NPS Form 10-900 OMB No. 1024-0018

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

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

Historic name Cynthia-Kinzer Historic District

Other names/site number N/A

Name of related Multiple Property Listing N/A

## 2. Location

Street & number 900-1000 blocks of Cynthia and Kinzer Streets, 918-924 Maud, 838-842 Kinzer Streets, adjacent portions of N. 9th, 10th, 11th Streets | N/A | not for publication

City or town Poplar Bluff | N/A | vicinity

State Missouri Code MO County Butler Code 23 Zip code 63901

## 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria: ___ A ___ B X C ___ D

Toni M. Prawl 5/29/2015

Signature of certifying official/Title Toni M. Prawl, Ph.D, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain:) _____

Signature of the Keeper Date of Action

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply.)

| | |
|---|---|
| X | private |
| | public - Local |
| | public - State |
| | public - Federal |

**Category of Property**
(Check only **one** box.)

| | |
|---|---|
| | building(s) |
| X | district |
| | site |
| | structure |
| | object |

**Number of Resources within Property**
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|---|---|---|
| 55 | 8 | buildings |
| 1 | 1 | sites |
| 17 | 6 | structures |
| | | objects |
| 73 | 15 | **Total** |

**Number of contributing resources previously listed in the National Register**

Two

## 6. Function or Use

**Historic Functions**
(Enter categories from instructions.)

Domestic: single dwelling
Domestic: secondary structure

**Current Functions**
(Enter categories from instructions.)

Domestic: single dwelling
Domestic: secondary structure
Vacant/Not In Use

## 7. Description

**Architectural Classification**
(Enter categories from instructions.)

Late 19th and 20th Century Revivals: Colonial Revival
Late 19th and 20th Century Revivals: Tudor Revival
Late 19th and 20th Century American Movements: Bungalow/Craftsman
Modern Movement
Modern Movement: International
Other: Front Gable and Wing

**Materials**
(Enter categories from instructions.)

foundation: Concrete
walls: Brick
Stucco
Wood
roof: Asphalt
other: Tile
Stone

X **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

## 8. Statement of Significance

### Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[ ] 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.

[X] 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
(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

### Areas of Significance
Architecture

### Period of Significance
Ca. 1907 - 1961

### Significant Dates
N/A

### Significant Person
(Complete only if Criterion B is marked above.)
N/A

### Cultural Affiliation
N/A

### Architect/Builder
Builder: Tetwiler, Charles
Builder: Mopps, Homer

[X] STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**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 # _____
____recorded by Historic American Landscape Survey # _____

**Primary location of additional data:**

_X_State Historic Preservation Office 1990 Survey
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

## 10. Geographical Data

**Acreage of Property** Approximately 24 acres

**Latitude/Longitude Coordinates**
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

| | Latitude: | Longitude: | | Latitude: | Longitude: |
|---|---|---|---|---|---|
| A | 36.759918 | -90.401582 | C | 36.760047 | -90.401752 |
| B | 36.759852 | -90.401813 | D | 36.760039 | -90.402114 |

**UTM References**
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| 1 | | | | 3 | | | |
| 2 | | | | 4 | | | |

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

## 11. Form Prepared By

name/title Terri L. Foley – Historic Preservation Consultant
organization Private Contractor date January 28, 2015
street & number 8812 Sedgley Drive telephone 573-382-8590
city or town Wilmington state NC zip code 28412
e-mail tlfoley@zoho.com

## Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
**Estimated Burden Statement**: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log:**

Name of Property: **Cynthia-Kinzer Historic District**

City or Vicinity: **Poplar Bluff**

County: **Butler** State: **Missouri**

Photographer: **Terri L. Foley**

Date Photographed: **October 14, 2014**

Description of Photograph(s) and number, include description of view indicating direction of camera:

**1 of 30**: 317 N. 10th Street with 315 N. 10th Street in the background, looking southwest.
**2 of 30:** 440 N. 10th Street with 430 in the background, looking southeast.
**3 of 30:** 450 N. 10th Street, looking east.
**4 of 30:** 501 N. 11th Street, looking west.
**5 of 30**: 546 N. 10th Street, looking east.
**6 of 30:** 623 N. 9th Street, looking west.
**7 of 30:** 645, 625 N. 9th Street, looking southwest.
**8 of 30:** 630 N. 9th Street, looking southeast.
**9 of 30:** 838 Kinzer Street, looking south.
**10 of 30:** 900 block of Kinzer Street, showing 900 Kinzer Street on the southwest corner with 902 Kinzer Street to the west. Then showing the north side of the street, the streetscape of house from the northwest corner at 901 Kinzer Street and ending with 995 Kinzer Street in the background with the clay tile roof. Photo was taken looking southwest.
**11 of 30:** Looking southwest in the mid-900 block of Cynthia Street, with the first house shown as 950 Cynthia Street followed by 960 and 998 Cynthia Street.
**12 of 30:** Looking northwest at the intersection of N. Cynthia and N. 9th Streets, with 901 and 905 Cynthia Street shown in order from the corner and 623 N. 9th Street in the far background.
**13 of 30**: 900 block of Kinzer, showing the north side of the street, starting with 901 Kinzer Street on the northwest corner of Kinzer and N. 9th Streets, then followed by 903, 905, 907 and 955 Kinzer Street, looking northwest.
**14 of 30**: Looking northeast on the north side of Kinzer Street showing 907 Kinzer Street followed by 905 Kinzer Street.
**15 of 30:** Looking northwest on Cynthia Street, showing 915 Cynthia Street, flanked to the east by a partial view of 905 Cynthia Street and flanked to the west by 917 Cynthia Street.
**16 of 30:** 923 and 917 Cynthia Street, looking northeast.
**17 of 30:** Showing the south side of mid-900 block of Cynthia Street, looking southeast, showing houses west to east – 950,940,930,906 and 904.
**18 of 30:** Showing 951 Cynthia Street in the foreground with 955 Cynthia Street to the west, looking northwest.

**19 of 30:** Showing the 900 block of Kinzer Street from the northeast corner of Kinzer and 10th Streets. Pictured in the foreground is 995 Kinzer Street followed by 985 Kinzer Street, looking northeast.
**20 of 30**: 998 Cynthia Street, looking southeast.
**21 of 30:** 1001 Cynthia Street, looking northwest.
**22 of 30:** Looking southeast showing 1012 Cynthia Street in foreground followed by 1010 Cynthia Street.
**23 of 30:** Looking northeast showing the 1000 block of Kinzer Street at corner of N. 11th Street. Pictured in the foreground is 1023 Kinzer Street followed to the east by 1019 and 1015 Kinzer Street.
**24 of 30:** Looking northwest, showing 963 Cynthia Street, followed to the west by 967 Cynthia Street.
**25 of 30:** Looking northwest, showing 918, 920 and 924 Maud Street with houses shown from east to west.
**26 of 30**: Looking northwest showing 955 Kinzer Street.
**27 of 30:** 445 N. 11th Street, looking northwest.
**28 of 30:** 556 N. 10th Street, looking southeast.
**29 of 30**: Looking northwest, showing 449 N. 10th street with 1001 Cynthia Street in the background.
**30 of 30:** Looking north, showing 959 Cynthia Street flanked to the east by 955 Cynthia Street.

## Figure Log:

Include figures on continuation pages at the end of the nomination.

1. Cynthia-Kinzer District Boundary Map.

2. District map showing boundaries, property addresses, and contributing, non-contributing resources.

3. District photography key map.

4. District map showing the latitude and longitude points with a listing coordinates points.

5. Sanborn Fire insurance Map, 1901. Showing district area prior to development.

6. Sanborn Fire Insurance Map, 1928. Showing district's development by 1928 of the south side of Kinzer Street area.

7. Sanborn Fire Insurance Map, 1928. Showing district's development by 1928 of the north side of Kinzer Street and Cynthia, Maud, N.9th and 10th Streets.

8. Sanborn Fire Insurance Map, 1950. Showing the location of the different subdivisions located within the district. Source: Sanborn Fire Insurance Map. Poplar Bluff, Butler County, Missouri, New York: Sanborn Fire Insurance Company, 1950.

9. Listing of United States Governors supporting the Better Homes Movement, including Governor A.M. Hyde of Missouri.

10. Advertisement for the Better Homes Movement.

11. Real estate advertisement used by realtors from the 1920s to use to promote the Own Your Own Home Campaign.

12. Real estate advertisement used by realtors from the 1920s to use to promote the Own Your Own Home Campaign.

13. Real estate advertisement used by realtors from the 1920s to promote the Own Your Own Home Campaign.

14. Real estate advertisement used by realtors from the 1920s to promote the Own Your Own Home Campaign.

15: House plans from the Architects' Small House Bureau of the United States.

16: Project Cost of Owning a Home in 1927 from the Architects' Small House Bureau of the United States.

17: House plans from the Architects' Small House Bureau of the United States.

18: Vice President Calvin Coolidge. "Better Homes," Better Homes for American, New York: *The Delineator*, 1922.

19: Map of Poplar Bluff, showing the location of the Cynthia-Kinzer Historic District.

**Summary Paragraph**

Located in Poplar Bluff, Butler County, Missouri, the Cynthia-Kinzer Historic District is located approximately two blocks east of Business 60 and one block east of the Poplar Bluff Junior High School, 550 N. Westwood Blvd. The district is approximately four blocks west of the North Main Street Historic District, two blocks north of West Pine Street and approximately four blocks south of West Harper Street (see Figures 1-4, 19). The district started development in 1907 with the construction of the first house and is comprised of four subdivisions and encompasses approximately 24 acres. Two more additional houses were constructed prior to 1910. Fifteen dwellings were constructed from 1910-1919, during what would be known as the Bungalow Movement in the United States. However, it was during the 1920s the district began to expand with new construction with a total of 24 dwellings built. The district would continue to develop until 1968. Within the district's boundaries are 63 contributing/non-contributing dwellings, 23 accessory buildings (detached garages), two vacant lots (structures), and two dwellings individually listed in the National Register of Historic Places in 1998. The Cynthia-Kinzer neighborhood represents several concepts of housing design during its period of significance 1907–1961, this includes mail order designs, building/contractor, or designs that were reflected of that era and popularly promoted in magazines and catalogs. The building styles and types represented in the district are Craftsman, the bungalow, Tudor Revival, Colonial Revival, International, Minimal Traditional, Modern Ranch and the front-gable and wing. The district is comprised of single family dwellings and accessory buildings. While the dwellings vary in size, the majority of the houses fit within the small house classification, and reflect the national campaign known as the Better Homes and Small House Movement. While a few of the dwellings have been altered over time, most retain their original architectural integrity and convey their historic character while representing the district's original design and historic feel.

**Narrative Description**

**Setting**

The Cynthia-Kinzer Historic District spans the 900 and 1000 blocks of Cynthia and Kinzer Streets, with two dwellings in the 800 block of Kinzer Street and three dwellings in the 900 block of Maud Street. These three streets run east-west in the district. The district also spans the 300 – 500 block of N. 10th, the 400-500 block of N. 11th and the 600 block of N. 9th Streets (see Figure 2 and Photos 1-9). The elevations of the property lots vary; some feature low retaining walls that provide decorative delineation of property lines while other lots are at street level but may slope to the east or west or are tiered near the street. The district features paved concrete streets, curbing and sidewalks. Additional distinctive characteristics include a centered landscape island in the 900 block of Kinzer Street, comparatively consistent street setbacks with mature landscape plantings, perennial shrubs, trees and turf. The topography of the district features a rolling landscape with some of the streets having a slight curvature. Lot sizes vary from narrow deep rectangular lots to large lots that are a block deep. Some of the street signs are square concrete post with a pyramidal top, painted white with black letters and

are four feet and six inches in height. Other street signs have metal green signs on metal poles. The dwellings along with the setbacks, landscaping, streets and sidewalks establish continuity throughout the district and emphasize the neighborhood's historic character.

**Summary of Typical Alterations**

The Cynthia-Kinzer Historic District is a section of the downtown residential area that represents a cohesive collection of residential resources that interconnect to express a history of development and architectural preferences spanning the district's period of significance, ca. 1907–1961.

Historic resources contributing to the Cynthia-Kinzer Historic District are at least 50 years old and retain character defining features. The contributing resources retain the original construction elements and materials, or those from a later, cohesive, historic-era remodeling. Contributing residential dwellings and secondary buildings that have exterior modifications retain sufficient architectural elements, including their historic form, to demonstrate the feeling and association of the period of significance. They retain the majority of the aspects of integrity (location, design, setting, materials, workmanship, feeling and association).

Typical alterations to residential dwellings in the district include the installation of metal or vinyl siding over original wood siding, installation of storm windows over early or original windows, compatible and incompatible installation of vinyl windows within original window openings, compatible and incompatible alterations to porches, replacement doors, and construction of compatible additions at the rear or sides of a dwelling.

Artificially sided properties located within the Cynthia-Kinzer Historic District are considered contributing resources if they meet all of the following conditions: 1) the siding does not conceal architectural details that are characteristic of a particular architectural style; 2) the siding does not alter the massing, scale, and proportions of the resource; 3) the property contributes to the significance of the historic plan or streetscape of the neighborhood, which may convey greater importance than the design of the individual house. In addition, replacement siding must duplicate the form and dimensions of the historic siding, including original corner and window trim, entrance trim, etc. There must be no loss, structurally or visually, of the significant form and features of the original structure.

Structural resources (vacant lots) that contribute to the district are at least 50 years old and are identifiable to the period of significance. These resources retain original feeling and association. Additionally, they must have originally been a vacant lot or were altered to a vacant lot during the period of significance. The district contains one contributing historically vacant lot (963A Cynthia Street), and one non-contributing vacant lot (525 N. 10th Street) which held a residential dwelling until a few years ago as shown on Sanborn Insurance maps.

**Non-Contributing Resources**

The non-contributing resources in the Cynthia-Kinzer Historic District have been incompatibly altered by means of removal or significant alteration of their character defining architectural elements.

**Summary of Physical Condition and Integrity**

The Cynthia-Kinzer Historic District, the character of its development in the 108 years since the first house located at 450 N. 10th Street was constructed (ca. 1907) is remarkable (see Photo 3). In general, the dwellings and secondary buildings located within the district are well maintained and most have retained their original wall surface materials and windows, unless otherwise noted. The changes and additions over the years reflect the prosperity and stylistic preferences of the owners throughout the period of significance as they strived to update their houses to current architectural trends and to meet their needs. Additions to the dwellings for the most part are primarily to the rear and have been mostly done in a sympathetic manner which does not impact the primary façades or the surrounding areas in the district.

The dwellings and secondary buildings of the Cynthia-Kinzer Historic District embody vital aspects of design, materials, and workmanship in satisfying varying degrees that reflect their individual history and their original appearance, as well as their additions or improvements sympathetically implemented. In addition, the dwellings and the secondary buildings, property lots, and streetscape, within the district as a whole illustrate important qualities of the feeling and association of the district related to the district's period of significance. All of these qualities blend together to emphasize and exhibit the various intangible links that these dwellings and secondary buildings retain with the history of the Cynthia-Kinzer Historic District. Throughout the period of significance ca. 1907 to 1961, the core integrity of this historic residential district has been preserved.

**Individual Property Descriptions**

Historic names are based upon the first known owner or occupant. Dates at the end of the heading represent construction dates or approximate construction dates; established by city directories, real estate tax records, interviews with property owners, Sanborn maps, and survey data. Secondary buildings are described at the end of the property narrative.

[c] = contributing; [nc] = non-contributing; [NRL] = National Register Listed
Primary resource contributing status is listed on the first line of entry; status of secondary buildings is listed at the end of the narrative.

**Kinzer Street**

**1. 838 Kinzer Street, Hornsby, Jack House; ca. 1909. [c]**
**Photo 9**
This dwelling is a one-story gable-front and wing with original wood siding, concrete foundation, an asphalt shingled roof, and early or original 1/1 windows. The façade features a full-width porch that extends along the north section of the east elevation. Doric columns support the porch's hipped roof. The wood porch railing feature square spindles with an iron railing leading up the front steps. The entrance is located on the east side of the façade and is setback in an area that has been enclosed; date of remodel is unknown but the remodel is not a permanent remodel as the east side was constructed with painted plywood. The entrance holds a screen door and surround. The west side of the façade has an early or original 1/1 window. The east and west elevations feature early or original 1/1 windows. A rear addition has been added but does not detract from the historic layout. The property lot features a concrete retaining wall along the front perimeter with concrete steps that provide access to a sidewalk leading to the dwelling. The lot slopes west to east.

**2. 842 Kinzer Street, Anderson, Fred House; ca. 1908. [c]**
A two-and one-half story dwelling with a cross-gable roofline clad in asphalt shingles, features Masonite siding, and a full-width porch that wraps to the west elevation with round columns. Centered in the gable façade (north facing) on the first level is an original large 1/1 window with two original 1/1 windows on the second level, and a smaller 1/1 window in the gable end. The main entrance is located on the west elevation at the intersecting gables and is flanked to the north by an original 1/1 window. A secondary entrance door is located in the cross gable that runs east-west. Windows on the west elevation are original 1/1. An exterior staircase leading to the second level of the east-west cross gable is located on the west elevation with a solid panel door on the second level. A louvered vent is located in the gable end. The east elevation has 1/1 original windows on the first and second levels with a louvered vent in the gable end. Also located on the east elevation is a side entrance with a set of steps with a wood hand railings and lattice infill. The dwelling is located on an elevated lot with a concrete retaining wall along the perimeter.

**3. 901 Kinzer Street, Creasey, Will R. and Ella House; ca. 1910. [c]**
**Photo 13**
This dwelling is a one-and-one-half story Craftsman style bungalow of wood frame construction with a steeply pitched side gable roof and a concrete foundation. It is located on the northwest corner of Kinzer and N. 9th Streets. The original wood siding on the first level as been replaced with vinyl siding of the appropriate dimensions and does not conceal any of the original architectural features. The upper level retains its original wood shingles. Contained under the main roof on the façade is a full-width porch with square posts with screen panels located between the post, and a centered entrance. On the façade roof line is a centered front gable with large brackets and replacement Craftsman style ribbon windows of 4/1. The east elevation features replacement double-paired 1/1 windows at the south end with a smaller replacement double-paired 1/1 on the northern section. The upper level has a centered

replacement double-paired 6/1 window flanked by smaller multiple- light windows with a louvered vent in the gable end. Located within the overhanging eaves are brackets. The west elevation matches the east elevation. The north (rear) elevation hold a small replacement 1/1 double-hung window flanked to the east by an entrance and to the west a replacement 1/1 double-hung window. The roofline holds a shed dormer void of windows and the basement level holds a centered garage bay. The property lot slopes south to north. The 1990 survey estimated the construction date of the dwelling to be ca. 1920, however, the dwelling is shown on the 1910 Sanborn map. This dwelling is a great representation of the Bungalow Movement.

**4. 902 Kinzer Street, McCroskey, Oliver and Mattie House; ca. 1916. [c]**
**Photo 10**
Located on the southwest corner of Kinzer and N. 9th Streets, this two-and one-half story Craftsman style dwelling is clad in brick with a cross-gable asphalt roof and has wide over-hanging eaves with triangular brackets. The north facing façade has a full-width porch with brick piers, brick railing, and holds a centered entrance (original wood door) flanked by original 8/1 double-hung windows. The second level features a Craftsman style ribbon window of three 1/1 windows flanked to the east by an original 8/1 window. A Craftsman style ribbon window is located in the gable end that contains two centered wood louvered vents flanked by a 4-light window. Located at the north corner of the east elevation is a projecting sunroom that features several multi-light double casement windows with multi-light transoms and a French style door with a transom. The projecting sunroom has a flat roof with exposed rafters. Located on the second level of the east elevation are 5/1 vertical light double-hung windows. The house sits on an elevated lot with a concrete retaining wall along the perimeter.

**5. 903 Kinzer Street, Kneibert, Frederick L. House; ca.1910. [c]**
**Photo 13**
This is a one-and one-half story Craftsman style bungalow clad in stucco with an asphalt side gable roof. The dwelling features a full-width porch on the façade with tapered stucco clad posts on brick piers resting on a stucco clad railing. The entrance is centered with a replacement glass and wood door. Flanking the entrance are double replacement windows. Original trim around windows and the door are intact. Located on the front sloping roofline is a centered shed dormer with a Craftsman style ribbon window with five, four-light windows. On the upper section of the roofline on both side of the dormer are small flat skylights and a brick chimney is located on the east elevation. The 1990 survey estimated the construction date of the dwelling to be ca. 1920, however, the dwelling is shown on the 1910 Sanborn map. This dwelling is a great representation of the Bungalow Movement.

**6. 905 Kinzer Street, Dexter, Willie House; ca.1910. [c]**
**Photo 13, 14**
A one story Craftsman style bungalow dwelling is clad in stucco, has a low-pitch cross-gable asphalt shingled roof with wide overhanging eaves and knee brackets. There is a partial-width porch on the façade. The tapered stucco post rest on brick piers that support the shed roof. The railing features an open-weaved brick railing positioned between the brick piers. A centered entrance has the original wood and multiple-light door with a tripled-paired

replacement double-hung window to the east; the center 4/1 window is flanked by 3/1 window. Located in the front facing gable is a double-paired replacement 1/1 window. Original trim is found around the windows and door. The 1990 survey estimated the construction date of the dwelling to be ca. 1920, however, the dwelling is shown on the 1910 Sanborn map. This dwelling is a great representation of the Bungalow Movement.

