

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name N/A

other names/site number West Broadway Historic District

2. Location

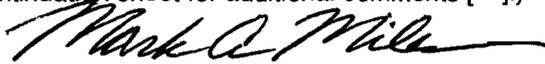
street & number 300-922 West Broadway (except 800, 808, 812) [N/A] not for publication

city or town Columbia [N/A] vicinity

state Missouri code MO county Boone code 019 zip code 65203

3. State/Federal Agency Certification

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



MARCH 11, 2010

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

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register.
See continuation sheet [].

[] determined eligible for the National Register.
See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other, (explain:)

Signature of the Keeper Date of Action

**West Broadway Historic District
Boone County, Missouri**

5. Classification

Ownership of Property	Category of Property
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

Number of Resources Within Property	
Contributing	Non-contributing
69	21 buildings
0	0 sites
0	0 structures
0	0 objects
69	21 Total

Name of related multiple property listing.
_____ N/A _____

Number of contributing resources previously listed in the National Register.
_____ 1 _____

6. Function or Use

Historic Functions

_____ DOMESTIC/single dwelling _____
 _____ DOMESTIC/secondary structure _____

Current Functions

_____ DOMESTIC/single dwelling _____
 _____ DOMESTIC/multiple dwelling _____
 _____ DOMESTIC/secondary structure _____
 _____ EDUCATION/school _____

7. Description

Architectural classification

_____ LATE VICTORIAN _____
 _____ LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival _____

 _____ LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival _____
 _____ 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/
 _____ Bungalow/Craftsman _____

_____ concrete _____
 walls _____ brick _____
 _____ wood _____
 _____ stucco _____
 _____ synthetics _____
 _____ other: synthetic stone _____

 roof _____ asphalt _____
 _____ terra cotta _____

 other _____ limestone _____

Materials

foundation _____ stone _____

See continuation sheet []

Narrative Description See continuation sheet [x].

**West Broadway Historic District
Boone County, Missouri**

**8. Statement of Significance
Applicable National Register Criteria**

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography See continuation sheet [x].

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

Community Planning and Development
Architecture

Period of Significance

ca. 1902-ca. 1953

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Abt, Ludwig
Builder: Brautigam, William H.

See continuation sheet [x]

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

**West Broadway Historic District
Boone County, Missouri**

10. Geographical Data

Acreage of Property: _____ approximately 21 acres _____

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	556100	4311843	15	556969	4311726
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	556969	4311476	15	556046	4311549

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals
 organization Private Contractor date December 16, 2009
 street & number 29 S. 9th St. Suite 204 telephone 573-874-3779
 city or town Columbia state Missouri zip code 65201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

name See continuation sheet
 street & number _____
 telephone _____
 city or town _____ state _____ zip code _____

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West Broadway Historic District
Boone County, Missouri

Summary: The West Broadway Historic District in Columbia, Missouri covers approximately 21 acres and six blocks of residential properties. District properties face West Broadway, in the 300 through 900 blocks of the street. The district is located in a residential neighborhood, just a few blocks from the historic commercial center of the community. The West Broadway Historic District is located in an area that has been a residential neighborhood since the early decades of the 20th century. Building restrictions were attached to a large number of the properties in the district before the first houses were built there, resulting in even rows of houses and an overall unified streetscape. The streetscape is enhanced by mature trees and the high level of integrity of the district properties. Most of the houses in the district are the first to have been built on the lot, and as a group, they constitute an intact collection of historic residential architecture. All of the contributing primary buildings are houses, which vary in size and style, from large Victorian and Colonial Revival houses, to relatively modest bungalows. The oldest contributing house in the district was built ca. 1902, the newest ca. 1953; most were built before 1930. Together, the district contains 91 buildings; 69 are contributing, one is already listed and 20 are non-contributing. There are 58 properties in the district, 51 of which contain contributing houses. There is also one house that has been listed individually, the John and Elizabeth Taylor House at 716 W. Broadway (NR listed 05/25/01.) The one non-residential building in the district is a 1970s church that now houses a pre-school; it is a non-contributing building. Many of the properties also have garages and related outbuildings; there are 33 outbuildings, 18 of which are contributing. The houses that line this part of West Broadway form a representative grouping of early 20th century residential architecture, and the area looks and functions much as it did during the period of significance.

Elaboration: The West Broadway Historic District spans six blocks of Broadway, beginning at the entrance to Stewart Park on the east and ending with West Boulevard on the west. All of the lots in the district face West Broadway, which was the main road through the area when the neighborhood was developed.

The eastern edge of the district is at 300 W. Broadway, only a block and a half from Garth Avenue, which was the western Columbia city limits through the end of the 19th century. Most of the lots east of the district on the north side of the street contain newer buildings, including a large apartment complex and a medical office park. The south side of the 200 block is bordered by the

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West Broadway Historic District
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historic Park Hill neighborhood, which was developed around Stewart Park in the early 1920s.¹ The west boundary of the district is formed by West Boulevard, which was the western city limits into the late 1920s. That road also marks a break in the residential character of the street; commercial properties occupy the two lots directly west of the district boundaries.

The middle blocks (400-800) of the district feature generous lawns and deep set-backs, while those on either end are more densely developed. The lots on the north side of the street have the deepest set-backs, and some of the largest lots in the area. Many of the houses on the north side are over 100 feet from the street, compared to some in the 900 block that have front yards less than 50 feet deep. Most of the lots in the 300 block and the south side of the 900 block are relatively small, with even rows of modest houses set closer to the street and to each other than those in the middle blocks. Those lots were developed with smaller front yards, which have become even smaller due to street work that has occurred over the years. West Broadway has four lanes in the 300 block, two relatively wide lanes through most of the district, and then it widens again to three lanes in the 900 block.

Construction dates of contributing resources in the district span a half century. The oldest intact house was built ca. 1902, and the newest dates to ca. 1953. Nearly half of the houses in the district were constructed in the 1920s. All except for one of the houses built before 1910 are of frame construction, and after 1910, brick was the building material of choice. (See Figure Two.) Sizes also vary greatly, the smallest house has just under 900 square feet, while the largest has more than 5,000.

Architectural styling is limited; most primary resources are vernacular houses with embellishments that reflect styles popular at the time. The oldest houses have some Late Victorian styling, while those built after 1920 usually have some Craftsman styling. The most common vernacular form is the bungalow, and there are also several American foursquares. As is the case in many Columbia neighborhoods of the early 20th century, bungalows with Craftsman styling are quite common. Colonial Revival styling enjoyed a long

¹ Although four Park Hill lots on Broadway are included in the current district, the park entrance at Parkway forms a logical dividing line and serves as the eastern boundary of this district. The Park Hill neighborhood has not been surveyed, but it appears to have National Register eligibility of its own.

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West Broadway Historic District
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period of popularity and can be found on district houses built from ca. 1909 into the late 1930s.

There are a few styled dwellings, however. The John A. and Clara Stewart house, at 700 W. Broadway, exhibits finely detailed Late Victorian styling that includes a complex roofline, varied wall treatments and ornamental leaded glass windows. Some of the largest houses in the district utilize Colonial Revival styling. Those include the previously listed John and Elizabeth Taylor house at 716, (NR listed 05/25/01) and the John and Belle Mitchell house, which was built ca. 1914 at 604. The only house in the district for which an architect has been identified also has Colonial Revival styling; Moberly architect Ludwig Abt designed the ca. 1919 Eugene Heidman house at 709 W. Broadway.²

The overall level of integrity in the district is high. More than 92% of the primary resources in the district are contributing, and 43 of the 58 were given integrity ratings of either "high" or "little changed" during recent field work.³ More than two thirds of the houses have early or original windows, and 47 have early or original front porches. That high level of individual integrity is bolstered by the setting, which features mature trees and landscaping, and uniform placement of the houses on the lots.

Individual Property Descriptions.

Historic names are based upon the first known owner or occupant. Because some of those names were linked with the house at a different time than the original construction date, the year they were first identified with the property is in parentheses after their names. The dates at the end of the heading represent construction dates, which were determined from a variety of sources, including real estate tax records, U. S. census records, oral history collected in 1979, and city directories. The construction dates are in most cases based upon the first time the property shows up in city directories or other primary sources. Square foot totals are from county assessor records and often include modern additions. Outbuildings are described at the end of each entry.

² The current owners have the original construction drawings that were prepared by Abt.

³ New inventory forms were prepared for all district properties as part of the research for this nomination. Copies of the forms, which include recent photographs, are on file with the Missouri State Historic Preservation Office.

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[c] = contributing [nc] = non-contributing

The contributing status of the primary resource is on the first line of each entry, and the status for outbuildings are at the end.

1.) 300 W. Broadway, Proctor, Waldo, House (1927); ca. 1926. [c]

A one-story Craftsman bungalow with a gable roof and stuccoed walls. The 4/1 Craftsman windows are modern, but similar to the originals. The off-center front porch is original, with newer posts. Vinyl fishscale shingles in the gable ends are modern. There is a basement garage entry on the side elevation. The house has been extended rearward in recent years. 3165 sq. ft.

2.) 302 W. Broadway, Dalton, Samuel F. and Caroline, House (1927); ca. 1926. [c]

A one and one-half story Tudor Revival style period house, with a steeply pitched gable roof and brick walls. The 4/1 wood windows and the off-center front porch are early or original. The large front gable end has ornamental half-timbering and stucco. 2190 sq. ft.

3.) 304 W. Broadway, Williams, Edgar, House (1927); ca. 1925. [c]

A one-story Craftsman style cottage with a side-facing gable roof and wire-cut brick walls. The 3/1 double-hung Craftsman windows are early or original. The front door is centered in the façade beneath a front facing cross-gable, and there is a small original stoop. 1560 sq. ft.

4.) 306 W. Broadway, Clinkscales, J. Russell, House (1925); ca. 1924. [c]

A one-story Craftsman style with a gable roof and stuccoed walls. The 4/1 Craftsman wood windows are early or original. The front porch was enclosed at an early date with mullioned wood casement windows. 2,057 sq. ft.

The garage has a flounder form; it appears that it was once a shared double garage, and one half was removed. [nc]

5.) 308 W. Broadway, Gribble, Dwight L. and Josephine, House (1925); ca. 1924. [c]

A one-story Craftsman style cottage, with a concrete foundation and stuccoed walls. The clipped gable roof has wood shake shingles. The 1/1 windows are modern, but the original openings are intact. The centered front door is

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sheltered by a small circular hood that is supported by ornamental brackets.
1,650 sq. ft.

There is a newer double garage at the back of the lot, facing Edgewood Street.
[nc]

6.) 309 W. Broadway, Atkins, Edward, House (1947); ca. 1945. [c]

A one and one-half story Tudor Revival style period house, with a steeply pitched gable roof and brick walls. The gable ends and a small gabled dormer all have early wide lap siding. There is a large front cross gable along with a secondary gable over the front door. The 1/1 windows are modern, in original openings. 2,040 sq. ft.

7.) 311 W. Broadway, Holly, Paul and Bernice E., House (1947); ca. 1945. [c]

A one and one-half story Tudor Revival style period house with a steep gable roof and brick walls. The façade features stacked front facing cross-gables and a large brick chimney. The upper gable ends have vinyl siding, and the main walls are of dark red brick. The 6/6 windows are early or original, as is the concrete front stoop. 1,540 sq. ft.

A large newer garage sits behind the house, facing Aldeah Avenue. **[nc]**

8.) 400 W. Broadway, Fischer, Sophia, House (1927); ca. 1926. [c]

A large one and one-half story Craftsman style bungalow with a clipped gable roof and brick walls. A large shed-roofed dormer with asphalt shingled walls is centered on the front slope of the roof. The 3/1 and 4/1 Craftsman windows are early or original and the recessed front porch has original tapered brick posts. 2,100 sq. ft.

9.) 401 W. Broadway, Taylor, James W., House (1927); ca. 1925. [c]

A one-story Craftsman style bungalow with a cross-gable roof and brick walls. The gable ends are sheathed with vinyl siding. The house has 6/1 wood windows that are early or original, as well as an original recessed front porch that spans half of the front wall. There is a basement level garage, reached by way of the side street. 1,552 sq. ft.

10.) 403 W. Broadway, Vessor, John M., House (1915); ca. 1914. [nc]

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A two-story American Foursquare house with a hipped roof and stone covered walls. Most windows are newer 2-light casements, and the wrap-around porch appears to be original. The stone veneer on the exterior walls was added in November of 2009, and the resulting loss of integrity makes this a non-contributing property. 2,056 sq. ft.

11.) 404 W. Broadway, Belden, William and Minnie, House (1919); ca. 1919.
[c]

This is one of the oldest bungalows in the district. It is a one and one-half story Craftsman style bungalow with a gable roof and brick and stucco walls. The 3/1 Craftsman windows are early or original and covered with original wood framed storm windows as well. The side gable ends are stuccoed, with ornamental half-timbering. The house has a full front porch, and a shed-roofed dormer in the front slope of the roof. 1,378 sq. ft.

There is a small frame single garage at the end of the driveway that is early but not original. It has a gable roof, early doors and newer weatherboard and shingle siding. **[c]**

12.) 406 W. Broadway, Starrett, George S. and Anna, House (1925); ca. 1924.
[c]

A large one and one-half story Craftsman bungalow with a gable roof and brick walls. A tall gabled dormer with three sets of windows is centered in the front slope of the roof; it has asphalt shingled walls and the center set of windows is recessed. The 3/1 and 4/1 wood windows are all early or original. A full width front porch is supported by square brick posts, and the roof overhang rests upon triangular brackets. 1,860 sq. ft.

The double garage at the back of the lot is detailed to match the house. It has the same type of brick and window. One of the garage doors is original; one is modern. **[c]**

13.) 408 W. Broadway, Leach, Oscar P. and Hattie, House (1912); ca. 1912.
[c]

A two-story American Foursquare with a flared hip roof and painted brick walls. The 1/1 and 4/4 wood windows are early or original. The off-center front porch appears to have been shortened post 1961, per Sanborn maps, but it has a flared hip to match the house and may be partially original. The porch has square pilasters at the wall that are early or original, and newer wrought iron

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support posts. A large bay window extends out from the level of the interior stair landing on the west elevation. 2,182 sq. ft.

