probably influenced the construction of later, less elaborate examples (see above illustration).

Dutch Colonial revival houses are typified by the gambrel roofs which were common to early Dutch houses in the eastern United States. It is interesting to note that Gambrel roofs developed in the American colonies; no models for them have been found in the Netherlands.[27] Mail-order companies offered all forms of Colonial revival houses, including many Dutch Colonial models. Like the foursquare, these houses were praised for their massive qualities. A 1927 Montgomery Ward's ad describes a Dutch Colonial model as: "simplicity at its best...built low to the ground, its lines take on a massiveness and grace."[28] East Campus houses follow the national trend in which early Dutch colonial houses have gambrel roofs which face the street, while those of later examples are side facing, with more typical Colonial revival detailing. For typical area examples, see 1408 Wilson, ca. 1909, and 522 William Street, ca. 1923.

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[27] Comfortable House, p.128-129.

[28] The Comfortable House, p. 129.

Tudor Revival
Nationwide--ca. 1890-1940, East Campus--ca. 1912-1930

1500 University Avenue

This large brick house, built ca. 1929, is a near textbook example of the Tudor Revival style. The steeply pitched roof with front facing gables, prominent chimney, and decorative brick patterning and stone accents all recall the picturesque Medieval English buildings which inspired this style.

One of the most familiar stylistic elements associated with Tudor houses is decorative half-timbering, usually in the form of dark wood against a stucco background. Wall materials vary and are often mixed within one house, but stucco and brick are the most common. Brick walls often feature decorative bond patterns, and some have stone accents. Houses of this style differ markedly from Colonial Revival types in that they are frequently asymmetrical, with an emphasis on picturesque massing. Roofs are steeply pitched, usually gabled with a large cross gable facing the street. Chimneys are treated decoratively, many have elaborate chimney pots. The windows of Tudor Revival style houses are double-hung or casements with many small panes, sometimes in multiple groupings.

Period houses in the Tudor Revival category are inspired by medieval English houses. Academic Tudor Revival designs often distinguish between the three styles of the Tudor period in history, Tudor proper, Elizabethan, and Jacobean, but Tudor revival houses tend to use a freer interpretation. In the East Campus Neighborhood, Tudor Revival architecture comes in two different forms. Occasionally Tudor Revival decoration is added to a vernacular form, usually as false half-timbering, as in the house at 1512 Rosemary. There are also full blown examples of Tudor Revival houses, in which the form of the building as well as its decoration follows stylistic guidelines. The houses at 1500 and 1508 University are two of the most impressive examples of Tudor Revival style houses in the area.

Open Gable/Gambrel Front
Nationwide--ca. 1890-1930, East Campus--ca. 1909-1930

1408 Rosemary Lane
The wide bracketed eaves of this brick open gable house are typical of the Craftsman style. The single family dwelling was built in 1916 and has been in the same family since 1927.

There are ten houses of this type in the survey area, eight of which are open gable. Houses of this type are alternatively referred to as Homestead or Temple houses. They can be identified by the orientation of their gable or gambrel roofs, which face the street. They are generally two rooms wide and two or more deep, and range from one to two-and-a-half stories in height. Entrances are in the gable ends, and wall materials vary, as does fenestration. Stylistic elements are rare on the examples in the survey area; three have Craftsman touches and one has Tudor Revival half-timbering. Temple houses have been linked to the Colonial Revival movement and the name "temple-house" refers to the practice of placing the gable end to the street in order to emulate the triangular pediments of Classical temples.

* * *

The diversity of the forms and styles found among the houses in the survey area reflects the fact that this neighborhood was created by individuals, at a time when many different sources of inspiration were available. The designs for these houses

come from a variety of sources. We know that some were custom designed; it is very likely some are "mail-order houses" and others were probably built from standard plans obtained from the local lumberyard. As a group, they are typical of the mixture of forms found in many American suburbs which were developed in the late nineteenth and early twentieth centuries.

Demographic Change in the East Campus Neighborhood

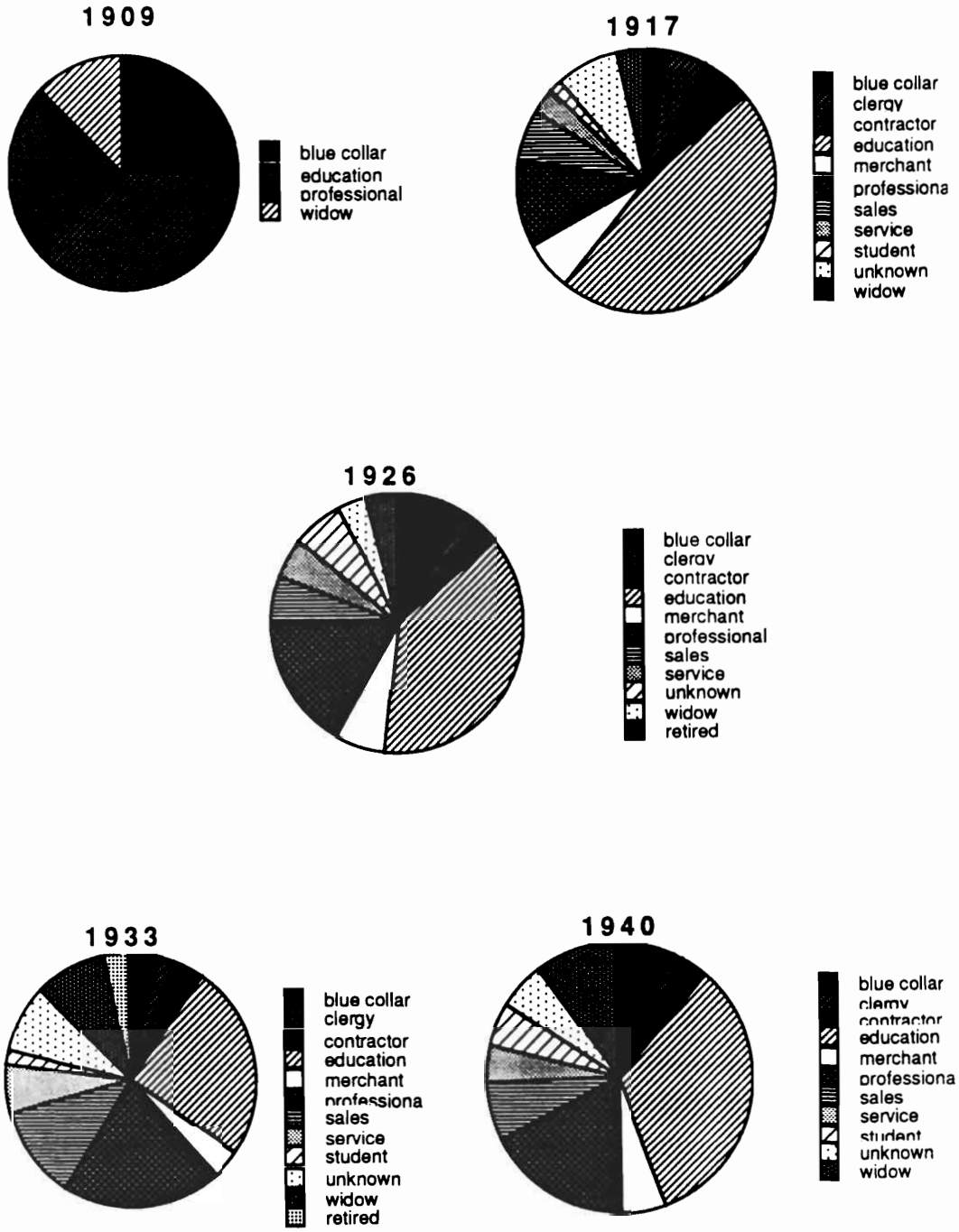
Throughout its early history the East Campus Neighborhood was an important residential area for faculty at the University. This seems obvious due to its location but as part of this survey we wanted to know not just what proportion of the residents worked at the University but of equal importance was what the others who lived there did for a living. To do this all the residents who listed an occupation in the city directories were recorded, then sorted and organized according to year, occupation, type of occupation, and for the faculty of the University, by department. Finally the proportions of each occupation were graphed to have an easily understandable visual representation of the information (see figure 25). This data is not fully representative because the directories usually listed only the head of household. Furthermore it must be remembered that many families rented out rooms or apartments and the student tenants were almost never recorded. Therefore the percentage of students is almost certainly low. Even though these statistics are not completely accurate they do give a good idea of how occupations are represented in the neighborhood.

Occupation graph 1, 1909. In 1909 the neighborhood was just starting to be built; there were only eight people with listed occupations. Because of the low number of residents each one takes up a large percentage of the graph. It is probably more helpful to consider directly the number of people in each occupation.

Occupation graph 2, 1917. By 1917 the neighborhood had grown substantially and Rosemary Lane and Wilson Avenue were predominantly built up. There were 64 people listed with occupations at this point. The percentage of people involved in education was at its highest; nearly half. Compared with 1909 there was a significantly smaller proportion of residents working in labor intensive blue collar jobs. The largest portion of residents who were not involved in education were the doctors, lawyers, and dentists, classified as professionals.

Occupation graph 3, 1926. There was only a slight change in the proportions of different occupations in the years between 1917 and 1926. Education still made up the largest portion, although it is smaller than in 1917. Occupations that increased were blue collar, and professionals.

Figure 25. Occupations of Historic Residents of the Neighborhood.



Occupation graph 4, 1933. 1933 shows the greatest distribution of occupations of all the years sampled. Education was still the most common occupation in the neighborhood, but there are nearly as many professionals. In addition other occupations were more common than before, such as sales and service. Widows also make up a significant proportion of the population.

Occupation graph 5, 1940. The last year to be sampled was 1940 and here, as in 1933, the occupations are distributed widely. Education was, as it was from the beginning, the most common occupation but it was not nearly as prevalent as it had been when the neighborhood was first developing.

From this analysis two general occupational trends in the residents of the East Campus Neighborhood can be conjectured. The first is that the area was a popular place to live not only for the faculty from the University, but also from Stephens College, Columbia College (then Christian College), and the old Bible College. It is obvious why faculty from the University lived here but less so as to why faculty from Stephens College and Columbia College would chose to live such a distance from their campuses. The answer probably lies in their desire to live within a community of their peers; the East Campus area was certainly the highest educated neighborhood in Columbia. The second trend is the gradual equalization of the percentages of occupations other than education. The neighborhood was significantly different in 1940 from what it had been in 1917. In 1917 not only were almost half the residents employed at one of the colleges in town but there were also several fraternities and sororities in the neighborhood. The combination of many faculty and many students must have made the area seem almost like an extension of campus. By 1940 there were proportionally fewer faculty living in the neighborhood as well as many more people who worked outside the academic environment. In addition the neighborhood was no longer new as it had been in 1917 and many long time residents were either dead, retired, or had moved away.

Taking the occupation data from the directories and mapping where people with similar jobs lived, we found that there were no large scale patterns and that there were no areas of the neighborhood that attracted a single group of people. There did appear to be one small exception. Professors in the College of Agriculture lived on the south side of the East Campus Neighborhood on Ross and Bouchelle. For example, in 1936 there were nine faculty from the agriculture school living in the neighborhood. Of these one lived on Wilson, one on Rosemary, two on Bouchelle and five lived on Ross. They chose this area because the university farm was less than a block away. Charles Turner recalled when he was a boy growing up at 1509 Ross that his father,

Charles W. Turner, would walk to work like other agriculture professors.[29] Mr. Turner also mentioned, how when he was growing up, there was a small cornfield in the empty lot next to where they lived,[30] and how his mother had kept chickens at their first house at 1500 Ross.[31] It would appear that at least some of the Agriculture professors went to some effort to keep remnants of a rural lifestyle.

Rental Property in the East Campus Neighborhood

Ever since people began moving into the East Campus Neighborhood in the early part of this century a portion of the residents have lived in rented rooms and apartments. The proximity of the neighborhood to the University made it not only a nice place for faculty to live but also a good place for students to find the housing they needed. It is surprising that there were not more apartment and boarding houses built in the neighborhood considering the rapid growth of the University that corresponds with the expansion of the East Campus Neighborhood. Today a very large proportion of the neighborhood's residents are renting students. They have always played a part in the neighborhood but before the second large expansion of the University following the end of World War II they represented a much smaller percentage of the total population. To understand the neighborhood and its architecture it is important to investigate the history of rental property in the East Campus Neighborhood.

Because a high proportion of rental property is one of the salient characteristics of the neighborhood today, its development was one of the primary questions to be answered by the survey. The city directories, which were used to find approximate construction dates and historic residents, were not very helpful in discovering which houses were rentals. Although many editions are coded for owner-occupancy, many were not. Also, most directories only listed the head of the household. By far the best evidence for rentals came from a 1927 map published by the University in 1931 and now in the collection of the University Archives.[32] On the opposite side of this map was printed a list of landlords and properties for rent to students and faculty along with accommodations and prices. Another important piece of information came from a map published in the 1935 city plan for Columbia (see figure 26).[33] The field recording provided data on current use patterns in the neighborhood as well as evidence for earlier rental history. And finally, invaluable information was gathered through the oral history component of the project which, while not giving anything like a list of

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[29] Oral history ECN93-RB1-CT1 INDEX #362 side a.

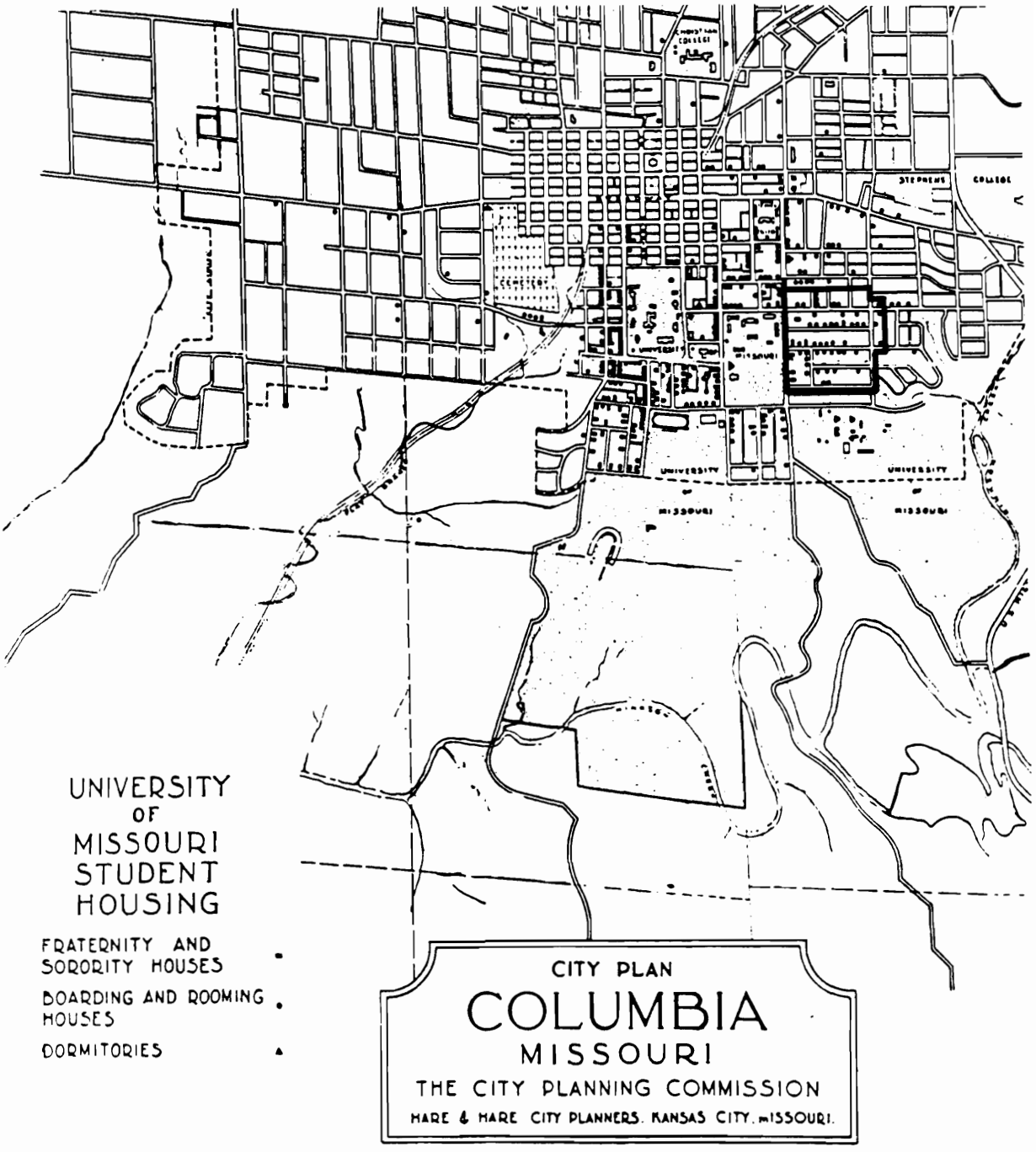
[30] Oral history ECN93-RB1-CT1 INDEX #190 side

[31] Oral history ECN93-RB1-CT2 INDEX #212 side a.

[32] University of Missouri Archives, Series C: 0/49/1, Folder #1.

[33] Hare & Hare p 11.

Figure 26. Columbia Student Housing in 1931.



rental houses, did give subtle hints about the older residents' perceptions of their neighborhood and the place of renters in it.

There were several different types of rental property in the East Campus Neighborhood. Several houses that, although they are single family dwellings, list a different resident each year in the city directories. It is possible that these houses changed owners regularly but it is also reasonable to suppose that they were rented to families. Another form of rental were houses owned by a family that rented out a room and provided board but who did not alter the basic single-family arrangement of the house. This appears to have been quite common. Bob Ghio, who grew up in the 1930s in the house which his father, Augustus, designed at 1512 University, recalled how his mother had taken in boarders. She rented a room in a house at 1500 Rosemary, where they had lived briefly, to a Journalism student, Jack Waters. When they moved into their new house on University Avenue Mrs. Ghio rented a room to a piano teacher who tutored her daughter.[34]

Aside from rented single-family houses and families who rented out a room in their house there were many dwellings in the neighborhood which were built or modified in some way to accommodate multiple families or unrelated tenants. Common were owner-occupied houses which had either a finished upper floor or a finished basement that could be rented out as an apartment. This is still common in the newer sections of the neighborhood to the east of the survey area. Charles Turner, another oral history informant, discussed how the house he lives in now was built by a professor of Home Economics who had an apartment on the second floor. She sold it to a family that not only had tenants upstairs but also housed students in the basement. When Charles Turner's father bought the house he took out the upstairs kitchen and the house is now a single-family dwelling.[35] In 1931 an apartment in a house could be had, depending on the size of course, for $25 to $60 or more a month. For example, Mrs. Luke Shock had three rooms and a bath in her house at 1312 Wilson which she rented out for $25 a month.[36] This is the apartment Charles Turner's family was living in when he was born in 1920.

The boarding house, or the rooming house, which was supervised by a live-in landlord was the norm for student housing in the last half of the Nineteenth century. This practice, although dead now, continued until World War II in the East Campus Neighborhood. One of the first buildings in the neighborhood was a boarding house at 1401 Wilson which had at least 6 rooms for rent. It was built ca. 1910 and was owned and operated by Miss Claudia Hatton, at least as early as 1917 and up until

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[34] Oral history ECN93-RB2-FN, Ghio Fieldnotes.

[35] Oral history #ECN93-RB1-CT1 INDEX # 355.

[36] University of Missouri Archives, Series C: 0/49/1, Folder #1.

1928 when she sold it to Mrs. A.R. Adams who continued to operate it as a boarding house until after 1940. In the fall of 1931 Adams had three single rooms for rent for $10 to $15 a month, two double rooms for $10 a person, and one double room for three people at $8 each a month.[37] It is possible that there were more rooms that were occupied and thus not advertised for rent. Now the building is divided into 16 units. The boarding house has evolved into a house that is rented out as rooms, all with separate locks, but with communal kitchens and baths. These are common features of most college towns; Columbia is no exception.

Today the most common form of rental property in the East Campus Neighborhood is the once single-family house which has been subdivided into separate apartments. Remodeling houses into separate apartments is a practice that one oral history informant, Dave Clark, a local architect, believes started during the Depression.[38] During the boom in enrollment at the University following the end of World War II and the influx of new students on the GI Bill, this became much more common. The practice continues today. Not all multiple apartment buildings in the neighborhood were once single family homes; at least a few were originally built as duplexes, or four and six unit apartment buildings.

There are at least four historic duplexes in the neighborhood, at 1311-13 University, and at 1404-1406, 1507 and 1514 Rosemary Lane. All have a similar, cubic, foursquare plan that in the case of 1311-13 University, 1404-6, and 1514 Rosemary are divided into first and second floor apartment. 1507 Rosemary is split down the middle creating two, two-story apartments. It is not completely clear who owned the buildings. In the case of 1311-13 University it would appear that B. G. Clark, a local attorney who lived in 1311 owned the building up until around 1940 when he sold it to Mrs. Ray Sullens, an instructor at Stephens College, who lived upstairs in 1313. Ownership of the duplex on Rosemary appears to have been divided among the residents with each occupant owning their own floor of the building, an early condominium. 1514 Rosemary was owned by Clarence Lightner who rented the other apartment, and 1507 Rosemary appears to have been owned by an absentee landlord.