**7. 906 Kinzer Street, Roland, Hubert C. House; ca.1922. [c]**
Located on the corner of Kinzer and an alleyway, this two-and-one-half story brick Craftsman style house features a side gable asphalt roof with wide over-hanging eaves and knee brackets. The façade has a full-width porch with a front gable roof supported by brick piers resting on a brick railing and has been enclosed with glass. The gable end of the porch roof holds decorative half-timbering. The second level of the façade on the west section features an early triple-paired window with a large centered window flanked by smaller windows. Each window is 6/1. The east section holds a tripled-paired window with a front gable above. According to the 1990 survey data, this dwelling was constructed by a Mr. Tetwiler. His first name was not provided in the survey data, but further research conducted indicates the builder was likely to be Charles Tetwiler, a local builder of houses according to the 1900 and 1910 United States Census records.

Located at the rear of the property near the alleyway and fronting the side street of Ferguson is a one-story brick double-car garage with a gable roof. The west elevation holds two wood batten style garage doors. The building was constructed during the period of significance, retains its integrity and is considered contributing to the district. **[c]**

**8. 907 Kinzer Street, Ponder, Chester A. House; ca.1910 [c]**
**Photo 13, 14**
This is a one-and-half story hollow tile block bungalow dwelling with a side gable asphalt roof, exterior brick chimney and a concrete foundation. The façade has a centered partial-width concrete slab porch with a centered elliptical roofline supported by original wood post with triangular brackets and 1960s style wrought iron post. Exposed rafter ends are located within the overhanging eaves. A flat roof carport (ca. 1960s) is located to the west of the porch with the same wrought iron support post. The façade features a centered entrance with original or early period multi-light door with glass outer door and is flanked by paired one-over-one replacement windows with original trim and brick sills. Small eyebrow dormers with louvered vents are located on the façade roofline. Windows on the other elevations are original 3/1 vertical double-hung. The dwelling is located on a lot located at a curved section of the street. The 1990 survey estimated the construction date of the dwelling to be ca. 1920, however, the dwelling is shown on the 1910 Sanborn map. This dwelling is a great representation of the Bungalow Movement.

**9. 955 Kinzer Street, Greer, Alfred W. House; ca. 1915 - [NR 12/12/1998]**
**Also known as the Gray, Joseph House**
**Photo 26**
This is a two-and-one-half story brick Craftsman style dwelling with a clay tile clad cross-gable roof with exposed rafters along the overhanging eaves. The dwelling retains its original windows, 1/1 double-hung, single-light fixed, multiple-light and stained glass. The windows on the first level feature decorative metal grilles. The main entrance located on the south facing facade retains the original glass and wood door and is placed at the east section of the partial-width porch. The porch features a brick railing, with two-story brick columns with a brick horizontal spandrel linking the first and second levels. The second level holds a screened porch with a projecting shed roof with exposed rafters. Directly above the shed roof is the gable end which holds a double multi-light window with a decorative window box and purlins. On the west elevation of the porch and dwelling is a single bay, porte-cochere with side gable roof clad in clay tiles. The east elevation features paired windows on the first and second levels; the second level porch has been enclosed with windows.

There is a brick one-story, double car garage located at the northwest corner of the property and it retains its original architectural features and form. The garage was constructed during the period of significance and since it retains its original architectural features and materials it is considered a contributing resource to the district. The detached garage was counted as a non-contributing resource in the original National Register of Historic Places nomination, because the ca. 1925 garage was constructed after the 1915 period of significance – of the property. **[c]**

**10. 965 Kinzer Street, Kutchback, Lyle House; ca. 1915 [c]**
This is a one-and-half story brick Craftsman style bungalow with a side gable asphalt roof, knee brackets, and a concrete foundation. The façade's full-width porch is supported by brick posts on tapered brick piers with a brick railing. The porch's gable end is infilled with half-timbering and a centered small square window. The porch has been enclosed with a wall of glass and has a centered entrance. The west elevation features a bay window with a shed roof. The bay holds original 3/1 vertical double-hung windows, flanked to the north by two sets of double paired 3/1 vertical double-hung windows and to the south by two small windows which flank a brick chimney. The gable end is clad in stucco with a Craftsman style ribbon window. The east elevation is covered with vegetation, all architectural features are hidden. This dwelling reflects the nation-wide Bungalow Movement. The 1990 survey estimated the construction date of the dwelling to be ca. 1925, however, the property tax records indicate 1915.

There is a stucco clad one-story, front gable garage with knee brackets located at the northwest corner of the property which was constructed during the period of significance. The garage retains its original architectural features and form and is considered a contributing resource to the district. **[c]**

**11. 975 Kinzer Street, Hayes, William C House; ca. 1915 [c]**
This one-and-half-story brick bungalow has a side gable asphalt roof, concrete foundation, exterior brick chimney and a full-with porch. The façade's full-width porch is contained under the main roof and is supported by tapered brick post on brick piers with a brick railing with a concrete deck. Featured within the porch is a slightly off-centered entrance with a solid wood panel replacement door, flanked by sidelights with wood panels. An original 5/1 vertical double-hung window flanks each side of the entrance. A front gable dormer with replacement ribbon of three windows is located on the façade's sloping roofline. The west elevation features an exterior chimney flanked by Craftsman style small rectangular windows on the first level. A bay with a shed roof is located to the north and has the original 3/1 vertical double-hung windows. To the north of the bay are more 3/1 vertical windows. Located in the gable end is an original ribbon window. The east elevation has four original 3/1 vertical double-hung windows and the gable end has replacement vinyl siding and the window opening has been covered. The rear elevation has a one-story triple carport supported by brick columns at the basement level. This dwelling reflects the nation-wide Bungalow Movement. The 1990 survey estimated the construction date of the dwelling to be ca. 1925, however, the property tax records indicate 1915.

**12. 985 Kinzer Street, Tedrick, Orville A. House; ca. 1915 [c]**
**Photo 19**
This is a one-and-half story brick Craftsman style bungalow with a side gable asphalt roof with exposed rafters, and concrete foundation that reflects the nation-wide Bungalow Movement. The façade has a full-width porch, a sloping shed roof supported by tapered brick posts and brick railing with concrete caps. The entrance is centered with the original multiple-light and wood door and multiple sidelights. An original 5/1 vertical double-hung window offset each side the entrance. Located on the front sloping roofline is a front-gable dormer with exposed rafters and two inset wood louvered vents. The dormer is clad in replacement siding. The east elevation holds four original multi-vertical light double-hung windows. The west elevation features an exterior brick chimney flanked by Craftsman style small rectangular windows flanked to the north by a bay window with 3/1 vertical light double-hung windows. Additional original vertical light windows are seen to the north of the bay. Gable ends have replacement siding and triple-paired louvered vents.

**13. 995 Kinzer Street, Tedrick, Lawrence and Alma House; ca. 1915 [c]**
**Photo 19**
This is a one-story stucco clad Craftsman style bungalow located on the northeast corner of Kinzer and N. 10th Streets and an alleyway. The dwelling features a hipped asphalt clad roof with an intersecting front-gable. The façade has a screen enclosed partial-width porch with stucco clad piers resting on a stucco clad railing. Resting on the piers is a wood tie beam with exposed rafter ends. Centered within the front gable end is decorative rectangular wood panel. Bungalow style knee bracket are seen within the eaves. The centered entrance holds the original glass and wood panel door flanked by sidelights. To the west of the entrance is an original 5/1 vertical light double-hung window and to the east an original ribbon window with 4/1 and 5/1 vertical light double-hung window. The east elevation hold the original 4/1 and

5/1 vertical light double-hung windows. Attached at the north corner of the east elevation is south-facing centered entrance with a small front-gable roof and full-width narrow porch. The entrance has a Craftsman style wood and glass door flanked by 4/1 vertical double-hung lights. The small porch has stucco clad piers and railing with a wood tie beam and exposed rafter ends that match the façade porch. The west elevation features an exterior stone chimney flanked by Craftsman style four vertical light rectangular window which are flanked to the north by Craftsman style ribbon of three windows. There is an addition on the rear elevation that harmonizes with the existing dwelling and does not detract from the dwelling's historic character. The 1990 survey estimated the construction date of the dwelling to be ca. 1925, however, the property tax records indicate 1915. This dwelling is a great representation of the Bungalow Movement.

Located at the northeast corner of the property along the alleyway is a two-car stucco clad detached garage with a low-pitched front-gable roof, constructed during the period of significance. The east elevation holds two small rectangular windows. **[c]**

**14. 1001 Kinzer Street, Priest, Jess House; ca. 1912 [c]**
**Photo 21**
Located on the northwest corner of Kinzer and N. 10th Streets, this irregular shaped, one-story stucco clad bungalow has a front-gable asphalt roof with knee brackets and a lower plane side gable roof on the façade over the porch. The façade has an extended full-width porch that wraps to the east elevation and is original or early period to the dwelling as seen on the 1950 Sanborn map. The porch has stucco clad piers with a stucco clad header and a stucco clad railing. The porch's openings have been enclosed with screens. Located under the enclosed porch on the façade are two original 4/1 vertical light double-hung windows. The main entrance is located on the east elevation at the south corner, flanked to the north by the original vertical light double-hung windows of various sizes. The west elevation holds the original vertical light double-hung windows of various sizes and at the north corner is a projecting wing that features a side-gable roof with matching windows.

At the rear of the property, fronting N. 10th Street is a one-car stucco clad detached garage with a front-gable roof and was constructed during the period of significance. **[c]**

**15. 1015 Kinzer Street, Capps, Carl House; ca.1958 [c]**
**Photo 23**
This dwelling reflects the transition of a Minimal Traditional style into the Modern Ranch. The house is one-and-half story wood-sided dwelling with a side gable asphalt roof, a concrete foundation clad in stone veneer, and an exterior brick chimney. The façade features a stoop entrance with a concrete floor, and wrought iron railings. The entrance is off-centered and is flanked to the east by a multiple-light horizontal window with black louvered shutters. To the west of the entrance is a projecting bay that holds a matching multiple-light horizontal window with black shutters. The house is located on a tiered lot to the west. Located on the lower section of the tiered lot is a double-bay carport with a side-gable asphalt roof which is attached to the lower section of the west elevation. Centered on the ridge line is a square cupola with

louvers and topped with a decorative weather vane. The first level of west elevation holds a window with a traditional hood metal awning, and the gable end holds a double-hung window offset by shutters, the gable end is clad in board and batten siding.

**16. 1019 Kinzer Street, Carter, J. Truman and Lena House; ca. 1944 [c]**
**Photo 23**
This is a one-story modern dwelling designed in the Minimal Traditional style with aluminum siding wall surface, a large brick exterior chimney, and a steeply pitched hipped asphalt roof. The façade is symmetrical with a centered stoop entrance covered by a projecting arched roof supported by triangular brackets. A wood panel and multiple light entrance door is sheltered by a metal and glass door. The entrance is flanked by an original multiple-light windows with shutters and traditional hood metal awnings. The west elevation has a centered window with a matching metal awning. The east elevation has a small double-hung window at the south corner, followed by a large brick chimney then another double-hung window. This Minimal Traditional style dwelling reflects the Better Homes and Small House movement well.

Located at the northwest corner of the property is a one-story single car garage clad in aluminum siding with a hipped asphalt roof and a concrete block foundation. The garage doors are of double wood single style with original hinges. **[c]**

**17. 1023 Kinzer Street, Marler, Hollis D. and Ruth House; ca. 1946 [c]**
**Photo 23**
A one-and-half story dwelling with a side-gable asphalt roof, clad in aluminum siding with a single dominant mid-façade front gable that reflects characteristics of the Minimal Traditional style. The entrance door is original and is a wood panel door with three small stepped rectangular windows. A metal grille glass outer door shelters the primary door. The entrance is flanked by replacement 6/6 double-hung windows with black louvered shutters. Two concrete steps with a concrete landing and black iron hand rail lead to the main entrance. The west elevation on the north corner has a step-down one car garage at the basement level. Paired 6/6 double-hung windows are seen above the garage and offset to the south a single 6/6 double-hung window. A double-hung window is located in the gable end. The east elevation features three single 6/6 double-hung windows and another 6/6 double-hung window in the gable end. The house is located on the northeast corner of Kinzer and N. 11th Street, allowing a view of the rear elevation. A concrete stoop with an iron railing is located at the west corner of the rear elevation, the entrance door is a wood and glass panel door with a glass and metal grille outer door. To the east of the door is a 6/6 double-hung window with another 6/6 double-hung window to the east of it. As with the majority of dwellings in the district, this dwelling represents the Better Homes and Small House movement well.

**<u>Cynthia Street</u>**

**18. 900 Cynthia Street, Stokeley, Lee Z. and Alice House; ca. 1920 [nc]**
This a one-story stucco clad dwelling with an irregular plan, side-gable asphalt roof with a front-gable and exterior chimney. The dwelling has been extensively remodeled. The gable

fronts holds a projecting square bay with a shed roof. The bay features a set of three ribbon windows with 4/1 vertical lights which appear to be original. The projected bay is flanked to the east by two 1/1 windows; this area originally held a porch and has been enclosed. Located on the west elevation at the southwest corner is a one-story wing which holds the north facing brick stoop entrance with original arched screen door and covered by a flat roof. On the west elevation are two 4/1 original windows, and the gable end hold an opening with half-filled with a wood louvered vent and the other half with a single window. The east elevation features a double window with 4/1 vertical lights and a single window with 4/1 vertical lights. The gable end matches the west elevation gable end. The dwelling sits on a slightly elevated lot. According to the 1990 survey, this house is a Sears's kit home. Due to the extensive alterations of the façade, the house is considered non-contributing.

**19. 901 Cynthia Street, Knower, Ernest and Adell House; ca. 1922 [c]**
**Photo 12**
Located on the northwest corner of Cynthia and N. 9th Streets, this one-and-half story Craftsman style bungalow is clad in wood siding and stucco. It has a side-gable asphalt roof with knee brackets, an exterior brick chimney and a full-width porch. The façade features a centered entrance with a replacement door flanked by 5/1 Craftsman style windows original to the dwelling. The full-width porch has tapered square wood post on square wood piers and supports a shed roof that extends from the main gable roof. The front sloping roof holds a large front-gable dormer with a band of original ribbon of four 3/1 vertical windows. The east elevation features a brick chimney flanked by a Craftsman style small square windows, a projecting square bay with a shed roof and exposed rafter ends. The bay holds a triple-paired 3/1 and 4/1 vertical windows. Flanked to the north of the bay is a small paired 3/1 vertical window with a larger double 3/1 window to the north. The upper level holds a paired window of 3/1 vertical lights and a smaller vertical light window. A wood louvered vent is located in the gable end. The west elevation matches the east elevation with the exception of the projecting bay and the chimney with the square windows. Instead there is an entrance with a shed roof and a glass and wood door, flanked to the south by a 5/1 vertical light window on the first level.

Located at the northeast corner (rear) near the alleyway is a small one-story modern storage building. This building is considered non-contributing due to its age. **[nc]**

**20. 904 Cynthia Street, Minetree, Richard and Ruth House; ca. 1925 [c]**
This bungalow dwelling is one-and-half story with wood siding and features a side-gable asphalt roof, with a full-width porch, an exterior brick chimney and a concrete foundation. The façade's full-width porch holds round columns that support a shed roof, there is a centered entrance with a wood louvered door and sidelights. Flanking the entrance are paired multiple-light casement windows. Located on the front sloping roof is a shed dormer with exposed rafter ends and a multiple-light band of four original ribbon six-light windows. The dwelling sits on an elevated lot. The 1990 survey data indicates the dwelling was constructed by Homer Motts. According to the 1920 and 1940 United States Census, Motts was a local building contractor.

Located at the rear of the property along the alleyway is a one-story, two-car garage clad in wood siding and a gable roof, constructed during the period of significance. **[c]**

**21. 905 Cynthia Street, Kinder, Francis and Myrtle House; ca. 1922 [c]**
**Photo 12, 15**
Sitting on a sloping lot, this one-and-half-story pyramidal hipped asphalt roofed bungalow is of frame construction with vinyl siding and sits on a concrete foundation. A full-width porch is along on the façade with brick columns resting on a concrete deck. Off-set are concrete steps with an iron hand rail centered within the steps, flanking the steps are curved brick railings. The entrance is off-centered with a tripled-paired original 3/1 double-hung Craftsman style window to the east. Centered on the front slope of the roof is a small pyramidal hipped dormer with a paired replacement window. The west elevation has a centered square bay with a tripled-paired original 3/1 double-hung Craftsman style window that is offset to the south by a tripled-paired original 3/1 double-hung Craftsman style window and a single original 3/1 double-hung Craftsman style window to the north. Centered on the west elevation roof line is a hipped dormer with an off-centered small paired window. A large brick chimney is located at the south corner of the east elevation and is flanked to the north with a square bay that extends into the roofline. The bay holds a tripled-paired original 3/1 double-hung Craftsman style window and the upper level of the bay hold a small window with a window air conditioning unit. To the north of the bay is a small double-hung window.

Located at the rear of the property near the alleyway, is a one-story garage with a pyramidal roof and vinyl siding. The metal panel garage door fronts east. While the garage is clad in vinyl siding, the size and profile are in keeping with the original wood siding and does not detract from the historic character of the building. This secondary resource was constructed during the period of significance and is contributing. **[c]**

**22. 906 Cynthia Street, Pehling August House; ca. 1923 [nc]**
**Photo 17**
This one-and-half-story asbestos sided Craftsman style bungalow is located on an elevated lot that slopes to the street and has an alleyway at the rear of the property. The dwelling features a cross-gable asphalt roof with knee brackets, and enclosed partial-width porch clad in vinyl siding with a shed roof. Concrete steps with a curved concrete railing provide access to the main entrance. Vinyl replacement windows that are either 1/1 or 6/6 are located on the facade. The main entrance features an original Craftsman style wood panel and glass door and flanked by a paired replacement window to the east and partial sidelight to the west. Located in the front gable is a replacement paired window. Due to the replacement windows, and the altered porch this resource is non-contributing.

Located at the rear of the lot near the alleyway is a one-story wood-sided garage with a gable roof. The garage holds a solid metal door. This building is non-contributing since it is an ancillary building and the primary building is a non-contributing resource. **[nc]**

**23. 915 Cynthia Street, Knight, William and Lou House; ca. 1930 [c]**
**Photo 15**
A one-story Tudor Revival style dwelling with stucco wall surface. The dwelling has a side-gable asphalt roof, a front gable with an overlapping mid-façade gable that holds a Tudor arch entry. The arched entrance is offset with a decorative brick surround with keystones. Located within the arched entry is a glass outer door with a three vertical light fan. The main entrance door is a replacement wood with oval light. To the west of the mid-façade gable is a large brick chimney and a 6/1 double-hung window. The front-gable holds a paired 6/6 double-hung window. The gable end features a decorative diamond framed in brick. The east elevation features two paired 6/1 double-hung windows and the west elevation also has paired windows and a large picture window located at the front corner of the dwelling. The dwelling is an excellent example of the Small House Movement. The 1990 survey data stated the construction date of this dwelling was ca. 1922, however, according to the 1928 Sanborn map this dwelling was not constructed by 1928. The ca. 1930 date was indicated by the county tax records.

**24. 917 Cynthia Street, Atkins, James E. and Lucy House; ca 1925 [c]**
**Photo 16**
This one-and-half story Craftsman style aluminum clad bungalow has a side-gable asphalt roof with brackets. A shed dormer is located on the front-sloping roof and has four small multiple-light windows with triangular support brackets. The façade has a partial-width porch with a centered elliptical roofline supported by a tapered wood post on a brick pier, with a stucco clad railing and one pier with no post. Access to the porch is by three concrete steps and leads to the centered entrance with an original wood and screen door over an original wood and multiple light door. Located to the east of the entrance is a double-paired multiple-light window and to the west is a four-paired multiple-light window with a red metal canopy above.

**25. 923 Cynthia Street, Lewis, K. Q. House; ca 1925 [c]**
**Photo 16**
The Craftsman style bungalow contains a front-gable asphalt roof with knee brackets. The dwelling has an intersecting lower level side gable asphalt roof that covers a carport which wraps to the façade and transitions to a low-hipped roof to cover a partial-width porch. The carport is located on the east elevation and large Craftsman style tapered wood columns support the roof. The carport was an addition and was constructed during the period of significance, but the date is unknown. Two concrete steps provide access to the façade's porch which features decorative iron posts and railings. Centered on the façade is the entrance with a glass outer door and a wood panel main door. The entrance is offset to the east by a large multiple light picture window. To the west of the porch is a projecting bay which is located under the porch roofline. A large multiple-light picture window is centered in the bay. The gable end holds an original paired 3/1 double-hung window.

**26. 930 Cynthia Street, Schultz, C.P. House; ca. 1925 [c]**
**Photo 17**
Sitting on an elevated lot, this one-half-story stucco dwelling is not designed in the typical Craftsman bungalow style, but it does exhibit elements of the style. The dwelling has a side-

gable asphalt roof with a shed dormer located on the front slope and has a ribbon of windows. Located on the façade is a full-width porch with a flat roof that extends from the main roof on the façade and is supported by round wood columns on a brick railing planter that holds shrubbery. The 1928 Sanborn map indicates the dwelling had a full-width porch. While the porch gives the impression it was an addition, the Sanborn map indicate differently. However, it is possible the porch at some point underwent an alteration to its current form during the period of significance. The porch roof features a decorative balustrade. Centered under the porch is the main entrance with a wood panel and glass door and a decorative iron and glass door. The entrance is flanked by an original 3/1 vertical light Craftsman style double-hung window with the lower section featuring a decorative iron grill. Located on the back section of the east elevation is a rectangular wing with a side-gable roof. The wing features original 3/1 vertical light Craftsman style double-hung windows on all elevations with a circular window on the gable end. A secondary entrance is located on the south corner of the wing. On the east elevation of the main house near the façade is a brick chimney flanked by small Craftsman style windows. Paired 3/1 vertical light Craftsman style double-hung windows are seen in the gable end. The west elevation has single and paired vertical light Craftsman style double-hung windows with a window in the gable end. A house similar in design to this dwelling is featured in the book "The Most Poplar Homes of the Twenties" by William A. Radford and it is shown with round columns, a full-width porch with a shed dormer. The house sits on an elevated lot with mature trees.