A double garage sits at the end of the driveway to the west. It has vinyl siding and a flared hip roof that matches that of the house. [c]

14.) 409 W. Broadway, Payne, Wm. W. and Effie, House (1901); ca. 1901.
[nc]

A two-story Late Victorian house with a complex roof and wide lap vinyl siding. The 1/1 windows are early, but not original. The other bay porch appears to have been reduced in size and has a new corner post that is oversized. This is the oldest house in the district, but too altered at this point to be contributing. Its distinctive form and patterns of fenestration are intact, but modern siding that covers all exterior trim and other changes have impacted integrity. 3,491 sq. ft.

15.) 411 W. Broadway, N/A; ca. 1970s. [nc]

A two-story condominium complex that is modern and non-contributing. It has a hipped roof, stuccoed walls, and modern 1/1 windows. A covered porch along the front wall also has a hipped roof. The massing and placement on the lot are sympathetic with surrounding houses, and the building does not have a strong negative impact upon the historic streetscape.

16.) 500 W. Broadway, Runyan, Eugene B. and Lena, House (1907); ca. 1906. [c]

A two and one-half story Late Victorian style house with a complex roofline, vinyl siding and a large original front porch. The steeply pitched hip roof has cross gables centered on each elevation that extend the plane of the wall up above the roof. Paired windows are set into the second floor wall below the cross gables, which have pent roofs and small attic windows centered in their gable ends. The full width front porch has a hipped roof with a small cross gable over the entrance bay. It has round wooden columns and a simple wooden balustrade, all early or original. The house has early or original 1/1 wood windows and a polygonal bay on the east side wall. 1,672 sq.ft.

There is a newer double garage with 2 doors, vinyl siding and a gable roof at the end of the side driveway. [nc]

17.) 503 W. Broadway, Sala, J. Robert, House (1940); ca. 1938. [c]

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A one and one-half story Cape Cod house with a gable roof and early or original 6/6 and 8/8 wood windows. The walls are sheathed with vinyl siding that appears to be similar to the original weatherboards in lap and installation details. The centered front door is sheltered by a small shed-roofed porch that has newer wrought iron support posts. A single garage is attached to the back part of the house. 2,121 sq. ft.

18.) 504 W. Broadway, Payne, Benjamin M. and Ethel, House (1909); ca. 1906. [c]

A one and three-quarter story Late Victorian style house with a mansard roof and painted brick walls. The 1/1 wood windows are early or original. The window openings all have rough-cut stone lug sills, and there is a bay window set at the second floor that features early or original art glass panels. The top slope of the mansard roof curves out around the top of the bay window, and there are large side dormers in the lower slope of the roof. The hip-roofed full front porch is also early or original; the round porch posts appear to be newer. 2,604 sq. ft.

A modern double garage at the rear of the lot has a gable roof and vertical wood siding. **[nc]**

19.) 505 W. Broadway, Williamson, Benjamin and Linda, House (1906); ca. 1906. [c]

A two-story Colonial Revival style American Foursquare house with a stone foundation, a hipped roof and wide-lap Masonite siding. The siding is not original, but appears to be several decades old. The 1/1 windows are newer, in original openings, and the exterior window trim appears to be original. There is an early or original full front porch with a hipped roof and square posts. The porch roof and posts are intact and early or original, but the raised floor has been replaced with a small concrete stoop. 1,892 sq. ft.

20.) 509 W. Broadway, Hathman, J. E. and Pearl, House (1925); ca. 1919. [c]

A one-story Craftsman style bungalow with a low-sloped gable roof and brick walls. The other bay front porch is sheltered by a front facing gable that has wood shingles in the gable ends. The red brick walls are accented with string courses and soldier courses of darker bricks and triangular brackets support

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the wide roof overhangs. The 3/1 windows and the Craftsman style wood front door are all early or original. 1,462 sq. ft.

There are two contributing outbuildings on this property:

A 416 square foot rental unit behind the house and garage has weatherboard walls, a gable roof and a large exterior brick chimney. [c]

A garage with a gable and early or original paneled wood doors sits at the end of the driveway, slightly behind the house. [c]

21.) 601 W. Broadway, Jenkins, J. F., House (1925); ca. 1920. [c]

A one-story Craftsman style bungalow with a gable roof and brick walls. An early or original other-bay front porch is covered by a front-facing cross gable and supported by square brick posts. Two sets of windows at the front of the house are newer; most others have early or original 3/1 Craftsman style sashes. 1,542 sq. ft.

A single garage at the back of the driveway has a front facing gable roof and brick walls that match those of the house. [c]

22.) 604 W. Broadway, Mitchell, John and Belle, House (1915); ca. 1914. [c]

A large, two and one-half story Colonial Revival style house. This is one of the largest and most formally styled houses in the district. It occupies a notably spacious lot which takes up half of this side of the block. The house has a side facing gable roof with short parapets, and red brick walls. Three dormers in the front of the roof have arched multi-light windows, and all or most windows in the house appear to be original. The front door is centered in the façade and sheltered by an early or original porch that is supported by Doric columns. There is also an early or original one-story side porch with Doric columns. Each porch is topped by a wooden balustrade. There is a relatively large modern rear ell that is not visible from Broadway. The large corner lot features a wide side yard and an early herringbone brick driveway. 4,892 sq. ft. with the rear ell.

23.) 605 W. Broadway, Searcy, Lemuel T. and Nanny G., House (1906); ca. 1905. [c]

A two-story American Foursquare house with a gable roof and early or original weatherboard wall cladding. The 1/1 wood windows are also early or original, and all exterior window and door trim remains in place. There is a hip roofed wrap-around porch on the front and one side elevation that appears to have

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been added or expanded sometime after 1961. Sanborn maps show that the house originally had a large side porch, but none on the front. 2,329 sq. ft. A single garage with vertical board siding and a gable roof sits behind the house at the end of a gravel driveway. [c]

24.) 607 W. Broadway, Bihl, Frank and Lula, House (1911); ca. 1911. [c]

A one and three-quarter story Late Victorian style house with elements of the Shingle style. It has a steep gable roof and an original full-width front porch. The porch posts are of brick, as are the first floor walls, and the large gable ends are clad in early wood shingles. There is a large shed dormer in the front part of the roof, and upper story windows in the side gable ends. The windows have 1/1 and 4/1 sashes; some are new and some are early or original. There is a small garage entrance under the side of the front porch.

There is one outbuilding: a newer double garage to the rear which has a gable roof with weatherboard walls. [nc]

25.) 610 W. Broadway, Fredendall, A., House (1925); ca. 1924. [c]

A two and three-quarter story Craftsman style house with brick walls and a side-facing gable roof. There is a large window-filled dormer in the front part of the roof, and the gable ends are filled with windows as well. The wide façade has a central arched opening in the ground floor that has early or original stained glass windows, and most other windows in the house have 6/1 Craftsman sashes that appear to be original. The front door is in a one-story porch located on the front edge of the east side elevation. That porch has original brick columns and brick railings with some newer aluminum windows in early openings. This and the house at 604 are among the largest houses in the district, and they have some of the largest lots; the two occupy an entire block on this side of the street. 3,916 sq. ft.

26.) 611 W. Broadway, Stewart, John A., House (1906); ca. 1905. [c]

A two-story Colonial Revival American Foursquare house with a steep hipped roof, hipped dormers, and a shallow roof overhang. The large early or original front porch wraps around to cover most of the east side wall as well. The porch has a hipped roof and early square columns, and early shutters flank most windows. The house has 1/1 windows that appear to be newer, but are similar to the originals. The walls are clad with aluminum siding. 2,562 sq. ft.

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There is a vinyl clad outbuilding with a gable roof that may have been a garage.
[nc]

27.) 615 W. Broadway, Pryor, William, House (1927); ca. 1926. [c]

A one and one-half story cottage with painted brick walls, a low gable roof and a full front porch. A large shed dormer occupies the front slope of the roof. The 3/1 windows are modern, but similar to originals. The porch has brick posts at the corners and slim paired classical columns across the front. The simple house has a mix of Craftsman and Colonial Revival elements; the windows are typical of Craftsman houses and the columned front porch leans to the Colonial Revival style. 1,575 sq. ft.

A newer two-car garage at the back of the lot faces the side street. **[nc]**

28.) 700 W. Broadway, Stewart, John A. and Clara, House (1908); ca. 1908. [c]

A two and one-half story Late Victorian style house with a complex roofline and early or original weatherboard and shingle wall cladding. The concrete foundation is scored to emulate cut stone. Varied wall treatments include wide weatherboards at the first floor, narrower ones at the second, and fishscale shingles in the front walls of the large dormers. The early or original full front porch has a flat roof and square wooden columns, and there is a large window bay on the east side wall. Most wood windows are early; several have Queen Anne style muntin patterns or leaded glass panels. This is the most ornate intact Late Victorian house in the district. 2,885 sq. ft.

A large two-story outbuilding sits behind the house. It has single garage bays on the ground floor and what appear to be living quarters on the second floor. A large cross gable has fishscale shingles in gable end to match those of the main house. This is one of very few original carriage houses/servant quarters in Columbia. **[c]**

29.) 703 W. Broadway, Mitchell, Dr. Porter J. and Ella, House (1908); ca. 1908. [c]

A two-story Late Victorian house with a complex roofline and a full front porch. The house has a high foundation, and the walls are clad with asbestos siding. A large two-story window bay on one side of the façade is topped by a pent cross gable. The early or original front porch has early round wooden columns and a

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low-pitched hip roof. The 1/1 windows are modern, but similar to originals. A one-story rear ell appears to be newer. 2,199 sq. ft.

30.) 706 W. Broadway, McDonnell, Edward B. and Irene, House (1910); ca. 1909. [c]

A two and one-half story American Foursquare house with a truncated hip roof and a front hipped dormer. The house has a high stone foundation, asbestos siding and mostly newer casement windows in original openings. The full front porch has a flat roof and slim square posts that are fairly early, but not original. Early or original square pilasters flank the front door. 2,645 sq. ft. The single garage links to a newer screened-in side porch by way of a breezeway. [nc]

31.) 707 W. Broadway, Harris, Frank G. Sr. and Grace, House (1908); ca. 1908. [c]

A two-story Late Victorian house with a complex roofline and aluminum siding. It has large 6/1 windows and a wrap-around front porch that appear to be early or original. The slightly projecting bay topped by a cross gable occupies one side of the façade; the porch wraps around it to cover most of the east side wall. The eaves of the main house and the porch are all accented with flat brackets that have beveled ends. The porch columns are newer but appear to be similar to early posts, and the porch overall looks just as it did in a 1910 photo. 2,388 sq. ft. There is an early frame garage with a clipped gable roof and vertical board siding located behind and to the side of the house. [c]

32.) 708 W. Broadway, Birdsong, Raymond, D.O., House (1936); ca. 1935. [c]

A two-story American Foursquare house with a hipped roof and brick walls. The 1/1 windows are modern, but similar to originals. There is a small gabled hood over the off-center front door that is early or original, and another similar one over a door on the west side wall. There is a one-story side ell with a flat roof that appears to be original. 1672 sq. ft.

33.) 709 W. Broadway, Heidman, Eugene, House (1925); ca. 1919. [c]

A two-story Colonial Revival Twentieth Century Styled residence with a hipped roof and brick walls. The house has a wide, symmetrical façade with a

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Classically detailed central front porch. The porch features slim Tuscan columns with a classical entablature, and it is topped with an open balustrade. The wood windows are early or original and flanked by early louvered shutters. The wide overhang of the main roof and a large front dormer are accented by shallow scrolled classical brackets. A one-story hip roofed ell on the east side wall is original. 2,576 sq. ft.

There is a large (1110 sq. ft.) new outbuilding behind the historic house. It was built in 2001. [nc]

A garage behind the house to the west is also newer. The double garage, as well as the guest house, has vinyl siding with a gable and asphalt roof. [nc]

34.) 712 W. Broadway, Willet, Rollen O. and Seena, House (1954); ca. 1953.
[c]

A one-story Ranch house with a low hipped roof and blond brick walls. The house has large casement windows that are early or original and an other-bay front porch that is supported by a wrought iron post that is early or original. A small front bay is topped by an extension of the hip roof. 1,912 sq. ft. There is a detached two-car garage behind and to the side of the house that has the same type of brick and a matching roofline. The two paneled wood doors on the garage are early or original. [c]

35.) 713 W. Broadway, N/A; ca. 1940-2006. [nc]

A two-story modern/non-contributing house with a gable roof and brick walls. The 6/6 windows are modern while the other bay porch is early or original. This is for all practical purposes a new house. It was a frame Cape Cod before the remodeling project. 4,135 sq. ft.

A modern brick garage sits at the end of a side driveway. [nc]

36.) 716 W. Broadway, Taylor, John N. and Elizabeth, House (1909); ca. 1909. Individually listed 05/25/2001.

This is one of the largest houses in the district. It is a two and one-half story Colonial Revival style house with a complex roofline and early or original weatherboard walls. Most windows are 1/1; some have Queen Anne style leaded glass panels. All of the windows are early or original. The original front porch has a hipped roof and rock façade stone posts and railings. There is an open *porte cochere* on the west side wall. Approximately 5,800 sq. ft.

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There is a modern garage/residence in the back, southeast corner of the property. It is two-stories with weather boarded walls and a gable roof. [nc]

37.) 719 W. Broadway, Hall, Robert and Mamie, House (1925); ca. 1924. [c]

A one-story Craftsman bungalow with brick walls and a complex roofline. The main block of the roof is hipped, with hipped dormers, and the porch has a large front-facing gable roof. The house has modern windows in original openings. The porch was enclosed when the new windows were added to the rest of the house, probably in the 1970s. The porch posts and roofline are unchanged, and overall form and patterns of fenestration are intact. 3,664 sq. ft.