There are very few apartment buildings in the neighborhood that originally had more than two or three units. Of the two historic apartment buildings in the neighborhood the Gribble apartments at 1300 Rosemary is by far the largest. It was built ca. 1928 with four very large, two bedroom apartments. Because of its location directly across College Avenue from the University and the size of the apartments it was obviously built with renters other than students in mind. The other historic apartment building in the neighborhood is at 1409 University. From first impression this ca. 1936 building looks like a nice Georgian Revival house. In fact it has always had four large

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[37] University of Missouri Archives, Series C: 0/49/1, Folder #1.

[38] Oral history #ECN93-RB2-CT1 INDEX # 549 and #580.

apartments on the first two floors and two small apartments in the basement. The next apartment building to be built in the neighborhood was at 1509 University in 1947, which, although not quite yet old enough to be eligible for consideration as a national register nomination, does fit very nicely in the neighborhood because of its compatible Colonial Revival style. The same, unfortunately, can not be said about the newest addition to the neighborhood, the Ross Street Condos, which are four, four-unit apartment buildings built in 1993.

One last type of multiple occupant property in the East Campus Neighborhood that does not fit into any of the other categories are the fraternity and sorority houses. These have been a part of college life at the University of Missouri since the turn of the century and it makes sense that the developing Greek letter organizations would chose to build their houses in the areas near campus that were rapidly developing. By 1915 there were three new Greek houses on Rosemary Lane; Chi Omega at 1401, Phi Mu at 1501, and Sigma Phi Epsilon at 1409. Sigma Phi Epsilon moved to 1410 Rosemary two years later. Theta Phi Alpha built a house at 1513 Ross ca. 1923, and Phi Mu had a house at 1415 University from 1923 until around 1929. Phi Mu was typical of the Greek houses when they moved out of the East Campus and over to the neighborhood on the southwest edge of campus where the majority of other fraternities and sororities were building.

Rental property is distributed evenly throughout the East Campus Neighborhood and historically every street had several apartments or rooms for rent. The development of rental housing follows closely the general development of the neighborhood. Construction of new apartments and boarding houses began as early as 1909, peaked in the late Teens and early Twenties, and declined as the neighborhood became fully developed. Between 1909 and 1940 at least 47 houses in the neighborhood were used as multi-family dwellings. This includes houses with separate apartments, apartment buildings, boarding houses, fraternities and sororities, and the few family houses where we know that rooms were rented to students.

A very interesting aspect of the rental history of the East Campus Neighborhood is the gender of the landlords. Without exception all the people listed by the University as offering rooms or apartments in 1931 were women.[39] Historically it was the female head of the household who was in charge of letting rooms. In many cases they did this as a means of supplementing the income of their husbands but it was also very common for widows to rent rooms. An example of this is Lulu C. Stone of 1310 Rosemary. She moved with her husband, the Reverend William Stone, to their foursquare house on Rosemary in 1915. The last time he is listed as head of the household in the city directories is in 1930. In 1931 Mrs. Stone offered a double room to be rented to an instructor at the University, and in 1933 she is listed in the

[39] University of Missouri Archives, Series C: 0/49/1, Folder #1.

directories as a widow. This does not mean that she did not rent rooms before her husband's death, but it is proof that she continued to support herself after she became a widow by renting rooms. Besides families and widows who rented rooms there were a few unmarried women who owned and rented apartments. As noted above, Claudia Hatton owned and operated the first boarding house in the neighborhood at 1401 Wilson until she sold it around 1927. Miss Hatton then moved to 1601 University where she continued to rent rooms in her new house. In 1931 she had one single room for an instructor at $16 a month, and a four room apartment for $60 a month.[40]

The proportion of rental property to owner-occupied houses in the neighborhood began to change after the end of World War II. Enrollment at the University expanded very rapidly as returning veterans came to study on the GI bill. There was not enough available housing. This situation was so bad at one point that the University was forced to set up acres of temporary buildings to house them. Many residents who may not have rented rooms before, rented space to veterans and their new wives because as Francis Pike, a long time resident of the East Campus Neighborhood said, "It was a kind of patriotic thing to do back in earlier years."[41] At this time not only was there a large need for apartments but the original residents of the neighborhood had grown older, their children had grown-up, and they themselves were ready to retire. One result was that many families retired and rented out their houses in the East Campus Neighborhood. In the Sixties the University once again went through a large expansion that resulted in yet another demand for student housing that was absorbed by the East Campus Neighborhood. At this time the neighborhood still had more families than renters, but as the demographics of the neighborhood began to change the residents began to migrate. Clyde Wilson, another long-time East Campus resident, responded to this when he said that the trend-setting class, those who have the highest community social standing, "all tend to live in the same community and move like flocks of blackbirds that have been disturbed... they all rise up and settle down some other place"[42]. Preliminary research for Phase II of this study has shown that many of those who moved relocated to a newer section of the East Campus Neighborhood. These patterns within the area will be examined as part of the extended survey.

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[40] University of Missouri Archives, Series C: 0/49/1, Folder #1.

[41] Oral history #ECN93-RB3-CT1 INDEX #162.

[42] Oral history #ECN93-RB5-CT1 INDEX# 109.

Oral History

Oral history research contributes information that is difficult or impossible to obtain by using other methods of inquiry. The findings of oral history can help to establish construction histories of buildings and neighborhoods, lines of property ownership, events and episodes of change and alteration, the use patterns of structures and landscapes, and much more. Oral history is particularly useful with regard to properties whose formal plans have been lost, or whose plans only existed as mental templates, and whose histories have not been recorded in writing. In historic preservation, where physical structures and tangible property command attention, oral history also reminds us that the built environment is the result of complex human individual contributions and interactions.

While oral history documents the past experiences and memories of individuals, it also reveals broader tendencies in historical development. Evidence obtained from oral history can be used to support, confirm, or question historical events or models of historical processes based upon other sorts of data, and it can be used to help construct theoretical models for future testing. And, since oral history records the opinions and attitudes of living people, it can be very useful to preservation planners whose success depends upon the cooperation and support of local residents.

A summary of oral history research findings should first acknowledge the collection of primary materials derived from oral history interviews. These primary materials include recorded interviews, whether in analog (cassette, reel-to-reel, etc.) or digital formats; direct transcriptions of the recorded interviews; and/or logs (outlines) of the content of recorded interviews which contain some direct transcription. The recording logs that appear in Appendix A of this report contain considerable direct transcription along with paraphrased testimony and some editorial analysis. Primary testimony, regardless of its format, written or oral, retains its usefulness as a primary data source regardless of, and in addition to, whatever analysis is applied to it.

In addition to the primary transcribed/outlined interviews found in Appendix A, the oral historian's notes of unrecorded person-to-person and telephone interviews are also provided in Appendix B. This latter material combines research observation and paraphrased informant testimony. Although notes such as those found in Appendix B should not be considered primary data, they do contribute considerably to the findings of oral history research. As a secondary resource (filtered once through a researcher's perceptions), these notes may be as valuable as primary testimony depending upon the validity and reliability of informant's testimony and researcher's notations. In the following narrative, accession numbers (ECN93--RB1-ct1, side a, counter 24) have been provided in order to key readers to the location of supporting primary and/or secondary oral references. A list of these accession numbers are provided in Appendices A and B.

In this project, oral history research contributed information regarding a number of themes critical to our understanding of the East Campus Neighborhood. Oral history findings are consequently presented in various places throughout the report. This section provides examples of oral history findings which focus upon the development and continuity of a special neighborhood character distinctive to the East Campus Neighborhood. This distinctiveness is not only the product of architectural and landscape resources which have somehow maintained a considerable degree of historical integrity. Less-tangible social processes and forces which affect human relationships also contribute to the historical significance of the East Campus Neighborhood.

One of the foremost defining characteristics of the East Campus Neighborhood pertains to its close links to nearby schools, especially the University of Missouri (MU). Informant testimony indicates that residence in the East Campus Neighborhood was particularly sought by professors and administrators associated with the MU School of Agriculture (ECN93-RB1-ct1, side a, counter 362; ECN93-RB3-ct1, side a, counter 170; ECN93-RB4-ct1, side a, counter 466 and 519). This is not surprising considering the near proximity of agriculture-related educational facilities, not least of which is the historically significant Sanborn Field which forms the neighborhood's southern boundary. We collected testimony pertaining to a large stone mansion, made of local limestone, located just south of Sanborn Field that was used as residence for the Dean of the School of Agriculture. It was torn down during the early 1960s, by which time Deans of Agriculture were housed at a residence located on Wilson, within the core of the East Campus Neighborhood (ECN93-RB5-CT1, side a, counter 185).

The appeal of the East Campus Neighborhood especially to individuals and families affiliated with local schools, whether or not they were associated with the MU School of Agriculture, was greatly enhanced by the easy walking distance from residence to work. Mrs. Nola Anderson Haynes, for example, who is presently 96 years of age, has lived at 1408 Rosemary since she married her late husband, a former MU astronomy professor, in 1936. Mrs. Haynes has never owned a driver's license or an automobile (ECN93-RB6-FN). Mrs. Ruth Watkins Blaechle, who grew up on Ingleside and attended the MU elementary and laboratory high schools during the decade of the 1930s, testified of her father's love for walking -- "on bad days it was too bad to take the car out and on nice days it was too nice not to walk ... I remember a lot of walks back and forth across the white campus (ECN93-RB4-ct1, side b, counter 107)." Residents continue to portray the present East Campus Neighborhood as a "walking neighborhood" (ECN93-RB1-ct1, side a, counter 42 and ECN93-RB3-ct1, side b, counter 090 and 350).

The character of a neighborhood, as well as its historical significance, is affected by its stability, or lack there of, over time. Preservationists often document stability as it pertains to physical structures whose long-term integrity can be determined by material

examination. The considerable architectural integrity clearly demonstrated in the survey of East Campus Neighborhood dwellings is corroborated by oral testimony. Charles Turner, for example, was born in 1920 and grew up on Ross Street. He left his father's house in the early 1940s to join the Navy and returned to the same house in 1970. When asked about the changes that transpired during his absence Turner remarked: " ... [I was away] for thirty years ... well Ross Street hadn't changed much ... until the 3rd of April, was it? ... 3rd of March [1993]?" [Here he refers to the recent Ross Street condominium development] (ECN93-RB1-ct1, side a, counter 23). In the same interview long-time University Street resident Bonnie Bourne admitted her amazement that there has been so little development in the East Campus Neighborhood over the years (side a, counter 49).

However, oral testimony indicates that East Campus Neighborhood stability should not be limited to material integrity. For example, a considerable number of individuals continue to own houses they either inherited from the first builders or from very early owners (ECN93-RB1-ct2 , side a, counter 146). As a result, neighborhood integrity in the East Campus Neighborhood can also be discussed in terms of long-term stability in human relationships. Ruth Watkins Blaechle inherited a house from her mother on Ingleside that had been built by her grandfather in 1924. Mrs Blaechle lived in the house for the first twenty years of her life then moved away from Columbia. When she returned as a resident in 1992, Mrs Blaechle found that, after having been gone for nearly 50 years, she still had friends in the neighborhood with whom she grew up (ECN93-RB4-ct1, side a, counter 396). That sort of neighborhood integrity, stability of human relationships over long periods of time, has become exceedingly rare in urban and suburban neighborhoods of the United States. Oral history provides the only access to information relating to this sort of neighborhood continuity.

Oral interviews uncovered other trends in neighborhood development which affected neighborhood continuity. Family and kinship, for instance, played an important role from the outset. According to the testimony of the great-grandson of John Newby Belcher, one of the original subdivision developers, the elder Belcher built on Kaiser Street (present-day 1419 Wilson) where he lived with his wife, Elizabeth Alvia "Alvie" Mason Belcher, an historian and one of six charter members of the Columbia Garden Club. Their son, Mason W. Belcher, built and resided next door to his father (1415 Wilson). Mason Belcher's sister, Rosemary Belcher LeMert, for whom Rosemary Street was allegedly named, also lived nearby (ECN93-RB4-FN). In another instance where neighborhood development was affected by family relationships, the present Ingleside residence of Ruth Watkins Blaechle was built by her paternal grandfather, James Sigler Watkins, who also built the house next door for Ruth's maternal grandfather, William J. Lhamon (ECN93-RB4-ct1, side a).

Intra-neighborhood relocation was also apparently common in the East Campus Neighborhood. Joseph Augustus Ghio, who bought a house at 1500 Rosemary in

1926, built a year or so later on 1512 University (ECN93-RB2-FN). Charles Turner's father, an MU professor of dairy husbandry, was living in a duplex on Lee Street when Charles was born, in 1921 he bought a house on Ross Street, and a decade later he moved down the street to 1509 Ross, where Charles Turner presently lives (ECN93-RB1-ct1, side b, counter 190). W. Cooper Cotton and his wife Mary moved onto Ross Street about 1945. Owner of Cotton Lumber Co., a business he inherited from his father, W. Cooper Cotton went on to build and reside in two other houses in the neighborhood, both on University (ECN93-RB3-FN).

The complex development profile of the East Campus Neighborhood that emerges from oral history accounts can not be casually attributed to commercial development strategies. Some members of extended families were investing in dwellings located to optimize the continuity of familial ties. Some developers were choosing to reside and raise families in the same neighborhood in which they built and sold houses. Some residents who decided to move from their East Campus Neighborhood homes chose to move into other dwellings in the same small neighborhood. The result was an amazing degree of stability with respect to human relationships which carry forth to this day. A neighborhood, after all, is made of neighbors and neighborly relationships as well as architectural and landscape features.

Chapter Four

Conclusions and Recommendations

Current Uses and Conditions

A very large percentage of potentially contributing properties survive within the area: 161 of the 171 dwellings in the area were built before 1941 (see Figure 18, page 40) Although the way in which these buildings are being used has often changed, their exteriors have remained much as they were when the neighborhood was new. Sixty three percent (108) of the properties were judged to have no damaging alterations. The changes to another thirty two percent (55) only possibly affect integrity as defined by National Register Criteria.[43] Regardless of alterations, the buildings in general have been well-kept; eighty three percent (141) can boast a current condition of "Good" or better. Also surviving are historic subdivision patterns and brick paved streets.

Supplemental survey sheets were used to gather information about the physical state of the survey properties, and to record the number of tenants or dwelling units per building. The current condition of each building was recorded, and the fieldworker observed exterior alterations in order to determine possible compromises to the historic appearance of the building. The table below summarizes the information gathered, and Appendix C contains a breakdown of the information by street addresses.

Figure 27.

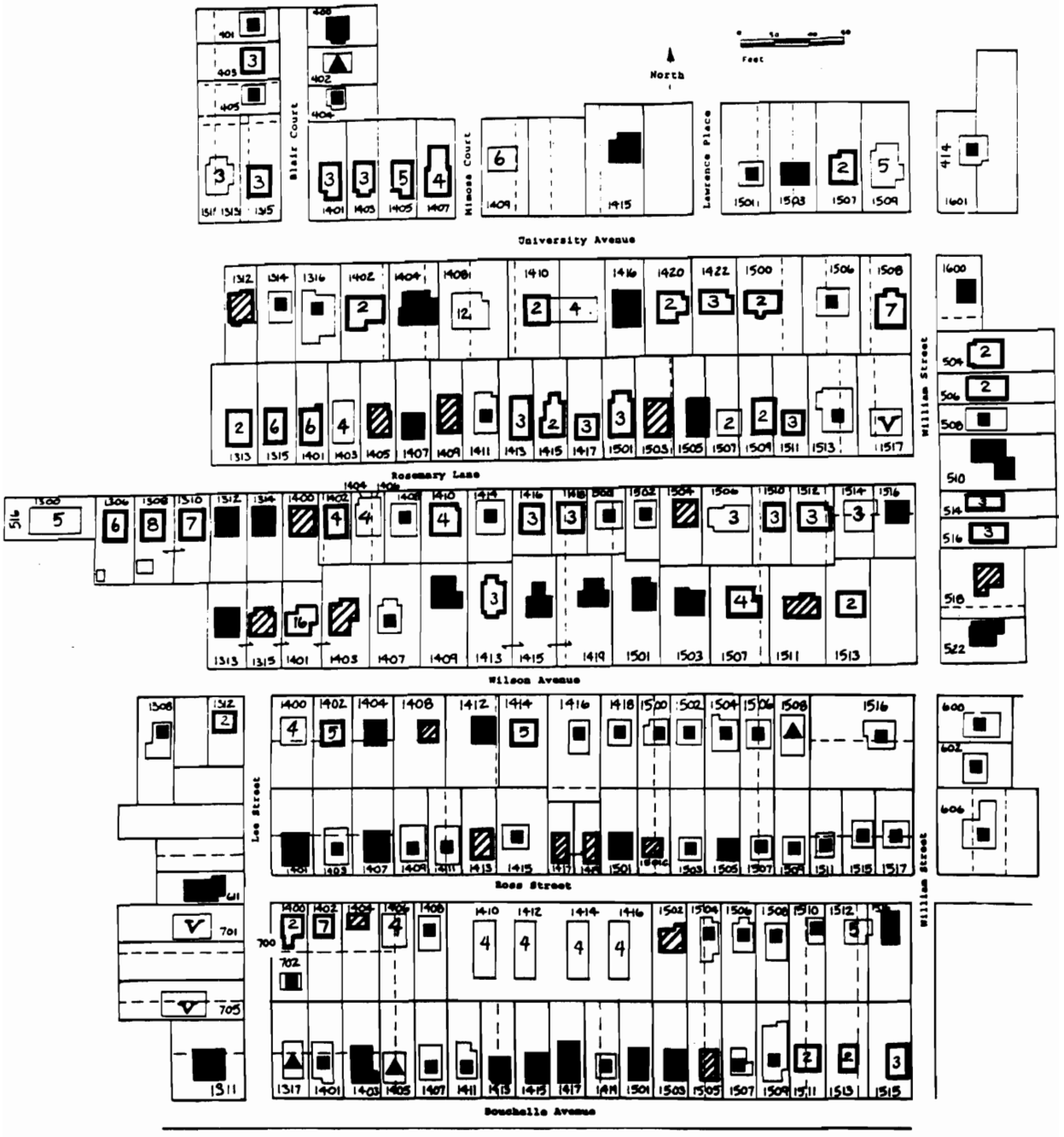
Current Condition	Do Exterior Alterations Affect Integrity?				Totals
	Yes	No	Possibly	N/A *	
Excellent	--	36	12	6	54
Excellent to Good	--	9	6	--	15
Good	1	46	25	1	73
Good to Fair	--	7	4	--	11
Fair	--	9	8	--	17
Poor	--	1	--	--	1
Total	**1**	**108**	**55**	**7**	**171**

* Recent construction.

[43] Changes were deemed to "possibly" affect integrity if they were relatively minor or if they appeared to be reversible, such as a poorly enclosed front porch or the recent addition of inappropriate siding. See Appendix B for descriptions of changes done to individual houses.

[44] The only exception here is the Lee Street store at 603 Lee Street, which is in the basement of the house at 1312 Wilson Avenue.

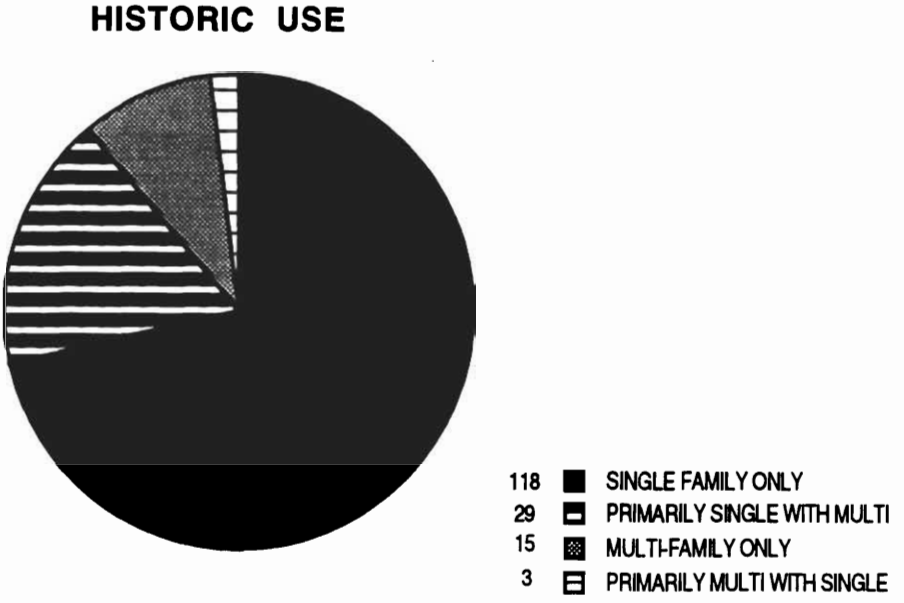
East Campus Neighborhood Survey
Columbia, Missouri. 1993

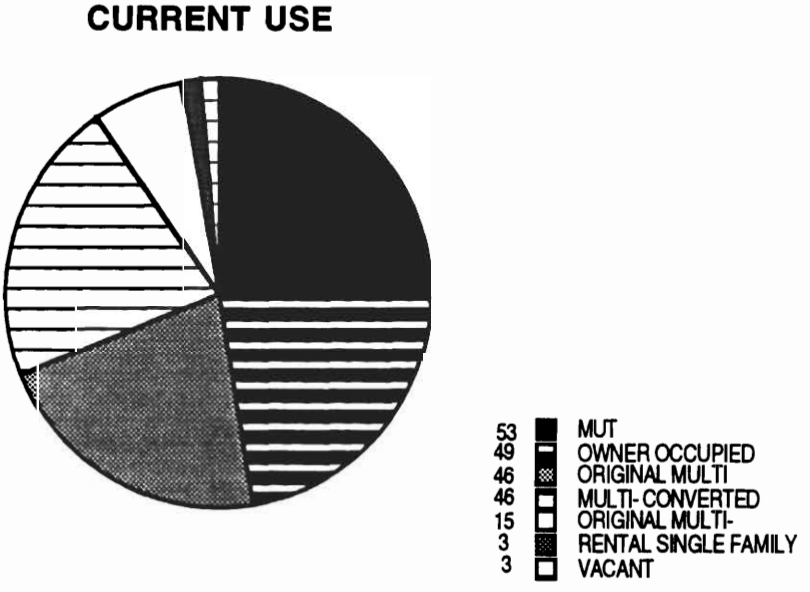


- Owner Occupied
- Single Family--Rental
- Multi-family--As Built
- Multiple Unrelated Tenants--4 or More
- Multi-Family--Converted
- Multiple Unrelated Tenants--3 or Less
- Vacant

Figure 28.
Current Uses

Figure 29. Graph of Historic and Current Uses





The survey properties were all built to be residential structures, and all continue to be used as such today.[44] However, information recorded on the supplemental sheets shows that living patterns in the area have undergone changes since the neighborhood was formed. Of the 168 properties surveyed, 98 (58%) are currently used for higher density housing than originally intended (see Figure 27). This has been accomplished by way of two changes in use patterns, both of which can be considered to threaten the historic fabric of the buildings in the area.