Located at the rear of the property along the alleyway is a one-story garage with a gable asphalt roof, clad in weatherboard with a wood paneled door, constructed during the period of significance. This secondary resource is contributing. **[c]**

**27. 940 Cynthia Street, Loughead, George R. and Esther House; ca. 1945 [c]**
**Photo 17**
This one-story buff brick dwelling has a front gable and wing asphalt roof with return eaves and is designed in the Minimal Traditional style. The façade holds a partial-width open porch with a black iron railing. The wing section of the façade has an off-centered entrance and holds a wood and glass door with a decorative iron and glass outer door. The entrance is offset to the west by a large multiple-light picture window. The gable-front section holds a large multiple-light picture window and a small three horizontal light window. The gable end holds an octagon shaped wood louvered vent. On the west elevation is a large brick chimney. Centered on the main roof ridge is a gable dormer with a half-circular louvered vent. The dwelling is located on a slightly elevated lot with a downward slope to the street. The 1990 survey data stated the construction date of this dwelling was ca. 1923, however, according to the 1928 Sanborn map this dwelling was not constructed by 1928. The ca. 1945 date was indicated by the county tax records.

**28. 947 Cynthia Street, Hedge, John H. House; ca 1931 [nc]**
This is a one-story stucco clad front-gable dwelling located on the northeast corner of Cynthia and Neoma Streets. The house has 1/1 replacement windows. The façade has a partial-width concrete deck porch that is covered partially by the hanging roof line of a front projecting wing

located on the east corner of the façade. The porch features a 1960s style decorative white iron post and railing. The wing holds paired replacement windows on the façade and east elevation. A wood-sided addition was constructed to the rear and west elevation and holds a side entrance. The north (rear) elevation has paired replacement windows. The west elevation has six double-hung replacement windows. Due to the alterations, this dwelling is non-contributing.

Located at the rear of the property is a two-story stucco clad building that houses a garage and an apartment. It features a side-gable asphalt roof and 1/1 replacement windows. Due to the alterations this building no longer retains its integrity. As an ancillary building to a non-contributing primary resource, the building is considered not contributing. **[nc]**

**29. 950 Cynthia Street, Torpey, Thomas H. House; ca 1922 [c]**
**Photo 11 and 17**
This is a one-story dwelling with a clipped side-gable roof and a mid-façade gable and is clad in stucco. The façade features a full-width concrete porch that is opened except in the center under the mid-façade gable which is supported by iron columns. The projecting wall surface of the mid-façade gable features a decorative wall surface of stone and brick veneer and has a centered entrance that holds a multiple-light door. While the mid-façade gable is not original to the dwelling, it was likely added during the period of significance. Paired replacement 6/6 double-hung windows flank the mid-façade gable. The concrete porch sits on a stone veneer foundation. The west elevation holds a large stone veneer chimney flanked by 6/6 double-hung windows with metal canopies. The dwelling is located on an elevated lot with a downward slope to the sidewalk and street level.

There is a modern style metal storage building located at the rear of the property near the alleyway. Due to the age its age, it is considered non-contributing. **[nc]**

**30. 951 Cynthia Street, McCain, Loring House; 1928 [c]**
**Photo 18**
This Tudor Revival style dwelling is one-story and clad in stucco with multiple-façade gables. Located on the façade are two front-gables, the western most is clipped that projects out past the centered gable and features a paired 3/1 vertical light double-hung window with a wood louvered vent in the gable end. Centered on the façade is a front gable that overlaps the above mention gable and holds an arched entrance. Half-timbering covers the wall surface of the gable. A stoop entrance features two curved brick steps. Located to the east of this gable is a large stucco clad chimney flanked to the east by a paired 3/1 original vertical light window. The west elevation holds two single 3/1 vertical double-hung windows and one paired 3/1 vertical light double-hung windows. Located on the east elevation is a three paired 3/1 vertical light double-hung windows and paired 3/1 vertical light double-hung windows.

Located on the northwest corner of the lot is a one-story garage clad in stucco with a front-facing clipped gable and features half-timbering in the gable end with a modern garage door. The garage was constructed during the period of significance and is a contributing resource. **[c]**

**31. 955 Cynthia Street, Spitzer, Richard House; ca. 1925 [c]**
**Photo 18 and 30**
This one-and-half-story Tudor Revival stucco clad dwelling is constructed with multiple-façade gables on a side-gable asphalt roof. A mid-façade gable holds a Tudor arch entry with a decorative painted brick surround. The entrance exhibits a wood and glass panel door with a glass outer door with a stoop concrete entrance with brick steps. Intersecting the mid-façade gable to the west is a large gable that is steeply pitched and holds an original 4/1 vertical light double-hung window with a multiple-light picture window on the lower level. A gable-front dormer is located on the east section of the front roof slope with two 4/1 vertical light Craftsman style double-hung windows. Painted brick quoins are seen at the façade corners. The west elevation is asymmetrical and has various sized vertical light, 1/1 and multiple-light windows. The east elevation has a centered chimney in the gable end that is flanked by small two-light windows on the first level and a 4/1 vertical light Craftsman style double-hung window on either side in the gable end.

Located at back of the lot on the west corner is a one-story stucco clad garage with a front-gable roof. This resource was constructed during the period of significance and is contributing. **[c]**

**32. 959 Cynthia Street, Summerlin, Dan House; ca. 1931 [c]**
**Photo 30**
A one-story Craftsman style bungalow with a front-facing clipped gable asphalt roof that is clad is stucco and rests on a concrete foundation. Located on the façade is a mid-façade front clipped gable supported by stucco clad tapered posts on brick piers situated on a concrete porch with three concrete steps and a concrete railing providing access. A small rectangular louvered vent is centered in the gable end. A wood panel door is centered under the porch and is flanked by paired 3/1 Craftsman style vertical light double-hung windows. The west elevation features three 3/1 Craftsman style vertical light double-hung windows. The dwelling is located on an east to west sloping lot. This bungalow represents the well the style of housing promoted in the Better Homes and Small House Movement.

**33. 960 Cynthia Street, McPheeters, James and Nelda House; ca. 1941 [c]**
**Photo 11**
This is a brick one-and-half story house with a hipped asphalt roof and intersecting front-gables located at the corners of the dwelling. The façade is partially blocked by trees. The west section of the façade features a full-story front gable clad in vinyl siding with a side-down one-car garage that holds a solid panel door. Located above the garage is a large original multiple-light window with an inset modern small 1/1 window. A decorative iron balcony runs the width of the gable. A partial-width porch with a black iron railing is centered in the façade with an off-set entrance. A Tudor style large four light vertical leaded glass and diamond shaped pane window with matching transoms is located in the recessed area of the porch. To the west of the porch is a diamond shaped four-light window and is offset by brick framing. The east section of the façade features a large front-gable with a Tudor style rectangular shaped opening with wood infill. A large chimney is located on the east elevation. The dwelling sits on a

slightly sloping lot running east-west, with an alleyway that runs along the west side of the property.

**34. 963 Cynthia Street, Kennedy, Daniel House; c. 1931 [c]**
**Photo 24**
A one-story stucco clad bungalow with a clipped side-gable asphalt roof and a front gable centered on the roof ridge that holds a wood louvered vent. The façade features a centered front-gable supported by tapered stucco covered posts on brick piers and rests on a full-width concrete porch. Two concrete steps provide access to the centered entrance that holds a metal and glass outer door over a wood and glass panel door. Paired original 3/1 vertical light double-hung windows are located on either side of the entrance. Traditional hood metal awnings with a vertical face of red and white striped are seen above the windows. The west elevation holds a brick chimney flanked by small Craftsman style three-light windows with a projecting bay that holds a small window with a matching awning to the north. A shed roof with rafter ends covers the bay. Also located slightly to the east of the chimney is an interior chimney. The property lot slopes to the west slightly. This modest bungalow reflects the Better Homes and Small House Movement well.

**35. 963 A Cynthia Street, Vacant lot [c]**
This vacant lot is located in the rear section of the property located at 963 Cynthia and was subdivided from the lot with the dwelling some years ago. The lot was sold to the property owners across the alley at 563 N. 10th street. Since this lot has always been vacant and underdeveloped it is considered a contributing resource to the district.

**36. 967 Cynthia Street, Slater, Edward House; ca. 1931 [c]**
**Photo 24**
A one-story stucco clad bungalow that features a side-gable asphalt roof with two front-gables located at each corner of the façade that frame a mid-façade partial-width porch with a shed roof. The porch's stucco clad tapered post rest on brick piers and a concrete porch. The centered entrance has a wood and glass door. The two front-gables hold paired replacement 1/1 double-hung windows. Located on the west elevation are double stucco clad chimneys and a projecting wing that has a shed roof to the north of the chimneys. The wing has a small paired window, flanking the wing to the north is a matching paired window. Located on the north (rear) elevation are three paired windows. The dwelling is located on the northeast corner of Cynthia and N. 10th Streets with a vertical wood fence that surround the side and rear elevations. As with the majority of dwellings found in the district, this dwelling reflects the Better Homes and Small House Movement.

**37. 998 Cynthia Street, James and Nelda McPheeters House; ca. 1961 [c]**
**Photo 20**
This is a Modern Ranch style one-story dwelling that is clad in brick. The dwelling has a side-gable asphalt roof and large centered brick chimney located on the ridge line. Located on the east end of the façade is a two-car carport. Large exposed rafters are found under the eaves of the gable end. A partial-height brick wall frames the entrance to the carport on the east

corner. A decorative screen wall of painted concrete blocks is found on the west side of the carport. The off-centered double-door entrance features decorative iron outer doors over double wood panel doors and is flanked to the west by two large original multiple-light windows framed with white louvered shutters. To the east of the entrance is a large window of six vertical panes. The west elevation has a lower projecting side gable with a 1/1 original double-hung window framed by louvered shutters with a decorative concrete block screen wall enclosure at the south corner. This dwelling is located on the southeast corner of Cynthia and N. 10th Streets. An alleyway is located at the east elevation of the property. This dwelling represents the modern ranch movement.

**38. 1001 Cynthia Street, Githens, Joy House; ca. 1954 [nc]**
**Photo 21 and 29**
This is a Modern Ranch style one-story dwelling with a side-gable asphalt roof. The dwelling is located on a wide deep lot and its horizontal orientation emphasizes its wide façade. The dwelling illustrates the Modern Ranch style well with its large picture windows comprised of ribbons of tall vertical panes that flank the recessed entry sheltered by the main roof. Located on the most western section of the façade is a carport that was added at a later date and fits with the original dwelling well and does not detract from the historic character or style of the house. Just to the east of the carport is a large bow window comprised of ribbons of tall vertical panes that replaced the original bay window approximately 10 years ago. The east elevation has a small window, flanked to the north by a step-down double-car garage with glass and wood doors. There is an addition to the rear elevation. The windows have been replaced but retain the original size, form and style. While this house has undergone some changes, it still expresses its Modern Ranch style. Due to the modern stone veneer on the façade, the bow window, and the additions this resource is considered a non-contributing resource to the district. The house is located on a well-landscape lot that slopes to the east and is located on the northwest corner of Cynthia and N. 10th streets.

**39. 1007 Cynthia Street, Moore, James and Frances House; ca. 1917 [c]**
This one-and-half story Masonite clad, side-gable dwelling features a large front-gable dormer located on the front-sloping roofline that holds a paired 4/4 double-hung window. A centered entrance on the façade is flanked by a large replacement multiple-light picture window with louvered shutters. The entrance door is a multiple-light replacement door with access gained by two stone veneer covered steps with iron railings. Two large exposed decorative square rafters are located under the eaves on either side of the entrance. A carport with a shed roof supported by decorative iron posts is located on the east elevation and a small screened-in porch is located on the west elevation. This dwelling retains the footprint as shown on the 1950 Sanborn maps, and according to the Butler County tax property records the dwelling was constructed ca.1917. This dwelling is an excellent example of the nation-wide campaign to remodel existing housing stock during the Better Homes and Small House movement as well as the campaign promoted by the Housing Act through the FHA. While the house has undergone some changes, it was done so within the period of significance and does not detract from the historic character of the dwelling or the surrounding area.

**40. 1008 Cynthia Street, Strickland, Russell S. House; ca. 1951 [c]**
The one-and-half story Minimal Traditional dwelling has a front gable and wing and sits on a concrete foundation. The façade's walls are covered with stone veneer and the elevation walls with aluminum siding. Located on the east section of the façade, is a low gable pitched projection with a window opening comprised of a larger central 1/1 pane offset by smaller 2/2 vertical light panes. The recessed entrance is off-centered and contained under the main roof line on the west section of the façade's wing. The entrance retains the original wood and three glass light door with an outer glass and metal door. The door is offset by a 2/2 vertical light double-hung window. The west elevation has matching double-hung window like those on the façade and a side entrance near the north end with a projecting gable hood with bracket supports and concrete stoop. A 1/1 double-hung window is located in the gable end. The east elevation holds windows that match those on the east elevation. A chain-link fence surrounds the property.

Located at the southwest corner of the lot is a two-car garage with a front gable roof and a metal panel garage door. The building is clad in aluminum siding. This secondary resources was constructed during the period of significance and is considering contributing. **[c]**

**41. 1009 Cynthia Street, Jones, Ellis D. and Mae House; ca. 1917 [c]**
This one-story Craftsman style bungalow with a rectangular plan and clipped front gable asphalt roof represents the Bungalow Movement. The façade features a hipped roof porch with exposed rafter ends supported by tapered aluminum clad posts on brick piers with a brick railing. The porch has been enclosed with screen panels. The entrance is off-centered and balanced by paired 3/1 Craftsman style vertical light double-hung windows. The façade's gable end holds a small paired single light windows. Located on the west elevation is a brick chimney flanked by 3/1 craftsman style vertical light double-hung window with a projecting gable. Located in the gable is a paired 3/1 Craftsman style vertical light double-hung window. A matching paired window is located to the north. All the windows on the west elevation have shed metal awnings. The west elevation has windows that match the façade and east elevation but without the awnings.

**42. 1010 Cynthia Street, McWilliams, Henry and Mettie House; ca. 1925 [nc]**
**Photo 22**
This one-story stucco clad dwelling has a hipped asphalt roof with a projecting front-gable over the partial-width porch and is supported by decorative white iron posts. The entrance is centered on the façade in the recessed area of the concrete deck porch with a wood panel and glass door and an outer glass door. Double-hung 1/1 replacement windows flank the entrance. One window opening has been enclosed on the west elevation. The east elevation holds two single 1/1 double-hung windows, a paired 1/1 double-hung window and a brick chimney. The top of the chimney has been removed (date unknown). The west elevation holds two single 1/1 double-hung windows, and one paired window. All windows are replacement. The alterations with the replacement windows and the removal of the upper part of the chimney make this dwelling a non-contributing resource. The dwelling is located on a lot that slopes slightly to the west.

**43. 1012 Cynthia Street, Maugans, Harold and Catherine House; ca. 1940 [c]**
**Photo 22**
Located on the southeast corner of Cynthia and N. 11th Streets, this one-and-half story Tudor Revival style dwelling has a side-gable asphalt roof with overlapping front-gables. The elevations are clad in aluminum siding. A tapered brick chimney is located on the most western section of the façade and is flanked by small Tudor arched windows. Centered on the façade is a front gable that overlaps a larger front gable on the most eastern section of the façade. The Tudor arched entrance is located in the centered gable with an outer decorative iron and glass door. Two tiled covered steps provide access to the entrance and partial-width tiled open porch with a black iron railings. The larger front gable holds a small Tudor arch four light window in the gable end with a paired 4/1 double-hung window with black louvered shutters on the lower level. The east elevation features a small double-hung window flanked by paired 4/1 double-hung windows. The gable end holds a 4/1 double-hung window. The west elevation faces N. 11th Street and has a concrete driveway with concrete steps that curves up the front of the dwelling with a decorative iron railing. Located on the west elevation near the north corner is a small gable wing with 1/1 windows. To the south of the wing is a double-hung window with a traditional hood metal awning. A secondary entrance is located at the southern corner of the west elevation with a metal canopy above. The gable end holds a small four-light window. The rear elevation has a deck off of it and has two double-hung windows and a smaller window in the gable end. The dwelling is located on a sloping lot that slopes to the south and has a black iron fence that surrounds the rear of the property. This Tudor style dwelling represents the Better Homes and Small House Movement.

Located behind the dwelling and fronting N. 11th Street is a one-story vinyl sided front gable two-car garage. The secondary building was constructed approximately in 2000 and is considered a non-contributing resource. **[nc]**

**44. 1015 Cynthia Street, Dewitt, Brinton B. and Maude House; ca. 1938 [c]**
This one-story stucco clad Minimal Traditional dwelling with Tudor style elements reflects the Better Homes and Small House Movement. The dwelling has a side-gable asphalt roof with a concrete foundation clad in stone veneer. The façade has a partial-width porch with a shed roof and a scalloped valance supported by decorative vine and leaf iron posts and iron railings. An off-centered Tudor arch style entrance with painted stone veneer accents is flanked by a small Tudor style rectangular single light window. Access to the porch and entrance is by six concrete steps clad in tile with an iron railing. To the west of the entrance are two double-hung windows with traditional hood metal awnings with a scalloped valance. The east elevation has a mixture of single and paired 6/1 double-hung windows with an enclosed window opening in the gable end. Located on the west elevation is a large chimney clad in stone veneer flanked by windows with matching metal canopies with a three paired and a paired double-hung window to the north. An addition was constructed to the rear elevation that provides ADA access to the dwelling, an ADA ramp that is located on the west side of the property provides access to the entrance. The addition has several screened openings. While there is an addition to the rear elevation it does not detract from the façade, the historic character of the dwelling or the surrounding area.

Located at the rear of the property is a wood sided double car carport with a front-gable roof. Since the carport was constructed after the period of significance it is considered non-contributing. **[nc]**

**Maud Street**

**45. 918 Maud Street, Roach, W. M. House; ca. 1925 [c]**
**Photo 25**
This is a one-story buff brick front gable with wing dwelling with a mid-façade front gable. The dwelling sits on a raised concrete foundation. Characteristics of the bungalow can be seen in the utilization of exposed rafter ends under the over-hanging eaves and the original 3/1 vertical light double-hung windows. In addition, the mid-façade gable with a sweeping curve chimney on the façade are characteristics of the Tudor Revival style. The entrance is centered and setback in the mid-façade gable with a Tudor Revival style arch entry and is flanked by single 3/1 double-hung vertical light windows. The entrance door is original wood panel with a small arch window typical of the Tudor Revival style; the gable ends holds a three-light window. The west elevation features three double-hung original 3/1 vertical light windows with the center window being smaller. The east elevation holds paired 3/1 vertical light windows. The house sits on a raised lot. Several concrete steps led up from the sidewalk to the concrete walkway going to the dwelling.

**46. 920 Maud Street, Walker, Mike House; ca. 1925 [c]**
**Photo 25**
This is a one-and-half story side-gable red brick Craftsman style bungalow with buff brick quoins and buff and red pattern brickwork around all the windows and the main entrance. The façade features a full-width porch with corner brick columns, and centered wood square post on brick piers with a brick railing. The entrance is centered and features a glass and wood outer door that is original or early period with a Craftsman style wood and three vertical light door. Flanking the entrance are the original paired 3/1 vertical light windows. Located on the front sloping roof is a large front gable dormer with exposed rafter ends and three-paired 2/1 vertical light double-hung windows. The east elevation holds two single of varied size and one paired original 3/1 vertical light double-hung windows with a window in the gable end. The south (rear) elevation has a framed addition with a band of 1/1 double-hung windows. The west elevation holds a paired and single 3/1 vertical light windows that match those on the east elevation and a window in the gable end. The house sits on a raised lot and is tiered near the sidewalk walk. Several concrete steps led up from the sidewalk to the concrete walkway going to the dwelling. The lot sits at a bit of a higher elevation than the property to the east 918 Maud Street.

Located at the rear of the property along the alleyway is a two-car garage clad in buff brick constructed during the period of significance. The garage features a gable roof with exposed rafter ends and two wood doors. **[c]**

**47. 924 Maud Street, Maske, J. Dorcey and Agnes. House; ca. 1925 [c]**
**Photo 25**
A one-and-half story stucco clad Craftsman style bungalow with a front-gable asphalt roof and a lower projecting front-gable with exposed knee brackets. Located in the lower front-gable is a three vertical light picture window. A partial-width porch is located to the east. The porch features tapered stucco columns on brick piers and supports a shed roof with exposed rafter ends. The main entrance is located on the side or east elevation of the projecting front-gable wing and is flanked to the east on the main section of the dwelling by an original paired 4/1 vertical light double-hung window. The east elevation holds four single vertical light double-hung windows of varying size. Like the properties at 918 and 920 Maud Street, the dwelling is located on an elevated lot and sits a bit higher than the property at 920 Maud Street.