A double garage near the back of the lot has brick walls and an early Spanish tile roof. It appears to be the same age as the house. [c]

38.) 801 W. Broadway, (3 Anderson); ca. 1970. [nc]

A newer two-story church with a gable roof and brick walls. The building now houses a pre-school.

39.) 809 W. Broadway, Smith, W. B. and Mabel, House (1947); ca. 1945. [c]

A one and one-half story Tudor Revival style house with a steep gable roof and large exterior chimney. It has red brick walls with wide weatherboards on dormers and in some gable ends. Most of the windows are early or original 6/6 hung windows; there are some casements in a side ell that are newer but in the original openings and of comparable form. 2,627 sq. ft.

The two-car garage matches the house and appears to be the same age. It has weatherboard and brick walls and a steep gable roof. [c]

40.) 811 W. Broadway, N/A; ca. 1996. [nc]

A modern one and one-half story Tudor Revival house with a gable roof and brick walls. This newer house has a form and massing that are comparable to that of the 1940s house at 809, and it fits well with the historic streetscape. 3,169 sq. ft.

41.) 900 W. Broadway, Vessor, John, House (1909); ca. 1909-34. [c]

A one-story Late Victorian cottage with a complex roof and vinyl siding. The wrap-around porch with hip roof is early or original. Some windows are early or original, and some are modern. One large window on the front has early or

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original diamond patterned muntins. The porch has a brick foundation and floor, and the posts are early or original. The window trim is not covered by the new siding. There is a two car garage in the rear of the basement off the side street. 1,412 sq. ft.

42.) 901 W. Broadway, Mueller, R. H., House (1930); ca. 1929. [c]

A one and one-half story Craftsman bungalow with a front-facing gable roof, brick and stuccoed walls, and a large side dormer. It has newer 1/1 windows in original openings. The other bay front porch is topped by a small front cross gable. The porch appears to be original; it has newer wrought iron support posts and railings. Early or original half-timbering is located in the front gable ends and on the large side dormer. 2,156 sq. ft.

43.) 902 W. Broadway, Dexheimer, F. E., House (1930); ca. 1934. [c]

A one-story Craftsman bungalow with a front facing gable roof and wire cut brick walls. An off-center front porch covers just over half of the facade. It is open, with original square brick posts and open wooden railing that may be newer. The 3/1 and 4/1 Craftsman style windows are early or original. At 864 sq. ft., this is the smallest house in the district.

44.) 903 W. Broadway, Robinson, James H., House (1936); ca. 1929. [c]

A one and one-half story Craftsman bungalow with a side-facing gable roof and large shed-roofed front dormer. It has brick walls and 4/1 Craftsman windows that are early or original. The full front porch is also original; it has early square brick posts, with newer wooden balustrades. The porch is sheltered by a shed-roofed extension of the main roof. There is vinyl siding in the gable ends and on the dormer walls. 1,490 sq. ft.

45.) 904 W. Broadway, Clark, Clifton C., House (1927); ca. 1926. [c]

A modest one-story Craftsman bungalow with a side facing gable roof and brick walls. The 4/1 Craftsman windows are early or original, and so is the recessed front porch. The off-center porch is sheltered by a front cross gable. The wood flooring of the porch is early or original; the wood railing may be newer. 1,020 sq. ft.

46.) 905 W. Broadway, Estes, Sami R., House (1940); ca. 1931. [c]

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A one and one-half story Craftsman bungalow with a side facing gable roof and large gabled front dormer. The house has brick walls and a full front porch that has matching brick posts and railings. The porch and the 6/1 wood windows are all early or original. 1,995 sq. ft.

There is one small frame garage with vertical board siding and early or original doors. [c]

47.) 906 W. Broadway, Jennings, T. A., House (1930); ca. 1929. [c]

A one-story Craftsman bungalow with a front facing gable roof and brick walls. The 3/1 Craftsman style windows are early or original. The front porch spans the façade. Half of it is an open terrace and half is covered with a large front facing gable roof. The covered area is partly recessed into the body of the house. The porch has square brick posts and a matching brick railing and the wide roof overhang is supported by triangular brackets. 1,120 sq. ft.

48.) 910 W. Broadway, Vickery, Robert and Margaret, House (1940); ca. 1939. [c]

A two-story Colonial Revival style house with a gable roof and brick walls. It has a symmetrical façade with a centered front door that is sheltered by a small Colonial Revival style porch. The porch has slim Tuscan columns and pilasters that are early or original. The early 8/8 wood windows are flanked by louvered shutters. There is a garage in the basement of the house. This is an extra wide lot, with a large open side yard. 1,776 sq. ft.

49.) 912 W. Broadway, Ficklin, George, House (1927); ca. 1926. [c]

A one and one-half story Craftsman bungalow with a clipped gable roof and brick walls. The 3/1 windows are early or original and there is a full front porch which is also early or original. There is a two-story bump-up at the back of the house which is early or original; it is on the 1948 Sanborn map and has the same type of detailing. There are large rectilinear brackets at the eaves. The brackets and the form of the house are unusual for the area; this may have been a mail-order house or at least built from standardized plans. 1,686 sq. ft. There is a newer two-car carport at the back of the lot. [nc]

50.) 913 W. Broadway, Thurston, M. F., House (1930); ca. 1929. [c]

A large one-story Craftsman bungalow with a low hipped roof and brick walls. A second hip covers the off center front porch, which has a brick railing wall

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and square brick posts. The 3/1 wood windows are early or original, as is the porch. 1,948 sq. ft.

51.) 914 W. Broadway, Glass, Samuel C., House (1927); ca. 1926. [c]

A tall narrow American Foursquare house with a hipped roof and brick walls. The full front porch is early or original; it has tapered square posts on high brick piers, and an open wooden balustrade. The balustrade is probably newer. The 1/1 windows are modern, but similar to the original, with newer shutters. The main roof and that of the porch have extra wide overhangs and boxed soffits. 1,554 sq. ft.

A small brick garage with a hip roof sits at the end of the driveway east of the house. [c]

52.) 915 W. Broadway, Hill, Elmer and Bertha, House (1922); ca. 1922. [c]

A wide one and one-half story Craftsman bungalow with a side facing gable roof, and large gabled front dormer. The walls are brick and the 4/1 Craftsman windows are early or original. The full front porch is sheltered by a shed-roofed extension of the main roof; it has wide tapered square posts that rest on high brick piers. 1,649 sq. ft.

There is a single frame garage with vertical wood siding and a gable roof, built ca. 1970s. [nc]

53.) 916 W. Broadway, Miller, David O., House (1927); ca. 1926. [c]

A one-story Craftsman bungalow with a steep front facing gable roof, and painted brick walls. The full front porch, which sits beneath the main roof, is early or original. The porch has wide tapered wooden posts that rest on extra high brick piers, and a low brick railing wall. The 1/1 windows are modern, in original openings. There is vinyl siding in the gable ends. 1,996 sq. ft.

54.) 917 W. Broadway, Hulett, Daniel E., and Edith, House (1902); ca. 1902. [c]

A two-story American Foursquare house with a hipped roof and a small central entry porch. The one-story front porch is enclosed, and may have been built that way; it has the same type of shingles used on the main part of the house. The walls are clad with rough wooden shingles that are early or original. The 1/1 windows are also early. There is a polygonal side window bay on one side wall and an early screened porch on the other side of the house. 2,078 sq. ft.

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There is a large one and one-half story single garage with shingled walls and newer garage door behind and to the side of the house. [c]

55.) 918 W. Broadway, Weed, Fred E. and Lillian B., House (1927); ca. 1926. [c]

A one-story Craftsman bungalow with a front-facing gable roof and brick walls. The full front porch is early or original; it sits beneath the main roof of the house. The porch is supported by tapered square posts that sit on high brick piers. The low wood porch balustrade may be a later addition. The 6/1 windows are modern, but similar to the originals. There is vinyl siding in the front gable end above the porch. 1,644 sq. ft.

56.) 919 W. Broadway, McDonnell, Ira C. and Myra, House (1927); ca. 1925. [c]

A two-story Craftsman style American Foursquare house, with a hipped roof and brick walls. The full front porch is early or original; it has tapered square posts on high brick piers, and a brick railing wall. The 6/1 Craftsman windows are early or original. The roofs of the house and the hipped front porch have extra wide overhangs and boxed soffits. 2,162 sq. ft.

A small single garage with a flat roof, early or original door, and brick walls that match the house is located east of the house at the end of the driveway. [c]

57.) 920 W. Broadway, Lewis, A. W., House (1930); ca. 1928. [c]

A one-story Craftsman bungalow with a side facing gable roof and large front gabled dormer. The dormer has shingled walls, and the house has brick walls. The 3/1 Craftsman windows are early or original. The full front porch is also early or original, although the open metal railing is newer. It is sheltered by a shed roofed extension of the main roof and supported by two types of posts. The corner posts are of brick while those in the center are tapered wood posts on high brick piers. 1,423 sq. ft.

A large early, but not original, single garage with masonite siding and a gable roof is at the end of a driveway east of the house. [c]

58.) 922 W. Broadway, Brautigam, William and Carrie, House (1930); ca. 1928. [c]

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A one-story Craftsman bungalow with a front facing gable roof and painted brick walls. It has a large front porch that spans the width of the façade. Half of the porch is an open terrace and the other half is covered by a smaller front facing gable. The porch has tapered square posts that sit on high brick piers, and a brick railing wall extends around the terrace as well as the covered part of the porch. The 4/1 Craftsman windows are early or original; they are flanked by modern shutters. 1,464 sq. ft.

A frame single garage at the back of the lot is reached from the side street, West Blvd. It has vertical board walls and a gable roof. **[c]**

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Architect/Builder Continued

Builder: Douglas, J. A.

Builder: Hathman J. E.

Builder: Hulett, D. E.

Builder: Kangeiser, Al, Construction Co.

Builder: Phillips Construction Co.

Builder: Shaw, W. A.

Builder: Smarr, J. A.

Builder: Stewart, John A.

Builder: Trout, Charlie, Construction Co.

Builder: Vessor, John

Summary: The West Broadway Historic District includes 58 properties in the 300 to 900 blocks of West Broadway, in Columbia, Boone County, MO. It is significant under Criteria A and C, in the areas of Community Planning and Development, and Architecture. In the area of Community Planning and Development, it is significant for the intact patterns of physical development and land division that created a residential gateway to the city in the early 20th century. Those patterns were established in a large part by local real estate developer John A. Stewart. Stewart, who at one time or another owned 49 of the 58 lots in the district, was one of the first developers in the city to add restrictions to building lots to encourage upscale development and uniform streetscapes. His lots along West Broadway were among the first in the city to have set-back requirements and building restrictions associated with them. Those regulations established a pattern of development that has endured in the district for the better part of a century. The district is also significant under Criterion C in the area of Architecture, for its intact collection of historic residential architecture. The houses of the district utilize architectural styles and vernacular types common to 20th century housing developments across the country, and they offer a representative cross-section of popular residential architecture of the period. The district contains one house that has already been individually listed. The John and Elizabeth Taylor House at 716 W. Broadway, was listed for significance in the area of Architecture 05/25/2001. Contributing houses within the district were built between ca. 1902 and ca. 1953; the period of significance thus runs from ca. 1902-ca. 1953.

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Elaboration:

Community Planning and Development

The town of Columbia was laid out in 1821, the same year Missouri became a state. It became the county seat of Boone County shortly after, and in 1842, was selected to be the home of the state University. By the middle of the 19th century the town also had two female colleges and a population of 600. In 1900, the population was above 5,000, and Columbia was firmly established as a regional trading center.⁴

Broadway was included in the original plat of Columbia, and it has been a major artery through the community since the town was founded. The road was part of the cross-state Boonslick Trail in the 1820s, and in the 1860s it connected to gravel toll roads at the east and west edges of town.⁵ The western toll road ran between Columbia and the Missouri River town of Rocheport. It became known as the Rocheport Road, and was still referred to by that name into the first decade of the 20th century.⁶ The western toll gate was established at what is now West Boulevard and Broadway before 1875, and travelers were still paying to use the road in 1911.⁷ (See Figure Three.)

It was from the Rocheport Road that many visitors gained their first look at Columbia. Because the city had limited passenger railroad service until the 1890s, many visitors to the city, including incoming students, traveled to Rocheport on the Missouri River and then came overland to Columbia on the toll road. At least one commercial hack service operated on the road almost every day. A 1911 newspaper article about the longtime driver of the Rocheport hack, William Ridgeway, noted that he had driven the 30-mile round trip 6 times a week for 18 years. The article explained that before the MKT railroad spur was

⁴ Census figures, cited in Columbia, the Heart of America, (Columbia, MO: Columbia Commercial Club, ca. 1922.)

⁵ Three toll roads were established in Columbia and Boone County in 1866; one east to the county line, one south to Claysville, and the Rocheport road to the west. William F. Switzler, History of Boone County, Missouri, (St. Louis: Western Historical Company, 1882. 1970 indexed reprint by Ramfre Press, Cape Girardeau, Missouri.) p. 489.

⁶ The federal population census labels the road within district boundaries as the Rocheport Road in 1910, and as West Broadway in 1920.

⁷ The gate shows up on the 1875 and 1898 county atlas maps, as well as a promotional map published by John Stewart in 1911.

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established in the 1890s, the Rocheport Gravel Road was “practically the only means for entrance and exit of the university students.”⁸ Although the hack service was discontinued in 1898, the article noted that the road was still in use and still charging tolls in 1911.

That steady stream of traffic and the growing city no doubt made the open land between the toll gate and the city limits an attractive area for residential development. Local families could live away from the increasingly congested center city, but not so far out that they would have to pay a toll every time they came in to work or shop. Although residential development in the area started relatively late in the city’s history, once it began things moved quickly. Between 1899 and 1906, the land flanking the road between the toll gate and the city limits went from open farmland to residential suburbs.