The most common method is to rent formerly single family houses out to multiple unrelated tenants. These houses generally retain their original floor plan, but undergo sometimes extremely hard wear and tear as a result of the increased number of residents. It is not unheard of for a house which was built for one family's use to have as many as ten unrelated tenants, although five or six is much more common. Of the 52 houses with unrelated tenants, 34 house four or more people each. The second way in which area houses serve increased numbers of residents is by being subdivided into smaller individual apartments. There are 46 such buildings in the East Campus neighborhood, 16 of which contain more than four apartments. This method often creates more permanent damage to a house than using it for multiple tenants, but in some cases, a house which is too large to serve today's smaller families can be sensitively converted into more practical smaller units without severely compromising its historic nature.

The area is also threatened by possible redevelopment. The neighborhood's close proximity to the University campus, teamed with the high profit potential for student housing, has resulted in increasing danger of redevelopment. Landlords who were once content to convert or lease to multiple tenants are now considering tearing down older buildings to make way for large new multi-unit buildings. The Ross Street "Condominiums" stand as an example of this type of thinking. In late spring of 1993, six single family houses were destroyed to make way for four large new apartment buildings. This was done in spite of strong protests from the East Campus Neighborhood Association and has created an unwanted increase in traffic on a narrow, formerly quiet street. (Drawings of five of the demolished houses appear on the informational flyer designed for this project, see figure 7, page 16). The positive result of this incident is that it has drawn neighborhood residents together and created a heightened awareness of both the threats to and the attributes of the area.

National Register Eligibility

The entire area surveyed in Phase I has been determined potentially eligible as a National Register Historic District. Ninety four percent of the houses found here were built before 1941, and a vast majority of those exhibit a high level of integrity. In addition, the buildings have been generally well maintained; eighty three percent are in "good" or better condition (see chart on page 74) The survey properties as a group form a fine intact example of a typical early Twentieth Century American neighborhood.

Although there is unmistakable potential for a National Register District, few houses which would merit individual listing have been identified. Many buildings which may at one time have been eligible have suffered unsympathetic additions or interior alterations which would disqualify them as individual sites. The 1916 Walter Miller House at 1516 Wilson Avenue is potentially eligible as a single site, but the owners are opposed to nomination at this time.

Future Study

Because the entire area covered by this project has been deemed potentially eligible, more survey work is needed in order to define district boundaries accurately. A proposal outlining the recommended additional survey work was submitted to the Historic Preservation Program in August of 1993, and is currently being considered for additional funding. Briefly stated, the area recommended for additional survey activity is made up of the remainder of the East Campus Neighborhood as defined by the City of Columbia and the East Campus neighborhood association. That area is bordered by Broadway on the north, College Avenue to the west, the University of Missouri to the south, and Hinkson Creek and old US 63 to the east (see Figure 1). The buildings there have been discussed in detail in the application for funding of Phase II of this project.

Once additional survey work has established district boundaries, a nomination of the area to the National Register of Historic Places is strongly recommended, and will be done in Phase III of this project. Much of the work done here has been geared towards that eventual goal; historic contexts are being established, house types throughout the area have been identified and numerous contacts were made during the oral history research which will be very helpful in future work. If the nomination is successful, East Campus will become Columbia's first neighborhood to be listed in the National Register, and such recognition should spur preservation activities in the area.

The nomination of this neighborhood will not only further preservation goals in East Campus, it should heighten awareness citywide of the advantages of preservation planning. Survey and nomination activities should be expanded to other parts of the

city. The most obvious place to begin is the West Broadway area, which has been partially surveyed. Residents of this neighborhood have already expressed an interest in a National Register Nomination. They also have a history of protesting potentially damaging city projects such as the widening of West Broadway and the paving over of Westwood Avenue, one of the city's few remaining brick streets. The Benton-Stephens neighborhood just north of East Campus also merits further attention, as do many of Columbia's older sections. Historic preservation does not have a strong history in the city to date, but it is hoped that this project will begin to reverse that trend.

As a final portion of the work done for Phase I of the East Campus Survey Project, this report will be edited into a booklet specifically designed for distribution to residents of the neighborhood. The final product will be a condensed version of the relevant portions of this report, with a brief annotated recommended reading list for those people who wish to learn more about area history or the style of the building in which they live. The booklet will be designed to be easily reproduced xerographically (as has this report). Cost considerations prohibit printing a large number of copies, so an unbound copy will be kept by the neighborhood association to lend to anyone who wishes to reproduce it for their own use.

Recommendations

The results of the research done in association with the East Campus Survey Project should lead to the creation of a preservation and rehabilitation plan for the neighborhood, which could be adapted in the future to apply to other areas of the city. This is tentatively planned as an additional component of Phase III. Design guidelines for historic districts are a key component of such plans. Ellen Beasley, one of the foremost specialists in this subject in the United States, has agreed to be a consultant to this project. One of the important issues associated with preservation planning in East Campus is that of rental housing, especially that aimed for student use.

Rental property has an important historical background in the neighborhood and will probably continue to be important in the future. While it would be good for the stability of the neighborhood to have a ratio of student renters to homeowners which is similar to that of the period before World War II, it is unrealistic to expect it. Things are different now; the University is much larger than it was and the demands for student housing are proportionately greater. In addition, while it was the norm in an earlier era for students to live with families in rented rooms, that is now an extremely rare occurrence. Today's students are more independent and most who choose to live off campus live either with other students or by themselves. Because the East Campus is the residential area closest to the University, it is the area of choice for many students who do not wish to commute and who enjoy the ambiance of an older section of town. Unless enrollment falls off drastically there is little chance that the percentage of students living in the East Campus Neighborhood will drop significantly,

and the most realistic preservation goal for the neighborhood will be one that takes that into account.

This does not mean that all forms of rental housing should be encouraged or even accepted. As stated before, the practice of modifying existing buildings to increase the number of possible occupants often threatens the historic fabric of the neighborhood. The practice of converting houses into many small apartments is often extremely damaging and should be strictly regulated in the future. In addition, some types of rental housing should be targeted for conversion back to lower density uses. Those houses in the Multiple Unrelated Tenants category are the simplest to "reclaim" for single family use, as the original floorplans are rarely altered. (See figure 28 for distribution of rental properties.) It is recommended that the practice of renting single family houses to more than four tenants be strongly discouraged.

On the other hand it is not necessary or even historically accurate to aim for the conversion of all buildings in the neighborhood to single family dwellings. Some of the buildings in the area were built to house multiple tenants, and others are simply too large to house only one family today. In many cases the life of an impractically large house can be extended by means of conversion into smaller units, and some East Campus houses may actually benefit from conversion into smaller units. Part of the charm of the neighborhood comes from its diverse population, and it is impractical and unfair to attempt to eliminate all student housing. A more obtainable goal for preservationists would be to ensure that high density dwellings are well maintained and that conversions are done sensitively.

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Appendix A.

RECORDING LOGS: ORAL HISTORY PRIMARY MATERIAL

This appendix contains logs of oral history interviews recorded by the East Campus Neighborhood Survey during the year 1993. These recording logs are designed to render audio information more accessible to researchers and the public, and more useful in preservation planning.

A three-part field accession number system is used to identify each recorded cassette. For example, the field accession number ECN93-RB2-CT2 has three parts: (1) "ECN93," (2)"-RB2-," and (3) "CT2." "ECN93" designates a project code (referring to East Campus Neighborhood) and the year of the interview (1993). "-RB2-" contains the initials of the field worker/recordist (Ray Brassieur) and the cardinal number (ie. 1,2,3) of the interview recorded by that field worker (RB) in contribution to the specified project (ECN) during the specified year (1993). "CT2" refers to the format of the recording (cassette tape, in this case) and the ordinal number (ie. first, second, third ...) of the cassette recorded during each interview.

The following recording logs provide an outline and narrative description of the testimony recorded during each interview. This outline is keyed to index numbers which indicate the relative position of the testimony on the cassette. Full transcriptions of these interviews have not been provided although the narrative description does provide a considerable level of detail. Testimony enclosed in quotations should be considered direct, word-for-word transcription of the oral content of the interview. Testimony not enclosed in quotations is paraphrased by the tape logger (Brassieur) and should not be considered direct quotations. Editorial information enclosed in brackets, [...], is added for purposes of clarification by the tape logger

LIST OF TAPED INTERVIEWS

Field Accession #	Informants	Date of Interview
ECN93-RB1-CT1	Bonnie Bourne, Charles Turner, Mat Harline, Rose Wibbenmeyer	June 17, 1993
ECN93-RB1-CT2	" "	" "
ECN93-RB2-CT1	Dave Clark (architect)	July 12, 1993
ECN93-RB2-CT2	" "	" "
ECN93-RB3-CT1	Francis Pike (historian and resident)	July 14, 1993
ECN93-RB4-CT1	Ruth Watkins Blaechle (resident)	July 21, 1993
ECN93-RB5-CT1	Dr. Clyde Wilson (professor, former Mayor and City Council member, resident)	July 27, 1993
ECN93-RB5-CT2	" "	" "

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Field Accession # : ECN93-RB1-ct1

General Subject Description: discussion with East Campus Neighborhood members

Date: June 17, 1993

Location: Home of Bonnie Bourne; University Street; Columbia

Person(s) interviewed: Bonnie Bourne; Charles Turner; Mat Harline; Rose Wibbenmeyer (Harline's wife) -- all East Campus Neighborhood Association (ECNA) members

Fieldworker(s): Scott Myers, Ray Brassieur

Recordist: Ray Brassieur

Recording equipment: Marantz; Sony HF60 tape

Index #	Outline
4-10	Bourne [hereafter referred to as B.] serving coffee
13	B. has talked with Ruth Watkins who lives on Morningside who has just had a hip replacement.
20	Charles Turner [hereafter referred to as T.] is characterized by B. as one of the neighborhood's "walking books of history because they have been around for so long."
23	T. -- "I was in the Navy for 22 years and then I worked for Air Jet General and North American Rockwell out in California for eight years and came back here in '70 [1970]."
24	B. -- "Oh, so you've been gone ... I'll bet it changed a lot." T. -- "for thirty years ... well Ross Street hadn't changed much ... until the 3rd of April, was it? ... 3rd of March?" [reference to beginning of Ross Street Condominium Project]

27 B. -- "Actually, Ross Street is just now feeling the effects of that zoning [change] that happened ..." T. -- "well it was thirty years ago."

33 Discussing the rezoning that occurred thirty years ago, T. says that the City lost all records of that rezoning. B. says that this lost was unfortunate for us [ECNA] and fortunate for them [developers?, city officials faced with Ross Street Condo Project problems?]

38 B. -- the most disintegrated area as well as the oldest part of the neighborhood is the Anthony/Bass area.

42 B. -- "I walk all these streets almost every night since this dog thinks he has to be walked, and ... it is obvious how much more deteriorated the two north ... [streets of Anthony and Bass] ... after you get to University Avenue [going south], there is very little deterioration, in terms of apartments ... I mean compared with what there could have been."

49 B. is amazed that there has been so little development over the years

61 Harline and Wibbenmeyer enter Bourne house

68 Brassieur presents survey form

103 Turner inquires about the purpose of the survey

116 T. -- "What is the advantage of being an historical neighborhood?"

146 B. -- the National Register designation "will limit new building and building on to existing structures. Down the street we've got a good example of that ... that's the oldest house on the street and you've got the condos built, which is totally out of character, it prostitutes the nature ... the architectural integrity of the neighborhood ... and Ross Street is another good example of that ... and had we not had her [the developer] knock off that extra floor, and, uh, had three buildings instead of one, that would have been a really bad, and unsightly... in terms of the character of the neighborhood. And I think the historic designation will help us with those kinds of battles."

181 T. -- would historic neighborhood designation require that a house in the neighborhood be open to the public for visitation?

185 Myers explains no. He discusses the possibility of tax incentives.

193 B. suggests to T. that Columbia would have an advantage being able to claim that it has an historic district.

196 T. -- they put some kind of a plate [plaque] in front of the houses?

218 Brassieur passes out sheet with important topics of inquiry

244 T. -- President Ellis used to live on Ross Street ...in the 1930s. He lived on the corner of Ross and Williams, on the south side.

266 T. -- Jesse Wrench lived over on University ... I think it was in the second house from the corner ...

273 B. -- Sam Walton, of Wal-Mart fame, lived with his father and mother at 1502 Rosemary Lane in 1936 ... later he lived at Beta Theta Phi at 520 College Avenue, where he was a member of that fraternity, he lived at the fraternity house in 1940. Then Walton's parents moved up to 1410 Rosemary, where they lived in 1949, but these houses have been renumbered.

And Harry Truman actually stayed overnight in the Venrick House, the big brick house on the corner of Wilson and Williams ... Fred Venrick lives there now.

T. -- Walter Miller used to live there. Was he this Walter McNabb Miller? He was a professor of Latin.

Myers -- He had the house built.

301 B. -- Hugh Stevenson lived next door to there. Hugh was born in this neighborhood ... he was one of the first five babies born at Boone Hospital. He is a well known thoracic surgeon. He has a thick folder about the neighborhood. He lived next to the Venrick's on Wilson Ave. in what is now a grey house ... he still owns that house.

327 T. -- were you ever down on North Williams today? All the trees are gone.
B. -- That's Boone Hospital's folly ... we are going to fight them next Monday night. They are going to build office buildings.

T. -- Do they (Boone Hospital) pay taxes?

B. -- They are not-for-profit so they do not pay taxes.

H. -- That is right they don't pay taxes but they collect ....

B. -- You got right to the heart of it Charles ....

348 T. -- I left in 1940 and there were 10 - 15 professors that lived on Ross Street and Bouchelle that I knew.

354 T. -- My father was a professor of dairy husbandry.

362 T. -- there were a lot of Ag. professors, like my father, who walked to work everyday to the dairy building. The head of the Department lived on Bouchelle. Head of the "ice cream division" lived on the corner of Ross and Williams, across from Ellis [the residence of Elmer Ellis in 1940]. Ellis walked to work as well.

393 B. -- Economics professor, David Leuthold, lived on Ross in what is now Randy's house .... And Ozzie Overby lived in neighborhood.

400 T. -- Leuthold was over there picking cherries yesterday with his wife.

403 B. -- He was President of the Neighborhood Association for a while, they know a lot about the neighborhood. They no longer live in the neighborhood -- "they bailed out."

415 Randy [?] owns the house where the cherries are located ... a cultivated red cherry ... but they allow Leutholds to come back and pick cherries.

419 B. -- the house next to us was owned by the Ghios and he was the outstanding photographer in town.

425 T. -- Ghio was the brother ... he was about a year ahead of Sam Walton.

428 B. -- "This was the neighborhood that ... all the outstanding families in town picked a lot and then built their dream-home, so to speak, on." And ... according to my sources, there were two lumber yards in town that loaned the lumber, and therefore owned the houses. And one was the Cotton Lumber Yard, and I don't know the other.

433 B. -- Cotton owned this house and the other house that we own up the street. The other lumber yard built Tudor houses. They built the Tudor house next door. But this house was the original Cotton house.

442 T. -- Tatie Payne, who once lived on Rosemary Lane, now a real estate broker, would know a lot about the owners in this neighborhood.

447 B. -- And Elsa Guitar still owns the house for sale ... Lenny Guitar and Elsa

own that house and it has been in the family a long time. They want $150,000 for it. The Guitars would be good sources because that family has lived in the neighborhood since the beginning of time.

472 T. -- Robert Ghio had a sister named Margaret ...

477 B. -- He had a daughter Margaret who was kind of crazy

478 T. -- His sister Margaret was a classmate of mine. She is still alive.

END OF SIDE A

BEGIN SIDE B

001 B. -- Ghio sold his photography business to his son

004 T. -- Robert Ghio's sister, Margaret would be a good informant, she graduated with Charles Turner.

008 B. -- Margaret's daughter, Missy, her husband was a co-owner of Booche's and he just died ... Missy McJabber ... her husbands name was McJabber. The Ghio house stayed in the family until Mrs. Ghio died in the early 1980s. They probably have photographs.

021 B. -- Cotton owned lumber and thus owned the house until owner could pay for it. Cotton was also involved in some of the fraternity construction.

The 1415 University House was built by a sorority; Mr. Cotton loaned them the lumber for it. Then the sorority wanted to move on campus so Cotton swapped one of the houses he had built on campus to the sorority for the 1415 house. He [?] then raised his family in the 1415 house. Mr. Epple, of Epple Construction, built the 1415 house and it was he who raised his family in the 1415 House. He later sold it to a fraternity in the 1950s.

A designer at Rustin-Martin knows a lot about the neighborhood. He lived in the 1415 House when he belonged to the fraternity but he knows a lot about history and he has provided this story to Bourne.

This was a spec house.

045 B. -- The oldest house on this street belongs to Bonard Mosely, according to what Mosely told Bourne. And he [Mosely] is the one who has put the condos

in action.

047 Scott Myers says that the oldest house is actually the small white bungalow, the first house on the right, the one that is next to the fraternity. The Dunlap House, built by Frederick Dunlap, the one owned by Bonard Mosely, is the second oldest.

053 B. -- Bonard Mosely likes to talk about the history of his house; he would be a good informant.

054 B. -- Bonard Mosely is a veterinarian, that is why there is a "medicine sign" on the front, because I think he lived there a while, but I know he used to rent to veterinary students.

056 M. -- I have a long letter written to Mosely by Dunlap's son -- it has all the specifications for the construction of the house. So we know a lot about that house. Too bad it's in so bad a shape at present.

060 T. -- another one that lived on Ross St. was Donovan Rynsberger. That little tiny house on the north side, it is the smallest house on the street ... a little brick house ...

067 H. -- 1413? it has a tall roof ... kind of square with French doors? ... that's a daughter of Peggy's husband [?] they live in Broadway Village now ...

069 T. -- they [Rynsbergers?] left there, I think, back in the 1920s.

080 T. -- it [Rynberger's house] is right across from the development [Ross Street condos]

082 T. -- Another one that lived on Bouchelle was Professor Trowbridge, and his grand daughter is married to Hugh Sidy, the Times writer [?]. Trowbridge was a prof. of animal husbandry, he may have been a Dean, the new pavilion was named after him.

108 T. -- The house on the north west corner of Lee and Bouchelle, 1316 Lee, was a prof. of dairy husbandry, he was my father's boss, Ragsdale was his name.

115 T. -- The Lee Street Store used to be in a white shack right across from the Ragsdales

118 Brassieur attempts to explore 705 Lee, the old Victorian property, but no info

surfaces

128 T. -- "When I was born [December 31, 1920], my parents were living in that house on the corner of Lee and Wilson [1312 Wilson], where the Lee Street Store is [it was being rented as a duplex at the time] .... And then my father borrowed $5,000 from his mother and ... he bought this, uh, the first house they knocked down in this, uh, massacre [Ross Street Condo development]. I think he set some sort of a real estate record. He bought this house in 1921 for $5,000 and he sold it after WWII for $5,000. So he wasn't much of a profiteer."

153 T. -- I was gone for 30 years, from 1940-1970. Turner had three years of college at MU before he went into the Navy.

161 T. -- "You know that big brick house they tore down ... on Ross. It was a solid brick house. Well, that was built by a brick manufacturer -- Edwards. I remember seeing that house being built. But, according to the assessor, that house was built in 1920. And the house next door of us [Turner's present residence on Ross], I remember seeing it built. And they've got it down as 1920. I don't know why they have these wrong dates."

177 Myers asks about the house on Ross built of clinker brick .... T. -- A fellow by the name Castille owned that and they moved form some little town up in north Missouri.