Located at the rear of the property is a one-story wood sided one-car garage with a gable roof and exposed rafter ends. The garage was constructed during the period of significance and is considered a contributing resource. **[c]**

**N. 9th Street**

**48. 623 N. 9th Street, Garner, Allen and Grace House; ca. 1935 [c]**
**Photo 6**
This is a two-story brick Colonial Revival style house located on the corner of N. 9th and Lois Streets (to the north) with an alleyway to the south and is one of the largest houses in the district. This dwelling features a side gable asphalt roof with end chimneys. The dwelling has a central block footprint with a two-story brick wing attached to the south with a one-story brick wing to the north. Both wings are setback from the main façade. The façade is symmetrically balanced with original paired 6/6 double-hung windows with shutters, and a central accentuated entrance with sidelights and fanlight on the first level. The brick stoop entry porch is supported by Corinthian columns and pilasters, with a decorative iron balustrade on the flat porch roof. The upper level has matching windows to those on the first level with a paired window located above the central entrance. The south wing holds an entrance with a glass door with side-lights and a transom. Located on the upper level of the wing is a paired multi-light window. The south elevation is symmetrical with large 1/1 picture style windows with transoms on the lower level with multi-light windows on the upper level. The north elevation of the central block holds paired multiple-light windows on the first and second levels with the setback one-story wing. The one-story wing holds a two-car garage on the north elevation, with an off-centered entrance with sidelights and smaller windows on the east elevation. A large central interior chimney is located within the wing which has a flat roof. The central block and wings have wide-overhanging eave with dentils. This dwelling is located on a very large lot with several mature trees.

**49. 625 N. 9th Street, Holland, Ernest R. and Hattie House; ca. 1928 [c]**
**Photo 7**
Located on the northwest corner of N. 9th and Lois Streets, this one-story Craftsman style bungalow is clad in stucco with a side-gable asphalt roof, exposed rafter ends, exterior chimney

and still retains original 3/1 vertical light double-hung windows. The façade holds a full-width concrete porch with a centered projecting front gable supported by stucco tapered columns on brick piers. Decorative iron railing encloses the perimeter of the concrete porch. The centered entrance features a glass and wood door flanked by full-length black louvered shutters and a pediment surround. Paired windows with black louvered shutters flank the entrance. A small front-gable dormer with a small single pane window opening is located on the front slope of the roof. The south elevation features a small Craftsman style three-light window flanking the chimney with a square projecting bay with a shed roof to the west. The bay features small paired 3/1 windows and a single 1/1 window. An early period addition is located on the rear of the dwelling and is clad is wood siding and multi-light paired windows on the south elevation. The north elevation hold two single and one paired windows.

**50. 630 N. 9th Street, Miller, John A. and Lou House; ca. 1930 [c]**
**Photo 8**
This one-and-half story Craftsman style house is located on the northeast corner of Maud and N. 9th Streets and the southeast corner of N. 9th and Lois Streets. The dwelling features a side-gable roof clad in asbestos shingles, wide over-hanging eaves with exposed rafter ends, an exterior chimney and original 4/1 vertical light double-hung windows. The façade features a centered arched entrance with the original wood door and a projecting rounded arch porch with brick columns. Paired windows flank the entrance. A large front-gable dormer with knee brackets is centered on the front sloping roof. The dormer holds a line of four original 4/1 vertical light windows. On the north elevation the brick chimney is flanked by Craftsman style windows and to the east of the chimney is a squared bay with a gable roof. The bay holds original 4/1 vertical light windows. The south elevation features a projecting side gable with knee brackets at the corner of the façade. Located within the gable end is a line of four original 4/1 vertical light windows. The east corner of the south elevation has a brick and concrete staircase that leads to the gable end of the upper level. The gable end holds a centered entrance flanked by original 4/1 vertical light windows. A chain link fence approximately four foot in height surrounds the perimeter of the front yard and north elevation.

**51. 645 N. 9th Street, Cutsinger, Orville and Esther House; ca. 1930 [c]**
**Photo 7**
Located on the southwest corner of N. 9th and Maud Streets, this one-story stucco clad Craftsman style bungalow has a side-gable central block asphalt roof with lower paired front-gable planes, exposed rafter ends and a concrete foundation. The façade holds a partial-width porch with a shed roof and exposed rafter ends with stucco clad tapered posts on stucco piers. The north section of the porch has been enclosed as living space and holds a large picture window on the façade and north elevation. While the date of the remodeled porch is unknown, it appears to be within the period of significance. To the south of the enclosure is the main entrance with a glass and wood outer door and original wood and glass entrance door. Paired 3/1 windows are located to the south of the entrance. The north elevation has an exterior chimney flanked by small Craftsman style windows, and paired 3/1 vertical light windows. There is an addition located on the rear elevation with 6/6 vinyl double-hung windows with metal awnings. A centered rear entrance is located within the addition with a metal canopy.

Located at the rear of the property is a one-story garage clad in stucco with a front gable roof. This building retains its historic materials and is considered a contributing resource to the district. **[c]**

**N. 10th Street**

**52. 315 N. 10th Street, Goodman, Gordon House; ca. 1910 [c]**
**Photo 1**
This is a one-and-half story stucco clad bungalow with a side-gable roof, knee brackets, a concrete foundation, an interior chimney, and is located on the southwest corner of N. 10th Street and an alleyway. The façade features a full-width porch with a shed roof supported by stucco clad piers on a stucco clad railing. The porch has been enclosed with screen panels, and holds a centered entrance with the original wood and glass Craftsman style door. A small front-gable dormer with exposed rafters is located on the front sloping roof and has a 5 vertical light window. The north elevation holds two small square Craftsman style windows and two sets of double windows. The south elevation features a 5/1 vertical light window and a 1/1 window. The rear (west) elevation features a projecting back porch which has been enclosed with wood siding and several 1/1 double-hung replacement windows flanked to the north by a single pane glass window and 1/1 double-hung replacement window.

**53. 317 N. 10th Street, Taylor, Joe M. House; ca. 1928 [c]**
**Photo 1**
Located on the southwest corner of N. 10th and Kinzer Streets, this one-story wood sided house with Tudor influence features a side-gable roof with a projecting Tudor style brick front-gable nestled into the façade which holds the main entrance with a metal shed canopy and a wood louvered vent above. To the north of the front entrance is a small rectangular Tudor style window and is flanked to the north by an original 1/1 double-hung window. South of the projecting entrance is an original 1/1 double-hung window, followed by a double 1/1 double-hung original window. The north elevation holds two single 1/1 double-hung windows and one double 1/1 double-hung windows. All the windows on the façade and north elevation have black louver shutters.

Located at the rear of the property and fronting Kinzer Street is a one-story front gable wood clad outbuilding with an attached carport. The building and carport appear to be constructed during the period of significance and are shown on a 1928 Sanborn map. This accessory building is considered a contributing resource. **[c]**

**54. 430 N. 10th Street, Walker, Floyd and Gladys House; ca. 1928 [nc]**
**Photo 2**
This is a one-story front gable and wing dwelling clad in vinyl siding with vinyl replacement 1/1 double-hung windows and a metal ribbed seam roof. The façade has an off-centered entrance flanked by paired 1/1 double-hung windows with louvered shutters. Located on the south

corner is an addition that houses a one car garage; date of addition is unknown. Due to the replacement windows, vinyl siding and metal roof, this resource is non-contributing.

**55. 440 N. 10th Street, Foster, Charles and Hattie House; ca. 1928 [c]**
**Photo 2**
This stucco clad one-story front-gable and wing dwelling has a front gable-and-wing asphalt roof with a concrete foundation. The façade has a partial-width porch under the main sloping roof and has been enclosed with screen panels and a stone veneer railing. The main entrance to the house is flanked to the north by an 8/8 double-hung window. An 8/8 double-hung window with wood planked shutters is located in the front gable. The south elevation features three 8/8 double-hung windows and one has matching shutters as seen on the façade window. The north elevation holds one 8/8 double-hung window and two smaller double-hung windows.

Located at the rear of the property in the north corner is a one-story wood siding one-car garage with a front-gable roof. The garage bay is located on the east elevation fronting the alleyway, while the west elevation has a regular door entrance. A small window is located on the north elevation. This resource was constructed during the period of significance and retains its materials and is considered contributing. **[c]**

**56. 445 N. 10th Street, ca. 1968 [nc]**
This brick clad one-story modern ranch influenced dwelling has a front-gable roof that projects out over the full-width porch and is supported by round posts. The front-gable end is clad in vinyl siding. Attached to the north is a carport with a side-gable roof supported by round post. The façade has a centered entrance with a decorative metal and screen door with a wood panel door behind. The entrance is flanked by paired 6/6 double-hung windows with screens and vinyl siding below the window. The south elevation has an exterior brick chimney and two small windows. Located under the carport is a side entrance door. Since the house was constructed less than 50 years ago, this resource is considered non-contributing.

**57. 449 N. 10th Street, Vandover, Arch and Elizabeth House; ca. 1921 [c]**
**Photo 29**
Located on the southwest corner of N. 10th and Cynthia streets, this one-and-one half story Craftsman style bungalow features a side-gable asphalt roof with triangular knee brackets, vinyl siding and a concrete foundation. The façade has a full-width porch with tapered wood post on brick piers with a brick railing. The porch has been enclosed with screen panels and has a centered entrance with a decorated wood screen door. A large front-gable dormer with three-paired 1/1 double-hung windows is positioned on the front sloping roof. The north elevation on the lower level has various sized original double-hung windows with multi-vertical lights over one. The gable end has a three-paired 1/1 double-hung windows. The south elevation has a tapered brick chimney flanked by 3/1 double-hung windows and a projected bay with a shed roof and holds a large picture window flacked by 1/1 side windows. The upper level has a matching window to the north gable end. Attached on the south elevation at the rear corner is a double carport with a front-gable roof and was designed to complement the dwelling.

**58. 450 N. 10th Street, King, James S. House; ca. 1907 [c]**
**Photo 3**
This one-and-half story cross-gable wood sided dwelling is the oldest in the district and has an irregular plan with a concrete foundation. The façade features a wraparound porch with a low-pitched hipped roof supported by wood square posts on brick piers with a brick railing. The porch has been enclosed with screen panels, within the porch is a window with the main entrance. Located in the gable end is a double-paired 1/1 double-hung window. Attached to the north end of the porch is a one car carport with a shed roof supported by 1960s or 1970s decorative iron post. The south elevation has a bay window with 1/1 double-hung windows**.**

**59. 525 N. 10th Street; Vacant Lot [nc]**
This vacant grassy lot once held a dwelling. Since the dwelling was demolished after the period of significance, the lot is a non-contributing resource.

**60. 545 N. 10th Street, Crain, Alex and Denise House; ca. 1928 [nc]**
This one-story bungalow is clad in wood siding and has a front-gable with knee brackets and a side-gable wing on the north elevation. The façade has a centered entranced that has been extensively remodeled and is flanked by window openings which have been recently resized with replacement windows installed. Due to the recent exterior changes made to the dwelling, this resource is non-contributing to the district.

**61. 546 N. 10th Street, Priest, Curtis and Fern House; ca. 1930 [c]**
**Photo 5**
Located on the northeast corner of N. 10th Street and an alleyway, this one-and-half story Tudor Revival house has a steeply-pitched side-gable asphalt roof with a steeply pitched projecting front gable on the façade that holds the main entrance. Located over the entrance is an arched cloth awning. The entrance gable is clad in brick with stone corner trim, and the wall surface flares out from top to bottom. The south section of the façade is clad in wood siding and has a three-paired window with 3/1 vertical lights and louvered black shutters. The north section of the façade is clad in brick and houses a porch under the main roof with arched openings enclosed with glass and stone quoins. The north elevation is clad is wood siding, with a 3/1 vertical light double-hung window with a narrow shed roof diving the first and upper level. The second level has five 3/1 vertical light double-hung windows. The south elevation has a large brick chimney with decorative stone placed randomly and a 3/1vertical light double-hung window on the second level. The lower level has a projecting wing clad in wood siding and brick with two small windows. Located at the front section of the south elevation is a brick wing wall with an arched passage way. A decorative brick fence with brick post surrounds the perimeter of the lot (west and south elevations) and a decorative black iron gate provides entrance to the main entry of the dwelling.

**62. 555 N. 10th Street. Boyer, Leo House**; **ca. 1925 [c]**
This is a one-and-half story dwelling clad in asbestos siding with a hipped asphalt roof, two interior brick chimneys and sits on a concrete foundation. The dwelling is located on the southwest corner of N. 10th and Lois Streets. The façade has a projecting wing with a low-

pitched hipped roof that once held a porch but has been remodeled to interior space. The date of the remodel is unknown but appears to have been completed during the period of significance. The projecting wing has a central entrance with a metal and glass outer door over an early period wood panel door. Flanking the entrance are large multi-light picture windows. Located on the main front roof slope is a front-gable dormer with two 1/1 double-hung windows. The North elevation holds three 1/1 double-hung windows with a projecting side entrance that holds a wood door and a small 1/1 double-hung window. The west (rear) elevation has a band of 1/1 windows with a carport attached to the south corner.

**63. 556 N. 10th Street, Hutchinson, Orville J. and Ann M. House; ca. 1932 [c]**
**Photo 28**
This is a one-story dwelling clad in wood siding, with a side gable asphalt roof with dentils, a brick interior chimney, and a concrete foundation. The house has a raised foundation with a full-story side-down located on the south corner of the façade that holds a one-car garage. Located above the garage is a concrete porch with an iron railing. Tiered concrete steps with a simplified iron railing lead to the centered entrance. The entrance has a metal and glass outer door over the original wood panel door with a diamond shaped window. The entrance is protected by a projecting front gable with a curved underside and is supported by wood triangular brackets. A double-paired 3/1 vertical light double-hung window is located to the north of the entrance with a matching triple-paired window to the south. Both window openings have black louvered shutters. The north elevation holds matching windows as the façade with a covered front-gable stoop entrance. A wood louvered vent is located in the gable end. The south elevation has matching windows to those found on the façade and a louvered vent located in the gable end. A concrete retaining wall frames the front yard.

**N. 11th Street**

**64. 445 N. 11th Street, Moore, Herbert J. House; ca. 1928 - [NR 12/12/1998]**
**Photo 27**
This is a two-story Modern house designed in the International style and is the only dwelling in Poplar Bluff designed in this style. The dwelling has a multiple flat roof levels with a concrete coping, white stucco clad walls, is asymmetrical and has irregular massing. Windows are flush with the wall surface on the façade and other elevations. The east facing façade on the main building has a ribbon casement window at the southeast corner of the upper level that wraps to the south elevation. Located on the lower level of the façade at the southeast corner is a large picture window with a vertical ribbon of glass offset to the north by a narrow rectangular window of glass blocks located toward the north. At the north corner of the façade is a projecting wing small in size that holds the main entrance to the house. The east wall of the wing holds a small square multiple-light window with glass blocks. The entrance is located on the south wall of the winged block and is covered by a flat roof supported by decorative iron post. To the north of the wing block on the main block of the dwelling is a tall narrow window. The south elevation has a setback one-story wing block (south block) that is larger in size than the block on the façade. Two tall narrow windows are located on the lower level of the south elevation; one is positioned at intersection of the main block and wing block. The east wall

surface of the south block has a small window comprised of multiple glass blocks and a small window at the southeast corner. Located on the south elevation of the main block at the second level is another block that projects out slightly from the second level and has a higher plane roof line than the main block. This narrow upper level block has a window on the east elevation and a paired window on the south elevation. Extending out from the south block is a large carport area designed to complement the house. The north elevation has two windows located on the first and second levels and an exterior chimney near the east corner. The dwelling is located on a large lot that is elevated and slopes down to the south and is nicely landscaped.

**65. 501 N. 11th Street; ca. 1938 [c]**
**Photo 4**
This is a one-story brick and stucco clad dwelling designed in the Tudor Revival style with a side-gable asphalt roof and a nestled front gable. The façade's lower wall surface is clad in brick and the upper section is covered in buff colored stucco. Tabbed masonry details are found around all the doors and windows. Located at the south section of the façade is the nestled front gable that holds the entrance and a triple-paired 6/1 double-hung window. Entrance to the dwelling is accessed through a large Tudor style arch with tapped masonry details. The wood paneled door is recessed in the arch and has side-lights with the tabbed masonry details. Located in the larger gable end is a window which holds a window air conditioning unit. Centered in the north section of the façade is a secondary stoop with an additional front entrance enhanced by a decorative iron railing. To the south of the entrance is a paired 6/1 double-hung window. To the north of the entrance is a vertical light picture window and a double-hung window. The dwelling is located on a large landscaped lot and is setback from the street, a driveway is located on the south side of the lot.

**66. 534 N. 11th Street, Smith, Gail House; ca.1910 [c]**
Located on a steeply sloped lot to the north, this one-story wood-sided bungalow has a front clipped-gable asphalt roof with a partial-width porch that wraps to the south elevation. The porch has small tapered wood post on brick piers that rest on a concrete porch with a clipped-gable roof and exposed rafter ends. The area between the tapered piers and the roof line has a wood sided wall surface with a slight arch detailing. The façade has two double-paired 1/1 double-hung windows with a wood louvered vent in the gable end. The entrance is located on the south elevation and is flanked by paired 1/1 double-hung windows. At the east corner of the south elevation is a smaller paired window. The north elevation holds two single double-hung windows and one small paired window. This dwelling is one of the oldest houses in the district

At the northeast corner of the property lot is a one-car garage constructed during the period of significance. It features a front-gable roof and is clad in original wood siding. This secondary resource is contributing to the district. **[c]**

**67. 544 N. 11th, Hyde, Robert House; ca. 1938 [c]**
This one-half-story stucco clad Colonial Revival dwelling has a side-gable asphalt roof with and side wings. The façade has a centered entrance with a gable portico with a curved underside, round columns, pilasters, and dentils. The wood panel door has a colorful stained-glass fanlight above. Access to the entrance is by a wooden ADA ramp with wooden railings. Located on each side of the entrance are original 6/6 double-hung windows with black louvered shutters. Centered above the entrance is a dormer with a gable roof and dentils. A 6/6 double-hung window with a fanlight is located within the dormer. Quoins are located at the façade corners, as well as the corners of the side wings. The south side wing has a flat roof with a wood balustrade and dentils under the eaves. An original 6/6 double-hung window with black louvered shutters is centered on the wall. The north side wing has a side-gable roof and the wall surface holds a 6/6 double-hung window. Located under the wing is a carport supported by square stucco clad posts. It appears the north side wing was an addition to the original dwelling and the date of construction is not known.

**Integrity**

The Cynthia-Kinzer Historic District is locally significant and is the most historically intact grouping of residential buildings in Poplar Bluff constructed from the early 1900s to 1961. The district retains its setting, location, association, materials and feeling. The desirability of its housing stock and setting, with its convenience within the community has kept properties in the district in great demand. Additions have been constructed on a few dwellings in the district. For the most part the additions have been sensitively designed and constructed on rear elevations and therefore do not impact the primary facades. Another alteration seen is the removal of original window. The replacement windows often contain false muntins or no muntins at all. While the use of replacement windows or additions can be unfavorable to the historic appearance of an individual building, such changes to do not detract from the significance of the collection of the buildings as a whole. Overall, the Cynthia-Kinzer Historic District is a well-preserved example of an early-to-mid-20th century residential neighborhood with intact examples of the national residential architectural styles that were popular and promoted as part of the Better Homes and Small House Movement and the Bungalow Movement.

**Summary**

The Cynthia-Kinzer Historic District is locally significant under Criterion C: Architecture. A survey completed of more than 400 architectural and historic resources of Poplar Bluff identified the dwellings in this district as being eligible for a historic district.[1] The Cynthia-Kinzer Historic District contains a collection of early 20th - to mid-20th century residential buildings reflecting the town's expansion of its residential neighborhoods. Additionally, the district demonstrates the concepts fostered through the Better Homes and Small House movements that swept throughout the United States in the 1920s, as well as the government established programs like the Housing Act, Own Your Own Home, and the Federal Housing Administration (FHA). Furthermore, there are several bungalows, evidence of the Bungalow Movement which swept the country in the early decades of the 20th century. Also included in the district are significant representations of residences reflecting the community's post-World War II recovery and development. There are five subdivisions that are located within the district boundaries, which reflect the maturation of the neighborhood. The period of significance is ca. 1907–1961, the period which the district's dwellings were constructed. Only one dwelling, located in the district boundary was constructed (ca. 1968) outside the period of significance.

**Criterion C: Architecture**

The Cynthia-Kinzer Historic District is represented by a variety of architectural styles from its period of significance, ca. 1907-1961. Located within the district is the Craftsman style house and the bungalow style house which include a high percentage in the district. Other styles represented in the district are the Colonial Revival style, Tudor Revival style, International style, Modern Ranch, Modern Minimal Traditional style and the front-gable and wing building type. The dwellings which comprise the district are representative of the Bungalow Movement, and Better Homes and Small House Movement campaign. While research of the district did not reveal any of the dwellings being designed by a known architect, it is possible some may have been. However, the city directories of 1931 and 1945 do not list any architects within the city of Poplar Bluff. The majority of the dwellings were built by builders (mostly unknown) who were proficient in their profession to be adept to adjust existing house plans and to craft a well-constructed dwelling that was considered attractive and modern in design.

**Cynthia-Kinzer Historic District Development**

Developed between ca. 1907–1961, the Cynthia-Kinzer Historic District is the city's most intact neighborhood, in terms of contiguous development during this time period. An architectural survey completed in 1990 stated several of the houses located in the district were eligible as a historic district.[2] While the survey did not include every dwelling in the district, it did include several of the houses constructed within the district boundaries. The survey led to two

[1] Thomason and Associates. "Poplar Bluff, Missouri Architectural and Historical Inventory Survey Report." July 1990. Report on file at the Missouri State Historic Preservation Office, Jefferson City, Missouri.
[2] Thomason and Associates.

dwellings being individually listed in the National Register of Historic Places, Greer, Alfred House at 955 Kinzer Street (NR 02/12/1998) and the Moore, Herbert House at 445 N. 11th Street (NR 02/12/1998).