That transformation was fueled by a significant boost in population as well as expansion of the commercial district in the center of town. Between 1900 and 1910, the population of Columbia jumped from 5,651 to 9,662.⁹ That growth spurred the creation of new residential subdivisions as well as the construction of new commercial buildings in the core of the city. Many of those commercial buildings were constructed on lots that had previously held residences, which boosted the market for housing at the edges of the city.¹⁰ Improvements to public roads also made outlying areas attractive for homebuilders. As a 1910 publication noted: “During the last few years many miles of streets have been paved, most of them leading out to the suburbs where they join with the country turn-pikes...”¹¹

The west side of town saw the addition of three major subdivisions at the turn of the century: Garth’s Addition (1899), Westmount (1905), and Westwood (1906). The plat for the oldest of those three, Garth’s Addition, was filed by Walter Warren Garth. That plat subdivided the former estate of Garth’s father, Jefferson Garth.¹² Garth’s Addition encompassed more than 500 acres of land

⁸ “Seven World Trips Bus Driver’s Record,” University Missourian, Jan. 4, 1911, p. 4.

⁹ Population figures are from Wilson Bell, Secretary of State, Official Manual of the State of Missouri, (Jefferson City: Mid-State Printing Co, 1946) p. 1050.

¹⁰ Columbia Sanborn maps from the late 1800s through the early 1900s show that numerous houses were replaced by the growing business district over the years.

¹¹ “Columbia, the Coming City of Central Missouri,” (Columbia, MO: Statesman Publishing Company, 1910) p. 110.

¹² Plat of Garth’s Addition to Columbia, Deed Book 94, p. 298. (Reprinted in property abstract

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north of Broadway. The addition included long narrow 3-acre house lots along West Broadway between Garth Avenue and the toll gates. All of the district properties that are on the north side of West Broadway are within Garth's Addition or a related subdivision. (See Figure Four.)

Just a few years later, real estate developer Judge John A. Stewart filed a plat for Westwood, which created house lots on the south side of the same stretch of road. Westwood encompasses all of the district properties south of Broadway, except for four houses in the 300 block. (Those four are in the Park Hill Addition, which was also platted by Stewart, in 1922.) The east half of Westwood was divided into house lots, and the west part was left in larger parcels. The plat shows that Stewart expected Broadway to play an important role in neighborhood development; the house lots that faced Broadway were slightly larger than those in the blocks to the south.

Although Stewart did not file the plat for Westwood until 1906, he may have begun working on it about the time Garth's Addition was created. Deed records for several of the properties in Westwood document a protracted struggle to clear the title to the estate of E. T. Maupin, which Stewart later included in the plat of Westwood.¹³

Stewart also owned many of the Broadway lots of Garth's Addition when it was new; deed and tax records show that at one time or another he owned all except for nine of the district lots on the north side of Broadway. Although most of those were empty lots when he owned them, he also built some of the houses there. He was involved in the construction of some of the oldest houses in the district. He did not own any of them for long, and it appears he built them specifically to sell. A later newspaper article about his career in real estate noted that by 1924, he had built and sold some 75 houses.¹⁴

Stewart built two of the oldest houses in the district, both of which are in Garth's Addition. The houses were built shortly after the turn of the century in what is now the 600 block of West Broadway. (Street numbers have changed over the years.) Both are large frame foursquares, set well back from the street on generous lots. The house at 611 W. Broadway was built between 1904 and

for 915 W. Broadway, Columbia, MO, Central Missouri Abstract and Title Company, p.13.)

¹³ Boone County Abstract Company, "Abstract of Title" for a part of Lots 97 and 98 of Westwood Addition.

¹⁴ "Is for City Progress," University Missourian, March 18, 1924, p. 4.

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1906 by or for Stewart, and by 1909 was owned by Morton and Olivia Pemberton. The house at 605 was also built between 1904 and 1906. Stewart owned that empty lot in 1904, and by 1906 the house had been built and the property belonged to Lemuel and Nanny Searcy. It has been assumed that Stewart built the house and then sold it to the Searcys.

The men who owned those houses worked just a few blocks away, in downtown Columbia. Searcy was an attorney who worked in the prosecuting attorney's office and Pemberton was a partner in Batterton and Pemberton, an insurance firm. Other early residents on the north side of the street included Dr. Porter Mitchell and his wife Ella, who had the house at 703 W. Broadway built ca. 1908.

The neighborhood was apparently popular with attorneys. Another prosecuting attorney, Frank G. Harris, bought a lot in Garth's Addition from the John A. Stewart Land and Investment Company in 1907. Frank and Grace Harris took out a mortgage shortly after, presumably to build the house now located at 707 W. Broadway. They were living there by 1909, and the property stayed in the Harris family for another 70 years. The Harris house, which is also set far back from the road, is one of the largest of the early houses on the north side of Broadway. It is one of several houses in the district that were pictured in the promotional publication, "Columbia, the Coming City of Central Missouri."¹⁵

The oldest contributing house in the district is also located in Garth's addition. The large frame foursquare at 917 W. Broadway was built by or for Danny and Edith Hulett around 1902. It is similar to the houses at 605 and 611 in size and shape, and like the others it is set approximately 100 feet from the street. Hulett operated a transfer and livery company in downtown Columbia in the early years of the century and may have kept stock and extra wagons at this location. The lot was 300 feet deep at that time and on the very edge of town. Hulett's address in the 1907 directory was described simply as "W. Broadway at limits."¹⁶ The Hulett's sold the house to G. H. Williamson in 1907 or 1908.

John Stewart apparently lived next door during that time period. He owned the lot directly east of Hulett's in 1907, and his address in the directory was also simply described as West Broadway at the "limits." (The house on the property to the east today was built in the 1920s, and it has been assumed that

¹⁵ "Columbia, the Coming City of Central Missouri," p. 84.

¹⁶ R. E. Hackman, Columbia City Directory, (Quincy, IL: R. E. Hackman and Co., 1907.)

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the house Stewart occupied is no longer in existence.)

Stewart apparently approved of the way the Hulett house was situated on its large lot, and may even have encouraged him to use such a deep set-back. When he sold his property to the east, Lot #19 of Garth's Addition, he made sure future houses would be similarly placed. The deed for that 1908 sale included restrictions that stipulated "that no dwelling shall be erected on lot number 19, the main front of which shall be nearer the street known as Broadway, than the residence now occupied and owned by G. L. Williamson."¹⁷ John Stewart's involvement with this and other early houses in Garth's Addition established the deep set-backs that still characterize the lots on the north side of Broadway.

It was the south side of the street that got the most of his attention, however. His Westwood Addition was a carefully planned development. Westwood and the adjacent Westmount Addition have often been recognized as the first additions to the city in which the developer supplied improvements such as utility connections and improved streets. As one early resident of Westmount explained:

The Judge must have come as a shock to the mossbacks among Columbia's real estate brokers. Additions had been opened here before his day, but with few if any improvements included. The survey into lots being accomplished and dirt roads scraped out, the improvements had to be made by the purchasers, collectively or individually.

Now, along came a man who proposed to sell lots in an addition having macadamized streets with curbs and gutters, cement walks and connections for water, sewer, electricity and gas on every lot....¹⁸

Judge Stewart's vision for the neighborhood went beyond utilities and gutters. He also had definite ideas of the types of houses that should be built there and what the streetscapes should look like. He routinely added deed restrictions when selling empty lots to be sure the area developed into a premium neighborhood. As he put it himself in a 1910 publication: "building restrictions prevent the erection of any house that is not in keeping with that

¹⁷ Boone County Deed Book 121, p. 605, from the abstract for 915 W. Broadway.

¹⁸ Winterton C. Curtis, *A Damned Yankee Professor in Little Dixie*, (Reprinted from the Columbia Missourian, 1957. Book on file at the State Historical Society of Missouri.)

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section of the city.”¹⁹ Owners of the new lots on the south side of Broadway were required to build their houses 80-90 feet back from the street, with the front wall of the house parallel to the front line of the lot, and at least 15 feet on either side of the house. The houses themselves had to be at least two stories and cost no less than \$2,000. Kitchens and other service areas were to be located at the back of the house.²⁰

Stewart included a mechanism by which property owners in an area could change the restrictions, but made sure it would be a group decision. Abrogation of the restrictions could only be done with the formal permission from six-sevenths of the owners of lots on the block in question. Although at least one set of owners relaxed the rules a bit in later years, it appears that most of the original Westwood lots on West Broadway still carry those deed restrictions.

Stewart clearly considered Broadway to be an important link to Westwood; he built at least two houses on Broadway in the new addition, one of which became his family home. He is credited with the construction of the large brick house at West Broadway and Westwood Ave. (504 W. Broadway) just after Westwood was platted, and two years later he built an elaborate house at 700 W. Broadway to serve as his family home.

The house at 504 was owned by Benjamin and Ethel Payne for much of the period of significance, from 1909 through 1940. It is the oldest brick house in the district, and it has one of the deepest set-backs on the south side of the street. Stewart apparently thought of the Payne house as a symbol of what could be done in Westwood; he included a photograph of it in a full-page advertisement for Westwood that he ran in the local paper in 1911. That same ad included a map of Westwood along with the houses and property owners on the north side of Broadway, to show prospective buyers the good neighborhood they would be accessing with a lot purchase. (See Figures Five and Six.)

In 1908, Stewart built the house at 700 W. Broadway for his second wife Clara and their family. That house is the most intact Late Victorian house in the district. It is of frame construction, with a typically Victorian richness of wall materials that include two different types of weatherboards, fishscale shingles, and elaborate eave brackets. The property also has the only two-story outbuilding in the district. The outbuilding, which appears to be the same age

¹⁹ “Columbia, the Coming City of Central Missouri,” p. 120.

²⁰ Bayless Title Company, Abstract for 408 West Broadway.

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as the house, served as a combination garage-carriage house and servants' quarters. The 1910 population census for the household records a large number of residents: John and Clara Stewart shared the house with five children and Mrs. Stewart's mother, and there were also two servants, one of whom had two children.

Westwood proved to be a popular addition to Columbia. The 1911 newspaper ad claimed that 28 houses were built there in 1911 alone. A short biography of Stewart that was published in the local paper in 1913 noted that "where seven years ago were barren fields are now sixty of the most attractive homes in Columbia."²¹ By 1920, nine houses in the West Broadway District had been erected within the boundaries of Westwood.

Early houses on the Broadway lots of Westwood include the two largest houses in the district. The John and Elizabeth Taylor house was built at 716 W. Broadway ca. 1909, and the John and Belle Mitchell house was built at 604 around 1914. The Taylor house was one of the first houses to be built on the extra large lots at the west end of Stewart's plat. (The Taylor property is shown on the map in Figure Four.) The Taylors purchased six of those oversized lots, and built a massive new house facing Broadway on the northeast part of that property. The Taylor house is the only resource in the district that has already been listed in the National Register. It was listed on May 25, 2001 for significance in the area of Architecture.

Like several other early West Broadway residents, Taylor operated a business in downtown Columbia. He owned and operated the Taylor "Music House," which was at 10th Street and East Broadway at the time. That shop was one of several music and furniture stores that he operated in mid-Missouri towns in the early 20th century.²² At least two employees of his company also lived in the neighborhood over the years; Dwight Gribble (308 W. Broadway) was the secretary of Taylor Music in 1927, and Ira McDonnell (919 W. Broadway) worked for Taylor Furniture in 1937. John Taylor lived in the large house on West Broadway until his death in 1932, and his wife lived there into the late 1930s or early 1940s.

The John and Belle Mitchell house was built a block away, at 604 W. Broadway, ca. 1914. Mr. Mitchell was a banker who served as the State

²¹ "Saw Suburbs in Farmland," University Missourian, Feb. 3, 1913, p. 3.

²² "John Taylor, 82, Dies Here At His Home," Columbia Missourian, September 19, 1932, p. 1.

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Commissioner of Banking in the late 1920s.²³ The Mitchells may have chosen to build on West Broadway to be close to Mr. Mitchell's brother, Dr. Porter Mitchell, who built the house at 703 in 1908. The house at 604 West Broadway occupies one of the most spacious lots in the district; it and the house at 610 share a full block, with three original lots each.

John and Belle Mitchell's house is also one of the larger houses in the district, and one of the more highly styled. It is two and one half stories tall, with a symmetrical façade and carefully rendered Colonial Revival styling. Although no architect has been associated with this house, the high level of styling invites speculation that it is the work of a professional. If so, it is the oldest architect-designed house in the district.

At least one district house is known to have benefitted from the services of an architect. Moberly based architect Ludwig Abt designed the Colonial Revival style house at 709 W. Broadway for the Eugene Heidman family around 1919. Abt was born in Germany in 1882 and immigrated to the United States around the turn of the century. In 1911, after working in a number of cities in the United States, he settled in Moberly. He developed a successful practice there and did a good deal of work for the Moberly public school system. He also designed other types of public and commercial buildings in Moberly and other communities in Mid-Missouri, including churches, hospitals, governmental offices, private schools, a theatre, and commercial storefronts. One of his better known buildings is the Moberly Municipal Auditorium, which was built in 1939 as a WPA project. It is not clear how he came to design the Heidman house, but it was not the only residence he designed. He is also credited with designing a number of houses in Moberly, including his own, which was described as being in the "Bavarian style."²⁴

Residential development along West Broadway followed the pattern established by those early homeowners through the 1920s. All told, 20 of the houses in the district were built before 1920; 13 of those were complete by 1910. (See Figure Two.) District houses built before 1920 tend to be somewhat large, usually two stories tall, with cubic forms and simple Victorian or Colonial revival styling. The lots were relatively large, and deep setbacks continued to be the norm.

²³ Citizens for the Preservation of West Broadway, Inventory form prepared in 1979.

²⁴ "Ludwig Abt Dies; Noted Architect," Moberly Monitor-Index, January 12, 1967, pp. 1-2.