190 T. -- There was a vacant lot next door to us. "We first lived in 1500 Ross, the first house they knocked down, when I lived in it, it was 1520, and we moved down to 1509 [Ross] in 1932, perhaps 1934. But the only vacant lots was the one next to us, which was a corn field. And across the street there was enough [open space] that we could play baseball and football. I remember knocking a baseball through the basement window of the old white house there ... it looked about like that back in the 1930s. But someone just bought that house. They said they bought it for their children to go to school here.

230 T. -- 1502 Ross was a corn field in the 20s. That is another house that I claim I saw them build but the assessor has it down as 1920. But there were not very many vacant lots. After that, the Vet building on Bouchelle had a big green yard and we used to play baseball there. Sanborn Field was fenced just as it was.

259 T. -- we still have the same furnace in our house, it is 70 years old. I remember when they converted it to gas in the mid-1930s. Prior to that it was

coal.

270 H. -- There is still a coal shoot in the house at 1413 Ross.

272 Brassieur -- are coal shoots rare now? T. -- Every house there must have a coal shoot. I've still got mine ... when the time comes ....

279 T. -- "We still have the same radiators that we had then [when we were heating with coal]. We found a plumber whose hobby is old furnaces and radiators and he got them going."

297 Brassieur -- Comfort level with coal in the cold winters?
T. -- just like it is now.

304 Brassieur -- Summers?
T. -- We had fans, no air conditioners, we got hot.

315 T. -- the ice man always came by. That was a big deal, to get up on the ice truck and get little bits of ice.

355 T. -- The house that I am in now [1509 Ross] was supposedly built by a lady professor of home economics. And this house had an apartment on the second floor that she rented. She sold it to some other people that my father bought it from. And when they had it, they had a couple living on the second floor. They also had students in the basement. It was built in 1922, we moved in there in 1932 or 1934. Home econ prof. sold it during the 1920s. She was a spinster who may of wanted company. It had a kitchen up stairs which my father took out. When he died, I made the mistake of mentioning this to the assessors so they wanted to jack up the assessment because it had been built as a two family dwelling.

420 Brassieur -- Were there many houses built like that, for tenants?
T. -- I knew of no others on that street.

423 Mrs. French lived in 1511 Ross, next to us. She could tell a lot of stories. She is about 93-94 and lives out at Lenoir. But she has a total memory. Her husband was a chemistry professor. She has a complete memory of everything. Her husband was Herbert. E. French.

477 That brick house that they tore down had 11 rooms in it.

487 Brassieur explores the possibility of multiple-family dwellings as opposed to

single-family function for some of the big houses.
B. -- begins her argument that large houses would be usual for the families that lived in the neighborhood.

END OF TAPE

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB1-ct2

General Subject Description: discussion with East Campus Neighborhood members

Date: June 17, 1993

Location: Home of Bonnie Bourne; University Street; Columbia

Person(s) interviewed: Bonnie Bourne; Charles Turner; Mat Harline; Rose Wibbenmeyer (Harline's wife) -- these people are members of the East Campus Neighborhood Association (ECNA)

Fieldworker(s): Scott Myers, Ray Brassieur

Recordist: Ray Brassieur

Recording equipment: Marantz recorder and mic; Sony HF90 tape

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Index #	Outline
016	Bourne [hereafter referred to as B.] -- "Well, some students lived with professors, you know, and that there was an entire lifestyle, they talked about great ideas around the dinner table and lived with them and, uh, I think that was fairly common for a student to do." Now students must live in a dorm for their first year.
021	Turner [hereafter referred to as T.] -- "I don't see how you can make a voter live in a dorm. Somebody ought to take them to court. I think the University should pay for it for this last election." [The case where MU students were not provided mail-in ballots to vote in a crucial tax referendum.]
055	B. -- When did Clyde Wilson move into the neighborhood? Because they raised, how many?, five or six children here. I bet they would have some ideas about professor/non-related student relations in the neighborhood.
058	Harline [hereafter referred to as H.] -- Oscar Calvert [?] who lives on Williams has been with the University for a long time. He was chairman of the plant

pathology dept. He might know about such relationships.

063 But, by the 1950s ... changes ...

068 T. -- the big changes occurred after the war [WWII].

069 H. -- I heard that after the War they [homeowners?, U.S. Govt.?] were looking for students who had GI Bill funds.

070 Wibbenmeyer [hereafter referred to as W.] -- That is when the quonset huts were built

071 B. -- larger student population was developing

080 B. -- "The decade of the developer" .... Govt. was very pro-development at that time.

Brassieur -- When?

B. -- it was during the 1950s, 1960s, a lot of expansion. When the rezoning came up it had no opposition.

093 Brassieur -- When was rezoning?

T. -- It was 1958, wasn't it?

H. -- either 1957 or 1958.

B. -- But A.J. [McRoberts] has that entire thing in his head, he carries it around and makes speeches about it all the time.

096 H. -- You know that Hank Ottinger rented from A.J. at one time ... during the year of the Missile Crisis.

099 B. -- A. J. is trying to buy one of those houses on Bouchelle.

H. -- the one that says 'Welcome' on it.

B. -- Yes, I think it is that one. He wants to convert it and put a protective covenant on it.

115 B. -- Tax breaks for landlords before Reagan admin., I think 1984, were very

good. They could depreciate losses and repairs. They got a tax write-off on it. I have seen a difference since then.

146 Hugh Stephenson, Conley, Guitar ... people who continue to own houses that they inherited from the first builders.

160 T. -- Mrs. French still as smart as a whip. In fact, when I left in the '40s she seemed very nervous and twitchy, but now she is calm.

B. -- ... hormones balanced out.

171 T. -- there were not many vacant lots in the '30s.

Brassieur -- Were there any planned parks or open land for the neighborhood?

T. -- No, of course not.

181 Brassieur -- What can you say about changes in street lights and poles? [no information offered]

192 T. -- "I went to Lee School and I would ride my bike. I would be scared to death to ride my bicycle to Lee School now. And there were no cars parked on Ross Street at that time. I would ride my sled down the street all the time. I wouldn't dare ride a sled down there now."

H. -- There were garages and shared driveways.

212 T. -- "The first house torn down [by the Ross Street condos] had a large tree in the back yard where I had a tree house. And we had a chicken coup there. Of course they are long gone. We got rid of it when my mother had some eggs in her apron and fell down coming down the hill. We had a garden in the back with asparagus and rhubarb that came up every year and tomatoes."

250 B. -- Someone said that they raised eggs at 1415 University when the Epples lived there.

252 H. -- They could have raised a cow in that yard!

289 T. -- No Blacks in neighborhood in early days. I doubt if they could have moved in even if they could have afforded it.

300 W. -- Story about Walter Daniels, Black MU administrator, could not get a

loan at Boone County Bank to buy a home even though he was one of the highest paid individuals at MU at that time.

305 B. -- Well, this is really Little Dixie here, when you look at history.

315 Brassieur -- What about other sorts of cultural diversity, were there many Germans, like Leuthol for instance?

T. -- I never heard that "Little Dixie" expression until I came back here during the '70s. They didn't talk about Little Dixie back in the 1930s, that I remembered. In fact, I don't think we studied the Civil War at all.

331 H. -- Wilson Street was changed from Kaiser; Williams was Hockaday.

334 B. -- This whole addition was Hockaday because that is what is on our deed. A.J. knows that.

346 T. -- Turner's vision for the future ... "knock down some of these bad houses around here and make parks for children. Where do little children go to play?

352 B. -- We are really under-parked in this neighborhood.

393 B. -- Supports the concept of development of common areas in the neighborhood. I wrote a whole page about the future of the neighborhood in my computer today. Main features of this neighborhood -- it is a "walking neighborhood." We can walk to work, to eat, to down town, to our health care, to our barber and beauty shop .... There are also sidewalks here. You can actually walk around this neighborhood and meet people. You don't have to cross big thoroughfares.

The tree line, older developed trees are part of the character of this neighborhood.

The older architecture, the houses do not all look alike, it is much more interesting.

446 [B. continues] The sense of community for families is available in this neighborhood. Wonderful extended-family residences in these bigger houses. But there are little houses as well for small families. There are duplexes as well.

459 Brassieur -- What about students?

B. -- "Well, I think what we see here now is too many students, and you can name a percentage, I don't know how many we have here now, but a better balance of students would work very well for all parties. Students can learn a lot from all sorts of things. **Part of the problem is that we disconnect students from the real world. The fraternities are over here half-a-block away but they don't act as though they are part of the community.** And it is partly because of the way we have set this up. So I can see some students but less of them in the future.

479 B. -- Landlords do not exercise any control over the students and the students do not show any responsibility. I think there should be a nice balance of students.

480 T. -- On Ross Street, I would say the biggest problem is the students from the Vet. School and elsewhere don't leave enough place to park.

489 B. -- Vet. students come in at 6:30 in morning to find a place to park their car.

494 T. -- questions city ordinances regarding trees, landscape, and handicap access in the Ross Street development.

541 B. -- City Land Preservation Act is important for the future of the neighborhood but also I would like to see 100% compliance with our current regulations with all rental property. People who rent are not in compliance with all of our city zoning ordinances.

559 H. -- I recently wrote about 504 South Lins [?] , which is one of the ugliest and worst-kept houses in the neighborhood. They are in violation of the codes.

616 T. -- I think they ought to lower the taxes on rental property. Because the tenant pays for the high taxes.

670 T. -- scoop on Rose Wilder Lane who lived in the Tiger Hotel.

688 H. -- Beds and Breakfasts could help save the neighborhood but the codes are too strict.

B. -- Eppel House could be good for a bed and breakfast if the codes were not too strict.

END OF SIDE A

BEGIN SIDE B

013 New water line must be put in under the street not to tear up brick streets.

030 Neighborhood representatives should accompany inspectors.

050 Developers on Ross kicked Turner off the property the other day because of insurance problems.

062 B. -- A.J. McRoberts got kicked off too. That was a good story [not told at this meeting]. A.J. found some burglars at 6:00 am. Story about crime in neighborhood.

088 H. -- the problem, for the future of the neighborhood is to get owners to occupy the large houses. Owner-occupancy is the key. Usually, the difference between renter and owner occupied is night and day.

END OF TAPE

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB2-CT1

General Subject Description: East Campus Neighborhood development and Dave Clark's career as an architect

Date: July 12, 1993

Location: Dave Clark's office on Cherry Street, Columbia

Person(s) interviewed: Dave P. Clark

Fieldworker(s): C. Ray Brassieur

Recordist: C. Ray Brassieur

Recording equipment: Marantz cassette recorder and mic; mono; Sony HF90 tape

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Index #	Outline
011	Clark's son works for Am. Express in Alaska
024	Clark helped his son design his house
033	Brassieur discusses project while looking at map of East Campus Neighborhood
041	Clark [hereafter referred to as C.] -- "Sigma Chi Sorority house, I remember when that was built ... opposite that, if McDonald [?] is around he will be able to tell you about that one, it was built after WWII.
047	Flip Aldus [?], Clark's landlord enters office and introduces himself ... he has been landlord since 1980 ...
055	C. -- "This [Clark's office] is the residue of an old practice."

060 Clark born in St. Louis, St. Louis County, lived in subdivision called Wheaton, between St. Louis and Overland ... near Midland Ave which followed electric streetcar tracks taken up 50 years ago

069 Clark born in January 17, 1907

073 He goes by "Dave P. Clark ... the P. is for 'Presbury' but you wont need that ..."

079 449-5982 [home]; 417 W. Walnut Street

087 He moved to Columbus in 1929; went to Boston for several years; returned to Columbia in 1933

091 "I had been working for several years for an architect in St. Louis and I was a reasonably good draftsman, and, uh, I was employed to come up here and work for Berry McAlester, he had an enterprise building fraternity and sorority houses." He had a lumber yard here. He loaned money to the fraternities for material and they would pay it back over a period of 17-18 years or so. **[see Shoemaker, Missouri and Missourians, 1940, Volume IV, pages 88-89.]**

101 McAlester had two architects that would hit the college towns throughout the country. They would get the approval of authorities by showing them a sketch and some estimated figures. The architects would then send the sketches to "my [Clark's] office, I was with several other draftsmen from St. Louis, and we would make a sketch or rendering and send it back to them." The field architects would show the rendering to authorities to obtain approval then send it back to Clark's office where he would prepare working drawings.

118 Clark worked for Merits [Maritz?] and Young in St. Louis. McAlester had a lot of money and he employed a business manager from Fulton by the name of Baker Terry. Terry was business manager in 1929. Then the Depression hit.

120 [Batteries weaken reducing recording volume]

129 "I [Clark] worked through the summer of 1929 and everybody was laid off except Bob Deering and me." We were held over the winter as a skeleton force for another surge of work in 1930. Then I came down in the spring of '30 and hired some more fellows from St. Louis and brought them up here. I think I hired three fellows." They were draftsmen as well.

140 There were five draftsmen in the Columbia office then. They were located in

architectural history, etc.

234 After a year he returned to marry a Columbia girl and took her up to Boston for another year and a half but didn't go back to school except for weekends. He had a professor to give him sketch problems which they would discuss on weekends.

240 He married Ethel Melloway from Columbia. He has been married for 62 years, recently had his anniversary. Married June 30, 1931.

254 He thought he could get work in Boston. He went into an architects office in Boston. They had a bid drafting room with about 20 stations in it ... it was completely empty. The architect told him that if he ever got any work, these people would be coming back. "I knew there wasn't any chance of getting a job."

264 I worked in a menial job there in a hotel for a solid year. "From there on I was in the Depression, I knew all about it." It [Depression] started in the East and he experienced that, when Clark returned to Columbia it had started here, so he got "the benefit of all of it."

273 [A/C adaptor plugged in, volume resumes normality]

282 B. -- "What did an architect do for a living during the Depression?"

C. -- "Eat scratch."

289 C. -- "I finally wound up back here with Bob Deering. He had one little job going, I guess he got that finished up -- he asked me if I wanted to go in with him. I had a car and he didn't. I had a 1929 Ford Sport Coupée .... We went in together in 1933 and we were together until 1942. We quit when the war started."

300 C. -- speaking of Deering and Clark Architects ... "we called ourselves architects because we could do it but there were no registration laws for architects ... we got that through in 1942. I was the 54th architect registered in Missouri."

319 C. -- "During the Depression years, Bob and I did this old jail, I have the pictures here ...." He has pictures of the jail that was torn down to build the jail he and Deering designed in 1934. He has pictures of the details of hand made stone work.

334 C. -- [photo of old jail showing stones with markings] "Well, it is a Masonic symbol, but each mason had his own mark. The man that shaped the stone, in those days, he was proud of it and he wanted to put his mark on it." Newspaper article indicates that the old jail was built in 1855.

B. -- [reading from the news article] "It is a relict to be matched with the best of Europe's historic bastilles." The stones are about 2 feet thick and a couple of feet high and about three or four feet long. The old jail was torn down in 1934. Further discussion of old jail stones ensues.

421 Clark was glad to see that his and Deering's jail was recently torn down. He was the first to take a whack at it with a sledge hammer. The county court system didn't take care of the building. The roof started leaking so, instead repairing the roof, they had a carpenter build a new roof over the old one. They wrecked the building.

254 The article about the jail is in the Tribune, in 1933.

265 C. -- "Anyway, we built that, and we built the Armory down on 7th and Ash; and Hughes Hall out at Christian College; and we had another jail building down in Miller County, we had stuff scattered around .... We specialized in anything that came along. If somebody wanted to remodel a house and put a couple of apartments in it, why we would do that. We [Clark and Deering] would do anything."

490 C. -- "As far as I can remember there wasn't anything like that [houses designed to take tenants] .... Anything that was done like that was done later in a makeshift manor, like Walden Winston, he had a house over here on Ross, I believe it was, or Wilson. He was a military man. He was active during both wars. During the Korean War he was right in the thick of action there. He owned a house here and he tried to get me to remodel it ... this is after WWII. I could not in good conscience do it because the house was kind of cracking up and it didn't lend itself to remodeling at all .... I hated not to do it .... I think it was his family home before he went into the ... when he was a youngster I think he lived there. He hadn't lived there for a long time, he was a military man all over everywhere. And he wanted me to do that as an investment for him but I couldn't in good conscience do it .... That was right after the Korean War, i'd say about ... 1953-54 .... It just didn't lend itself to that, to anything like that. It didn't have enough value to justify spending a lot of money on it.... But ... the reason he did that is because other people in that area had been doing this sort of thing because they were moving out to other neighborhoods and this ... had lost its original character pretty much .... The

University was moving in, fraternity houses and so forth."

549 B. -- When did that remodeling begin?

C. -- Even during the Depression some things had begun to be remodeled.

560 C. -- These houses [north side of University] were bigger homes ... John Epple lived in one of them. South side on down were modest homes. Most were built during the 1920s.

580 Clark thinks Depression contributed to the beginning of the breaking up of single family homes into multiple family apartments.

594 Clark built the Hickman High football field and the 1/4 mile track. Not only designed it but built it with WPA labor.

610 Prior to WWII the University had an enrolment of 4-5,000, after WWII it burgeoned to over 20,000.

620 There was a shortage of student space after WWII.

630 After 1942, Clark worked in defense plant construction. He worked on some refineries in Texas. He worked for a Kansas City engineering firm, J.F Pritchard, for about a year and a half. They sent Clark to Texas refinery jobs for a couple of months. They were putting out 100 octane gasoline needed for the war effort. Then they sent Clark to work on the industrial alcohol plant in Omaha. They built it in an old abandoned power plant for the Omaha street railway system. Then transferred to Omaha. Then operators of the Omaha plant hired him.

722 Tape ends as he begins to describe post WWII experiences.

END SIDE A

BEGIN SIDE B

001 During WWII Clark worked for George Latenser of Latenser Brothers while stationed in Omaha, Neb. While there he worked on a hydroelectric project in Garrison, North Dakota, a government town.

015 Clark met Harry S. Bill after he returned from Boston. Bill had an architectural firm in Columbia and taught architecture at MU. It was not an accredited course because there was just one man.

025 There were no regulations or licensing rules for architects. When Bob and I started out we were good draftsmen and we thought we could design well so we called ourselves architects. "You could call yourself an architect and you'd be one, you know?"

028 Picture of armory given to Clark by Portland Cement. Clark once liked the armory, which he designed, but they ruined it when they put that brown paint on it. Clark has the drawings and blueprints. It was a WPA project, 1938-1940. Deering and Clark contracted with sponsors to design WPA projects. An application procedure was needed to get the funds from the Fed. govt. We recommended a builder named Bob Dotson. He ran the project. The men would be assigned to the project by a govt. agency.

063 "At that time we were designing houses that would be built for 30¢/cubic foot, you know." This thing [the armory] is expensive stuff because the govt wanted projects that were labor intensive. The Feds contributed most of the labor for these projects and the sponsors costs were kept down. So, every thing was built on the job, the forms and everything. There was very little contracted. Bob Dotson ran the job very well. "I am proud of the detail [façade of armory] because it is completely mine, I didn't copy it from anybody."

087 Dotson was a good man. He accepted the advice of Portland Cement people in the construction and handling of forms for this concrete structure.

105 When Harry Satterly Bill died he left an office "like this." His widow asked Clark to finish a few projects he had outstanding and to clean up his office. One of the chart cases in Clark's office belonged to Bill. Clark was almost 40 years old at that time. C. -- "I can't throw anything away."

129 Clark has a list of the H.S. Bill drawings he has. He provided a copy of the list to Brassieur.

135 Some of Bill's drawings were done by Bill and Welch, he had a partner by the name of Austin Welch. Austin Welch was one of the architects that Berry McAlester had. He later practiced in Jeff City, after his work with Bill.

148 Clark made some designs of andirons hoping to team up with a craftsman, but that didn't work out. They were going to be too expensive.

157 Of Bill's drawings there is one for a "Shepard's Residence" which was located in the East Highlands. No it was in Shepard Hills. [check these out]

182 "He [Bill] was like we [Deering and Clark] were, he would take anything that came along, I guess."

197 Bob Deering and Clark practiced before WWII. When Clark returned from his wartime jobs, he and Deering had separate offices. He died shortly after that of cancer, in 1952.

200 Clark operated from his own office until 1960 when he went to work for the State of Missouri, Division of Health, which has regulatory capacity over the design and construction of nursing home homes and hospitals. He established standards and wrote regulations and reviewed many, many construction plans. He inspected many personally.

217 Clark worked for the Division of Health 1960-1979. Retired in 1979. After 1979 he did a little volunteer work and surveyed a few hospitals since then. He surveyed Boone County Hospital for accreditation, and Fitsgibens Hospital in Marshall. C. -- "... but I was about ready to retire by that time. I was 72 when I retired."

232 Between 1946 and 1960 Clark had his own office ... for fourteen years. I did some small jobs scattered around, it wasn't a very remunerative practice, frankly." He did a couple of school projects and some motels, Traveleer Motel, for example, some residences.

257 Clark built some houses in Cliff Drive area: two on Cliff. One is a $14,000 project which was a big project for its day ... there is not much money in this stuff ... it had a nice view over Hinkson Valley. It had a big glass exposure to the east ... "a nice modern layout." That was built before WWII. It was finished in 1942, another one was built a little earlier.

298 Clark begins to look through chart cases to find his work in the Cliff Drive area. He finds much of Bill's work. Finally locates his work.