The Cynthia-Kinzer Historic District was part of some undeveloped land in the northern section of town just east of Business 60 and north of West Pine Street. The area to the east of the district was heavily developed by the early part of the 20th century and south of the district was also developed but not as much as the east. The district is comprised of approximately 24 acres and developed into four different sub-divisions. Prior to the establishment of the subdivisions, the acreage that would become the Cynthia-Kinzer Historic District was surrounded by sections of land that had been platted for subdivisions as seen on the 1901 Sanborn map (Figures 5 and 8) with the exception of one subdivision (Elizabeth Austermel's) located within the district boundaries to the west. This square shaped plot of land prior to development had a road that cut through the district boundaries diagonally from southeast to northwest and was known as the "road to Van Buren." The road started approximately two blocks south of Kinzer Street at Oak Street and swept upward and to the west at the intersection of Maud and St. Claire (now known as N. 10th Street) Streets.

The district's oldest platted subdivision, Lentz Place was platted and recorded on September 29, 1885. Only a partial section of this subdivision is located in the district's boundaries, as it is on the edge of the district and only one dwelling at 630 N. 9th is part of this subdivision. The Elizabeth Austermel's Addition was second, platted on September 15, 1890 and recorded September 16, 1890. It is comprised 400 and 500 block N. 10th and the 1000 block of Cynthia and Kinzer Streets. The third subdivision to be platted was Wright's Addition, platted on August 8, 1901 and recorded on September 27, 1901. This subdivision is also located on the edge of the district's boundaries, therefore only two resources, 838 and 842 Kinzer Street are located in this subdivision. The largest subdivision in the district was platted on June 18, 1919 and recorded on July 26, 1919, the Pehling's Subdivision and Addition. This subdivision takes in the 900 blocks of Cynthia, Kinzer, Maud and 623 N. 9th Streets (Figure 8).[3] The establishments of the different subdivisions from 1885-1936, represents the housing demand in Poplar Bluff and the various housing movements and programs that took place in the early-to-mid-20th century It was during 1910-1919, that the district experienced the second heaviest period of construction of houses with a total of 15 dwellings built. The majority of the dwellings in the district were constructed in the 1920s (total of 24), with the onset of the Better Homes and Small House Movement, 1922–1945. In the 1930s, the district saw 13 houses constructed with a decrease during the timeframe of 1940-1949 with only five houses built. By the 1950s the district was almost fully developed and only three dwellings were constructed in the 1950s with two more built in the 1960s. By 1968 when the last dwelling was constructed, the district was fully developed.[4]

[3] Plat records, Butler County Recorder of Deeds, Butler County Courthouse, Poplar Bluff, Missouri.
[4] Sanborn Fire Insurance Maps, Poplar Bluff, Butler County, MO, New York: Sanborn Fire Insurance Company, 1901, 1917, 1924, 1928, 1950.

The Cynthia-Kinzer Historic District represents several national housing campaigns. These movements, aimed to assist working middle class citizens in becoming homeowners, were clearly successful in doing just that in Poplar Bluff. This is demonstrated by the neighborhood's composition. During the period of significance, the district had several homeowners who were employed by the railroads as brakemen, switchmen and engineers. Residing within the district were several homeowners who were employed by the railroads as brakeman, switchmen and engineers. Several residents held jobs in retail, as traveling salesmen, the automobile field, teachers, various office jobs, the insurance field, funeral homes, laundry services, the shoe factory and grocery stores.[5] A few were in business for themselves such as Arch Vandover who owned Vandover Motor Company and lived at 449 N. 10th Street, or Thomas Allen who had Allen & Son Western Auto and resided at 534 N. 11th Street and Robert Hyde an attorney. Residing at 440 N. 10th Street was an astrologer and clairvoyant, Sherman Mendenhall.[6] While the majority of residents who held these jobs were men, the United States Census Records indicate several women worked outside of the home as well.

**Early Modern American Residential Architecture**

At the end of the 19th century, the United States experienced a period of transition architecturally, denoting the arrival into a new era of residential neighborhoods and dwellings. It was a creation of a new trend in architecture that broke away from the distinctly traditional atmosphere of the Victorian-era style dwellings with their emphasis on highly detailed exteriors and crowded, fussy and overstuffed interiors.[7] The new early modern trend that emerged discarded the ornateness of the Victorian-era for a more straightforwardness and balance in the exterior and interior designs of residential dwellings. Residential styles appeared that were more suited to this emerging middle-class family aesthetic, part of a movement collectively termed the Early Modern American Residential Architecture 1900-1920s.[8]

During the 1900-1920s, the styles that emerged were the direct result of the technological, scientific, and cultural transformation occurring during this time which was a reaction related to the depression of 1893. The early modern house was designed to be smaller, comfortable

[5] United States Census Bureau. *Census of Population and Housing*, Available at: https://www.census.gov/history/www/genealogy/decennial_census_records/census_records_2.html, Access date: 1 November 2014.
[6] Greer Directories, City Directory of Poplar Bluff, MO, (Poplar Bluff, MO: Montgomery & Son, Printers, 1929); Hoffman, W.H. W.H. Hoffman's City Directory of Poplar Bluff, Missouri, (Quincy, IL: Hoffman Directory, 1919, 1926, and 1945) and Polk's Poplar Bluff (Butler County, MO) City Directory, (Kansas City, MO: R.L. Polk & Co., Publishers, 1960 and 1965).
[7] Lizabeth A. Cohen, "Embellishing a Life of Labor: An Interpretation of the Material Culture of American Working-Class Homes, 1885-1915. Dell Upton and John Michael Vlach, Common Places: Readings in American Vernacular Architecture, (Athens, GA: The University of Georgia Press, 1986), p. 272 and 275.
[8] Leslie Humm Cormier and Neal V. Hitch, The Greenwood Encyclopedia of Homes Through American History, Volume 3: 1901-1945, (Westport, CT: Greenwood Publishing, 2008), p. 49-51.

and cost-effective while it merged with technological innovations. Simplicity and efficiency were a welcome change over the more complex social values of the Victorian Era.[9]

During the Victorian Era, houses were more of an artistic expression like the Queen Anne, or Neo-Classical style with their interior and exteriors expressing indulgence. Like neighborhoods across the country established during 1880-1900, these homes of visual indulgence are found in Poplar Bluff, located in the North Main Street Historic District (NR 07/14/2011) the 400 block of N. Main Street, and the Phillips, John Archibald House (NR 02/12/1998) a Queen Anne style located at 522 Cherry Street. These large dwellings expressed the social standing of the owner and the social classification of the time. In addition to the houses being highly detailed on the exterior and interior, the interior had a maze of rooms with particular functions. The Victorian Era dwellings were large and extravagant, the upkeep was expensive, and often times required domestics and caretakers. This lifestyle continued until 1893 when the depression hit, the prosperous way of life disappeared for many and there was a need to find stability.[10]

Instead of the large and complex houses constructed during the Victorian era, at the turn of the century, people wanted a more modest house, more suited for young people who were starting out on their own. This new concept of housing was not meant to be an ancestral home passed down to family through the years, but a house that would experience changing ownership as seen with many of the dwellings located in the Cynthia-Kinzer Historic District. In direct contrast to houses built prior to 1900, the new emerging house style did away with the maze of rooms with their traditional uses in exchange for a more open style of living by removing walls to create a space more family friendly. In addition, houses were designed to be uncomplicated with less rooms, and to accommodate less furniture for a more stress free upkeep as more women were becoming active outside of the home with work or social activities and raising their children.[11] The new emerging style placed emphasis on practicability, proficiency, and minimalism but constructed with craftsmanship.[12]

This "Simplicity Movement" which swiftly progressed pursued skilled craftsmanship. It was during this time period The Bungalow Movement evolved. The bungalow was introduced during what is known as the Arts and Craft Movement, and popularized by the Greene brothers of California. Furthermore, the bungalow was promoted by *Ladies Home Journal* and the *Craftsman Magazine* by Gustav Stickley, not to mention the many house pattern books which emerged at this time.[13]

---

[9] Jonathan Massey, "Risk and Regulation in the Financial Architecture of American Houses," Governing by Design: Architecture, Economy, and Politics in the Twentieth Century, (Pittsburg, PA: University of Pittsburg Press, 2012), p.27.
[10] Clifford Clark, The American Family Home, 1800-1960, (Chapel Hill, NC: The University of North Carolina Press, 1986), p. 142-153.
[11] Ibid., p. 132-135, 144-147, 157, 173, 179, 197.
[12] Joseph C. Bigott, From Cottage to Bungalow, (Chicago: University of Chicago Press, 2001). p 1-4.
[13] *Architect* and *Engineer of California,* Vol. XXXI, November 1912, p. 100-101.

The desire by families wanting their "dream bungalow" led to bungalows being showcased more and more in magazines, pattern books, and newspapers. Soon underdeveloped land was being sold to developers who were either selling the lots to individuals as seen in the Cynthia-Kinzer Historic District, or developing the lots themselves to houses the popular bungalow or other small dwellings. The bungalow mania was particularly popular in the mid-west section of the country. Homeowners valued the bungalow for its unassuming style that offered spacious porches and first floor bedrooms. People felt that owning your own modest home like the popular bungalow, with a yard and gardens were the foundation to social stability, and a stronger economic country.[14] This craze for bungalows is reflected in the Cynthia-Kinzer Historic District with 12 out of the 18 dwellings constructed between 1900-1919 designed as bungalows and one being a two-story Craftsman style.

**The Better Homes and Small House Movement**

While the bungalow mania was still going strong, a new movement known as the Better Homes and Small House movement developed in 1922 and would continue until 1945. Although not officially established until 1922, the Better Homes and Small House Movement evolved from the depression of 1893, due to the social disruption the depression triggered which was the catalyst for the social beliefs that evolved in the early 1900s during the Progressive Era and which resulted in the Early Modern American Residential styles developed to meet the needs and desires of people wanting a more straightforward life style.[15] But prior to the establishment of this movement, a campaign that started during World War I would help spearhead the Better Homes and Small House Movement.[16]

The United States Department of Labor created the "Own Your Own Home" crusade during World War I as a way to solve the housing issues the deployment of American men created. The goal of this crusade was to put forth a marketing movement to encourage home ownership. Part of this campaign included federally financed houses for military personal.[17] To promote home ownership, a variety of campaigns were started through magazines, newspapers, radio broadcasting, films and house exhibits, all sharing the same message – home ownership was patriotic. Additionally, these advertisements implied children deserved better than living in a rented home, or a man was not a true man until he owned his own home, and homeownership would increase savings over renting (see figures 10-13). The campaign promoted modest housing through publications which recommended over 250 unpretentious small house designs that offered appropriate budgets. These plans for a modest or small house were published throughout the country in magazines, housing plan books as well as *The Small Home* magazine. Some of the house features promoted in the plans were small porches, colonial-style doorways, shutters and window boxes. These small houses were also popularized through catalogs offering kit homes, like Sears and Aladdin. Homes not only became simplified but also

[14] Ibid.
[15] Clark, p. 142-153.
[16] Cormier, p. 266 – 267.
[17] Gwendolyn Wright, Building the Dream, (New York: Random House, Inc. 1981), 196.

commodified.[18] Several of the residential dwellings in the Cynthia-Kinzer district feature the architectural details promoted during this movement. The dwelling at 900 Cynthia is a Sears Kit house, according to the documentation provided in the 1990 architectural survey.

To further promote home ownership, The Secretary of Commerce, Herbert Hoover, in 1921 along with the Division of Building and Housing became involved with the campaign and published a pamphlet called "How to Own Your Own Home." Provided within the 28 pages of the pamphlet were a variety of subjects that dealt with home ownership such as: house plans, maintenance, as well as encouraging people to finance a house or to finance the construction of a house. The pamphlet articulated to Americans that it was alright to not own your house outright, that financing a home was not considered dishonorable but perfectly acceptable or normal. With over 200,000 pamphlets sold through the Government Printing Office, during the first year, it was considered a triumph.[19]

Another area of this movement under Hoover involved The Bureau of Standards which set out to make home construction safer and more standardized. As part of the duties of this department, fire-retardant materials were tested, and techniques were explored for water-proofing dwellings. In addition, the bureau fostered the standardization of products associated with houses, such as, bricks, carpet tacks and even mattresses in order to condense the number of styles on the market and make manufacturing more efficient.[20] Another agency, The Better Home Economics which was established in 1923, created an Advisory Committee on Building Codes. This committee assessed local building codes in 850 communities and encouraged a standardized practice with codes nation-wide. While The Bureau of Standards were handling the building codes, The Division of Building and Housing worked with a panel of advisors comprised of real estate, construction, and building-material manufactures consultants, to streamline building customs. The group wanted to establish year-round mass-production construction, where previously building construction was seasonal. The outcome was the creation of standard grading scales for building materials and a collection of standardized construction details. These new standards were published in guidelines, books and pamphlets.[21]

It was the institution of these ideas advocated by the working class and campaigns spearheaded by the United States government that helped accomplish homeownership for the working middle class, as well as established the popularity of the small house. The new modest, minimalism, economical dwelling with craftsmanship fit the needs of the working middle class family.[22] The early modern residential home was truly a house with design roots in America. To own a modest house was seen as being very patriotic.[23] According to the 1920 United States census, 46 percent of families in the United States owned their own home. In

[18] Ibid., 201.
[19] Cormier, p266-267.
[20] Wright, p. 197.
[21] Ibid.
[22] Clark, p. 132.
[23] Clark, p. 147 and Bigott, p.1-4.

1921, the economic downturn, also known as the Forgotten Depression of 1920-1921, intensified the post-war housing shortage and resulted in an increase in construction cost – stalling new home construction. Thus, the establishment of The Better Homes in America Movement.[24]

The goal of The Better Homes in American Movement was to stimulate the growth of single-family dwellings throughout the United States, and was a nongovernment program created by Marie Meloney, editor of the women's magazine the *Delineator*. Meloney lobbied the United States government to endorse her plan, and in 1923 with the support of Hoover, the Department of Commerce agreed to her request. The movement encouraged small and cost-effective homes where a mother could raise her child in a healthy environment. With the support of the Department of Commerce a nationwide network comprised of local communities that promoted home ownership, new home construction, and home makeover projects, the movement gained in momentum. In the spring of 1922, The Department of Commerce launched the program with the "Home Sweet Home." A model house known as the "Home Sweet Home," was constructed on the National Mall in Washington D.C., which exhibited and promoted the ideas of the movement. The model house demonstrated the unified endeavors of the government, voluntary organizations, and manufacturers to encourage the accepted model for the small home. President Warren G. Harding dedicated the house and Hoover oversaw the ground breaking while Meloney supervised the construction and the decorating. The Better Homes Movement had finally succeed Meloney's goal – national attention and gained the support of many governors across the country, including Governor A. M. Hyde of Missouri (see Figure 7). More model houses were constructed throughout the country to further promote the cause (see Figure 8).[25]

To further promote the movement, the Better Homes organization started working with the Architects' Small House Service Bureau of the United States 1922. This bureau was started in 1921 and also worked with the Own Your Own Home program. House plans for the working middle class were promoted through the Architects' Small House Service Bureau. These housing plans were distributed across the country from 1922 to 1945 (see figures 14, 15, 16).[26]

In 1924 with the supervision of Hoover, the Better Homes Movement was reorganized and converted to a not-for-profit corporation housed within the Department of Commerce. The original funding for the newly not-for-profit was provided by the Laura Spelman Rockefeller Memorial; the directing officers were chosen from the head executives of the Division of Building and Housing.[27] Within 10 years, over $200,000 was raised by Hoover for the program.

[24] Wright, p. 195.
[25] Cormier, 267.
[26] John Bauman, Roger Biles and Kristin M. Szylvian, From Tenements to the Taylor Homes: In Search of Urban Policy in the Twentieth-Century American, (University Park, PA: Penn State Press, 2010), p. 90.
[27] Ibid.

In present time, the $200,000 would be equal to around $3,531.045.00.[28] Furthermore, within 10 years, the program had 30,000 members and over 9,000 chapters nationwide.[29]

During the years of the Great Depression, the objective of the homes movement was adjusted to reflect the financial difficulties of the time. Instead of promoting construction of new dwellings as the top priority, home improvement was promoted. However, the programs still continued to encourage people to purchase building materials for home improvement projects and new furnishings as a method to fuel the local economy and to help mend the country's economy. To fuel home improvements, a group of lumber companies, various businesses in the building industry and the bank and loan associations formed the Home Modernizing Bureau in 1928. This new organization worked with the Better Homes and the Own Your Own Home programs to promote home improvements during the economic downturn to help stabilize and grow the economy while encouraging people to modernize their homes.[30] In 1931, President Hoover introduced a Conference on Home Ownership and Home Building via the Better Homes organization and it was considered one of the highest noteworthy accomplishments of the organization. Promotion of the movement in 1934 was accomplished by advertisement on people's local water bills, billboards, ads in newspapers, ads on milk bottles, displays in department stores, canvassing house-to-house and enlisting the Boy Scouts to deliver a booklet on home ownership.[31] By 1938, there were over 16,000 local Better Homes committees and there were over 5,000 model homes during that year. The Better Homes and Small House Movement continued to be promoted and to function until the onset of World War II.[32]

**Modern Residential Dwellings and The New Deal**

The United States government after the Great Depression sought ways to fuel the economy. Subsequently, the government felt the housing industry was the means to stimulate a failed economy as the building construction industry had always played a vital role in employment, by driving the construction industry it would drive the related industries of textile, appliances, furniture, lumber, excavating, electrical and plumbing. Every community throughout the country would benefit from this one industry. Thus, the basis for economic recovery was the housing industry.[33]

In order to accomplish this task, Hoover pioneered several programs which spearheaded what would become known as the modern housing movement in America. However, while Hoover laid the ground work for these programs, it was under President Franklin D. Roosevelt's (elected 1933) that housing gained its momentum with the federal government involvement

[28] Inflation calculator. Available at: http://www.dollartimes.com/inflation/inflation.php?amount=200000&year=1934. Accessed on 17 January 2015.
[29] Cornier, 267.
[30] Bauman, p. 91-92.
[31] Ibid., 270.
[32] Ibid, 268.
[33] Ibid, 268-269.

through the New Deal. With the establishment of the New Deal, Hoover's programs still continued to function and played a major part in home financing.[34]

The Housing Act passed in 1934, established the prevailing 30 year house mortgage, and the community building traditions that are still common today. The objective of this new act was to make available more money for lending to those people seeking to purchase a home while it reduced the conditions of private financial institutions. Under the Housing Act, banks could allow homeowners to borrow money and with the mortgage loan federally insured it would take the risk of a defaulting homeowner away from the bank which served as a way to refuel the housing industry. During the Great Depression the housing industry suffered greatly and had basically come to a halt, but the Housing Act would turn around the industry.[35]

It was through the Housing Act that the Federal Housing Administration (FHA) was established. The role of the FHA was to administer federal housing policy. Kenneth Jackson, an urban historian, stated "No agency of the United States government has had a more pervasive and powerful impact on the American people over the past half-century than the Federal Housing Administration." Under the housing policy, requirements were setup that qualified lenders had to follow.[36]

The modernization of homes was covered under the FHA. A homeowner could be granted a loan of $2,000 or less without collateral to make improvements. Unlike the earlier home improvement loans which were a joint program established by various businesses in the building industry, and bank and loan associations, the home improvement loans under the FHA were backed by the federal government and insured. While there is no existing documentation on home improvement loans for the houses located in the district, some of the houses were modernized and it may be a direct result of the new home improvement loan. Also, the FHA provided a way for people to get mortgages. Individuals being granted a mortgage loan for a new house underwent a very different process from the past. The FHA totally changed how loans for houses were granted. Under the FHA, a person seeking a mortgage would be able to finance 80 percent of the home's value, with payback time of 20 years at five percent interest, later changing to 30 years. Prior to the FHA, banks would only loan about 50 percent of the house value and only for a time of three to maybe five years, mostly as a balloon style loan. With the backing of the federal government of the mortgage loans, banks felt secure in loaning money for the purchase of a home. Under this new program, home ownership was affordable to more people. According to U.S. Census records, several property owners in the district during this time period held mortgages on their property. [37]

The FHA also put forth regulations on what was required for home construction. If the FHA was going to back the loans the banks were providing to homeowner, the FHA felt there should

[34] Ibid, 269.
[35] Ibid.
[36] Ibid.
[37] Ibid.

be requirements in place. In the FHA publication the "General Acceptable Requirements" and "Minimum Requirements" the boundaries were set forth. Basically, the government stated a house should have a kitchen, living room and bathroom, as well as modern technological systems of electrical, heating, and plumbing. Houses had to be located within a suburban type lot, with tree-lined streets, like those found in the Cynthia-Kinzer Historic District.[38] While the area the Cynthia-Kinzer Historic District is now located near the center of downtown, at the time the subdivisions were platted, the district was located on the edge of town. The district's location during the early to mid-20th century defines it as suburban neighborhood. Additionally, the 1940 United States Census indicates several of the district's residents were able to own their homes through mortgages, an indication the property owners of the district took advantage of the housing programs put forth by the government.