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That changed somewhat in the mid-1920s, with the introduction of the less formal bungalow house type and a relaxation of earlier building restrictions. Interestingly enough, it was John Stewart who first created smaller lots, which were developed with more modest houses than had been built in the area to date. There is a row of five houses on the south side of the 300 block that are part of the Park Hill neighborhood, which Stewart created in 1922.

Those five houses and lots are all smaller than what had been seen in the district earlier. Stewart clearly dropped his requirement for two-story houses, deep setbacks, and large lots when he created Park Hill. None of the houses in the 300 block are two stories tall. The lots are also smaller; several of the houses are only a few yards away from each other, and most of the front yards are 50-60 feet deep, roughly half the size of the earlier front set-backs. (Some of those yards were originally a bit deeper; street widening in this area has altered some of the set-backs.) Stewart was presumably reacting to a changing real estate market when he created the plat for Park Hill. His inclusion of amenities such as a large central park in that plat shows that he was still interested in creating an upscale neighborhood, but the relaxation of building restrictions and more modest lot sizes made it attractive to a greater variety of homeowners.

The smaller lots there were apparently well-received; all five of those properties had new houses on them within a few years of the plat being filed. They were also popular with the home owners; several of them lived there for more than a decade. The first owner of 300 W. Broadway, Samuel Dalton, lived there for 20 years. Dalton worked at, and presumably owned, the Dalton Coal Co. in 1927. Dwight Gribble, a secretary at the Taylor Music Company, lived a few houses away, 308 W. Broadway, for 15 years.

Just a few years after Park Hill was created, several of the large Westwood lots at the other end of the district were subdivided into smaller lots. In 1924, the plat for the A. J. Estes Subdivision created a row of modest lots on the south side of the 900 block. Estes included deed restrictions in his subdivision that were modeled after the original Westwood restrictions. His rules were less stringent, however, requiring only a 50 foot setback on Broadway (30 feet on side streets), and dropping the two-story requirement. He also raised the minimum price, probably to reflect prices of the day. Houses in the subdivision had to cost at least \$3,500.²⁵ The new smaller lots were a success, and within a few years

²⁵ Abstract for 910 West Broadway.

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each contained a new house. Like the 1920s houses in Park Hill to the east, most of those are fairly modest dwellings set relatively close to the street. (Modern street widening in this area has made the originally small front yards even smaller.)

One of the new homeowners in the 900 block may also have been the builder of several of those houses. William and Carrie Brautigam were the first owners of 922 W. Broadway, and the house stayed in their family for almost thirty years. Local history holds that Brautigam was an "immigrant carpenter" that worked in Columbia in the early part of the 20th century.²⁶ City directories of the time show that the Brautigams lived in several different places in Columbia before they purchased this land, and that he worked as a carpenter from 1915 into the 1920s. He is credited with serving as the contractor for 918 W. Broadway, and it has been assumed that he built his own house as well. He may also have been involved with the construction of 615 W. Broadway.

Not all of the houses built in the 1920s were small and closely set, however; many of the larger lots were developed during that decade as well. Fully 25 of the 58 houses in the district were built in the 1920s. Columbia was still growing, and the market for new houses was strong throughout that decade. Between 1920 and 1930, the population of the community rose from 10,392 to 14,967. Builders scrambled to keep pace, as noted in a 1923 article in the local paper that claimed a "Building Boom for Columbia Looks Certain."²⁷ That article noted that a slowdown of construction during WWI, paired with post-war growth of the community and the University of Missouri, had created a housing shortage through the community. A local history of Columbia later noted that some 200 houses were built in 1923 alone.²⁸

West Broadway was still a prestigious residential neighborhood, and many of the houses built there in the 1920s were large dwellings surrounded by the type of generous lots that had characterized earlier development on the street. The neighborhood also continued to be favored by business owners and

²⁶ Oral history from an inventory form for 922 W. Broadway that was prepared in 1979. (On file with the State Historic Preservation Office.)

²⁷ "Building Boom for Columbia Looks Certain," *Columbia Missourian*, April 23, 1923, p. 7.

²⁸ Russell, Vicki S., ed. *Columbia Missouri: Images of Our Lives Since 1901*, (Columbia, MO: Columbia Daily Tribune, 2001) p. 43.

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professionals, most of whom worked just a few blocks away in downtown Columbia.

Several doctors and lawyers called West Broadway home in the early 20th century. Probate judge George Starrett and his wife Anna built the large bungalow at 406 W. Broadway in the mid-1920s and lived there for more than a quarter of a century. George Starrett attended law school at UMC, later became a prosecuting attorney, and by 1940, was a probate court judge. Another probate judge, Howard Lang Sr., lived at 611 W. Broadway in the late 1920s. A prominent local D.O., Dr. Birdsong, had the house at 708 W. Broadway built in 1925. Dr. David Lucky, a veterinarian at the University of Missouri who served for many years as the Missouri State Veterinarian, lived at 601 W. Broadway from around 1927 into the mid-1930s.

Businessman H. R. Mueller built a new bungalow at 901 W. Broadway ca. 1929, and lived there into the early 1940s. That location proved to be especially convenient for him, as it was between two of his businesses. He owned Mueller's Florist, a longtime floral shop that operated at 9th and Cherry Streets in downtown Columbia, as well as a greenhouse located just a few blocks northwest of the house, at Ash and West Boulevard. The greenhouse was still there in 1951, and the downtown florist shop operated into the late 1970s or early 1980s. Other local businessmen living in the neighborhood in the 1920s and 30s include E. B. McDonnel, a real estate and insurance broker, and A. Fredendall, owner of Columbia's first department store. Fredendall's 1920s Craftsman style house at 610 W. Broadway is one of the largest dwellings in the district.

As was the case throughout the city, construction nearly stopped during the 1930s; only five district houses were built in that decade. That slowdown was due to economic conditions as well as the fact that most of the lots were filled by that time; 50 of the houses in the district were built before 1940.

The neighborhood did see some new construction once the economy and the local housing market picked up after WWII. Four of the contributing houses in the West Broadway district were built in the 1940s and early 1950s. Local businessman W. B. Smith and his wife Mabel built a new house at 809 W. Broadway around 1947. New houses were also built at the east end of the district in Wises's Subdivision, a small replat of lots in Garth's Addition that was filed in 1910. The district houses in Wise's Subdivision are very similar to each other and appear to have been built from stock plans.

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Some of the larger lots at the west end of Westwood were also subdivided in the late 1930s and 1940s to allow infill development. Mrs. Elizabeth Taylor subdivided the large lot surrounding her home following her husband's death in the 1930s, and in 1947 owners of some of those lots changed building restrictions to allow for the construction of "ranch type" houses.²⁹ That change laid the ground work for the construction of the last contributing property in the district, which is located at 712 W. Broadway. That ranch house was built ca. 1953 to the specifications of Rollen D. Willett and his wife Seena. Mr. Willett was an undertaker in town, and owned and operated the Willett Funeral Home for 45 years. The Willetts were apparently fond of the neighborhood. They had lived in the 200 block of W. Broadway before moving to the house at 712, and they lived there into the 1970s.

The Willetts were not alone in that respect; many of the houses in the district were occupied by a single family for multiple decades. There were also several cases in which several members of the same family owned houses in the district at the same time. Elmer and Bertha Hill owned the house at 915 W. Broadway for half a century. They bought the property just before they were married in 1922, built the house soon after, and lived there for their entire married life. She died in 1954, and he sold the house in 1974. The ca. 1925 house at 919 W. Broadway was built for Ira and Myra McDonnell in 1925. Mr. McDonnell's father, Ed had also owned property in the district. The McDonnells sold the house to the Loran Townsend family in 1936, and they own it yet today. Loran Townsend's son, Dr. John Townsend was living at 700 W. Broadway in 1979.

Those patterns of long term ownership have continued to modern times; many of the current owners of property in the historic district have lived there for well over a decade, and 80% of the houses are owner-occupied single-family residences. The resulting sense of community has extended to the nomination of the district to the National Register; more than eighteen different families have pitched in to sponsor the current nomination project.

The West Broadway Historic District has been a favored neighborhood since the expanding city center created a market for residential lots along the "Rocheport Road." The houses of the district look much as they did when they

²⁹ Boone County Deed Records, cited in the National Register nomination for the Taylor House, p. 26.

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were built by and for local business leaders. The large early houses of the district that set the tone for development continue to serve as visual anchors. The more modest houses that were built to capitalize on the 1920s building boom have enjoyed long-term popularity as well. Unlike many residential areas near the central city, West Broadway continues to be a desirable and well-kept neighborhood.

Architecture

The district is significant under Criterion C, in the area of ARCHITECTURE, as a nicely intact early twentieth century suburb in Columbia. A look at national trends and other residential neighborhoods that developed in Columbia in the same time period shows that the houses of the West Broadway district present a representative sampling of early 20th century residential architecture.

Two earlier studies of residential neighborhoods of the city offer local comparisons: The 225-property East Campus Historic District (NR listed 02/16/96) on the opposite side of the downtown area, has a comparable period of significance of ca. 1895-1945.³⁰ The East Campus district is the only National Register-listed residential historic district in the community. A more recent study close to West Broadway also provides comparative data. The study area for that project encompassed 241 residential properties in the blocks of Garth's Addition that are located directly north of Broadway, including the district properties on the north side of West Broadway.³¹

As was the case in many residential developments of the time, most of the houses of the West Broadway district fall somewhere between vernacular and high style architecture. Although the builders often used everyday house types, the influence of fashionable architectural styles is evident, and most of the houses in the district are more accurately classified as popular architecture than either high-style or vernacular. There are a few notable exceptions that were either professionally designed or built from top-quality standardized plans.

Although many of the houses of the district could be defined by their building type as readily as their architectural style, there are enough stylistic

³⁰ Debbie Sheals, National Register nomination, East Campus Historic District, Columbia, Boone County, MO, 1995.

³¹ Ruth Keenoy, "Historic Survey of Gath's Addition, Columbia, Boone County, Missouri, 2006.

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characteristics to group 92% of the contributing houses according to style. Three major stylistic categories are discussed below, in the general order in which they appeared in the district: Late Victorian, Colonial Revival, Craftsman/bungalow.

Late Victorian Nationwide: ca. 1880-1910; West Broadway: ca. 1902-ca. 1911.³²

The term *Late Victorian* is used here to describe early 20th century houses that exhibit general characteristics of Victorian architecture, such as irregular massing, complex rooflines and multi-faceted wall surfaces. The name comes from the England's Queen Victoria, who reigned from 1837-1901.³³ The Victorian movement in architecture began with the Second Empire style in the 1860s and continued to be used in one permutation or another for the next fifty years. The last Victorian style to be in vogue was Queen Anne, and houses with Queen Anne elements were built into the first years of the 20th century. The Queen Anne style was particularly popular with home builders; one description of the style called it "the quintessential American house."³⁴ The Late Victorian houses on West Broadway were built at the tail end of the style's popularity, and most are relatively subdued examples of what had by then become essentially traditional architecture.

There are 6 intact Late Victorian houses in the district. Although that is a relatively small percentage of the total, it represents a notable concentration for Columbia. Many of the community's Victorian houses were built in the downtown area or in other neighborhoods that have seen redevelopment, and most have since been demolished or greatly altered. The East Campus district, for example, has only one Victorian house, built ca. 1898, while the report of the Garth's Addition survey noted that "very few" examples were found during that study.³⁵ The one example noted in the survey of Garth's Addition is located

³² For all four categories, national dates are from Lee and Virginia McAlester, Field Guide to American Houses, (New York: Alfred Knopf, 1986), and West Broadway district dates refer to contributing properties only.

³³ McAlester, p. 266.

³⁴ Gerald Foster, American Houses: A Field Guide to the architecture of the Home. Boston, New York: Houghton Mifflin Company, 2004.

³⁵ Ruth Keenoy, "Historic Survey of Gath's Addition, Columbia, Boone County, Missouri, 2006.

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within the West Broadway district, at 703 W. Broadway. (Dr. Porter and Ella Mitchell House, ca. 1908.)

Late Victorian houses in the West Broadway district are among the largest, oldest and most elaborate houses of the group. They are characterized by irregular building shapes and complex rooflines. The roofs are steeply pitched, and usually feature a combination of hip and gable forms, along with large ornamental dormers. All have open porches, two of which follow the common national trend of wrapping around two elevations. Five of the six are of frame construction, and a few of those feature ornamental wall surfaces such as fishscale shingles. Common ornamental features include bow windows and projecting window bays, as well as window sashes that have leaded glass or ornamental muntin patterns.

They were all built in the early years of neighborhood development. The oldest intact Late Victorian house in the district was built at 500 W. Broadway ca. 1906, and the newest is a Shingle style house at 607 W. Broadway that was built ca. 1911. The house John Stewart built for his family at 700 W. Broadway is the best example of Late Victorian styling in the district. That two and one-half story house features a complex roofline, bow windows with elaborate sashes, and a variety of ornamental wall treatments.

Colonial Revival Nationwide: ca. 1880-1955; West Broadway: ca. 1905-ca. 1939.

The Colonial Revival movement in American architecture has its roots in the Centennial celebration of 1876, which spurred a new affinity for the early architecture of the American colonies.³⁶ In 1887, nationally prominent architects McKim, Mead and White toured New England to study original Federal and Georgian buildings. That well-publicized tour inspired their design of a handful of landmark houses in what very soon became known as the Colonial Revival style.³⁷ Although some of the earliest Colonial Revival style houses utilized the type of asymmetrical forms popular with Victorian architects, by the turn of the 20th century, symmetrical facades and simple boxy shapes were standard. The style is defined by the use of classically inspired ornament that was common to Federal and Adam style buildings.

³⁶ Foster, p. 285.

³⁷ McAlester and McAlester, p. 326.

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The style was (and still is) quite popular, for historical associations as well as the simplicity of form and ornament. The cleaner lines provided a welcome relief from multi-faceted Victorian houses that had been the standard. That simplicity also made it user-friendly for builders, and once the style was established, it was not uncommon for unschooled builders to simply tack “Colonial” elements to otherwise unstyled houses.