324 Clark calls out 9 Brandon Road. One of his houses was located at this address [not in East Campus Neighborhood]. He continues to look through his drawings for some properties built in ECN area.

391 Addition to residence of Dr. Elmer Ellis.

400 W. A. Gwatkin residence 1941, on Cliff Drive. Haden Building, the location of Deering and Clark, was on northeast corner of Ninth and Broadway.

430 Gwatkin's residence was a Cape Cod style house.

435 F.W. Carlton residence, north of Shaw [not Columbia]. Clark handled that project himself in 1941. The Carltons have been good friends with Clarks ever since.

475 Elmer Ellis' house on South Glenwood. Clark made a preliminary plan and Ellis went away back east on sabbatical. They came back to sign the contracts for construction and went back east to study. They returned to a house after it was completely built. The building was built when they were not around. It was a Cape Cod ... "that is what they call it, it is not a strict Cape Cod."

540 A garage Clark designed before Providence was opened.

555 An architect's responsibilities: practicality, use, costs, aesthetics, the lay of the land, "we were responsible for the whole thing."

572 Looking at details of complete drawings of Armory. Compression beams, lamellar arches, no trusses .... "If they ever want to take that one apart they will have a time doing it."

604 Dave Clark's three houses on Walnut ... built in 1938. He lives in one. Clark had two sons; one fought in Korean War, one fought in Vietnam.

645 Mildred Brown Apartment bldg. on 4th and Conley. It looks like a house but it has two nice apartments. That was done in 1938. Located on the west side of 4th Street right off of Conley.

680 Mary Paxton Keely's house. She was a well-known historic character. She lived to be 100 years old. She went up in a kite one time. A Frenchman came here flying kites around the turn of the century. Keely was a sport and she went up in one of them. "Everyone knew Mary Paxton Keely ... a nice lady ... I hope to never forget her."

706 Albert Trumbley residence on Rollins

723 Tape ends

END OF TAPE

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB2-CT2

General Subject Description: East Campus Neighborhood development and Dave Clark's career as an architect

Date: July 12, 1993

Location: Dave Clark's office on Cherry Street, Columbia

Person(s) interviewed: Dave P. Clark

Fieldworker(s): C. Ray Brassieur

Recordist: C. Ray Brassieur

Recording equipment: Marantz cassette recorder and mic; mono; Sony HF90 tape

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Index #	Outline
008	1936, Swarta residence on east side of Westwood ... a nice smooth going job
018	C. -- "... some speculative work there ... Wilkerson hired us to do a couple of little houses, which we did, he went ahead and used those same plans on a bunch of other stuff. [That was on Maupin Rd.; between Broadway and Stewart Road; West Parkway]. Yeah, I enjoyed designing that little thing, but .... I think I had a fee of about several hundred dollars, something like that."
033	John Taylor alteration of residence on West Broadway
040	Stewart Road near Garth ... the first house Clark ever actually drew all of the plans and actually built it. Dated 1935 ... one of the first.
049	Deering and Clark had a job in 1933. Construction jobs were so scarce that there were 10 bids on the job for the general contracting. The general contracting was for a little more than $4,000. There were other subcontracts

for electricity, etc. Altogether, the job was for less than $5,000. The only big contractor in town who had enough work not to have to bid on this job was John Epple.

058 John Epple was a big contractor in town who did not bid on it. All of the others bid on it: Simon, Siegler, Phillips, Border, ... Clark can't remember them all ....

065 This is a split-level ... "I don't think there were any other split-levels in town at that time." [1935, built for D.A. Wilkerson] he sold to a fellow named Possian, the first one to occupy it [that was located on Stewart near Garth], yeah, that's white-painted brick.

070 B. -- Where did you get the idea for the split-level design?

C. -- "Well, it was a sloping lot ...."

B. -- Yes, it made sense, but there were sloping lots before any split-level was built.

C. -- "Well yeah, but I was an architect. An awful lot of building is done without architects, you know. They build them just because everybody else did. They make the lot level or something, you know ... I try to adapt my projects to the site."

087 For example, the Traveleer Motel was designed with a bunch of zigzags all around. The owner asked Clark why is it so crooked? Clark told him it was designed to fit in between the trees. The owner said, Oh you don't have to worry about the trees, you can knock them down, it don't cost much to knock them down with a bulldozer. Clark said, "wait a minute, those trees are part of the design of this motel. They are more important to the design than anything we are going to build." He had a bunch of nice 10-12 inch hickory. That motel was a gold mine for him.

108 Jail and Sheriff residence, 1934. Details of all construction of the Boone County Jail, Columbia.

136 A nice little store building on the north side of Broadway near Providence. They changed and neglected it. Clark was happy to see it torn down. It was 80 x 50; it had four stores, each 20 x 50; the building cost about $9,000. Designed in 1934.

160 Mr. and Mrs. C.C. Huff residence on West Blvd. and Mary Jeanne Street. Details of a stencil above door. It has been painted over now.

169 Stacks of blueprints. Clark has books with lists of the projects in them. It would take a while to dredge out the information.

172 This is the Neats House, the original one. It has been published. Later Clark remodeled it twice. He looks for the published article but can not find it.

213 Looking at old monographs (1915) of house styles and types. Clark says that most of the time he would just look through these to get in the mood. Colonial Period architects were free with there designs. They were not hidebound to certain conventions. But, in Temple Form facade, there must be a horizontal pediment sitting on the pillars. Some modern architects leave it out. This disgusts Clark.

292 Neat residence article not found. It is on Brandon Road. It is still there.

317 The chart case with Clark's work in it was made by Bob Deering's father. When Clark opened his own office he designed a large case. He gave this to his son for his maps. He hikes into Nepal, China, Afghanistan ....

379 Old house behind shopping center on Paris Road. That is a fine old house. The armory will be put on the National Register of Historic Places. An historian from Central Methodist College in Fayette is interested in it and is trying to get it put on the register.

410 East Campus Neighborhood built during the 1920s. Clark begins to talk about the newer parts of the neighborhood. John Decker's House possibly built by Bill and Welch.

420 There is one down here by a Chicago architect. It has a flat roof. It was built during the Depression. It is at the end of Rockhill where it turns around. It was designed by Harry Wiess of Chicago [?]. The flat roof is supposed to hold a little water all the time as an insulating factor. But they probably had a little trouble with algae growing up there.

454 Mutreaux, a St. Louis architect, designed a house for a couple of ladies right here on the east side of East Cliff Drive. It is two story house with entrance on the second floor. Built during the mid-1950.

484 Paul Weaver was quite a character here 50 years ago. He taught at Stephen's

College. He had a Sunday radio program. Clark designed a house for Weaver on the south end of Cliff, east of Hilltop. There were no houses in this area at the time. It was an unusual house because it had cypress beveled lap siding. But it discolored. It was originally red but it turned black and ugly. Clark -- "It [the cypress siding] will stay forever ... that's the trouble with it." Paul Weaver is dead. That house was designed in 1942. It kept me in the office after the War started.

554 C. -- After that project I went to St. Louis for Tarleton [?] McDonnald on a big Army Corps of Engineer supply base in Kansas City. After a few months I went to Kansas City.

565 C. -- "This area here [looking at the map of the core of phase I of the ECNS] ... I am surprised it stops at this point. Because from here on over, including Anthony and Bass, I think of all that as essentially the same character. Clear on up to ... well the Hospital has built there. Except that a few apartments were built on the north side of University that changed the character of this neighborhood.

590 Ingleside and Morningside were a bit more distinctive and less old than the core area.

614 Gwatkin's house owned by Jones now. "Built in 1942, forty five years later they are still satisfied with it."

656 He has plans for Paul Weaver house.

669 The area from Broadway to Lathrop was all built in 1920 "before my time."
689 Elmer Ellis anecdote about Clark-designed house. He did not want to move to campus from his house when he was named Pres. of MU.

721 end of side A

END OF SIDE A -- SIDE B IS BLANK

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB3-CT1

General Subject Description: Francis Pike and East Campus Neighborhood

Date: July 14, 1993

Location: Interview held at the Boone County Historical Society Museum, on Nifong, in Columbia.

Person(s) interviewed: Francis Pike, and a few words from Bill Crawford

Fieldworker(s): C. Ray Brassieur

Recordist: C. Ray Brassieur

Recording equipment: Marantz; Sony HF90 tape

Index #	Outline
008	Pike works as a volunteer at the Boone County Historical Museum.
027	Pike born 1910
032	Living at present location on Anthony for 54 years, since 1939 when the house was built. Pike built the house and he was the only owner.
047	Pike had an architect design it though he has no idea as to what type or style it is.
053	Dave, no, Bob Deering designed the house. It was Deering and Clark. Dave, his brother, sold adds for the Tribune. Pike bought his championship golf clubs from Dave.
067	Building contractors for Pike's house -- Carliss Brothers.
076	No remodeling or changes

080 Other informants: Charles Williamson was VP of Boone County Trust, he and his father were farmers. They returned to farming after the Trust failed. His wife was acting Pres. of Stephens at one time. They are both mentally active. Bernice is the wife's name. There house, 1417 Anthony, on corner of Shockely and Anthony, was built by his father.

101 Bert Westfall has been there a long time

102 On Anthony House, this Bayless house, is Nancy Taylor. She lived in the house next door to the Bayless house for a long time. She now lives in the Bayless house. She probably owns both of them. Bayless House built in 1896.

114 Lee Anthony put in his addition ....

123 Lee Anthony was a mule buyer who set up Anthony addition in 1892 when he sold two lots. Bayless property may be the oldest in the neighborhood.

128 The Willis property was older. It faced Anthony where the Stephens College Playhouse is. That whole block between Willis and Dorsey, from to Broadway to Bass. That beautiful home burned down. It was built much earlier, probably pre-Civil War time.

145 Old house on Lee near Bouchelle. Pike looks it up in 1932 City Director.

160 Bill Crawford interrupts. He makes a joke about the East Campus neighbors fighting the Boone County Hospital. He suggested that when they want to go to the hospital they wont be fighting so hard. Pike said, no, that they would go to the other hospital. Pike said that hospital development must be controlled.

200 Crawford mentions need for historic preservation survey of Boone County ... have lost so much in the past 20 years

222 According to the 1932 City Directory, V. W. Jones lived at 605 Lee [the old house now at 705 Lee]. Perhaps it was Winklehake ....

242 Pike was born at Indian Creek, in northeast Missouri, about 6 miles from Florida (Mark Twain's birthplace), in Monroe County, 8 miles from Paris. Father was a mail carrier.

256 Pike went one year to Quincy College after high school graduation in 1926. He came to MU in 1927 to study journalism. He worked for Bill Hurth, the

pres. of MFA, until he got Pike a job at the Tribune.

268 Started as a reporter for MFA rural mag, then became reporter for Trib. Later worked in the mailing room, he worked the counter. There were only 13 people at the Trib. at that time.

280 Became circulation manager and feature writer.

288 At age of 65, in 1975, Pike became a columnist and a NIE (Newspaper in Education) consultant.

299 Pike is still working, he has not retired.

304 Married first wife in 1935, they built in 1939. That was a pasture, there was a horse grazing there when we went to look at the lot. One house had been built one year before right next to Pike -- the Poe House.

311 On the other side of the street, toward William, were older houses all the way up. Some houses toward College, in the 1300 block, had also been built by the time that Pike moved into neighborhood.

320 In the south side of 1500 Anthony there were some houses (in the 1300 block). Lawrence Place was open.

331 The Epple House was there on University but the apartments were pasture.

339 Bass was already full. The hospital removed quite a few houses on Bass.

344 Between University and Anne the houses are old.

350 Wilson's house, a steel house.

359 Pike chose Deering and Clark through his acquaintance with Dave Deering, a co-worker at the Trib. Pike had some plans he had derived from a publication. Deering redrafted the plans. The builders, two brothers (Carliss), were Pike's wife's cousins. They worked with Deering to modify Pike's plans.

380 Pikes chose the builders, Carliss Brothers. They had been building all around, in Hallsville, Columbia, Centralia. There was another cousin involved (three altogether).

383 The rock, sandstone, came from near Camdenton. It was in a creek bed near a

sandstone quarry. The quarry was not interested in the sandstone Pike found in the creek bed and told him to cart it away. Pike hired a man to haul it but did not pay for the rock.

403 Pike did all the contracting. He hired the plumbers, painters, plasterers, etc.

409 Pike's first wife was Winifred Anthony. Winifred's mother was a sister to the Carliss family. Winifred's grandmother was a Carliss.

424 Winifred's father was John R. Anthony, he was a cousin of Lee Anthony who developed the Anthony Subdivision.

437 Mrs. Bass lived on William Street. Ely Bass owned a lot of land. Anthony came along later, after Ely Bass.

454 [from Pike's Trib. article] "Margaret Bass, widow of William Bass, acquired 7 1/2 acres of the original Jackson plot." This was mid-19th century.

476 Old Hockaday homestead was on University Ave. ... Rosemary, Wilson, Ross were all on Hockaday land. Conely, Belcher, and Hunt. Pike has not heard story of the planting of the hard maple trees on University.

508 J.N.Belcher lived on Wall Street between Locust and Paquin. The last house he lived in was on Wall.

528 Walton, Sam's father, a real estate man, owned a couple of houses in that area. He would buy and sell, build and move. Pike knew Walton. He knows which house they lived in. Pike looks into City Directory -- Waltons not listed -- probably in the 1940s.

572 William C. Belcher [maybe T.N.] lived on Wall street. A. M. Belcher and John H.[perhaps should be John "N"] Belcher listed in Directory. Pike did not know these Belchers personally. Talked about "LeMert" name. Pike knew a Mr. and Mrs. LeMert. In 1932, Charles T. LeMert lived on Sanford.

671 Wilson Street was once called Kaiser. Some people from Hartsburg had problems during WWI. They had to prove their loyalty.

698 Walter McNabb Miller

718 Brewery down below the hill off of Cliff Drive, next to Hinkson Street. Millers owned this land. Columbia Brewery.

END OF SIDE A

BEGIN SIDE B

001 A. Gordon owned Columbia Brewing Company [19th century]. McNabbs had a little house, a little shed they used in the summer time. It is still there. The Gordons owned it before the Millers owned it. Pike had a published story about this brewery. There is likely some archaeology. They built into the hill as a place to keep cool bottles. Oscar Barnhardt presently owns it.

027 Crawford interrupts again to show a reference to the "vanishing barbershops" ... Crawford introduces Pike as a singer in a barbershop quartet. Pike sang for 35 years. They have not sung together for four years now. Singers: two from Jeff City, one from Ashland, and me. We met in Ashland. The ex-mayor of Ashland, Jim Turner, was one of the singers. Jack Scott and Don Ginch from Jeff City were others in the group.

045 Bill Crawford leaves interview

046 Pikes fellow barbershop quartet singers still around but they have disbanded. The baritone, from Ashland, could not stand for more than 15 minutes. We are all too old now.

056 No instrumental parts, just accappello. Not like the Buffalo Bills who had an instrumental part in their movie.

066 Butler Apartments built ca. 1925. Located on Anthony near College. Brick apartments and brick house which Butler lived in next door.

090 Rosemary Apartments, Butler Apartments, house at Dorsey and Anthony was built for apartments earlier than Butler's. They were all built for professors and some merchants and townspeople. These apartment were earlier than the core area single-family dwellings because there was an early need for housing closer to town. Buchroeder lived here and walked to town.

124 Pike -- about houses built as duplexes ... "The duplexes were built much later ... I am not so sure that there were duplexes built very early."

135 P. -- People built single-family homes and decided to take renters or tenants. Quite a few people took students in but there were not cooking facilities which were not generally shared with family. Pike's neighbor on the east rented the basement, the renters had their own exit.

146 P. -- "My wife and I rented out a room. When we first built we rented out a room to help us with the payments. That was one upstairs room that we rented out to two boys or sometimes just one. We did that for several years. That was in 1939 and 1940. That occurred quite often." The decision to take in renters did not enter into design of the Pike house. "They [the renters] came in the front door just like we did. However, the Poe house [next door to Pikes] may have been designed with renters in mind because there was a separate entrance to the basement."

162 P. -- A lot of people rented to help students. There were not any dorms at that time. "It was a kind of patriotic thing to do back in earlier days."

169 Word of mouth advertisement for renters.

170 Pike owned a duplex on Lawrence place built after the War by a soldier named Robinson who built it when he returned from WW II. Pike rented it to veterinarian students and their families after the war. Word of mouth advertisement kept it filled.

179 Lawrence Place, half a block street north of University

196 On Rosemary and Wilson, not on Anthony, there was a trend to break up single-family homes into apartments. After WWII many of the GIs were newly-wed

216 Photographers Wesly Blakemore [the name Pike wrote on notes he gave to Bonnie Bourne] and Anthony High: Blakemore was probably "the best photographer to hit Columbia." A number of Blakemore photos are in the collection of plates recently acquired by the Boone County Historical Society. Pike corrects Blakemore's name to "Marvin Blackmore." At the end of his career, Blackmore transferred his collection and photo business to his student, Francis Westoff. Blackmore lived on Anthony. There may be photos of the East Campus Neighborhood in the glass-plate collection. The bank [?] has a "gal" working on this collection now, Pike said he would inquire specifically about Blackmore materials. Someone, Douglas [?], preceded Blackmore, so the glass plate collection goes back to 1867. Blackmore lived into the 1930s.

256 Pike has seen pictures of the old Hockaday house. It was the centerpiece of the whole area. Across Rollins [south] was the Dean's [AG.] mansion. Pike has pictures of that. The mansion was south of Sanborn Field.

275 Anthony High, another photographer, lived at 1329 Anthony, very near Blackmore who also lived on Anthony.

292 Harry Satterly Bill lived in Grasslands [?]. Yes he lived on Bingham Road, west of Providence. That was Rollins' Grassland Farm before it was developed. 1008 1/2 Broadway was his office, that would be around 10th Street. Pike does not know which houses Bill built.

327 Brassieur poses question about neighborhood boundary. What is the boundary of your neighborhood? Are relationships organized by street?

350 P. -- "No, I consider that whole area there as neighborhood." According to Pike, his neighborhood would be bound on the east by College Av. and run from Bass south to Bouchelle. Pike would exclude Broadway, but Willis would be considered neighborhood. Eastward, Pike's neighborhood would stop at Anne Street because Cliff Drive area is so new. "That is a kind of a neighborhood of its own out in there. We do a lot of walking out in the Cliff Dr. area and we know a lot of people, and all that, but don't consider them neighbors, necessarily."

385 Pike thinks of the "core area," south of University as part of his neighborhood because when he was a student he visited so much in that neighborhood. All of the professors lived there. "Professor Ramsey, an English teacher, and he was especially good about having his students out to his house. And there were others, Ms. Nogle up here on Anthony Street was the same way; she was my German teacher. And there were others ....

398 Students did not live there unless there parents lived there but students did visit in there quite a bit.

407 Ingleside and Morningside? Yes they are part of Pike's neighborhood but they were developed a little later. High Street would be another in the neighborhood.

435 Houses on Richardson, Windsor, and others north of Broadway are also quite old. They go with the Paris Road development. Pike has studied a few houses in this area.

464 Pike has written four years of Tribune columns on old houses of Columbia.

479 Neighborhood was already paved and curbed by the time he moved to the neighborhood in 1939.

492 Lee Anthony bought and sold, but did not raise, mules. He had a mule barn right across from the Wabash depot. He lived on College Ave in a house that a

fraternity later bought. He had two daughter who moved to St. Louis with him. His house is not there now, it was south of Rollins. Mules was big business during WWI. The Missouri mule business really started with the Santa Fe Trail. They brought burros up from Mexico. The Anthony family had been involved in Missouri business from the very beginning. They started in Calloway County then came to Columbia.

530 Anthony and Conley family involved in business. Pike has heard of Belcher Grocery. There were 6-8 grocery stores down town. Kresses [sp?] was on Broadway next to what was the Columbia Theatre. Now the building is an insurance company. There was two: Kresses and Kresge [sp?], Kresge never got into Columbia. Woolworth and J. Newberry were in Columbia.

597 end of taped conversation

END OF TAPE

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB4-ct1

General Subject Description: Discussion of East Campus Neighborhood and Ingleside Drive with Ruth Watkins Blaechle

Date: July 21, 1993

Location: Ruth Watkins Blaechle's residence at 702 Ingleside, Co.

Person(s) interviewed: Ruth Watkins Blaechle

Fieldworker(s): C. Ray Brassieur

Recordist: C. Ray Brassieur

Recording equipment: Marantz; Sony HF90 tape

Index #	Outline
010	Ruth Watkins' mothers' name was Lois Lhamon, and my grandfather was William J. Lhamon, the first Dean of the Missouri Bible College, which was, at that time, attached to the University. The building was still there when Mrs. Blaechle was studying at MU. It was on 9th Street facing west toward the Red Campus. I remember hanging around there because there were offices for church/school organizations in the building.
016	My grandfather was a minister in the Disciples of Christ for more than 60 years. He lived to be 100. He was originally from Ohio. He worked in Springfield and Toronto, Canada and Pittsburgh before he came to Columbia.
028	He was married before he moved to Columbia.
030	He built on Ingleside as a retirement home. Mrs. Blaechle's mother went to grade school in Columbia but Ruth does not know where here grandparents lived at that time.
036	His retirement home is at 703 Ingleside (it was originally 1 Ingleside and Mrs.