The Cynthia-Kinzer Historic District, like neighborhoods nation-wide, experienced the height of new house construction in the first and second decades of the 20th century with 18 houses constructed from 1900-1919 and 24 houses built in the 1920s, then a slowdown in the 1930s due to the Great Depression with only 13 residential dwellings constructed. Just as the nation was recovering from the Great Depression, construction once again decreased as a result of a shortage of building materials with the onset of World War II. The 1940s only saw five dwellings constructed in the district.[39]

**Post War World II and Modern Residential Architecture**

After War World II, Americans felt calmer and ready for a change and were encouraged to enjoy life, to relax a bit. It was part of this attitude that led to a new architectural style – Modernism. But there were naysayers who felt Americans should be cautious when buying or building new homes given the past history of two world wars and the years of economic depression the country had experienced in the first half of the 20th century.[40]

To counter the negativity, the United States Congress in 1944 passed the Serviceman's Readjustment Act, more commonly referred to as the G.I. Bill. This new act made available Veteran Administration loans to individuals who served in the military. The loans offered servicemen a way to purchase, construct or undertake home improvements with no down payment. This new acted created by Congress spurred on the housing industry. Once again, magazines, architects, builders and social reformers stimulated the housing market.[41]

During this time period, the architectural styles that developed were divided between traditional and modern. While the styles that emerged onto the scene in the mid-1930s like the Minimal Traditional, Colonial Revival, International and the Ranch were still sought after, the bungalow and Tudor Revival style were no longer desired. These existing styles were

[38] Ibid, 269-270.
[39] Tax Records, Butler County and Sanborn maps.
[40] Clark, 193-194.
[41] Ibid., 197.

modernized by being built with the utilization of modern technology, and newest building materials.[42] Prior to World War II, the Minimal Traditional house was in demand because it was small and met the requirements of the FHA for a small home. After the war, the Minimal Traditional dwelling was still very popular with builders and homeowners for the same reason but also because it could be constructed very quickly to meet the demands of the housing market. From 1946 to 1949, the majority of houses constructed throughout the United States was the Minimal Traditional dwelling. While the FHA in the 1930s regulated the houses to be small, after World War II the FHA relaxed the requirement and larger Ranch style dwellings became more popular. The ranch would gain popularity over the Minimal Traditional style by the 1950s.[43]

The Minimal Traditional and Ranch are seen within the boundaries of the Cynthia-Kinzer Historic District, more so the Minimal Traditional with only a few dwellings constructed in the Ranch style. During the 1940s, three out of the five dwellings constructed in the district reflect the Minimal Traditional style. The house at 1015 Cynthia Street (ca. 1958) reflects the Minimal Traditional style but demonstrates the transition to the Modern Ranch style with its longer horizontal layout and larger attached carport. As seen in the district's boundaries and nationwide, both styles reflect the changes from a traditional style house to a modern style. The big porch which had been so popular with the bungalow was replaced with a smaller porch or a stoop. Exterior wall surfaces featured a combination of materials, like brick or stone veneer, wood siding, and decorative concrete blocks, as seen in the houses located at 998 and 1001 Cynthia Street. In addition, the style of windows was transformed to linear rectangles.[44] A great example of house designed with linear rectangles of windows can be seen at 1001 Cynthia Street. All these transformations in architectural features can been seen in the dwellings constructed from the mid-1940s to 1968 in the district, as well as some of the other styled houses exhibited these features as part of home improvements.

**Landscaping in 20th Century Neighborhoods**

While residential lots prior to the 20th century were landscaped, the movement for small homes in the early-to-mid-20th century sought a new style of landscaping. In the 20th century, homeowners wanted a less prim and proper approach to landscaping around houses. Whereas, in the late 1800s, dwellings were the focus and outlined by the landscape. While houses were still the center of landscape design in the early decades of the 20th century, it was not as formal, and the house and the landscape came together in a balance of the built environment and nature. This concept was achieved by making the landscape more casual and uncomplicated.[45] Trees and decorative plantings were kept to scale with the dwelling and surrounding area, and arranged more straightforward. Dogwoods, Red Buds, and Japanese

[42] Jane C. Busch, The Greenwood Encyclopedia of Homes Through American History, Volume 4: 1946-1970, (Westport, CT: Greenwood Publishing, 2008), p.38 and Clark, 198.
[43] Virginia Savage McAlester, A Field Guide to American Houses, (NY: Alfred A. Knopf, 2013), p.588-589.
[44] Clark. p. 197 and Busch, p. 56-59
[45] John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, Common Houses in America's Small Towns, (Athens, GA: Georgia Press, 1989), p. 171.

Maples found in the Cynthia-Kinzer Historic District were very trendy due to their overall size as theses varieties were middle-sized for trees. In addition, evergreens commonly seen in the district were popular in landscaping due to their year around appearance, always green adding a touch of color in the winter season. Shrubs and climbing vines were also popular.[46] Today, these landscaping ideas are still exceedingly apparent in the Cynthia-Kinzer Historic District, and the landscape enhances the historic character of the neighborhood, helping to define the time period the district was developed, 1907 - 1961.

**Architectural Styles**

The Cynthia-Kinzer Historic District has a variety of architectural styles and property types represented in the district boundaries that reflect the local and national architectural trends and characterize the residential construction during the period of significance.

Colonial Revival style: Nationwide ca. 1880-1955; Cynthia-Kinzer Historic District ca. 1935-1938

The appearance of the Colonial Revival style can be seen in the house at 623 N. 9th and 544 N. 11th Streets. The dwelling located at 623 N. 9th Street was constructed ca. 1935 and displays many of the characteristics of the style. It is one of the largest houses in the district, and is the largest Colonial Revival within the district boundaries. The use of brick walls, dentils, the entry surround comprised of wood pilasters, sidelights, and a fan light, along with the 6/6 windows display the characteristics of the Colonial Revival style. In addition the secondary wings, further emphasize the features of the style which became dominant in the United States after 1900. The house on at 544 N. 11th Street displays features of the Colonial Revival style in the centered entrance with a portico with curved underside, round columns, pilasters, dentils, and fanlight. The Centennial Exposition in Philadelphia in 1876 helped to popularize this style where it was proclaimed as a representation of the American identity. By the early 1900s, the style became progressively popular and continued to be popular across the country until around 1955.[47]

Tudor Revival style: Nationwide ca. 1890-1940; Cynthia-Kinzer Historic District ca. 1925-1941

There are seven examples of the Tudor Revival style in the Cynthia-Kinzer Historic District and a few dwellings that exhibit the Tudor Revival influence. Some of the dwellings designed in this style are large and exhibit many features of the style while other dwellings are modest in style and are more simplified in the Tudor Revival style characteristics. Common features of the style include steeply pitched roofs, multiple front gables, mixed wall surface materials (brick, stone, and stucco), the use of half-timbering, arched entrances, tabbed masonry details, and chimney pots. One of the larger dwellings of this style is found at 501 N. 11th Street, the house features brick and stucco wall surfaces with a Tudor style nestled front gable with arch entry. The

[46] Cormier, p. 304-308
[47] McAlester, p.409-414.

windows and doors feature tabbed masonry details typical of Tudor Revival style homes. Another larger dwelling designed in this style is located at 955 Cynthia Street and features brick quoins, stucco clad walls, multiple-façade gables with a Tudor arch entry. More simplified in style are the houses at 915, 951 and 1012 Cynthia Street. The house at 951 Cynthia Street features a multiple-gable façade with half-timbering. The dwelling at 915 Cynthia Street has a mid-façade gable with a Tudor arch entry, tabbed masonry details, a large front gable, and a large brick chimney.

The Tudor Revival style was popular in the United States during the 1920s–1940 and was popularized by the Better Homes and Small House Movement. The style is freely based on late medieval styles of the early 16th century – a reinterpretation of the prevalent English house styles from the 16th and early 17th centuries.[48] Residential dwellings were modest to substantial in size. After World War I, with the movement to construct new homes, the Tudor Revival style appealed to many homeowners.[49]

Craftsman and Bungalow Nationwide ca. 1905-1930; Cynthia-Kinzer Historic District ca. 1910-1931

Three of the houses located within the district reflect the Craftsman style. The largest Craftsman style dwelling in the district has been previously listed in the National Register of Historic Places (12/12/1998), 955 Kinzer Street. A Craftsman style dwelling is located at 630 N. 9th Street. It is one-and-half stories in height with a side gable roof and exposed rafter ends, Craftsman style 4/1 vertical light windows and porch. The third Craftsman style house is located at 902 Kinzer Street and exhibits the style with its large knee brackets and large rafter ends, and full-width porch. For the most part, the district contains mostly small to modest bungalows as representative of the Craftsman movement. The majority of the bungalows are found in the district are modest side-gables with prominent porches, with squared or tapered posts on piers and are located throughout the district boundaries. Many exhibit exposed rafters, rafter ends and knee brackets. Located on Maud Street are two bungalows with Craftsman style vertical light windows, exposed rafter ends, and prominent porches. One of the larger bungalows constructed in the district is located at 449 N. 10th Street, and features Craftsman style knee brackets, a full-width porch with tapered wood posts on brick piers. In the 900 block of Kinzer Street are several bungalows that represent the bungalow movement as well. The house at 903 Kinzer Street is clad in stucco with a full-width porch with tapered piers, and a shed dormer with a Craftsman style ribbon window. A very unique bungalow in the district is found at 907 Kinzer Street, clad in tile hollow brick and features an elliptical roofline with eyebrow dormers.

In the United States, the Craftsman style along with the bungalow, originated in California and spread rapidly throughout the country. The Greene brothers, Charles Sumner and Henry

[48] McAlester, 454-458.
[49] James C. Massey and Shirley Maxell, House Styles in America: The Old-House Journal Guide to the Architecture of American Houses, (New York: Penguin Studio, 1996) p. 219.

Mather of California helped to popularize the style which became prevalent in pattern books, kit houses, and magazines. It has a direct development from the Arts and Crafts Movement, and the Greene brothers first designed the Craftsman bungalow in 1903. The Greene brothers' designs were featured in magazines such as *The Architect*, *Good House Keeping*, *Ladies Home Journal*, and several others. Craftsman style dwellings were designed in various sizes, small to large and the designs were offered as kits homes from companies like Sears and Aladdin. The bungalow fit the style of home promoted through the Better Homes and Small House Movement. The Craftsman and bungalow style were popular from approximately 1905–1930.[50]

Minimal Traditional Nationwide ca. 1935-1950; Cynthia-Kinzer Historic District ca. 1938-1958

The Minimal Traditional style makes its first appearance in the Cynthia-Kinzer Historic District in 1938 (1015 Cynthia Street) and continued to be built in the district until 1958 (1015 Kinzer Street) when it was displaced by the Modern Ranch style. The style was a modest house for a nation recovering from economic hard times after World War I, the Great Depression, and yet again a few years later after World War II. The Minimal Traditional style derives its name from its use of traditional stylistic references, in a minimal, or a stripped down manner. Minimal Traditional dwellings are void of full-facade porches, or entry porticos, elaborate pedimented door surrounds and decorative cornices. Eaves and rakes are often flush. The style's modest size, lack of ornate detail, and large porches reduced construction expense and allowed the houses to be finished swiftly and inexpensively.[51]

The district's Minimal Traditional styles are one-to-one-half-stories and constructed with wall coverings of wood siding, or brick with some combining the use of stone veneer or stucco. Some of the dwellings have side-gable, or side-gables with a front gable, and less common is the hipped roof as seen on the dwelling at 1019 Kinzer Street. The house at 1019 Kinzer Street features a hipped roof with an elliptical roofline on the façade, boxy in shape, a large brick chimney and multiple light windows and shutters commonly associated this style. Located at 940 Cynthia Street is a buff brick dwelling that represents the Minimal Traditional style well with its side-gable and front wing layout, a large brick chimney, an open partial-width porch and large multiple light picture windows. Other dwellings that represent this style well are seen at 1015, and 1023 Kinzer Street; 900, 1008, 1010, and 1015 Cynthia Street. All the dwellings reflect the style popularized by the Better Homes and Small House Movement.

Modern Ranch Nationwide ca. 1935-1975; Cynthia-Kinzer Historic District ca. 1954-1968

There are two Modern Ranch dwellings in the district and one dwelling with Ranch influence. Despite the small number of Ranch examples in the district, the Ranch dwelling was to become the most dominant house style throughout the second half of the twentieth century. It should be noted, Ranch style dwellings located in the Cynthia-Kinzer Historic District are significant as

[50] Ibid. p.454 and John Milnes Baker, American House Styles: A Concise Guide, (New York: W.W. Norton & Company, 1994) p. 114.
[51] McAlester, p. 588-589.

some of the earliest examples of the style in the city and a forerunner to the neighborhoods that would later be developed.

The two Ranch style houses are great examples of the style and are located on Cynthia Street. The first one is located at 1001 Cynthia Street was constructed ca. 1954. The second Modern Ranch style house is at 998 Cynthia Street and was constructed in 1961. Like the house at 1001 Cynthia Street, its horizontal orientation emphasizes its wide façade, but it is located on a smaller lot. While the house at 1001 Cynthia Street reflects the Ranch style, it is considered a non-contributing resource due to the modern alterations. The Modern Ranch style can be seen in the 998 Cynthia Street dwelling with its broad chimney, side-gable roof with exposed rafters, large picture windows comprised of ribbons of tall vertical panes, the large multiple-light pane picture windows, and the double-entry door set on a flat façade with its decorative wrought iron pattern outer glass doors. Both dwellings feature a carport that is commonly associated with this style. Another dwelling located at 445 N. 10th Street, was influenced by the Modern Ranch style but it was constructed after the period of significance in 1968 and is considered a non-contributing resource. The Modern Ranch style features reflected in this dwelling can been seen in the one-story height, carport, full-width porch with concrete decking, windows with shutters.

International Nationwide ca. 1925-Present; Cynthia-Kinzer Historic District ca. 1928

Located within the Cynthia-Kinzer Historic District is one house designed in the International style, the Moore, J. Herbert House (NR 12/12/1998) at 445 N. 11th Street and it is the only dwelling in Poplar Bluff designed in this style. According to the National Register of Historic Places nomination completed for this dwelling, there is no known architect. It is believe Moore used house designs found in publications that promoted the design and hired a local builder to construct the dwelling.[52] The house conveys the International style with its flat roofs, asymmetrical façade, irregular massing, smooth wall surfaces, and curtain walls of glass, ribbon windows, and the lack of ornamentation or decorative details. The International style originated in Western Europe and the United States in the 1920s and was pioneered by Le Corbusier. The new modern style abandoned tradition to design a more pared down, understated style that emphasized geometric shapes. The International style was designed for functionality of form and has had a lasting influence on modern design. While the style emerged in the 1920s, it was most popular from 1930 to 1950.[53]

Front-Gable and Wing Nationwide ca. 1807-1910; Cynthia-Kinzer Historic District ca. 1907-1909

Front-Gable and Wing form houses, as well as those that feature a cross-gable roof were one of five building types that became popular in the late 1800s and continued to be prevalent until

[52] Phil Thomason, National Register nomination, "Moore, J. Herbert House, Poplar Bluff, Butler County, Missouri (NR 12/12/1998).
[53] McAlester, p. 616-621.

around 1910. According to the 1990 survey data "the most common historic house in Poplar Bluff is the balloon-frame gable front and wing, or T-plan."[54] Popularity of this building type and its widespread use can be attributed to the railroads and mass-production of building materials. The Gable-Front and Wing property type would be later replaced by styles like the Colonial Revival, Craftsman, and the bungalow. Full-width or partial-width porches, generally asymmetrical façade, and basic in overall design are the features that characterize the Gable-Front and Wing building type.[55]

The dwelling located at 838 Kinzer Street reflects this building type well with its full-with porch, front gable and wing layout, and it simplistic design. Also reflecting this building type are the dwellings at 842 Kinzer Street, and the oldest dwelling in the district at 450 N. 10th Street.

**Conclusion**

The Cynthia-Kinzer Historic District retains its sense of time and place as an early-to mid-20th century residential neighborhood and is representative of the growth and northern expansion of the residential community in the downtown area of Poplar Bluff, Butler County, Missouri. Overall, the Cynthia-Kinzer Historic District is a well-preserved intact example of an early-to-mid-20th century residential neighborhood. Unlike surrounding residential neighborhoods, the Cynthia-Kinzer Historic District has been able to retain its integrity due to the fact that the district is void of new construction of single and multiple-family housing. These intrusions were not introduced into the neighborhood because of rezoning adopted in 1991, which allows only single family housing. The change came about when residents of the Cynthia-Kinzer District sought to preserve their neighborhood and to retain its historic and architectural integrity. For example, some of the adjacent blocks and other residential areas have experienced infill of new construction (single and multiple-family housing) or a loss of historic resources. The Cynthia-Kinzer Historic District is several blocks in size, making it a much larger district than the North Main Street Historic District (NR 07/04/11) and the South Sixth Street Historic District (NR 02/12/98), which only encompasses the 400 block of North Main Street; the South Sixth Street Historic District, which holds only three dwellings. These previously listed historic districts contain dwellings dating from ca. 1880s (with the youngest house in the South Sixth Street Historic District constructed ca. 1917). The North Main Street Historic District has properties constructed as late as ca. 1954, and includes a mix of Victorian Era dwellings, bungalows and Modern Movement buildings. In addition, the North Main Street Historic District holds two churches and a school. As stated earlier, the Cynthia-Kinzer Historic District is significant because (1) it's architecture illustrates Poplar Bluff's residential development and expansion, and illustrates popular architectural styles that swept the country during the district's period of significance 1907-1961; (2) the district is the city's most intact neighborhood, in terms of contiguous development during the time period of the early 1900s to 1961; and (3) the district reflects the many housing movements that were promoted during the early-20th-to mid-20th century, such as the Bungalow Movement, the Better Homes and

[54] Thomason and Associates, p. 7.
[55] McAlester, p. 397-399

Small House Movement, the Own Your Own Home, and the programs put forth by the Housing Act. The dwellings, landscaped setting, and sidewalks that lend to a pedestrian-friendly atmosphere that originally created the Cynthia-Kinzer Historic district as a admired neighborhood, still make the district as one of the most sought areas to reside. The Cynthia-Kinzer Historic District is eligible for listing in the National Register of Historic Places for local significance under Criterion C, Architecture.

**Bibliography**

*Architect* and *Engineer of California,* Vol. XXXI, November 1912.

Baker, John Milnes. American House Styles: A Concise Guide, New York: W.W. Norton & Company, 1994.

Bauman, John, Roger Biles and Kristin M. Szylvian, From Tenements to the Taylor Homes: In Search of Urban Policy in the Twentieth-Century American, University Park, PA: Penn State Press, 2010.

Bigott, Joseph C. From Cottage to Bungalow, Chicago: University of Chicago Press, 2001.

Busch, Jane C. The Greenwood Encyclopedia of Homes Through American History, Volume 4: 1946-1970, Westport, CT: Greenwood Publishing, 2008.

Clark, Clifford. The American Family Home, 1800-1960, Chapel Hill, NC: The University of North Carolina Press, 1986.

Cohen, Lizabeth A. "Embellishing a Life of Labor: An Interpretation of the Material Culture of American Working-Class Homes, 1885-1915. Dell Upton and John Michael Vlach, Common Places: Readings in American Vernacular Architecture, Athens, GA: The University of Georgia Press, 1986.

Coolidge, Calvin Vice President. "Better Homes," Better Homes for American, New York: *The Delineator*, 1923.

Cormier, Leslie Humm and Neal V. Hitch, The Greenwood Encyclopedia of Homes Through American History, Volume 3: 1901-1945, Westport, CT: Greenwood Publishing, 2008.

Greer Directories, City Directory of Poplar Bluff, MO, Poplar Bluff, MO: Montgomery & Son, Printers, 1929.

Hoffman, W.H. W.H. Hoffman's City Directory of Poplar Bluff, Missouri, Quincy, IL: Hoffman Directory, 1919, 1926, and 1945.

Inflation calculator. Available at: http://www.dollartimes.com/inflation/inflation.php?amount=200000&year=1934. Accessed on 17 January 2015

Jakle, John A., Robert W. Bastian, and Douglas K. Meyer. Common Houses in America's Small Towns, Athens, GA: Georgia Press, 1989.

Massey, James C. and Shirley Maxell, House Styles in America: The Old-House Journal Guide to the Architecture of American Houses, New York: Penguin Studio, 1996.

Massey, Jonathan. "Risk and Regulation in the Financial Architecture of American Houses," Governing by Design: Architecture, Economy, and Politics in the Twentieth Century, Pittsburg, PA: University of Pittsburg Press, 2012.

McAlester, Virginia Savage. A Field Guide to American Houses, NY: Alfred A. Knopf, 2013.

Plat records, Butler County Recorder of Deeds, Butler County Courthouse, Poplar Bluff, Missouri.

Polk's Poplar Bluff (Butler County, MO) City Directory, Kansas City, MO: R.L. Polk & Co., Publishers, 1960 and 1965.

Real estate advertisement for Own Your Own Home campaign, Google Images Available at: Available at: https://www.google.com/searc?q=own+your+home+program+1920s+advertisements+images&biw=1920&bih=894&tbm=isch&tbo=u&source=univ&sa=X&ei=tb7LVMX6GYWjNpiWIAH&ved=0CB0QsAQ#imgdii=_&imgrc=FZL9GE6ozNNr8M%253A%BrBdIUOE_jznDQM%Bhttp%253%252Fs3.amazonaws.com%252Fmedia.wbur.org%252Fwordpress%252F1%252Ffiles%252F2010%252F03%252F0329_homeowership-i.jpg%Bhttp%253A%252F%252Fwww.wbur.org%252F2010%252F03%252F29%252Fdepreciating-dream-i%3B700%3B400 Access date: 5 November 2014.

Sanborn Fire Insurance Maps, Poplar Bluff, Butler County, MO, New York: Sanborn Fire Insurance Company, 1901, 1917, 1924, 1928, 1950.

Tax Records, Butler County.

The Architects' Small House Bureau of the United States, *The Home Builder's Library: One Hundred Bungalows*, 1927.

Thomason, Phil. National Register nomination, Greer, Alfred W. House, Poplar Bluff, Butler County, Missouri NR 12/12/1998.

Thomason, Phil. National Register nomination, "Moore, J. Herbert House, Poplar Bluff, Butler County, Missouri NR 12/12/1998.

United States Census Bureau. *Census of Population and Housing*, Available at: https://www.census.gov/history/www/genealogy/decennial_census_records/census_records_2.html, Access date: 1 November 2014.

Wright, Gwendolyn. Building the Dream, New York: Random House, Inc. 1981.