Nine houses in the district have at least some elements of the Colonial Revival style; that works out to just over 17% of the contributing houses. That is approximately the same proportion found in the East Campus Historic District. Colonial Revival houses also appear in the Garth’s Addition study area. As is the case in the East Campus district, the Colonial Revival houses in the West Broadway district range from large, professionally designed houses to modest dwellings that exhibit minor elements of the style.

Colonial Revival houses in the West Broadway district tend to have uncomplicated forms with simple gable or hipped roofs and symmetrical facades. Architectural embellishment is minimal, and often limited to such things as classical columns and window shutters. Windows are double-hung and often multi-paned, and exterior walls are clad with brick or lap siding. Sizes and levels of styling vary greatly; two of the largest and most highly styled houses in the district are in the Colonial Revival style, as are some of the smallest.

Three of the more highly styled buildings in the West Broadway district are Colonial Revival style houses. The previously listed Taylor house at 716 W. Broadway provides a representative example of a Colonial Revival house that was built early in the history of the movement, ca. 1909. The John and Belle Mitchell house, ca. 1914, 604 W. Broadway, and the ca. 1919 Eugene Heideman house at 709 W. Broadway are good later examples of the style. The newest Colonial Revival house in the district is a small brick dwelling at 910 W. Broadway that was built ca. 1939. That modest house appears to have been built from a standard pattern. It has a symmetrical façade and central entranceway that features a classical entablature.

Craftsman/bungalow Nationwide: ca. 1905-1930; West Broadway: ca. 1919-1935

The Craftsman style and the related bungalow house type are strongly represented in the West Broadway district. All told, just over half of the houses there have some Craftsman styling, and just under 38% of the total are bungalows. Although there are Craftsman houses that are not bungalows, and

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vice versa, the two movements are closely related, and merit a single discussion here.

The Craftsman style has a variety of influences, including the English Arts and Crafts movement in England and the work of Gustav Stickley, a New York Furniture maker who expanded his interest to include architecture. Stickley promoted his design ideals in *Craftsman* magazine from 1901-1915, and also published books on what he called the “American Arts and Crafts Movement.”³⁸ He believed that good design should not be reserved for the wealthy, and often advocated for what he described as “well built, democratic homes, planned for and owned by the people who live in them.”³⁹ The informal Craftsman style is characterized by the use of natural materials, open floor plans, and a strong connection with the outdoors.⁴⁰ The connection with the outdoors included low house forms that fit into the landscape, as well as large porches and numerous windows that helped blur the distinction between indoors and out.

The Craftsman style was also marked by a lack of reference to past architectural styles and applied ornamentation. With so much emphasis on simplicity, it is not surprising that the style filtered down to a sometimes vague attention to clean lines and rustic detailing. In Columbia and many other American communities, defining characteristics of the style can be as minimal as massive porch supports such as wide brick posts or heavy tapered posts set upon high masonry piers, wide roof overhangs, and “Craftsman” style windows and doors. Craftsman windows are generally double-hung, with a vertically divided sash over a single-light lower sash. Craftsman doors and other woodwork feature rectilinear panels and other detailing.

The bungalow house type is strongly associated with the Craftsman style. The development of the bungalow as a distinct style or building type 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 or “Western Stick” style in the early 1900s. Although Greene and Greene’s houses were large high-style affairs, the resulting bungalow form was

³⁸ Gustav Stickley, Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement. New York: Dover Publications, 1979. (Reprint of the 1909 Original.)

³⁹ Gustav Stickley, “The Craftsman Movement: Its Origin and Growth,” The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

⁴⁰ McAlester and McAlester, p. 454.

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easily adapted to everyday houses that followed Craftsman principles to the point that the two became nearly synonymous. As one description of the movement noted “the one-story Craftsman house (often called a bungalow) quickly became the most popular and fashionable smaller house in the country.”⁴¹ The term bungalow comes from an English term for traditional one-story houses in India that were generally encircled by open porches, and the term is generally used to apply to houses that are just one story tall with a prominent front porch. (Some even use the arguably awkward term “bungalowoid” for one and one-half story versions.)

Craftsman bungalows were quite popular in Columbia from the very late 1910s into the early 1930s. Craftsman bungalows can be found on almost every street that was developed in that time period. The Craftsman bungalow is the most common house type in the East Campus Historic District, and the bungalow was called “the most representative form of housing” in the Garth’s Addition study as well.⁴² They were equally popular with West Broadway homebuilders. Just under half of the houses in the district have Craftsman styling. Although a few of those are American Foursquares or cottages, most are bungalows.

In the West Broadway district, houses can be categorized as bungalows if they are one to one and one-half stories, with full or partial front porches, and a lack of historically derived ornament. Almost all have Craftsman style porch supports and window sashes. Wide roof overhangs with triangular or rectilinear ornamental brackets and exposed rafter ends are also common.

The West Broadway district contains a large number of Craftsman houses, with a variety of size and setting. The smallest Craftsman bungalow, which was built in the 900 block ca. 1934, has just 864 square feet. By contrast, mid-1920s bungalows directly across the street feature twice as much original floor space, and much larger lots. One of the largest houses in the district, the two and one-half story Fredendall House, provides a good example of a Craftsman house that is not a bungalow. District examples also span a long time period. The oldest bungalows include the houses at 404 W. Broadway and 509 W. Broadway, each of which dates to ca. 1919. The newest Craftsman house in the district, a small foursquare at 708 W. Broadway, was completed more than 15

⁴² Keenoy, p. 7.

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years later, around 1935.

Post 1940 Development

Although most of the lots in the district contained houses by the time construction picked up again after the slowdown of the Great Depression and WWII, there was still room for a small amount of new construction in the 1940s and early 1950s. As noted earlier, several larger early lots were subdivided over the years to create smaller house lots, and there were also a few of the original lots that had not yet been developed. Many of the deep lots were also subdivided around that time to allow for the construction of new houses on the streets to the north and south. Those changes did not alter streetscapes on Broadway.

Four of the contributing houses in the district were built in the 1940s and early 1950s. All are relatively modest dwellings, and most appear to have been built from pattern book plans. Three were built in the mid 1940s and the newest dates to 1953. The 1940s houses all exhibit very simple Tudor Revival styling, including steeply pitched roofs with prominent front cross gables and large exterior chimneys. Those stripped-down versions of the Tudor Revival style are simpler than the only other Tudor Revival style house in the district, which was built at 302 W. Broadway ca. 1926. That house has ornamental half timbering in the upper gable ends, rough brick walls, and a distinctive front-facing sloped gable roof. The restrained use of historic modeling for the 1940s Tudor Revival houses is typical of houses built in the period. By that time, clean lines and minimal exterior ornamentation was preferred over rustic Craftsman styling or historically inspired period revivals.

The last house to be built in the district within the period of significance took that trend one step farther. It provides an example of what was then the latest thing in housing, the ranch house. Ranch houses had begun to appear in American suburbs as early as the 1930s, but were not common in Columbia neighborhoods until the 1950s.⁴³ The ranch house that Rollen and Seena Willet had built at 712 W. Broadway in 1953 is a typical example, with a low, one story floorplan and a wide façade. The Willets did not, however, use what later became a standard ranch house feature, an attached garage. They followed neighborhood tradition instead and built a freestanding garage behind the house. Like the garages of many earlier houses in the district, the Willet garage

⁴³ McAlester and McAlester, p. 479, and Keenoy, p. 10.

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has a roofline and wall materials that match the main house. It is one of 18 contributing outbuildings in the district.

Integrity

The district has seen little new construction or major alterations since the end of the period of significance. A new condominium building was added to the 400 block in the 1970s or 80s, and a single-family house was built on an empty lot in the 800 block in the 1990s. Both of those non-contributing buildings were designed to be compatible with the surrounding houses, and neither has had a significant impact upon the streetscape. They have comparable massing and building materials, as well as front set-backs that match the neighboring houses. A larger 1970s church in the 800 block is a bit more noticeable, but with a gable roof and brick walls, it too blends into the streetscape. More intrusive newer buildings along the south side of the 800 block have been excluded from the boundaries.

Overall, the West Broadway District retains a distinct sense of its time and place. That effect is created by the intact collection of resources, as well as a setting that still looks much as it did during the period of significance.

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Verbal Boundary Description

The boundaries correspond with the current lot lines of the properties inside the district boundaries, along with the adjacent sections of public streets. The boundaries are indicated by a heavy black line on the enclosed map.

Boundary Justification

The boundaries have been drawn to encompass the intact historic residences facing the oldest residential section of West Broadway, which was the only street in the area when Garth's Addition and Westwood were added to the city limits. They encompass all of the land currently associated with the buildings of the district. The eastern boundary is set to exclude properties that contain newer or greatly altered buildings, and the western boundary aligns with West Boulevard, which was the western City Limit when Garth's Addition and Westwood were created.

Photographs

The following information is the same for all photographs:

West Broadway
Boone County, MO
Debbie Sheals
Taken November 29, 2009

List of Photographs

See photo key for description of camera angle.

1. Looking east at the end of the 300 block; first house on the right is 302 West Broadway.
2. Looking west in the 300 block; first house on the right is 309 West Broadway.
3. Looking west in the 400 block; first house on the left is 400 West Broadway.
4. Looking east in the 400 block; first house on the right is 500 West Broadway.
5. Looking east in the 400 block; first house on the left is 409 West Broadway.
6. Looking east in the 500 block; first house on the left is 509 West Broadway.
7. Looking west in the 600 block; first house on the right is 509 West Broadway.
8. Looking west in the 600 block; 604 West Broadway.
9. Streetscape looking west in the 600 block.
10. Looking west in the 600 block; first house on the right is 607 West Broadway.
11. Looking west in the 700 block; first house on the right is 703 West Broadway.
12. Looking east to the 600 block; first house on the right is 700 West Broadway.
13. Looking east in the 700 block; first house on the right is 712 West Broadway.
14. Looking west in the 900 block; first house on the left is 902 West Broadway.
15. Looking east in the 900 block; first house on the left is 905 West Broadway.
16. Looking east in the 900 block; first house on the right is 910 West Broadway.
17. Looking west at the end of the 900 block; first house on the right is 922 West Broadway.
18. Looking west at the end of the 900 block; first house on the right is 917 West Broadway.

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Figures.

1. Site Map.
2. Map of houses built before 1920, and 1920 or later.
3. 1898 Atlas Map of the area, with district boundaries.
4. 1917 Atlas Map, with district boundaries.
5. 1911 advertisement for Westwood, with the house at 504 W. Broadway.
6. 1911 ad, continued, with map of Westwood and West Broadway.
7. Photo Key.

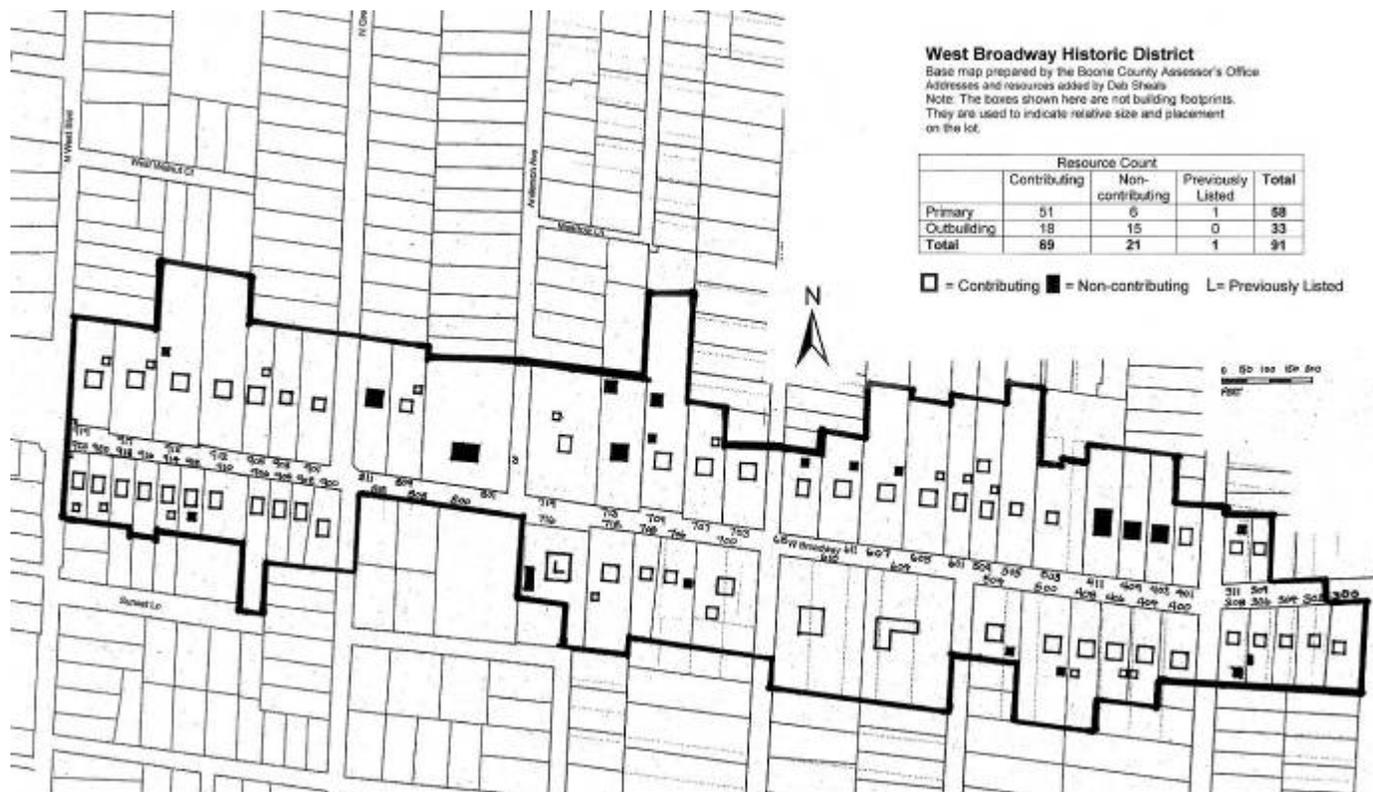
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Figure One. Site Plan.