Blaechle's residence, 702, was 2).

043 Mrs. Blaechle's present house [702] was built first, before her grandfather's house [703]. It was built by Mrs. Blaechle's father and her paternal grandfather Watkins.

045 Mrs. Blaechle's father's name was Ralph Knupp Watkins. He was born in Shelby County in a little town called Clarence. He graduated from high school and got a teacher's certificate at age 17 and started teaching country school to earn money to come to MU where he eventually got his PhD.

053 Mrs. Blaechle's paternal grandparents (Watkins) were married in 1893, and Ralph, her father, would have been born around 1894.

060 Knupp was Ralph Watkins' mother's maiden name

063 Ruth W. Blaechle's mother's name was Clara Lois Lhamon. Perhaps French origin? L'....?

076 Samuel Knupp, Ralph Watkins' maternal grandfather, was a circuit rider in the Methodist Church in Missouri and he married Nancy Catherine Foché [Fouché?].

086 Ruth's father's grandfather [paternal great grandfather] (Watkins) was a Union cavalry sergeant during the Civil War. His name was James Anderson Watkins. He married a woman named Sarah Sigler whose family disowned her for marrying a Yankee soldier.

090 Ruth's grandfather was James Sigler Watkins, the one who worked on this house. He married Cora Knupp.

100 James Sigler Watkins laid the brick for the fireplace in this house. "He was a man who could do just about anything." He was a railway mail clerk for a while, he was a small town newspaper editor for a while, in Clarence.

115 Ruth's parents were married, I believe, in 1919. Ralph Knupp Watkins was in the army during WWI and had his overseas orders when the Armistice was signed. He was a lieutenant.

125 Ruth was born in May of 1923. Her parents moved into the house when Ruth was 1.5 years old so that would have been in October or November of 1924. The house is almost 70 years old.

133 The house at the top of the hill, a stone house that belongs to the Guitar family was here before this house was built. When Ruth was growing up it was inhabited by Mr. and Mrs. Odon Guitar. Leonard Guitar is his son. The old house has been rented to students for a while.

146 Ruth's sister remembers that Mrs. Guitar encouraged Ruth's father to build on this property so she could have neighbors.

149 There are only four houses on Ingleside. The two built by Watkin's family, the Guitar House, and one other.

161 Dean Lhamon's [William Jefferson Lhamon] house was built probably 1-2 years after the Watkins house -- or around 1925-6. Ruth only knew him while he was in retirement. He used to do guest sermons at the time and Ruth would attend. Perhaps, she thinks, this is why she turned out to be a minister herself.

171 Ruth was 18 months old when she moved into this house. Ruth grew up here and went to Stephens College and two years at MU. She studied general studies at Stephens, she was a journalism major at MU. Graduated in 1944.

181 After MU studies Ruth went to Sedalia to work on the paper there for a few months. There were a lot of opportunities for women at that time because the war WWII was going on. After a few months, Ruth was called to go tho work in St. Louis for the Globe Democrat, in 1945.

196 Ruth's job with the Globe, which she held for a couple of years, was assistant to the editor of the Sunday feature section -- editing and copy reading, some composing in print room.

204 Ruth was married in 1947 and worked for a couple of years after that. Left job when she was pregnant with her first child. She married Ray C. Baechle. He was a reporter for the Globe. That is a German name, a diminutive of the term Bach, which means "brook." So it translates "Littlebrook." He was from Bellville, Illinois.

227 Ray Baechle eventually became assistant to the Mayor, Raymond Tucker, of St. Louis. He lost his job when Cervantes became Mayor. Ruth and Ray Baechle were divorced in 1979 and Ray died in 1986.

242 They lived in south St. Louis for several years and moved to Webster Groves where Ruth W. Blaechle lived until 1985 at which time she took a job as

minister for two small churches in Illinois for seven years. Ruth went to Eden seminary of the United Church of Christ, in Webster Groves, beginning in the Fall of 1964. Ruth graduated in 1968 then took an advanced degree which she received in 1973.

254 Stayed at home and had various jobs. Was finally called to Alny, Illinois -- the home of the white squirrels.

271 Ruth W. Blaechle's dad died in 1975, her mother died in 1990 at the age of 96 years old. Ruth's mother lived to be 96 and her grandmother Watkins lived to be 96. William Lhamon lived to be 100. He was going fine when Ruth first remembers him. He died in 1955, his wife died the next year.

288 Mr. and Mrs. Larry McKinin, he was on the art faculty at MU, the present owners of 703 Ingleside, were the only other people to have lived in that house. They bought the house from my mother who inherited it after her parents died. Emma Jean McKinin still lives there.

303 Ruth's mother lived by herself after her husband died. When she finally went north to live with Ruth's sister in Michigan, they had a tenant for five years -- the only time that any non-family member lived in this house.

320 Ruth W. Blaechle's father was always interested in houses. He adapted the design of this house from a drawing in an architectural magazine. It was a plan for a summer home and it had a lot of windows. This "porch" has been our family living room. There are no drawings as far as Ruth knows.

350 Ruth W. Blaechle's grandfather was the building supervisor/foreman. The house was built for $5,000. Living room in 15 x 30; porch is 10 x 30; three big bedrooms upstairs; one bath up half-bath down; a little study; breakfast room; and a kitchen. They opted for a big living room and eliminated the dining room.

365 Why is McKinin's house Spanish in style? Ruth does not know. Ruth's grandfather worked on that house to but where did the plan come from? It has an iron balcony.

396 Ruth W. Blaechle's mother willed the house to her. She moved back in May of 1992. Ruth found that after being gone for nearly 50 years, she still had friends in the neighborhood: Emma Jean McKinnin; Baerschwals, who live in the house just north of this; Ruth had two school friends originally from the neighborhood who were still here.

414 House south of Ruth was built by Dr. Albert G. Hogen, who was in Ag. Chem. at MU. The three girls in Watkins family and the three girls in the Hogen fly grew up almost like sisters in these two houses side-by-side.

425 The former Catherine Hogen, b. January 1922, thinks that her parents moved into Hogen house when she was three or four. That would make the construction date ca. 1926. That address in 706 Ingleside. That house stayed in the same family until Mrs. Hogen went to the Lenoir Nursing Home, she is now dead, and they sold it. Catherine Hogen is now Mrs. Andrew Miner, wife of Dr. Miner, Associate Dean of the Graduate School until he retired and now they live in Shepard Hills. He was a musicologist.

464 [The kitty cat rubs against microphone]

466 Catherine Miner says that Dr. Adrien Durant, who was in the Veterinary School, lived "up there" [Guitar House?] and their children were good friends with the Watkins and Hogen sisters. Jeannie Durant is married to Bob Smith who is a former mayor of Columbia. They live out on Russell Blvd. now. Jeannie and Catherine and Ruth have been friends since Ruth can remember. Dr. Durant had red coon hounds and goats on Russell Blvd. It seemed the middle of nowhere, now it is middle west Columbia.

491 This house [to north east] was built on property my parents sold to Dr. Wayne Leeman, on MU economics faculty.

508 Mrs. Ruth W. Blaechle remembers Mrs. Odon Guitar very vividly.

515 Ruth's neighborhood defined by Ingleside. I had friends who lived up on Bouchell, the Ragsdales, but Ingleside was our neighborhood.

519 Mourningside came along so much later. Dean Weldon Schafstal, of Stephens College, built the house just north of here. We felt that they were in the neighborhood. They had daughters but they were much younger. The Baerschwals, who is retired from veterinary medicine, and who live there now, bought from the Schafstals. They were in our neighborhood.

534 Ruth remembers the annual neighborhood carol singing at Christmas. Ruth's mother and Mrs. Hogen got together and started it. It occurred every year for years and years. It would be held here or at the Hogan's house. They would go around the circle and everybody would choose a favorite hymn to sing. Each year the same individuals would sing the same hymns. Mrs. Hogan would always sing "Oh Holy Night," accompanying herself on the piano. My grandmother always asked for "Oh Little Town of Bethlehem." My father

always asked for "Oh Tanambaum," and so forth. Maybe the Knupp German influence here.

565 Participants in this carol singing were only from Ingleside.

579 This shagbark hickory is very old. Some years back, a team from MU came looking for the oldest tree in Boone County. They decided that this shagbark was not the oldest but that it was well over 100 years old. Its children are growing around it.

593 Ruth remembers the sycamore tree at the front of her property. She would stand on a step ladder and get round seed pods from the top of it to make Christmas ornaments. [It is now very tall and large]. Very large chinese elm is growing on McKinin property -- may have been planted by Ruth's grandparents.

607 No remodeling or changes to this house have occurred.

617 Another faculty family, the Letecke's, bought the Hogan house and lived in it for some time. They own the ground in the hollow across Ingleside. Ruth's father and Mr. Hogan owned it jointly before that. Letecke made a beautiful garden down there. When they left, Rolando Berry, music director of the Blind Boone High Steppers, bought it and lives there now.

628 She is an African American but she is white. They have a mixed marriage. She is a high school teacher. They have no children.

636 Brassieur -- How do they fit into the neighborhood?

Blaechle -- Mrs. McKinin has an annual end-of-the-year party she started long before Ruth moved back. She invited Berry and his wife to it. Rolando had known Mrs. McKinin's daughter at the university. They did not attend. He later said that he did not attend because he realized he would be the only Black there. "I hope that as time goes on they will fit in better."

651 Mrs. McKinnin is three years younger than Mrs. Ruth W. Blaechle.

665 Leonard Guitar and Mrs. McKinnin are recommended as informants.

680 Ruth visited here frequently when she was living in St. Louis and Illinois. She witnessed the changes in the neighborhood from single-family residence to student housing. It has accelerated within the last 10-15 years.

712 "I would think, uh, people have less of a sense of responsibility for the condition of the neighborhood. I know that there is trash in the street. There has been some trouble about people putting their trash way ahead of time instead of the day it is supposed to be collected, so animals get into it ...."

723 **END OF SIDE A**

START SIDE B

003 The end of Ross Street is always packed full of cars whenever the Vet School is in session

012 Ruth W. Blaechle has not seen the new building of condos on Ross since she has had her hip replaced

032 date of Ruth's father's death; dates he worked for the University; his specific position at the University; date of his retirement, etc. -- these are loose ends that Ruth could find answers to if needed

050 Clara is Ruth's next youngest sister, she may know if there were any drawings or plans

057 Ruth's paternal grandfather died at the age of 78 but Ruth does not recall year.

068 Ruth's vision for the future: "I would like to see it [neighborhood] maintained, and I would like to see these houses that I have been talking about [on Ingleside] maintained as single-family homes. And, with the land around them ... I would be unhappy ... I don't think it would be a good building site if anyone wanted to put a house down in the hollow down there .... We have had some concern about the sale of the Guitar House. If someone would buy it and wanted to sell some lots from the acreage that is up there, then the City would have to take over the maintenance of Ingleside Drive, it does not maintain it now, which would mean that the street would have to be widened, I would probably lose my sycamore tree. Mrs. McKinnin has some concerns about her front yard because the distance from the edge of the street to her house is so much less than it is here. I would be happy if there weren't [any additional future development on Ingleside]." We see a woodchuck once in a while, we have opossums around and raccoons around and lots of birds because there is all this cover. Really, it is almost like having the best of both worlds."

090 My father used to have a beautiful rock garden in that corner. It was small but it was on the garden club tour. It is all grown up now.

100 Brassieur -- What do you think of a neighborhood concept that would include the core area, Ingleside and Mourningside, and other streets up to Ann Street or beyond?

Blaechle -- "Well, I wouldn't have any difficulty in feeling a part of that ... but ... uh ... in general, but I have always thought of this little spot [only Ingleside] as our neighborhood. There has been quite an unusual amount of continuity in who has lived here."

104 Ruth's mom taught at MU before she was married but not afterward.

107 Brassieur -- Did your dad walk or drive to work before his retirement from MU?

Blaechle -- "That use to be a sore point with me. It seemed to me ... and I went to the university elementary and the university laboratory high school when they were in existence ... that, uh, on bad days it was too bad to take the car out and on nice days it was too nice not to walk. So, my impression is that we walked a lot of the time, and my father liked to do it for exercise.... I remember a lot of walks back and forth across the white campus."

118 When Ruth was a child and young person [1930s], the Memorial Union was there but there was nothing on the north side of it and nothing but a big excavation on the south side. There was no money to continue construction. This hiatus in construction was quite lengthy.

125 The walking route would go up Ross and over to William Street to College St. and enter the campus near the Beta House and go straight across to the tower....

137 Many faculty families throughout neighborhood.

144 This was considered the east side of town. Ruth remembers [early 1930s] the she could look from her breakfast room out the window past where Mourningside Drive is, there must have been fewer trees, to a sort of a hilltop back there where kids would sometimes play baseball. I saw a practical illustration of the fact that light is faster than sound (you would see the bat hit the ball and later hear the sound.)

174 My father planted the two pin oak trees in the front yard when I was in university (they are large now).

192 Ruth studied French from the fifth grade on in the MU laboratory schools

204 Ruth's mother was a founding member of the Columbia Weavers' Guild. She knows Barbara and Ozzie Overby. After the children graduated from school, Mrs. Watkins took up weaving as a hobby. She did beautiful work. She had cataracts later in life which affected her color perception yet her weaving projects always had beautiful color combinations. She had half-a-dozen looms in the house. Ruth's father hand built a walnut loom for her mother. She had rug looms in the basement. She called one loom, "Grandma Bug," because that was the name of the woman who she bought it from.

228 Weaving was not handed down in the family. My grandmother Lhamon, especially, did a lot of handwork. She pieced together beautiful quilts and she did knitting and crochet, but no one was a weaver. Then both of my sisters picked up weaving and they learned to spin as well. Ruth never picked up weaving.

237 Columbia Weaver's Guild had a memorial exhibition after Ruth's mother died.

240 tape ends

END OF TAPE

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB5-CT1

General Subject Description: Interview with Dr. Clyde Wilson, anthropology professor, former Columbia Major and City Council member, resident of East Campus Neighborhood.

Date: July 27, 1993

Location: Conley House, UM-C

Person(s) interviewed: Clyde Wilson

Fieldworker(s): Ray Brassieur

Recordist: Ray Brassieur

Recording equipment: Marantz; Sony HF60 cassette tape. [Recording volume is very low on the first of two tapes used during this interview.]

Index #	Outline
008	Wilson talks about his son, Ben, who is teaching and studying in New Mexico.
026	Brassieur presents interview/release form
037	Wilson was born in Comanche County, Texas, May 6, 1926. Wilson mother was from there and Wilson was born while his mother was visiting his maternal grandmother. Wilson's mother's home was Waco, Texas.
039	Wilson lived in Waco until 17 yrs old when he joined the service. After the service Wilson went to Texas A&M where he got a degree in mathematics. Wilson then went to University of Texas and got a degree in anthropology.
048	W. then went to University of Michigan and didn't get a degree there but did get a wife.
050	Got his PhD in anthropology from UCLA

065 At UCLA he did field work with the Hickory Apache in northern New Mexico. W. lived in New Mexico for two years during which he worked for the Apache tribe for a program focusing upon social and economic development. Richard Baseheart of University of New Mexico.

072 Wilson then taught at Texas Tech for one year while he was writing his dissertation. He got his degree in June 1961 and shortly after got a call to come in for an interview at MU. In 1961 Wilson began with the combined Anthropology and Sociology Dept. of MU. Wilson was the third anthropologist: Chapman and Spier were before him and Bray was at the research center at Miami.

087 [How did Wilson locate a new residence in Columbia in 1961?] W. had certain definite goals and expectations: 1. he and his wife (Betty, came from Ann Arbor, Michigan) wanted to live within the university environment, within the academic setting; 2. budget was limited. Columbia was smaller than it is now, there were two possibilities: the east side and the west side. They could not afford anything in the Grasslands. The same house on Edgewood and Stewart roads [west side] sold for $5,000 more than houses on the east side. They had three children and Betty was pregnant when they were deciding where to live. They needed plenty of room. They needed a house that required very little work because they were both working.

111 They bought a house on 1610 Wilson Ave [east on William]. It had been well cared for. Bought house from economics professor who was moving. He had been living there 3-4 years. Peary was a long-time resident of that house who added a fairly substantial addition to the house. The house is in a ravine and only the front part of the basement is under ground. It had two stories and a basement.

154 The basement had been rented out as an apartment when the Wilsons moved in. After a few years, the Wilsons took the basement over and lived in this area. It has a full bath on each floor and two kitchens. The Wilsons did not take out the apartment kitchen; they use it.

166 There are three houses there built on two lots. They are almost identical houses. That could not be done today, the lots are only 60 feet wide. Wilson's house was the middle house and, unlike the other two, it had an addition: a bedroom and bathroom on the first floor, a little space in the kitchen for a cupboard and refrigerator, and the basement was significantly expanded and a kitchen was added there.

183 This addition was not part of the original design of the building but was added by the Pearys (there was another family of Perrys living nearby but with different name spelling).

187 The Perrys, who lived in neighborhood from the 1950s until the late 70s, told Wilson about the Peary addition. Mr. Perry died about one year ago; his wife, Hazle Perry, lives in an apartment.

201 Wilson's house at 1610 Wilson was built ca. 1948. Wilson lived there from 1961 until 1989. Wilson then moved about 3 blocks to the east, to 1719 University, on the northwest corner of Rockhill and University.

219 The present residence at 1719 University is older and more interesting architecturally. Wilson has some history but he would have to dig it out. The house was built in 1936. It was designed by an architect. The exterior and interior walls are all metal. The interior metal walls were originally paneled with a milled, contoured, pressed/particle board panels vertically arranged in 8" - 12" panels. The ceilings were made of the same material. Later, most of this paneling was covered with another layer of wall board in most of the house. The basic frame of the house is metal although the studs and rafters are wood. It has 2 fire places. It is only two floors: one floor w/ basement ? Entry is on the second floor. Only one corner of the first floor is underground. Second floor exterior walls are metal. When you hang a picture you might hit the metal frame.

290 Fireplace was made of cut stones. The stones and the whole house was made in St. Louis prefab and hauled to Columbia. The house was made for a man who was the [?] Vice President of Stephens College. There was an article in the paper when it opened describing the paper.

311 Major change: the original kitchen was on the first floor and the master bedroom was on the second floor. About 16 yrs ago a man bought the house to renovate and sell, which he did. He lived in it while he renovated it. He spent 8 years working on it. He stripped the paint down to the nice paneling. He took the master bedroom out and converted it into a kitchen and dining room on the second floor. It now has two kitchens. I was used as apartments for a while before it was renovated 16 years ago, even though it was in an R1 area. But the man who renovated 16 years ago [ca.1977] decided to bring it back to single-family use. It is on a very large lot and has a circle drive.

379 The man who renovated the property sold it to James Karners, head of MU

food services, wife associated with Drama Dept. They moved about 4 years ago. They were tired of keeping up the big property.

439 Wilson is unsure of who designed the property but he has the information at home. The work for the metal parts and the stone cutting was done in St. Louis.

488 end of side A

END OF SIDE A

BEGIN SIDE B

003 The house on 1610 Wilson may have been built so as to accommodate an apartment and one was certainly put in there at the time of the addition. But not the house on University.

012 The renovator of the University Street house, "Robinson [?], was simply trying to make a more conventional house." He was not trying to make a duplex. He restored the house for single family dwelling and to show-off the finer qualities of the house.

033 Wilson has been interested in the neighborhood in an historical sense. Wilson has been involved with the neighbors trying to preserve the neighborhood since he moved in 1961. That is why he ran for city council in 1971. In 1971, a three-floor, 100-unit, apartment house was built about 100 yards outside his dining room window and Wilson lived in an R-1 area. This is the Hawthorn Apartments on High Street. They tried to stop it but no one knew how.

044 The zoning laws at the time [in 1971] did not recognized "high density residential zones for apartment high-rises. The area where the Hawthorn Apt. were built was zoned R-3 but nobody imagined a high-rise would be built there. After Wilson got on city council a new zoning range (R-4) was created for high-rises and high-density apartments.

050 In addition, Wilson had been active prior to 1971 [about 1968] in trying to get part of the neighborhood "down-zoned," or restricted to single-family residence. The area of concern corresponds with the ECNS Phase 1 survey area. At the time, more than one-half of the dwellings in this area was single-family. Wilson claims that there are good records to support this claim and that he has signatures of owners taken in petition at that time. The City Clerk will have

records of this. When they presented the petition, the City Council went into closed session, legal at that time, and they came out making identical statements [?].

072 When Wilson was on the City Council he tried twice to get that historic area "down-zoned' and failed both times. There are some legal problems with it but you must act first and then see how it plays in the courts.

077 "The neighborhood began to deteriorate rather rapidly after the university changed its policies about students living in the dorms. And the university expanded very rapidly starting in the 1960s." When Wilson came to MU in 1961 there were less than 12,000 students and shortly thereafter there were twice that. There was not enough dorm space so the university liberalized the rules about students living off campus. There were also other changes. At one time the university administration assumed the role of parent and set rules of conduct for the students. During the 1960s this role was successfully challenged. The university withdrew from that role.

089 Wilson has heard that [prior, and into the early 1960s] off-campus apartments had to approved by the university. University security would go to these apartments and check to see if alcohol was being consumed. The university was extending its authority into the neighborhood. The 1960s campus revolutions affected MU because the parenting role was removed.