Latitude/Longitude Coordinates Continued

| Coordinate | Latitude | Longitude |
|---|---|---|
| E | 36.759780 | -90.402223 |
| F | 36.759772 | -90.402888 |
| G | 36.760241 | -90.402864 |
| H | 36.760468 | -90.403042 |
| I | 36.760261 | -90.404479 |
| J | 36.759818 | -90.404498 |
| K | 36.759797 | -90.405071 |
| L | 36.760227 | -90.405036 |
| M | 36.760244 | -90.405608 |
| N | 36.760668 | -90.405592 |
| O | 36.760697 | -90.406670 |
| P | 36.762222 | -90.406645 |
| Q | 36.762132 | -90.405695 |
| R | 36.761774 | -90.405038 |
| S | 36.761698 | -90.405705 |
| T | 36.762187 | -90.405397 |
| U | 36.761992 | -90.404457 |
| V | 36.762148 | -90.404459 |
| W | 36.762314 | -90.403801 |
| X | 36.761800 | -90.403779 |
| Y | 36.761743 | -90.403216 |
| Z | 36.762154 | -90.403412 |
| AA | 36.762310 | -90.403432 |
| AB | 36.762637 | -90.403444 |
| AC | 36.762734 | -90.401934 |
| AD | 36.762361 | -90.401957 |
| AE | 36.762152 | -90.402172 |
| AF | 36.760295 | -90.402264 |
| AG | 36.760297 | -90.401682 |

**Verbal Boundary Description**

The boundaries of the Cynthia-Kinzer Historic District are shown on the accompanying site plan. (See Figure 1) The boundaries can be roughly described as the 900-1000 blocks of Cynthia and Kinzer Streets, the properties located at 838 and 842 Kinzer Street, plus the 918, 920, 924 Maud Street and the adjacent portions of N. 9th, 10th, and 11th Streets. The boundary includes 65 buildings, 23 accessory structures and two vacant lots.

**Boundary Justification**

The boundaries of the Cynthia-Kinzer Historic District are drawn to encompass the greatest concentration of historic residential dwellings constructed during the period of significance, ca. 1907 –1961 – that contribute to the historic and architectural character of the district. The area immediately outside of the district is characterized by later or altered buildings that would not contribute to the district.

Figure 1. Cynthia-Kinzer Historic District Boundary map.

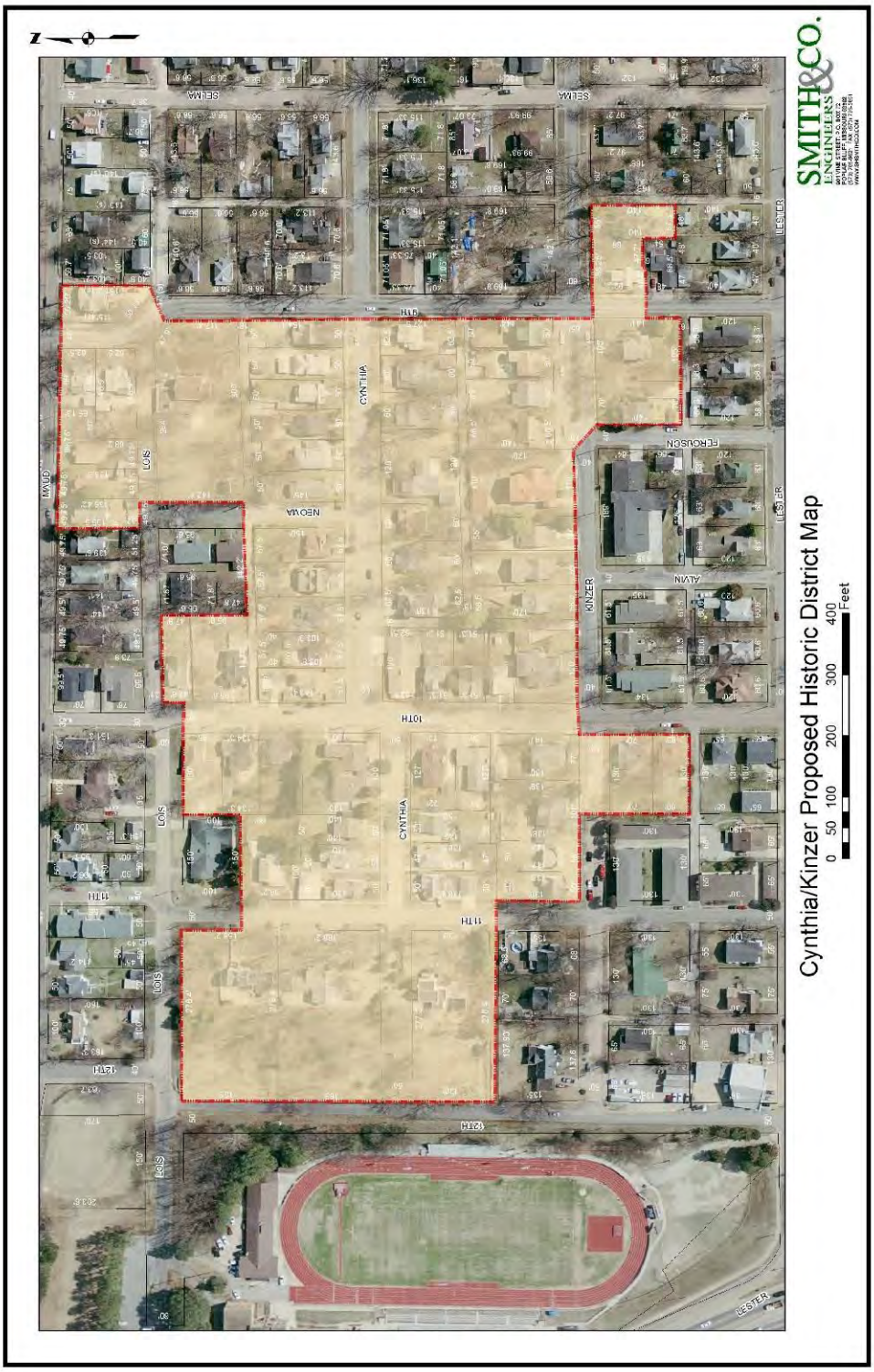
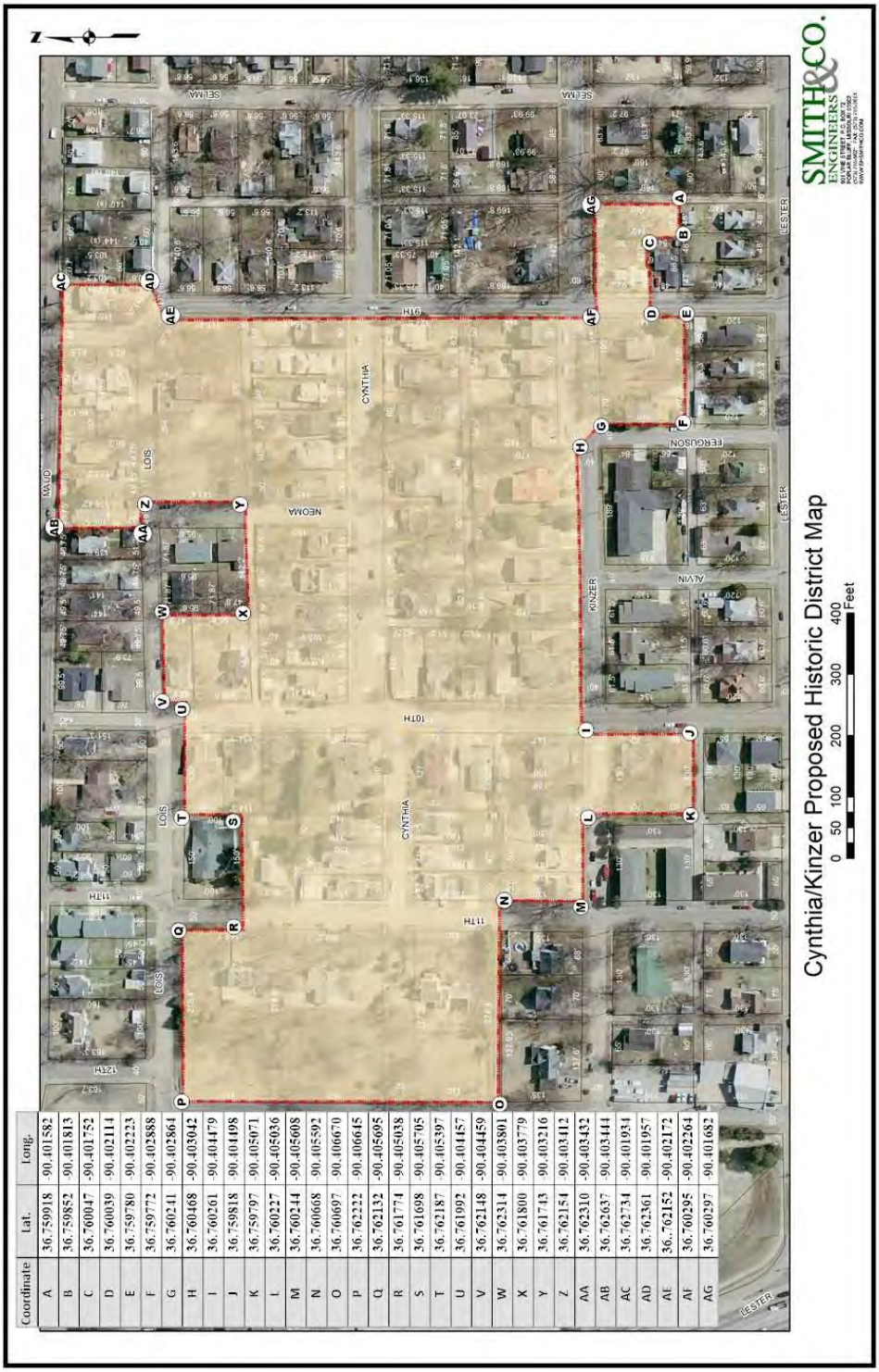


Figure 2. District map showing boundaries, property addresses, contributing and non-contributing sources.

Figure 3. District photograph key map.

Figure 4. District map showing the Latitude and Longitude points, with listing of coordinate points.




| Coordinate | Lat. | Long. |
|---|---|---|
| A | 36.759918 | -90.401582 |
| B | 36.759852 | -90.401813 |
| C | 36.760047 | -90.401752 |
| D | 36.760039 | -90.402114 |
| E | 36.759780 | -90.402223 |
| F | 36.759772 | -90.402888 |
| G | 36.760241 | -90.402864 |
| H | 36.760468 | -90.403042 |
| I | 36.760261 | -90.404479 |
| J | 36.759818 | -90.404498 |
| K | 36.759797 | -90.405071 |
| L | 36.760227 | -90.405036 |
| M | 36.760244 | -90.405608 |
| N | 36.760668 | -90.405592 |
| O | 36.760697 | -90.406670 |
| P | 36.762222 | -90.406645 |
| Q | 36.762132 | -90.405695 |
| R | 36.761774 | -90.405038 |
| S | 36.761698 | -90.405705 |
| T | 36.762187 | -90.405397 |
| U | 36.761992 | -90.404457 |
| V | 36.762148 | -90.404459 |
| W | 36.762314 | -90.403801 |
| X | 36.761800 | -90.403779 |
| Y | 36.761743 | -90.403216 |
| Z | 36.762154 | -90.403412 |
| AA | 36.762310 | -90.403432 |
| AB | 36.762637 | -90.403444 |
| AC | 36.762734 | -90.401934 |
| AD | 36.762361 | -90.401957 |
| AE | 36.762152 | -90.402172 |
| AF | 36.760295 | -90.402264 |
| AG | 36.760297 | -90.401682 |

Figure 5. Sanborn Fire Insurance Map, 1901. Showing district area prior to development. Source: Sanborn Fire Insurance Map. Poplar Bluff, Butler County Missouri, New York: Sanborn Fire Insurance Company, 1901.

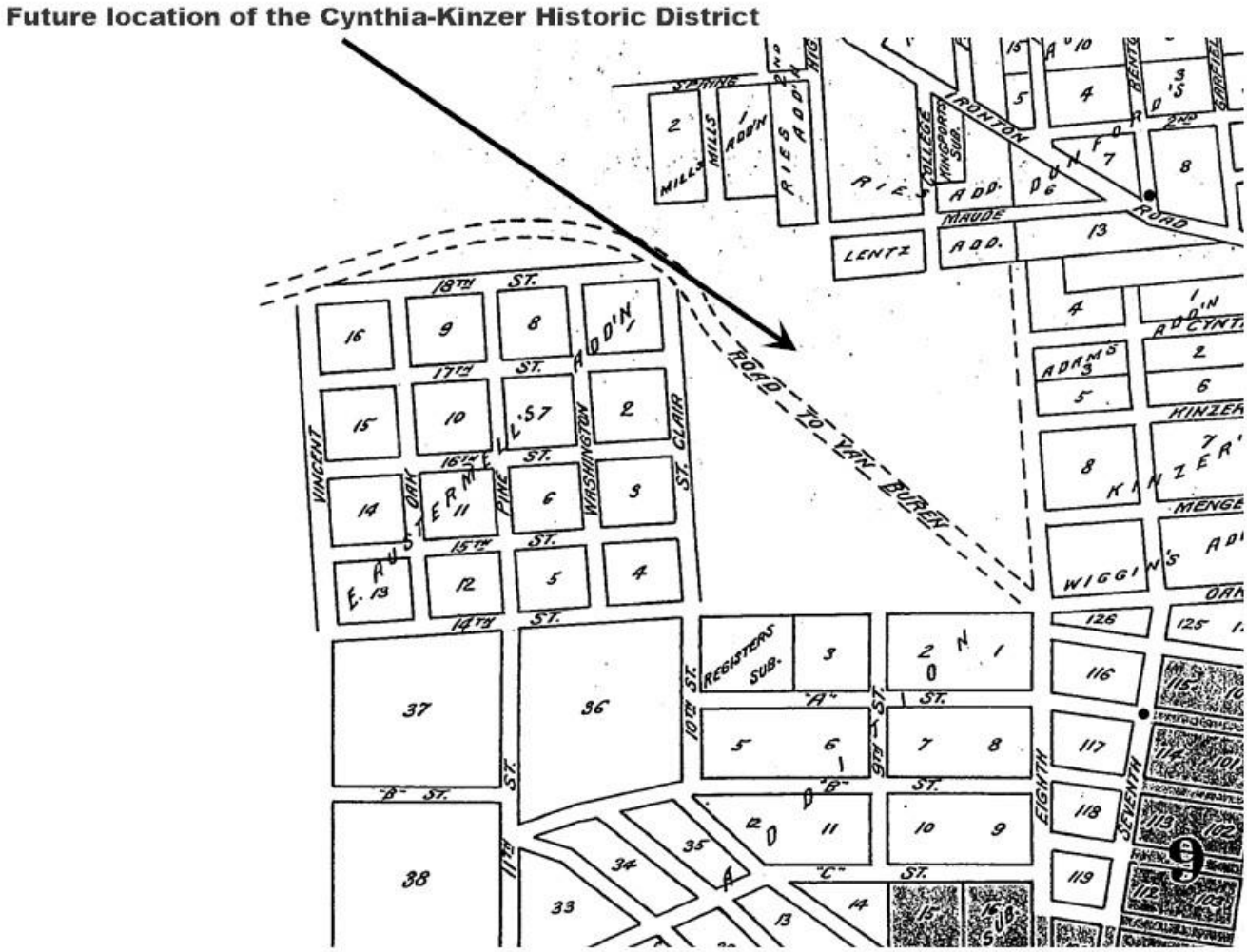


Figure 6. Sanborn Fire Insurance Map, 1928. Showing district's development by 1928 of the south side of Kinzer Street area. Source: Sanborn Fire Insurance Map. Poplar Bluff, Butler County Missouri, New York: Sanborn Fire Insurance Company, 1928.

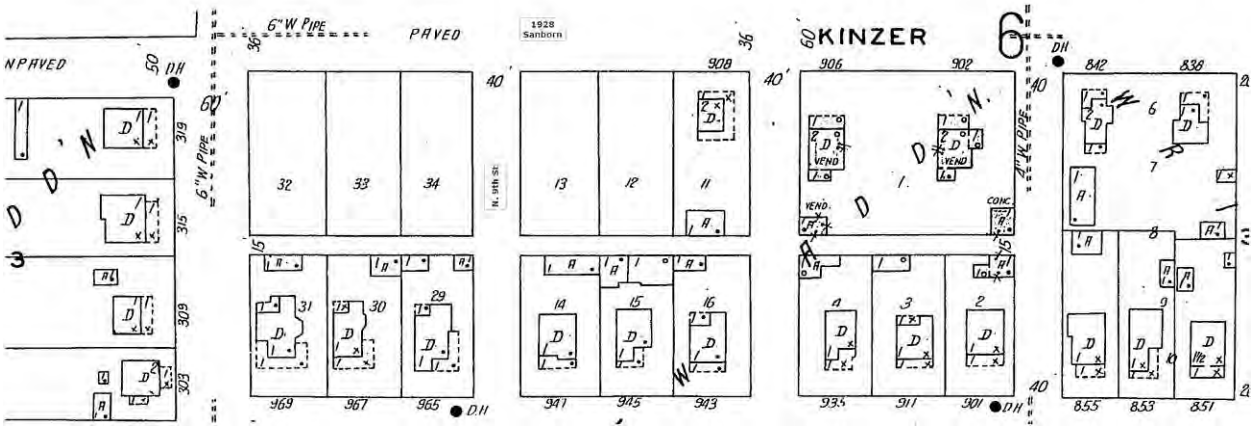


Figure 7. Sanborn Fire Insurance Map, 1928. Showing district's development by 1928 of the north side of Kinzer Street and Cynthia, Maud, N.9th and 10th Streets. Source: Sanborn Fire Insurance Map. Poplar Bluff, Butler County Missouri, New York: Sanborn Fire Insurance Company, 1928.

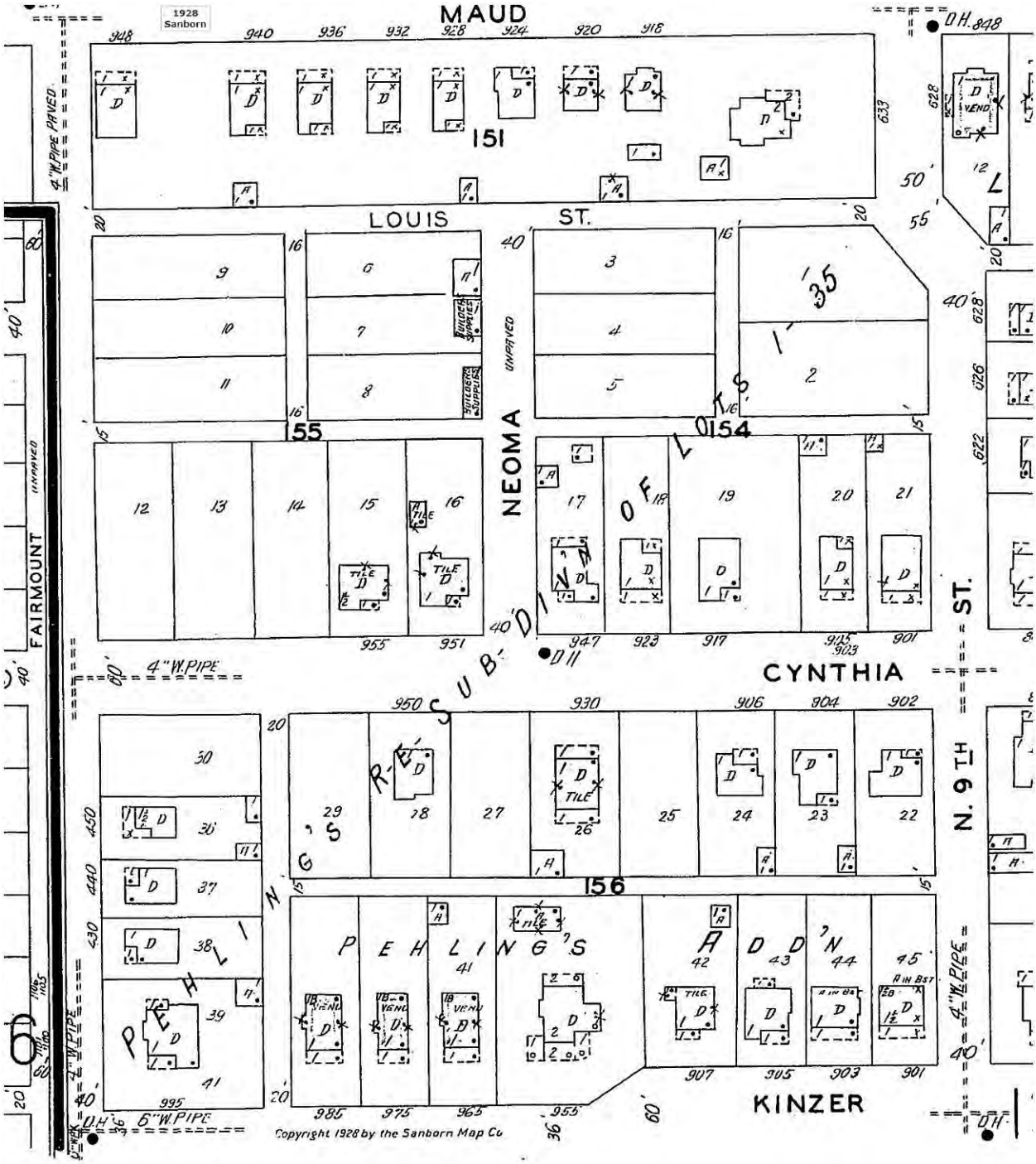


Figure 8. Sanborn Fire Insurance Map, 1950. Showing the location of the different subdivisions located within the district. Source: Sanborn Fire Insurance Map. Poplar Bluff, Butler County, Missouri, New York: Sanborn Fire Insurance Company, 1950.