A larger copy of this is also being submitted separately.



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Figure Two.

Top—Houses built before 1920 Bottom: Houses built 1920 or later.

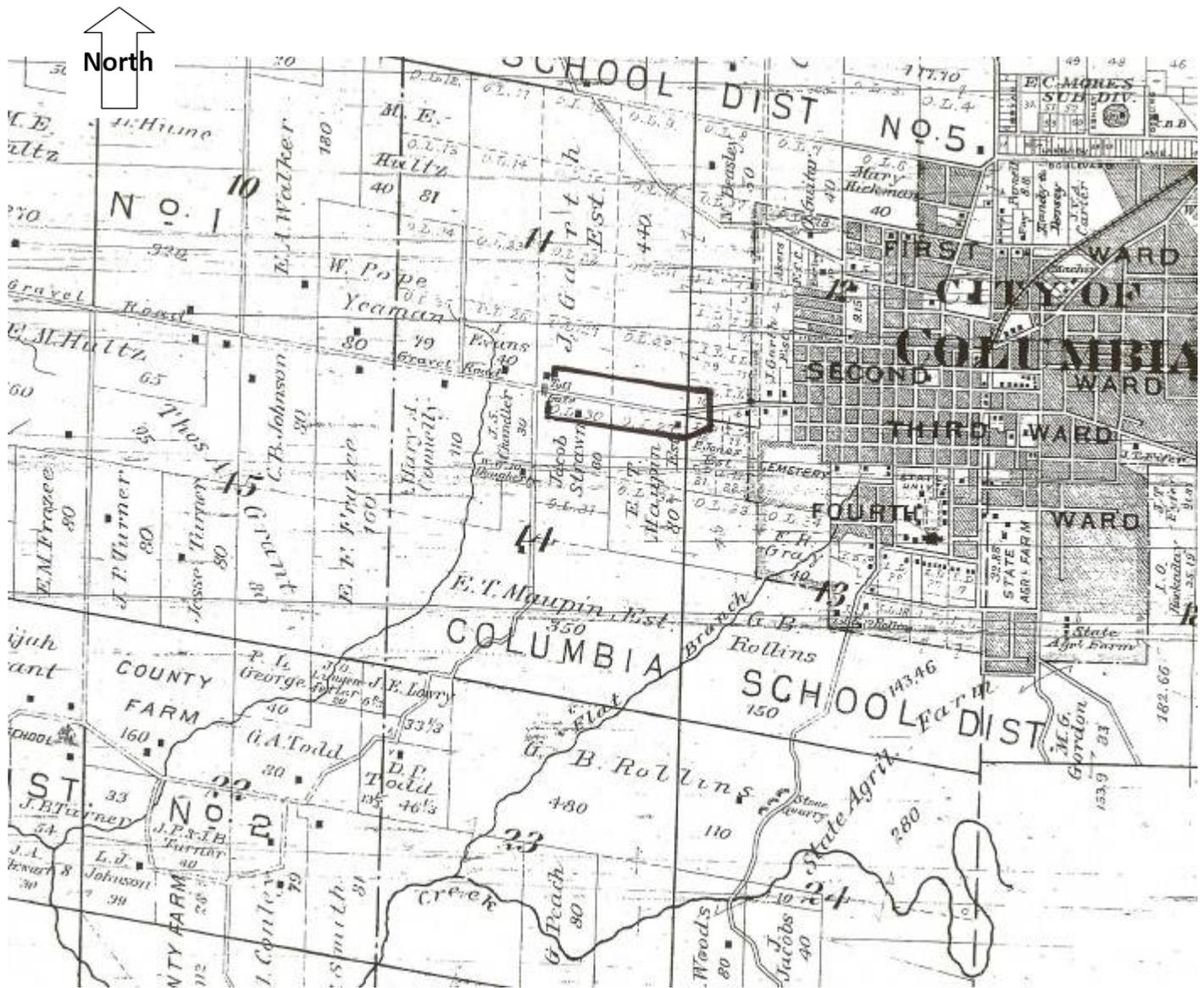


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Figure Three. 1898 Atlas Map. With approximate district boundaries added. Illustrated Atlas of Boone County, MO. Philadelphia:Northwest Publishing Co., 1898. (On file with the State Historical Society of Missouri.)

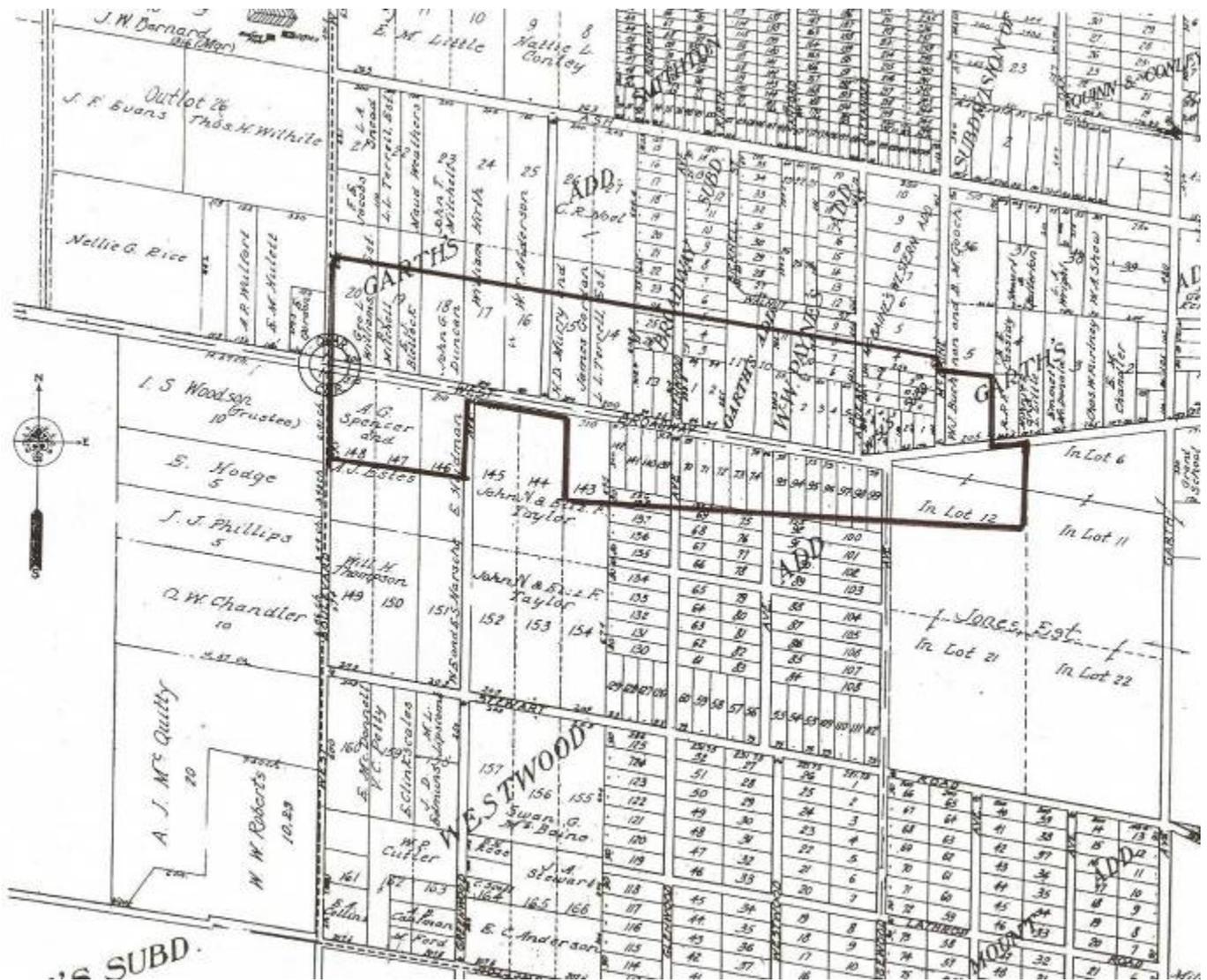


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Figure Four. 1917 Atlas Map. With approximate district boundaries added.
Ogle, George A. Standard Atlas of Boone County, Missouri. Chicago: George A. Ogle and Company, 1917. (From the personal collection of Debbie Sheals.)



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Figure Five. Full Page Advertisement for Westwood, featuring 504 West Broadway. Looking south on Westwood Avenue from Broadway. See Figure Six for the bottom half of the page. From University Missourian, Jan. 12, 1911, p. 5.

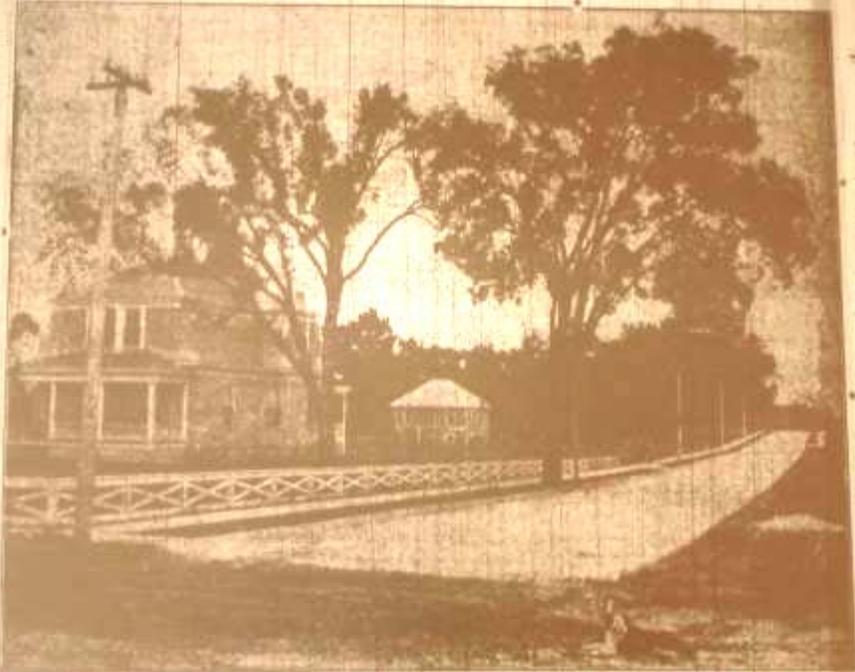
UNIVERSITY MISSOURIAN

THURSDAY, JANUARY 12, 1911

Page Five

Live in Beautiful Westwood.

BUY a lot now--today; build a real home in the finest residence district in Central Missouri--Westwood or Westmount. Consider the exclusive and beautiful lots; think of the fine improvements that are ready here--pavements, walks, light, heat, water, etc. The high building restrictions assures you homes of uniform construction and good neighborhood.



LOTS of Lots at extremely reasonable prices. 28 people built homes in this addition last year. Join the procession of people who are enjoying life in Westwood and Westmount.

If you want a Home of your own, see me at once--I have a sound, interesting proposition.

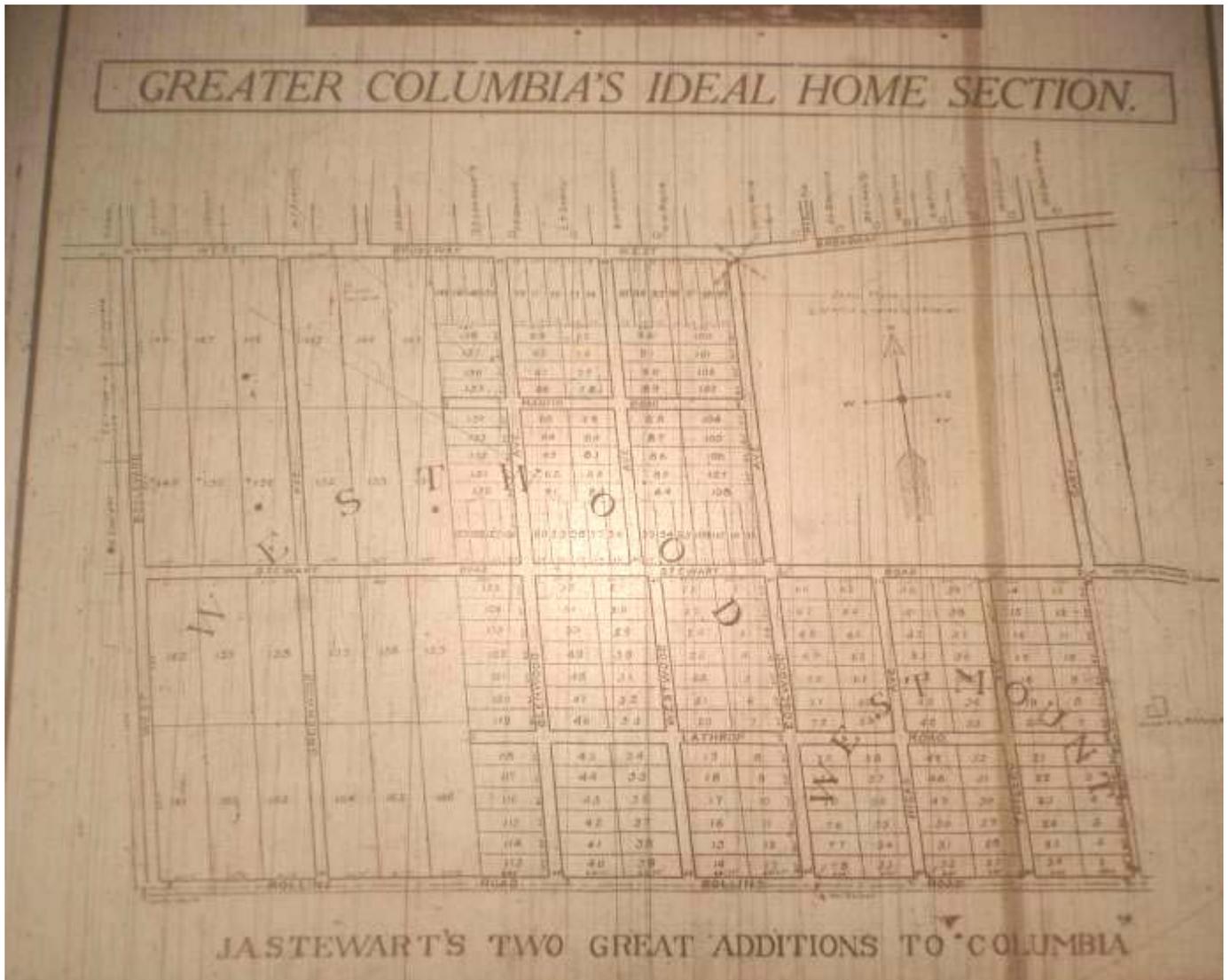
GREATER COLUMBIA'S IDEAL HOME SECTION.