109 Trends in neighborhood prestige ... the trend-setting class, those that have the highest community social standing, "all tend to live in the same community and move like flocks of blackbirds that have been disturbed, you know, and they, they all rise up and settle down some other place."

116 The Epples, Simons, Waters were living there in the 1950s but the Grasslands was developed and others.

121 Many left there to go to the Grasslands, that was an early movements

123 [is the movement of residents related to relocating in trendy neighborhoods, or is the movement related to escape or flight from factors in the old neighborhood?]

Wilson -- "I think it is the former." For example, the area east of Hinkson, Buck's Run and Shepard Blvd., etc., was once a fashionable place to live. This area is not endangered by development or university students. And yet, many of these people have moved to follow the trends. W. -- "And, as

someone said to my wife the other day, that they had moved to a new place, and she said, 'well, where is it,' and they said, 'well, of course everybody is going to the southwest.'"

141 When the Country Club opened up [in the southwest] that is when the Temple Stephens, Waren Wellareaus, etc. went out there.

162 The house recently bought by the ECNA was owned by the Epples. Epple just built the new Engineering building, they are still in business. The old man is still living but quite old. His sons, Jerry and (?), who really runs the company. They own a lot of land in town. They submit the lowest bid so they can do MU construction as a contribution.

185 On Wilson 14--, on the south side of the street. Wilson looked at the house when he was looking for a house. It was built for the Dean of Agriculture and it was apparently owned at one time by the University. A series of Ag. Deans lived there. It was furnished as part of the perks for the deans. When Wilson came to town (1961), on the corner of Rollins and College, where those big dorms are built, there was a large stone mansion south of Sanborn Field, that was used as the Ag. Deans' residence. It was made of local limestone. That was torn down when the dorms were built, during the Kennedy's administration. The stones from the old Ag. Deans' house were used by Epple to make an extension on the Memorial Union where the cafeteria is. Epple wanted the job so as to do it right. The stones of the old Ag Deans' house matched perfectly with the stones of the Memorial Union.

256 Ozzie Overby used to live near Wilson in a house that is now owned by the chairperson of Art and Archaeology, Slane.

270 Wilson Ave. was Kaiser Ave. Veblen [sociologist, Columbia, _____ of the Leisure Class] lived somewhere on College Ave. but the house may be gone. Norbert Weiner, the cyberneticist, was born somewhere in that neighborhood; his father taught classical languages here. He was a mathematician, ended up at MIT. Veblen, as rumor has it, left MU because of problems he had with female students. That was apparently a problem he had at several universities. Then there was a woman named McClintock who worked off of College Ave and may have lived in the ECN. She won the Noble Prize in genetics. Her appointment was sponsored by the Ag. School. She died a few years ago and here story was written up in several national magazines. She left MU because she could not get tenure.

338 Wilson needs to put another coin in his parking place. It is 12:40 in the

afternoon.

356 Interview is postponed until Wilson returns from the parking lot. The cassette tape is changed at this point.

END OF SIDE B

Cultural Heritage Center
University of Missouri - Columbia

Recording Log

Accession # : ECN93-RB5-CT2

General Subject Description: Interview with Dr. Clyde Wilson, anthropology professor, former Columbia Major and City Council member, resident of East Campus Neighborhood.

Date: July 27, 1993

Location: Conley House, UM-C

Person(s) interviewed: Clyde Wilson

Fieldworker(s): Ray Brassieur

Recordist: Ray Brassieur

Recording equipment: Marantz; Sony HF60 cassette tape. [Recording volume is corrected on this second of two tapes used during this interview.]

Index #	Outline
018	The proximity and close walking distance is an important factor. There are probably as many people from Stephens College who live in that neighborhood as there are people from MU. We have a lot of friends from Stephens because we live near to them in the neighborhood.
024	The neighborhood is also in a school district that has a very highly respected high school -- Lee. Lee and Grant were the first two schools built in Columbia. Grant is still considered one of the finest elementary schools around and Lee High is a special school focusing on the arts.
039	When Wilson moved in 1961 onto Wilson [see ECN93-RB5-CT1], the downstairs was rented by a married grad student. They lived there for about five-six years before Wilson took over the apartment.
050	Several of the houses on Mourningside have apartments in them.

058 Wilson talks about the ease in acquiring homes in this area now. There is a real estate program through Boone County Bank that makes it possible to own a house inexpensively: no down payment, low interest, about the same monthly payments as rent, much of it can be deducted from income tax. About 8 loans like this have been made in the area during the last two months.

076 MU's policy of keeping the freshmen in dorms may affect the neighborhood. There may be less pressure for student housing.

081 There are two types of landlords: one is the individual who wants to milk the property dry; the other one is the individual who is in the rental business, they are not usually a problem. If a person owns many rental units, they contract with repairmen to keep the properties up. However, a dentist, lawyer, or college professor who owns only one property they are the worst. They just want to collect the rent.

098 In the mid-80s the tax incentives for landlords was taken away. Previous to that, the houses in the neighborhood had been depreciated many times over for fifty years. They appreciate in value and the new owner will depreciate it out and sell it. But it is not as profitable to do that now. So the trend now is toward landlords who own the property for the rent instead of those who own for the tax advantages.

106 The neighborhood has changed drastically since Wilson first moved there in 1961. Where there was once around 50% of the houses single-family owner occupied, now it is much less than half.

114 Wilson -- "You asked an earlier question, 'were all these houses [in the core Phase I area] built for single-family occupancy,' and I would say, just as a guess, but conservatively, that probably 90% of them were .... I know most of those houses simply by just walking up and down the street and being dealing with them when I was on the City Council. There is a house of Rosemary that was, I am pretty sure, designed as a duplex, an upper and lower duplex. There is a house on the corner of Rosemary and College, I don't know when it was built, but it was a four or sixplex there, which is what we now actually call a condominium. And I am sure there are some others ... but, by and large those places were built for single families and what has happened to them has been really atrocious."

147 Some single-family houses have been cut up into apartments and later bought by individuals who restore them to single-family dwellings. Wilson knows of two such properties on the very end of Wilson, Pasterek [?] did this in the 1950s.

153 Wilson sees a trend back toward single-family residents in the area but he says nobody believes that it will become a predominantly single-family neighborhood again. "Our argument is that the ... presence of single-family homeowners in a neighborhood tends to stabilize the neighborhood. And I think, historically that's true because those people have a higher level of concern, they are down at the City Council as we are trying to maintain their neighborhood. They stay on the landlords, as much as they can, to keep their property up, and so forth. They [single-family owners] have a different standard .... And, if you can tolerate that standard being violated almost every moment, you can make it alright. If you regard students as being people like your own children and not enemies, and so forth, which I think most of do. We regard them as just young adults who are not concerned about the same things we are, they are concerned with a different set of things." Wilson sees the college students as an advantage in certain ways.

180 The big white house on the corner directly across from where we lived on Wilson, that house is interesting, it was built a long time ago. It has the largest bozark tree [bois d'arc] in Missouri, "maybe the whole world," in the yard. It is huge, the crown is 60-feet in diameter and maybe it is 60-feet tall. That is on the corner of High and Wilson. The Peterson family lived there for years. All of the property around that house once belonged to that one house. There is evidence of a circular drive.

222 The park on University. "Oh yeah, it is on the corner of Ann and University." There was a woman, she is now old and not well, who would organize the neighborhood to go down once a year to clean that park. it was dedicated to the Girl Scouts. It is in a ravine called Moss Creek. It is near the Moss Creek Apartments. There is a rustic bench down there but it is not used now because it is overgrown. Rockhill park is maintained and widely used.

269 The core area [Phase I] was the most endangered part of the East Campus Neighborhood and over time, that danger had crept into the newer sections of the neighborhood to the east.

276 R3 area starts at William .... R1 goes into this area [looking at map]. There is a house on 1702 University. The neighborhood, and the City, and the Board of Adjustments, and the Neighborhood Association again, have been involved in a law suit about that house. It is in the R1 area but it is used as five separate apartments. It has been that way since the early 1970s. Long is the property owner. When the ECNA finally got the City to act, the landowner would not comply. He went to the Board of Adjustments to ask for a variance. He lost at the Board of Adjustments so he went to the Circuit Court. When it went to the Circuit Court, the Neighborhood Association petitioned to be formally included as a plaintiff, or intervenor, on the side of the defence, and the

petition was granted. The Board of Adjustment's decision was upheld. Long then appealed to Western District of the Court of Appeals, State of Missouri and the Board of Adjustment's decision was again upheld on July 7, 1993. Long had 15 days to submit an appeal to the State Supreme Court, he probably did not appeal further. Now it is up to the City to enforce the decision. Long lives in Chicago, he used to live here. The ECNA has spent around $7,000, about half of which was put in by Wilson and his wife, another half by a woman doctor who lives on Taylor Court.

356 The point is that the ECNA wanted to send a clear signal that they will not stand for "Zone Creep," wherein property after property, one at a time, are allowed variances from the zoning code until the R1 zoning code is meaningless.

375 Wilson -- Listen, I am going to have to go.

365 Wilson agrees to sign the release form in pencil because there is no pen available.

429 The neighborhood is tight and close. Hugh Stevenson is the historian of the neighborhood. He still owns the house that he lived in. His father was a dentist. During the Vietnam War, Wilson helped organize a neighborhood protest against the War by inviting neighbors in to talk about the war. Hugh Stevenson's father came to Wilson's house and said, "well, the reason that people don't like this war [is because] there are no songs. He says, 'In WWI we had our songs,' and he sang a couple of them." Tilly Berkely is a friend of Hugh Stevenson, would be a good informant. She lived in the neighborhood beginning in the 1940s and she was the kind of woman who knew everyone and what they did.

481 tape ends as Wilson is walking out of the door

END OF SIDE A

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APPENDIX B

NOTES FROM UN-TAPED INTERVIEWS

This appendix contains selected notes taken by the oral history field worker during interviews with East Campus Neighborhood resource people during the year 1993. These notes represent paraphrasing of informant testimony taken during person-to-person or telephone interview. There is also occasional analysis provided by the researcher. None of the material in this appendix should be considered direct quotation of informant testimony.

A three-part field accession number system similar to the one used to identify each recorded cassette is applied to the un-taped interview notes. For example, the field accession number ECN93-RB2-FN has three parts: (1) "ECN93," (2)"-RB2-," and (3) "FN." "ECN93" designates a project code (referring to East Campus Neighborhood) and the year of the interview (1993). "-RB2-" contains the initials of the field worker taking notes (Ray Brassieur) and the cardinal number (ie. 1,2,3) of the interview recorded by that field worker (RB) in contribution to the specified project (ECN) during the specified year (1993). "FN" refers to the format of the material (field notes, in this case).

LIST OF NOTES FROM UN-TAPED INTERVIEWS

Field Accession #	Informants	Date of Interview
ECN93-RB1-FN	Tom Welden (former postman)	June 3, 1993
ECN93-RB2-FN	Robert Ghio (former resident)	June 23, 1993
ECN93-RB3-FN	Mary Cotton (former resident and widow of Columbia developer and builder	June 23, 1993
ECN93-RB4-FN	Grant Crenshaw (descendent of early resident)	June 25, 1993
ECN93-RB5-FN	Dave Clark (Columbia architect)	July 12, 1993
ECN93-RB6-FN	Nola Haynes (long-time resident)	July 20, 1993

Brassieur and Myers had a chance meeting with Tom Weldon at the Lee Street Store in the East Campus Neighborhood on June 3, 1993. A short conversation ensued during which Mr. Weldon shared some testimony about the neighborhood.

Before Tom Weldon has not been a resident of Columbia since he moved out of town twenty years ago. Weldon's mother continues to live in town and her address is P.O. Box 703; Columbia, MO; 65205.

Weldon had a mail route in the East Campus Neighborhood in 1972. Local mail carriers would meet at the Lee Street Store for snacks and chat. They would talk about all the pretty girls, mean dogs and kooks on their routes.

Weldon said that there were plenty of students living in the neighborhood in 1972.

Weldon had not been back to the Lee Street Store since 1972. He said that things had changed: the neighborhood is more grown up (trees and shrubs); inside of store was not exactly the same; outside of store had changed some.

Weldon was proud to be back at the Lee Street Store and hoped that it would be there when he returned in another 20 years.

END

Notes from an interview with Mr. Robert Ghio conducted by Ray Brassieur over the telephone on June 23, 1993.

Mr. Robert (Bob) Ghio is a former resident of the East Campus Neighborhood. He is also a well-known Columbia photographer. He shared the following information with me in telephone conversation ...

Robert Ghio; 651 E. Calvert Rd.; 442-9014

- born 1916, 77 yrs old

- paternal grandparents born in Genoa, Italy

- sister is living, Sara Margaret Ghio

- daughter, Missy McJabber, married to owner of Booche's

- father, Joseph Augustus Ghio (died 1947), born in Texarkana, Texas

- was a professional photographer in Texarkana, sold his studio and all of his files (glass plates)

- moved to Columbia in 1924 to open a Kresse's 5¢ & 10¢

- worked in dry good store of Dan Wilkerson

- first moved to a duplex then, in 1926, bought house at 1500 Rosemary

- 1927, built house on 1512 University, he drew the plans himself, later sold plans to his boss, Dan Wilkerson, who used them to build a house at corner of Tilly and Stewart which later became a Baptist parsonage

- built dark room for son; Robert went into business in 1930, when he was in the 7th grade; went to WWII and returned to business which he sold, files and all in 1952; he has an early picture of 1512 University but he kept very few

- Bob was around 11 yrs when this house was built; he recalls carpenters and masons doing all of the work on the property with hand tools, no prefab anything, doors and windows were built on site

- Bob remembers sweet gums but doesn't know who planted them; they were planted in the 10' strip between the curb and the sidewalk

- 1512 University was sold in 1980; new owner butchered the inside to turn the house into multi-unit rental property; outside of house not changed; this made Bob sick

"... come to think about it ..."

It has been my perception that East Campus neighbors tend to quickly characterize their neighborhood as one that was once predominantly, if not completely, single-family residential area. However, when questioned further, many recall renters living in houses they themselves occupied. Mr. Robert Ghio follows this trend ...

- Bob Ghio said that all of the houses in the neighborhood were single-family dwellings and that the neighborhood was not one for students ... **<u>but</u>** ...**"come to think about it ..."**

- Mrs. Ghio (Bob's mother) did rent a room of the Ross St. house to journalism student, Jack Waters (father of Hank Waters of the <u>Tribune</u> (around 1926-27).

- and, she later rented a room of the University Street house to a piano teacher who tutored her daughter, Sara Margaret

- Ghio also remembered the large apartment on south corner of Rosemary and College which was built after 1926 for students

- and, Frat houses built on corners of neighborhood streets were for students

ECN93-RB3-FN, Cotton Fieldnotes, page 144

Notes from an interview with Mrs. Mary Cotton conducted by Ray Brassieur over the telephone on June 23, 1993.

I spoke with Mrs. Mary Cotton of 1836 Cliff Dr. (449-5148), who is the widow of W. Cooper Cotton (d. 1968).

- W. Cooper Cotton was the owner of Cotton Lumber Co. in Columbia. He inherited the business from his father who was the originator of the company. The elder Cotton, with the help of his sons, would also build spec houses as well as sell lumber and material.

- W. Cooper Cotton was an engineer by training. He developed the floor plans and designs for houses that his father & company would build.

- The Cotton Lumber Company only built a couple of houses in the East Campus Neighborhood. One of them is the house presently lived in by Bonnie Bourne, on University. Mary said that the front door of this house was built of solid cherry wood and that the original owner had took it when he sold the house to the Bournes.

- When W. Cooper and Mary first moved back to Columbia, after Cooper was finished with his school, they moved onto Ross Street. This was ca. 1945.

- Mary Cotton says that all houses on Ross were single family dwellings at that point.

END

Notes from an interview with Mr. Grant Crenshaw conducted by Ray Brassieur over the telephone on June 25, 1993.

Grant Crenshaw is a senior systems analyst (computer wizard); (612) 828-2856 [work]; 929-4641 [home]; 6383 Barrie Road; Edina, Minnesota; 55435-2201

Mr. Crenshaw also is a genealogy buff and very interested in his family. He shared the following family history with me during our telephone conversation. Points of particular interest of the East Campus Neighborhood Survey are **marked in bold.**

Maternal genealogy (maternal) of Grant Crenshaw (GC):

1. Ann Etta Belcher (AEB) = mother of GC
   b. Kansas City, Missouri

2. Mason W. Belcher (MWB) = father of AEB, grandfather of GC
   b. Nov. 7, 1885
   d. Aug. 20, 1972
   - **built and resided at 1415 Wilson (13?? Kaiser)**
   - Listed in 1920 (?) census as an insurance salesman
   - by 1920 had moved to KC, MO

3. Etta Crawford (EC) = wife of MWB, grandmother of GC
   b. Aug. 8, 1886
   d. Jan. 13, 1938
   - father was Dr. Mark Crawford of Columbia (?)

4. John Newby Belcher (JNB) = father of MB, gr. grandfather of GC
   b. May 14, 1860 (Rocheport, Missouri)
   d. Jan. 28, 1932 buried at Columbia Cemetery
   - **built and resided at 1419 Wilson (1315 Kaiser)**
   - owner of Belcher Grocery Company
   - father was W.H Belcher of Boone County, Mo. who married Zerelda Harris of Kentucky

5. Elizabeth Alvia "Alvie" Mason Belcher (AM) = wife of JNB, gr.grandmother of GC
   b. Aug. 11, 1866 (Lexington, Missouri)
   d. June 19, 1934 (buried at Columbia Cemetery
   - listed in records as A.M. Belcher or Mrs. A.M. Belcher
   - Historian for and one of six charter members of the Columbia Garden Club; recognized in

ECN93-RB4-Crenshaw Fieldnotes, page 146

April 29, 1930 news article
- member of Hugenot Society and Daughters of Am. Revolution
- competition winner in contest to design marker for Old Trails Road Pennant
- left extensive family papers to GC
- AM's mother was Elizabeth De Forest
- ancestor Isaac De Forest settled Harlem, Manhattan 1636-37; Jesse De Forest (m. Marie Duclos at Sedan, France) came to America in 1620

6. Rosemary Belcher LeMert (RBL) = sister of MWB, gr. aunt of GC
   b. Aug. 16, 1902
   d. Feb. 18, 1936
- married to Charles T. LeMert
- AM died while living here
- **GC's mother told him that a street was named after Rosemary**
- RBL's death certificate lists her as college instructor

Notes from an interview with Dave P. Clark, July 12, 1993. See also two cassette tapes and recording logs of interview ECN93-RB2-CT1 and ECN93-RB2-CT2.

Thumbnail Biographical Sketch of Dave Clark:

- b. January 17, 1907 in St. Louis, Wheaten Subdivision

- worked as draftsman in St. Louis for Meritz and Young

- hired by Barry McAlister, a firm that specialized in fraternity and sorority house construction, to come to Columbia in 1929

- Fall of 1930 went to MIT to study architectural design, had 1 year of 2nd- and 3rd-year special courses, then took a sketch problem on weekends supervised by a MIT professor; did not graduate with any degree in architecture

- Married Ethel Malloway of Columbia, June 30, 1931, returned to Boston seeking work

- Depression hit first in east while he was there -- when he returned to Columbia, Depression was stronger in Midwest

- 1933-1942 Worked with Bob Deering (who also had worked for McAlister), Deering and Clark Co.

- Clark was 54th architect in Missouri to earn accreditation

- Began working out of state on several large WWII war-time construction projects

- 1946-1960 operated his own business in Columbia

- 1960-1979 worked as building inspector for Missouri Division of Health

- retired 1979 at the age of 72

Harry Satterlee Bill designed a house (1920s) on north side of University, just east of Ann Street. Johnson was the owner. Clark says he may have the drawings though they do not appear to be on Clark's list of H. Satterly Bill drawings in his possession (see below). Is Clark's scribbled list of H.S. Bill drawings complete?

ECN93-RB5-FN, Clark Fieldnotes, page 148

Architect Mutreaux of St. Louis designed (early 50s) residence on east side of Cliff.

Architect Harry Weise of Chicago designed house on Cliff (?) with a flat roof which was designed to hold water as an insulating factor.

I personally saw the following drawings/plans which Dave Clark produced:

Mr. and Mrs. W.E. Gwatkins, Jr. (1941) on Cliff Dr.; Cape Cod; Jones lives there now

Paul Weaver residence (1942) on Cliff Dr. east of Hill Top

Three houses on Walnut Street in 1938

House at 4th and Conley (1938) (west side of street)

Elmer Ellis residence (1940) 211 South Glenwood, Cape Cod

Neats residence (1937) Grasslands Addition, these plans published

John Decker residence, Rockhill and ?

Columbia National Armory (1938) WPA Project

Boone County Jail (recently razed)

He has many, many others ...

Clark told this story about an East Campus neighborhood residence (also cassette and recording log ECN93-RB2-ct1, side A, tape counter 490):

In 1954 he was approached by retired military man Walden Winston to remodel a residence on Ross Street. Walden had grown up in this house but, at that time, he wanted to break the residence up into four different apartments to produce income. Clark refused the project because the house was not designed to chopped up in this fashion and **he could not, in good conscience, ruin a nice house like that.**

Clark said that the remodeling trend had been going on in that neighborhood for some time before the early 1950s. He said that MU expanded drastically after WWII producing a demand for student quarters. At the same time, the East Campus neighborhood had already become mature, original owners were dying off, moving out to retirement homes, children had grown and moved away, etc.