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Figure Six. Full Page Advertisement for Westwood.
See Figure Five for the top half of the page. From University Missourian, Jan. 12, 1911, p. 5.

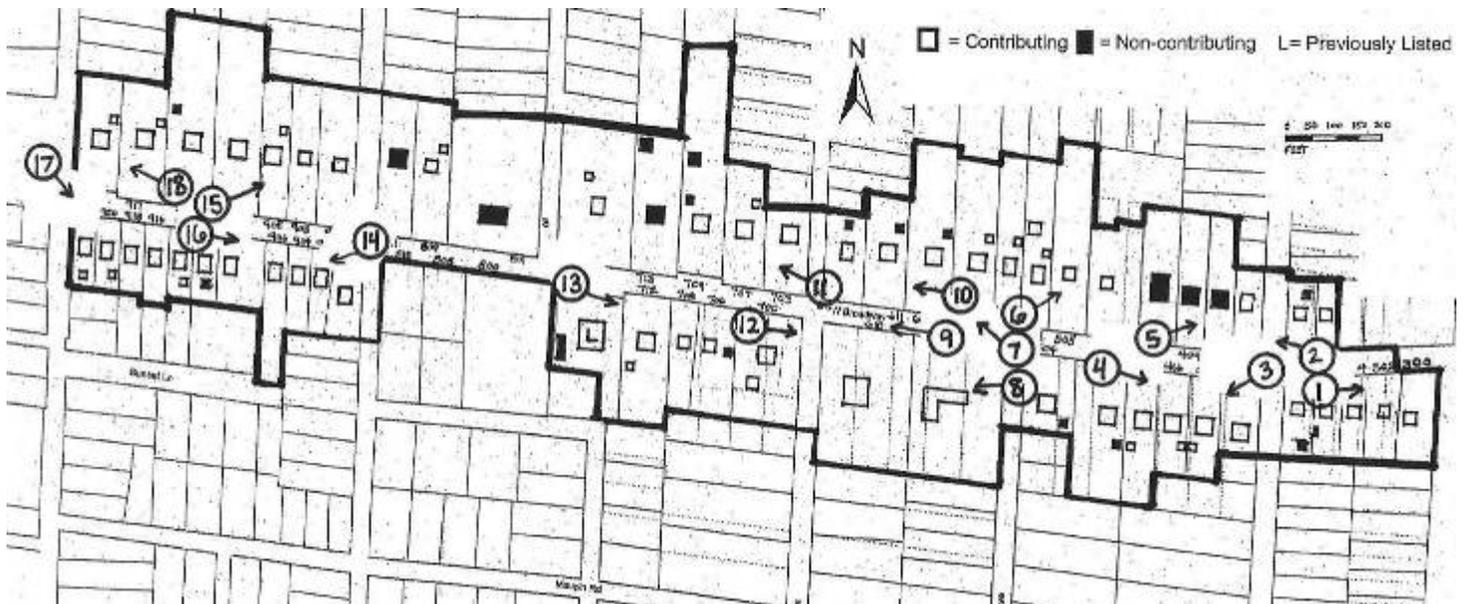


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Figure Seven. Photo Key.



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1. Looking east at the end of the 300 block; first house on the right is 302 West Broadway.
2. Looking west in the 300 block; first house on the right is 309 West Broadway.



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3. Looking west in the 400 block; first house on the left is 400 West Broadway.
4. Looking east in the 400 block; first house on the right is 500 West Broadway



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5. Looking east in the 400 block; first house on the left is 409 West Broadway.
6. Looking east in the 500 block; first house on the left is 509 West Broadway.



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7. Looking west in the 600 block; first house on the right is 509 West Broadway.
8. Looking west in the 600 block; 604 West Broadway.



West Broadway Historic District
Boone County, Missouri
Photos Page 57

9. Streetscape looking west in the 600 block.

10. Looking west in the 600 block; first house on the right is 607 West Broadway.



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11. Looking west in the 700 block; first house on the right is 703 West Broadway.
12. Looking east to the 600 block; first house on the right is 700 West Broadway.



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13. Looking east in the 700 block; first house on the right is 712 West Broadway.
14. Looking west in the 900 block; first house on the left is 902 West Broadway.



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15. Looking east in the 900 block; first house on the left is 905 West Broadway.
16. Looking east in the 900 block; first house on the right is 910 West Broadway.



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17. Looking west at the end of the 900 block; first house on the right is 922 West Broadway.

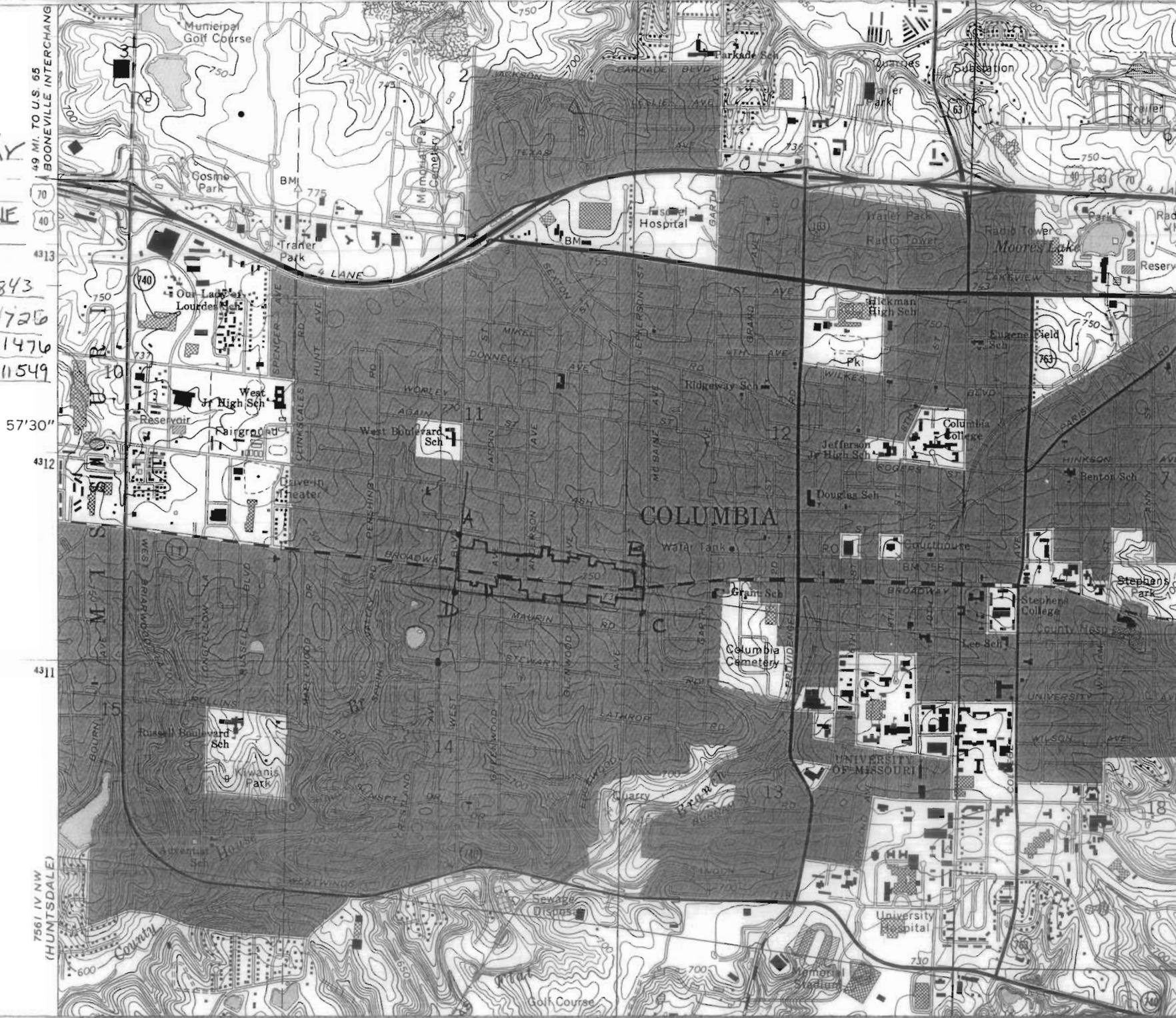
18. Looking west at the end of the 900 block; first house on the right is 917 West Broadway.



WEST BROADWAY
HISTORIC
DISTRICT
COLUMBIA, BOONE
COUNTY, MO

UTM:

- A. 15/556100/4311843
- B. 15/556969/4311726
- C. 15/556969/4311476
- D. 15/556046/4311549



49 MI. TO U.S. 65
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(HUNTSDALE)

West Broadway Historic District

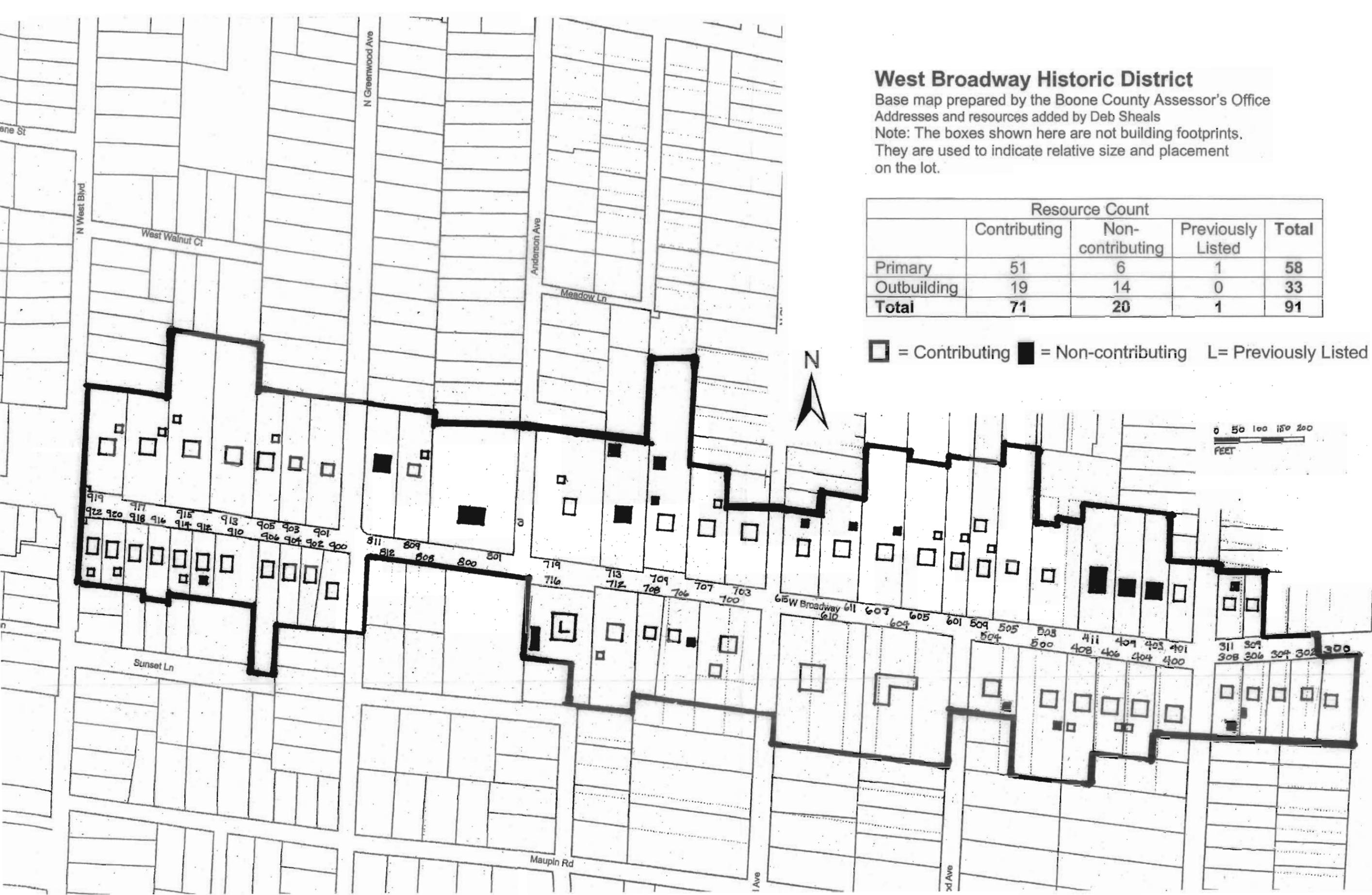
Base map prepared by the Boone County Assessor's Office

Addresses and resources added by Deb Sheals

Note: The boxes shown here are not building footprints. They are used to indicate relative size and placement on the lot.

Resource Count				
	Contributing	Non-contributing	Previously Listed	Total
Primary	51	6	1	58
Outbuilding	19	14	0	33
Total	71	20	1	91

□ = Contributing ■ = Non-contributing L = Previously Listed









W BRIDGEMAN
EDGEWOOD ST

Amint 2 Sell
OPEN HOUSE















607

607





FOR SALE
BY OWNER
\$1,200,000