This story gives insight into the development trends in the East Campus neighborhood. It also says quite a bit about the high standards and unwavering ethics of at least one hungry Columbian architect.

List of Drawings Rendered by the late **Harry Satterlee Bill** in the possession of retired Columbia architect **Dave P. Clark** [449-5982; 417 West Walnut Street; Columbia]

The original list, hand written in pencil, is in the possession of Dave Clark. A photocopy of the original was made 7/12/93 (see cassette interviews ECN93-RB2-Ct1 and ECN93-RB2-CT2, recorded on July 12, 1993).

PRINTS

Karl Dietrich	13		
Central Dairy	5		
Fahlin Mfg. Co.	2		
BB Walter Business Bldg.	7	1945	
Malcolm Fess Residence	8	1940	
Farm House Frat.	11	1928	Bill and Trabes(?)
Woodson Canada	8	1939	
Roy Ivan Johnson	12	1937	

TRACINGS

Kemper Classroom	14	1939	
Kemper Science Hall	16	1941	
Central Dairy Add	5	1940	
Greyhound Bus Station	11	1938	
Buchroeder's Vault	4	1945	
Smith Hatchery	4	1945	
Acacia ?	16	1926	
Delta Gamma Sor.	15	1934	Bill and Welch
Strong Bakery	4	1927	
Boone County Infirmary	12	1934	
Lay Restaurant	2	1945	
Tom Clark Res. McB	6	1943	
Tom Clark Barn	4	1944	
Oak Hill Apt. Survey	1	1940	
Oak Hill Apt. Survey	7	1940	
Alpha Chi Omega Remod.	6		
Dascomb Daniels lumber barn?	10	1945	
Carlide Bldg. Remod.	6	1935	
Shepard Tenant House	1	1944	

ECN93-RB5-FN, Clark Fieldnotes, page 150

Shepard Residence	12	1937
Col. Tribune	10	1946
New Providence School	4	1940
Strauss School	4	1940
All States Tourist Camp	21	1938,1939
R.G. Stewart, Mexico	14	1944
Karl Dietrich	13	

Notes from an interview with Nola Lee Anderson Haynes conducted by Ray Brassieur at Mrs. Haynes home (1408 Rosemary Lane) on July 20, 1993. Brassieur and Haynes were the only participants in this interview. A tape recording was attempted but failed for technical reasons.

- I arrived at Mrs. Haynes house at 1408 Rosemary at 10:00 AM. I was invited to record and I proceeded to conduct an interview for approximately 45 minutes. Though the recording failed, I fortunately took notes during the interview and was thus able to salvage some of information.

- Mrs. Haynes (née Anderson) was born in Bucklin on January 9, 1897 and raised on a large farm and ranch near Marceline, in Linn County, Missouri. She is 96 years old. She still owns a large spread in Linn County.

- She first came to MU in the summer of 1916 to begin work on a bachelor's in mathematics. She worked for a while at a junior college in Lexington before resuming her education at MU at some point in the 1920s. She was given fellowship by the MU Math Dept. which lasted until she graduated with PhD in 1930.

- While a graduate student at MU she had to acquire a second field of expertise. She chose astronomy. She met her future husband in astronomy class. Mr. Haynes was her astronomy professor.

- Around 1930 she accepted a job at Tulane (she also mentioned some affiliation with Newcomb College ?) in New Orleans where she was promoted to full professorship and eventually served as department chair.

- In 1936 she married Mr. Haynes and moved into the residence at 1408 Rosemary. Mr. Haynes had been a widower and his two children were high school age when he married Nola Lee. Mr. Haynes had bought the property ca. 1923 when the house was about 4 years old. The house, a partially brick, gable-front craftsman, was built around 1918.

- Mrs. Nola Lee Haynes has lived in the house since 1936. Mr. Haynes died in 1956. No changes have taken place inside or outside of the house. Mrs. Haynes has boarded a number of grandchildren and nieces while they went to school at MU. Mrs. Nola Lee Haynes never had children herself.

- At present, a Chinese couple live in the basement of the house. The Chinese man is a artist\painter; his wife is taking classes to learn English as a second language. This couple takes care and watches over the aged Mrs. Haynes.

- Mrs. Haynes best friend is Mrs. Ellis, wife of the former MU President. They talk one or

more times daily by phone. Mrs. Haynes' phone rang off the wall during this interview but she refused to answer it. She said that it was Mrs. Ellis and that she would call back. She certainly did persistently call back and disrupt our interview. When the interview was over, and while I was on my way out of the house, Mrs. Haynes answered the ringing phone and it was indeed Mrs. Ellis on the line.

- Mrs. Haynes has never had a driver's license or automobile. She has always walked to and from work or taken a bus anywhere she wished to go. She is immune to the horrible parking problem that presently exists on Rosemary Lane.

- It was very hot in Mrs. Haynes' house during the interview. There was no air conditioning and no fans working in Mrs. Haynes house. Mrs. Haynes seemed to endure the heat better than I -- at least she sweated less.

- I asked Mrs. Haynes about her neighborhood. Did her friends and acquaintances generally live on Rosemary Street or were they scattered about the neighborhood? She said that they were scattered. As an instructor, she had been too busy to be a very good neighbors with people living near her. Instead, her friends were people she met on campus and they were generally scattered through out the neighborhood.

- Mrs. Haynes did not know anything about the Ross Street Condominiums now being built. She has noticed great changes in the neighborhood that have occurred gradually through the years. She claims that this neighborhood was mainly peopled by professors. Now there are many more students and cars parked all over the place.

- She had no suggestions of other informants because all of her former friends were gone and all of the residents had changed so many times.

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
400 Blair	EXCELLENT	POSSIBLY	JALOUSIE WINDOWS AND CHANGES TO PORCH
401 Blair	EXCELLENT	POSSIBLY	VINYL SIDING AND SECOND STORY ADDITION
402 Blair	EXCELLENT	NO	
403 Blair	EXCELLENT	POSSIBLY	BAD SECOND STORY ADDITION
404 Blair	EXCELLENT	NO	
405 Blair	EXCELLENT	NO	
1311 Bouchelle	GOOD	POSSIBLY	SOME UNSYMPATHETIC SIDING HAS BEEN ADDED
1317 Bouchelle	GOOD	N/A	NEW CONSTRUCTION
1401 Bouchelle	GOOD	POSSIBLY	ASBESTOS WALL SHINGLES
1403 Bouchelle	GOOD	YES	FRONT PORCH DRASTICALLY CHANGED
1405 Bouchelle	EXCELLENT	POSSIBLY	VINYL SIDING
1407 Bouchelle	EXCELLENT	POSSIBLY	SOME VINYL SIDING ADDED
1411 Bouchelle	EXCELLENT	POSSIBLY	VINYL SIDING BUT WELL DONE
1413 Bouchelle	GOOD	POSSIBLY	NEW SIDING ON UPPER STORY
1415 Bouchelle	GOOD	NO	

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1417 Bouchelle	GOOD	POSSIBLY	FRONT PORCH ENCLOSED, LOUVERED DOOR AND PANELS ADDED
1419 Bouchelle	GOOD	POSSIBLY	SCREENED IN PORCH
1501 Bouchelle	GOOD	NO	
1503 Bouchelle	GOOD	NO	
1505 Bouchelle	GOOD	NO	
1507 Bouchelle	GOOD	POSSIBLY	VINYL SIDING
1509 Bouchelle	EXCELLENT	POSSIBLY	VINYL SIDING / PORCH POSTS APPEAR TO BE MODERN CHANGES
1511 Bouchelle	EXCELLENT	POSSIBLY	FRONT PORCH ENCLOSED AND LOUVERED DOOR ADDED
1513 Bouchelle	FAIR GOOD	POSSIBLY	OVERSIZE ASBESTOS SHINGLE SIDING
1515 Bouchelle	EXCELLENT GOOD	POSSIBLY	NEW SHIP LAP VINYL SIDING
611 Lee	GOOD	NO	
700 Lee	GOOD	NO	
701 Lee	POOR	NO	
702 Lee	GOOD	NO	
705 Lee	POOR	YES	BADLY REDONE, BUT A GOOD DEAL OF ORIGINAL WOOD TRIM (MODILLIONS ETC,)

APPENDIX C : CURRENT CONDITIONS

ADDRESS		CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1300	Rosemary	EXCELLENT	NO	
1306	Rosemary	GOOD	NO	
1308	Rosemary	FAIR	NO	
1310	Rosemary	FAIR	NO	
1312	Rosemary	FAIR	NO	POOR UPKEEP
1313	Rosemary	GOOD	NO	
1314	Rosemary	EXCELLENT	NO	
1315	Rosemary	FAIR	NO	
1400	Rosemary	GOOD	NO	
1401	Rosemary	FAIR	POSSIBLY	
1402	Rosemary	GOOD	NO	
1403	Rosemary	EXCELLENT	N/A	RECENT CONSTRUCTION
1405	Rosemary	GOOD EXCELLENT	NO	
1407	Rosemary	FAIR	NO	
1408	Rosemary	EXCELLENT	NO	

APPENDIX C : CURRENT CONDITIONS

ADDRESS		CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1409	Rosemary	EXCELLENT	NO	
1410	Rosemary	GOOD	NO	
1411	Rosemary	EXCELLENT	NO	
1413	Rosemary	GOOD	NO	
1414	Rosemary	EXCELLENT GOOD	NO	
1415	Rosemary	GOOD	POSSIBLY	BAD SIDING ENCLOSED PORCH
1416	Rosemary	GOOD	NO	
1417	Rosemary	GOOD	NO POSSIBLY	
1418	Rosemary	EXCELLENT GOOD	NO	
1500	Rosemary	GOOD	NO POSSIBLY	FRONT PORCH SCREENED IN PARTIALLY OBSCURED BY VEGETATION
1501	Rosemary	GOOD	POSSIBLY	UNSYMPATHETIC FRONT PORCH ENCLOSURE
1502	Rosemary	EXCELLENT GOOD	NO	
1503	Rosemary	EXCELLENT	NO	
1504	Rosemary	GOOD	NO	
1505	Rosemary	GOOD	NO	

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1506 Rosemary	GOOD FAIR	NO	
1507 Rosemary	GOOD FAIR	NO	
1509 Rosemary	EXCELLENT GOOD	NO	
1510 Rosemary	GOOD	NO	
1511 Rosemary	EXCELLENT GOOD	NO	
1512 Rosemary	GOOD FAIR	NO POSSIBLY	SIDE PORCH ENCLOSED REAR DOOR BRICKED IN
1513 Rosemary	EXCELLENT GOOD	NO	
1514 Rosemary	GOOD	NO	
1516 Rosemary	GOOD	NO POSSIBLY	
1517 Rosemary	FAIR	POSSIBLY	INTERIOR CURRENTLY GUTTED APPEARS TO BE IN THE
14041406 Rosemary	GOOD	NO	
1401 Ross	FAIR	POSSIBLY	FRONT PORCH AND REAR HAVE BEEN POORLY ENCLOSED BUT ARE
1402 Ross	GOOD	POSSIBLY	
1403 Ross	EXCELLENT	NO	
1404 Ross	EXCELLENT GOOD	POSSIBLY	NEW VINYL SIDING

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1406 Ross	GOOD	NO	
1407 Ross	GOOD	NO	
1408 Ross	GOOD	POSSIBLY	NE W VINYL SIDING
1409 Ross	GOOD	NO	
1410 Ross	EXCELLENT	N/A	N/A ROSS STREET CONDOS
1411 Ross	GOOD	NO	
1413 Ross	GOOD	NO	
1415 Ross	GOOD FAIR	NO	
1417 Ross	GOOD	NO	
1419 Ross	GOOD	NO	
1501 Ross	EXCELLENT	POSSIBLY	VINYL SIDING
1501 Ross	EXCELLENT	N/A	N/A BUILT IN LAST TEN YEARS
1502 Ross	GOOD FAIR	NO	
1503 Ross	GOOD	NO	
1504 Ross	GOOD	NO	

APPENDIX C : CURRENT CONDITIONS

ADDRESS		CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY
1505	Ross	GOOD	NO
1506	Ross	GOOD	NO
1507	Ross	EXCELLENT GOOD	NO
1508	Ross	EXCELLENT	NO
1509	Ross	EXCELLENT	NO
1510	Ross	GOOD	NO
1511	Ross	EXCELLENT	NO
1512	Ross	GOOD	NO
1515	Ross	EXCELLENT	NO
1516	Ross	FAIR	NO
1517	Ross	EXCELLENT	NO
1312	University	GOOD	NO
1314	University	EXCELLENT	NO
1315	University	EXCELLENT	NO
1316	University	EXCELLENT GOOD	NO POSSIBLY

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1401 University	EXCELLENT	NO	
1402 University	GOOD	NO	
1403 University	EXCELLENT	NO	
1404 University	GOOD FAIR	NO	
1405 University	EXCELLENT	NO	
1407 University	FAIR	POSSIBLY	MAJOR ADDITION IN BACK WITH 2 APTS
1408 University	GOOD	NO	
1409 University	EXCELLENT	NO	
1410 University	EXCELLENT GOOD	YES POSSIBLY	LARGE MULIT-UNIT ADDITION TO SIDE
1415 University	EXCELLENT	POSSIBLY	HAS LARGE MODERN (60'S OR 70'S) ADDITION ON BACK
1416 University	EXCELLENT GOOD	NO POSSIBLY	
1420 University	EXCELLENT GOOD	NO	
1422 University	GOOD	POSSIBLY	SIDE PORCH ENCLOSED WITH VERTICAL WOOD SIDING
1500 University	EXCELLENT	NO	
1501 University	EXCELLENT	NO	

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1503 University	GOOD	NO	
1506 University	EXCELLENT	POSSIBLY	STEEL SIDING HAS BEEN ADDED BUT THE MAJOR WOODEN ARCHITECTURAL
1507 University	GOOD	NO	
1508 University	GOOD	NO	
1509 University	GOOD	NO	
1600 University	FAIR	NO	
1601 University	EXCELLENT	NO	
13111313 University	EXCELLENT	NO	
504 William	FAIR GOOD	NO POSSIBLY	INTERIOR SEVERELY ALTERED / DOORS FILLED IN ETC.
506 William	GOOD	POSSIBLY	
508 William	GOOD	POSSIBLY	SCREENED PORCH AND NEW DOOR
510 William	EXCELLENT GOOD	NO POSSIBLY	FRONT DOOR IS MODERN ONE STORY REAR ADDITION MAY BE MODERN
514 William	FAIR	NO POSSIBLY	FRONT PORCH GLASSED IN BUT POSSIBLY ORIGINAL
516 William	FAIR	NO	
518 William	GOOD FAIR	POSSIBLY	MODERN SIDE ADDITION, VINYL SIDING ON SIDES, DORMER WINDOW LOUVERED

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
522 William	GOOD	NO POSSIBLY	CENTER PORCH PILLARS ARE STUCCOED OVER
600 William	GOOD	NO	
602 William	GOOD	NO	
606 William	EXCELLENT	NO	
1308 Wilson	EXCELLENT	NO	
1312 Wilson	EXCELLENT	NO	
1313 Wilson	FAIR	POSSIBLY	THE INTERIOR IS IN BAD SHAPE IT IS A PARTY HOUSE
1315 Wilson	GOOD FAIR	NO	
1400 Wilson	GOOD	NO	
1401 Wilson	FAIR	POSSIBLY	NEW VINYL SIDING ON LOWER STORY. INTERIOR WOODWORK REMAINS BUT
1402 Wilson	GOOD	POSSIBLY	NEW VINYL SIDING, NEW PORCH OVER BASEMENT APT ENTRY
1403 Wilson	FAIR	NO	
1404 Wilson	GOOD	NO	
1407 Wilson	GOOD	NO	
1408 Wilson	GOOD	POSSIBLY	

APPENDIX C : CURRENT CONDITIONS

ADDRESS		CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1409	Wilson	GOOD	POSSIBLY	SIDE ENTRY SAYS 1309 NOW FUNCTIONS AS A SINGLE DWELLING BUT
1412	Wilson	GOOD	NO	
1413	Wilson	GOOD	NO	
1414	Wilson	GOOD	NO	
1415	Wilson	GOOD	POSSIBLY	
1416	Wilson	EXCELLENT	NO	
1418	Wilson	EXCELLENT	NO	
1419	Wilson	FAIR	POSSIBLY	ORIGINAL PORCH REPLACED WITH DECK - BAD TUCK POINTING - UNSYMPATHETIC
1500	Wilson	GOOD	POSSIBLY	MODERN VINYL SIDING ON LOWER PORTION 1 STORY SIDE EL MAY BE
1501	Wilson	GOOD	NO	ONE STORY WING IN BACK MAY BE ORIGINAL
1502	Wilson	GOOD	POSSIBLY	VINYL SIDING ON SECOND STORY
1503	Wilson	FAIR	NO	
1504	Wilson	EXCELLENT	NO	
1506	Wilson	EXCELLENT	NO	
1507	Wilson	GOOD FAIR	POSSIBLY	SOME VINYL SIDING

APPENDIX C : CURRENT CONDITIONS

ADDRESS	CURRENT CONDITIONS	DO ALTERATIONS AFFECT INTEGRITY	
1508 Wilson	EXCELLENT	NO	
1511 Wilson	EXCELLENT	POSSIBLY	NEW VINYL SIDING ON ALL
1513 Wilson	GOOD	NO POSSIBLY	ENCLOSED PORCH
1516 Wilson	EXCELLENT	NO	

Friday Nov. 3, 1995
Co. Daily Tribune

OBITUARIES

Adam Young

Adam "Baby Brother" Christopher Young, 5 months, died Wednesday, Nov. 1, 1995.

Graveside services will be at 3:30 p.m. Saturday, Nov. 4, at Memorial Park Cemetery with the Rev. Gary Ostercamp officiating. Visitation will be from 2:30 to 3:30 p.m., Saturday, Nov. 4, at Memorial Funeral home.

Adam was born May 22, 1995, in Columbia to Ivan Dale and Peggy Rosenquist Young, both of whom survive in Columbia.

Other survivors include a brother, Trevor Wayne Young of Columbia; a paternal grandmother, Glenda Runyan of Hardy, Neb.; and maternal grandparents, Robert and Elaine Rosenquist of Columbia.

Rubin Poe

Rubin Estil Poe, 71, of Columbia died Thursday, Nov. 2, 1995, at Boone Hospital Center.

Services will be at 3 p.m. Saturday, Nov. 4, at Memorial Funeral Home with the Rev. John James officiating. Burial will be at Memorial Park Cemetery. Visitation will be from 7 to 8:30 p.m. Friday, Nov. 3, at the funeral home.

Mr. Poe was born Aug. 22, 1924, in Huntsdale to Harry Levi and Freida Mae Melloway Poe.

He married Bonnie Fay Harmon on Dec. 22, 1945, in Columbia, and she preceded him in death in July 1994.

He served in the Army from 1944 to 1946 and was a member of American Legion Post 202, VFW Post 280 and Eagles 2730.

He was a retired overhead supervisor of lines at Boone Electric Co-op.

Survivors include a daughter, Donna Althoff of Greenwood; and three brothers, Harry Raymond Poe of Blue Springs, James Leslie Poe of Midway and Jessie Robert Poe of Centralia.

Dean Notbohm

Dean Lee Notbohm, 33, of Salt Lake City died Jan. 7, 1995.

Mo., 65201. The memorials will go to a scholarship at the Philmont Boy Scout Ranch in New Mexico.

David Clark

David Presbury Clark, 88, of Columbia died Thursday, Nov. 2, 1995, at Boone Hospital Center.

A memorial service will be held 2 p.m. Sunday, Nov. 5, at Parker Funeral Home with the Rev. Bruce Jeffries officiating. There will be a cremation. Visitation will be from 1:30 to 2 p.m. Sunday, Nov. 5, at the funeral home.

Mr. Clark was born Jan. 17, 1907, in St. Louis to Edward Payson Clark Jr. and Florence Daisy Moore.

He married Ethel Melloway on June 30, 1931, and she survives.

He was a resident of Columbia since 1929. Mr. Clark was the architect for the state of Missouri from 1960 to 1979, the architect inspector of hospital and nursing homes in Missouri, in private practice as an architect in Columbia from 1946 to 1960, as well as a partner in Deering & Clark Architects from 1933 to 1942. He was a member of the American Institute of Architects, past president of the Missouri Association of Registered Architects, and a member of the Forestry Advisory Council at the University of Missouri. He was also an active member of the Acacia Masonic Lodge, Moolah Temple, Scottish Rite Valley of Columbia, and a 15-year member of the Lions Club.

Mr. Clark was also active in changing Columbia city government to home rule charter with the city manager. He spent 10 years on the Planning and Zoning Commission and five years on Zoning Adjustment Board. He was chairman of the first Columbia Building Code Committee.

Survivors also include, two sons, Donald P. Clark of San Jose, Calif., and Stephen E. Clark of Anchorage, Alaska; two sisters, Dorothy Clark of Sebring, Fla., and Margaret McCuaig of Colorado Springs, Colo.; and two stepgrandchildren.

He was preceded in death by his parents, two sisters and a brother.