Figure 9. Listing of United States Governors supporting the Better Homes Movement, including Governor A.M. Hyde of Missouri. Source: *The Delineator*, Vol. C1, 1922 September, New York: The Butterick Publishing Co. p. 95.

NATIONAL AND STATE OFFICIALS WHO ARE SUPPORTING THE DELINEATOR'S BETTER HOMES FOR AMERICA CAMPAIGN:

Calvin Coolidge, Vice-President
Herbert Hoover, Secretary of Commerce
Henry C. Wallace, Secretary of Agriculture
Dr. John M. Gries, Assistant Secretary of Commerce
C. W. Pugsley, Assistant Secretary of Agriculture
Governor T. E. Kilby, of Alabama
Governor T. E. Campbell, of Arizona
Governor T. C. McRae, of Arkansas
Governor O. L. Shoup, of Colorado
Governor D. W. Davis, of Idaho
Governor W. T. McCray, of Indiana
Governor Henry J. Allen, of Kansas
Governor E. P. Morrow, of Kentucky
Governor A. C. Ritchie, of Maryland
Governor C. H. Cox, of Massachusetts
Governor Lee M. Russell, of Mississippi
Governor A. M. Hyde, of Missouri
Governor S. R. McKelvie, of Nebraska
Governor E. D. Boyle, of Nevada
Governor H. L. Davis, of Ohio
Governor Ben W. Olcott, of Oregon
Governor W. C. Sproul, of Pennsylvania
Governor Wilson G. Harvey, of South Carolina
Governor W. H. McMaster, of South Dakota
Governor C. R. Mabey, of Utah
Governor E. L. Trinkle, of Virginia
Governor L. F. Hart, of Washington
Governor R. D. Carey, of Wyoming

Figure 10. Advertisement for the Better Homes Movement. Source: *Editor & Publisher,* 16 September 1922, pg.3.

*Editor & Publisher for September 16, 1922* 3

YOU CAN CASH IN ON

# NATIONAL BETTER HOMES WEEK

OCTOBER 9th TO 15th

The Better Homes Movement is sweeping the country. If there has not yet been a Better Homes Exposition or Institute in your town there will be. Better Homes Week has the endorsement of President Harding, Vice-President Coolidge, Secretary Hoover, the Governors of almost all the States, Educators and the Clergy generally and all sorts of Civic Organizations. Ten thousand Women's Clubs will observe Better Homes Week with appropriate programs. These folks expect their newspapers to take some special notice of Better Homes Week.

SO DO THE RETAIL FURNITURE DEALERS EVERYWHERE

# WE CAN SHOW YOU HOW

## To Take Full Advantage of This Advertising Opportunity

BETTER HOMES SERVICE meets every imaginable newspaper need for Articles and Features, Illustrations, Advertising Layouts and Designs suitable for use for Better Homes Week.

This Service is not merely a collection of pretty pictures and trite "household hints" warmed over by hack writers. *It is fresh and authoritative in every line.* The authors are experts in furnishing, interior decoration, domestic science, architecture and design. Many of them are regular contributors to the foremost women's magazines. The illustrations, like the text, are up to the minute and practical. *Everything shown in them is current merchandise that every dealer can supply* or that is otherwise commercially available, yet these photographs and drawings are absolutely non-commercial works of art, specially grouped and drawn by artists of merit for this Service.

### This Service Includes

1. Text and illustrations for a Better Homes Department, Section or Supplement of any size up to 24 pages.
   Text supplied in either proofs, mats or plates as desired. Cuts supplied in photographs, mats or plates.
   Full pages in mats or W. N. U. plates.
2. Advertising Designs and Layouts suitable for all classes of furniture and house equipment advertisers.
   Supplied either in mats or mortised stereo plates.
3. Complete program of special features and "stunts" which you can develop to give local color to Better Homes Week in your town.

The Cost Is Nominal

Newspapers equipped with BETTER HOMES SERVICE can approach their local Retail Furniture Dealers, Interior Decorators, Piano and Phonograph Dealers, Art Dealers, Electrical Supply Houses, Carpet and Rug Houses, Housefurnishing Equipment Concerns, Building Supply and Material Men, Contractors—every line that has to do with the building, furnishing, equipping and decorating of the home—with full confidence that the quality of co-operation which the newspaper is thus enabled to offer its *advertisers* will be appreciated to the utmost.

At the same time, newspapers using this Service have the satisfaction of knowing that they are giving their *readers* precisely what they know that they need, in practical, interesting information, advice and suggestions for the improvement of the home in all of its aspects, social and moral as well as material.

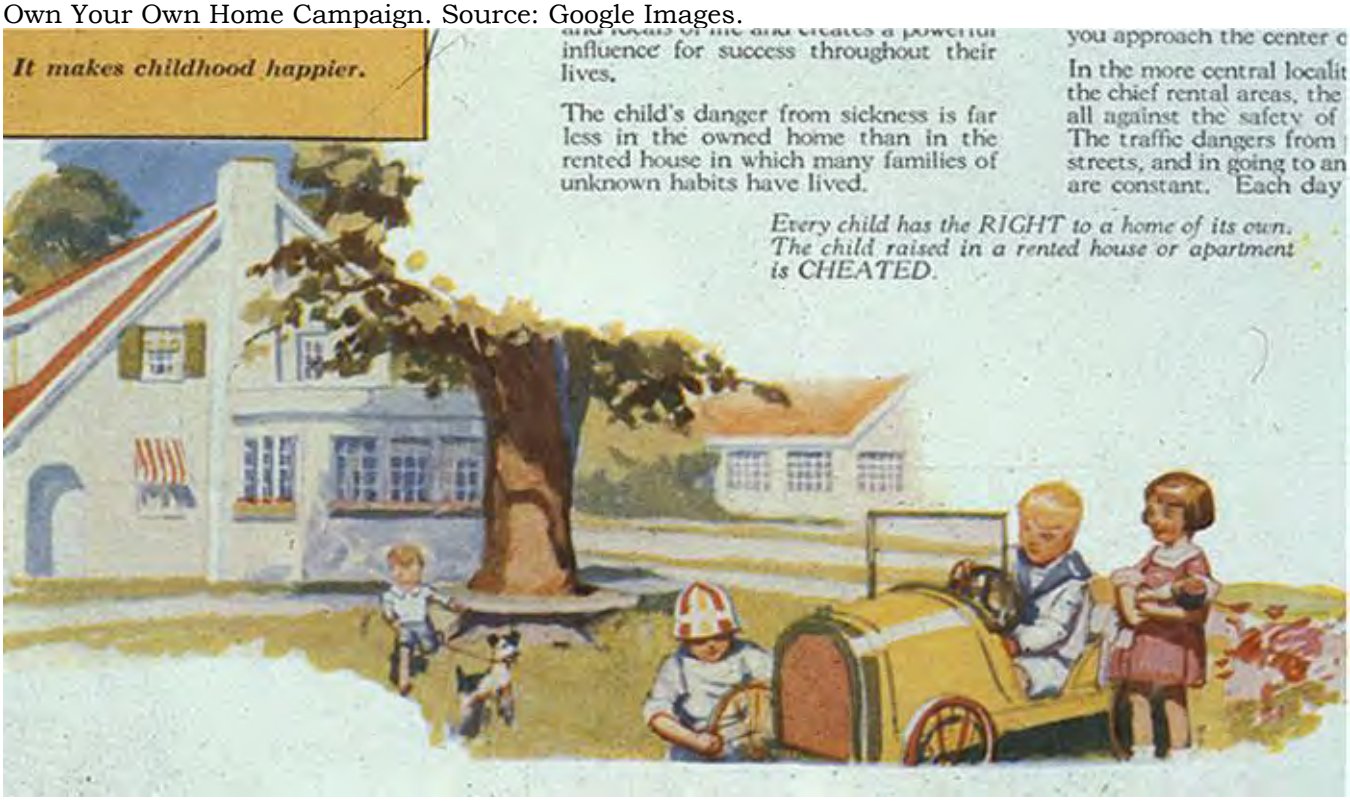
Better Homes Service can be had on an Exclusive Limited Territory basis if desired.

*For Proofs, Prices and Terms Write or Wire*

# BETTER HOMES SERVICE

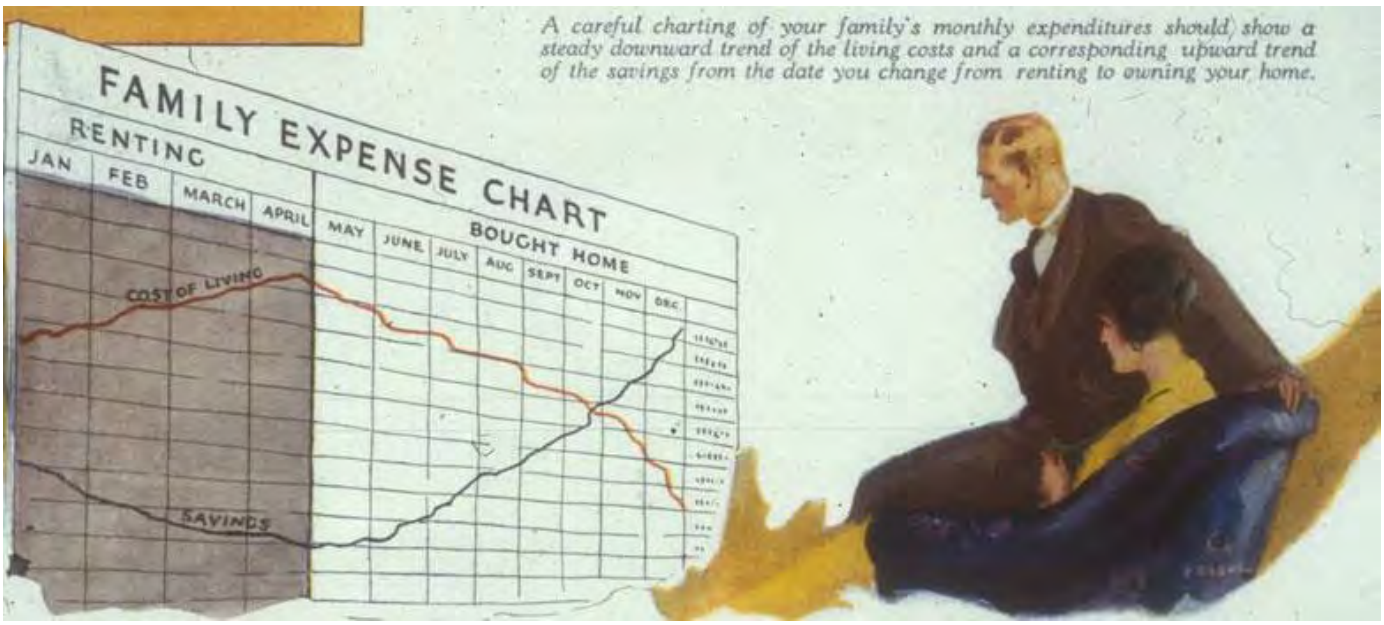
Division of American Homes Bureau

Figure 11. Real estate advertisement used by realtors from the 1920s to use to promote the Own Your Own Home Campaign. Source: Google Images.




This advertisement promoted homeownership by stating a child deserves to live in a home owned by their parents instead of a rented house or apartment. If the child lives in a rental house or apartment, the advertisement implies the child is being defrauded of his rights.

Figure 12. Real estate advertisement used by realtors from the 1920s to promote the Own Your Own Home Campaign. Source: Google Images. Access date: 5 November 2014.




This advertisement implies a homeowner will see an increase in his savings account over someone who rents.

Figure 13. Real estate advertisement used by realtors from the 1920s to promote the Own Your Own Home Campaign. Source: Google Images.

This advertisement implies owning a home is what makes a true man and if you do not own a home, you are not a man's man.

Figure 14. Real estate advertisement used by realtors from the 1920s to use to promote the Own Your Own Home Campaign. Source: Google Images.

This advertisement implies men who rent over buying their home do not appreciate or value the place they live, or take care of it like a homeowner would.

Figure 15: House plans from the Architects' Small House Bureau of the United States. Source: The Architects' Small House Bureau of the United States, *The Home Builder's Library: One Hundred Bungalows*, 1927, p. 18.

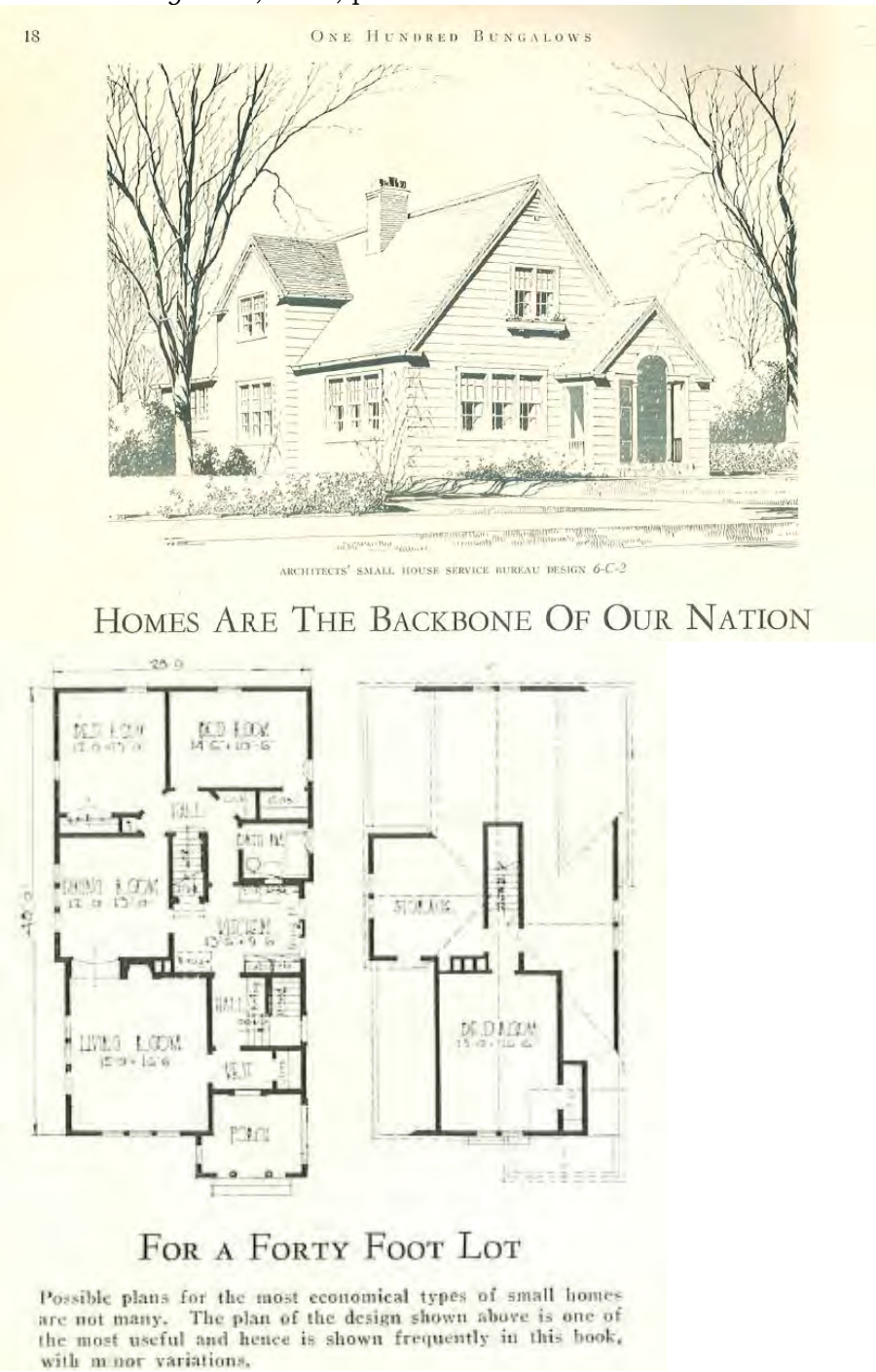


Figure 16: Project cost of owning a home in 1927. Source: The Architects' Small House Bureau of the United States, *The Home Builder's Library: One Hundred Bungalows*, 1927, p.8.

## THE COST PROGRAM

| | | | |
|---|---|---|---|
| 1—Interest: | | | |
| Interest on equity @ 5%—5% of $2,000 | | $ 100.00 | |
| Interest on borrowed money @ 6%—6% of $4,000 | | 240.00 | |
| Total interest | | | $ 340.00 |
| 2—Taxes (This varies with the city and ward, but in this instance we are applying the method of one city as outlined previously herein.) | | | |
| 75% of $6,000 (appraised value) | | 4,500.00 | |
| 40% of $4,500 (assessed valuation) | | 1,800.00 | |
| $70 per $1,000 of $1,800 | | 126.00 | |
| Total taxes | | | 126.00 |
| 3—Insurance: | | | |
| Fire—80% of $5,000 for 3 years @ $7.50 per $1,000 | $30.00 | | |
| For 1 year | | 10.00 | |
| Tornado—60% of $5,000 for 3 years @ $4.00 per $1,000 | $12.00 | | |
| For 1 year | | 4.00 | |
| Total insurance yearly | | | 14.00 |
| 4—Water rent (average yearly) | | | 4.00 |
| 5—Maintenance—1½% average yearly (on both house and lot)—1½% of $6,000 | | | 90.00 |
| 6—Depreciation and obsolescence (on house only)—2% of $5,000 | | | 100.00 |
| Total yearly expense | | | $ 674.00 |
| Total monthly expense (rent) | | | $ 56.17 |

Figure 17: Project cost of owning a home in 1927. Source: The Architects' Small House Bureau of the United States, *The Home Builder's Library: One Hundred Bungalows*, 1927, p.3.

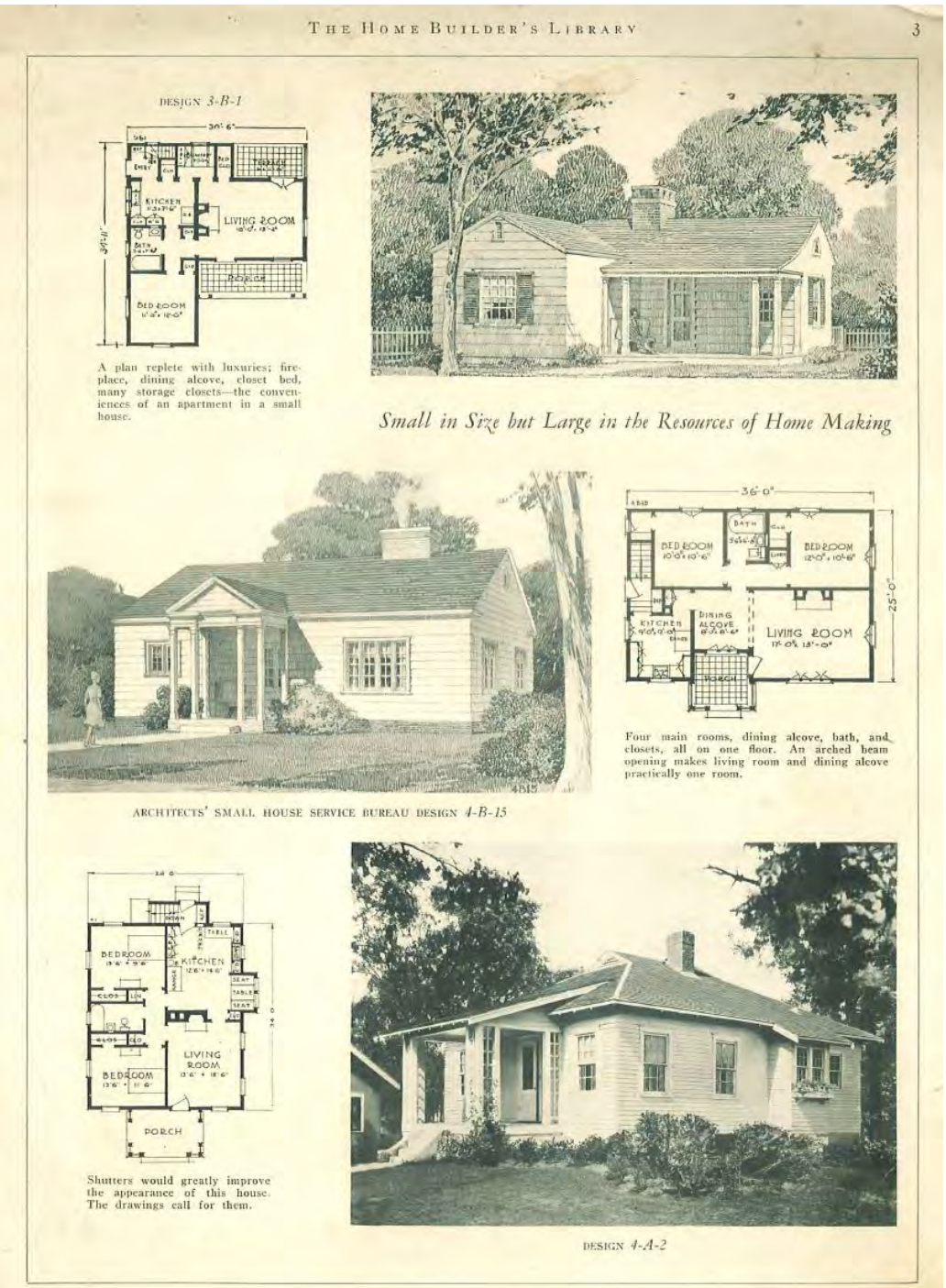


Figure 18: Vice President Calvin Coolidge. "Better Homes," Better Homes for American, New York: *The Delineator*, 1922.

"There are two shrines at which mankind has always worshipped, must always worship: the altar which represents religion, and the hearthstone which represents the home," Vice President Calvin Coolidge, 1922.

Map of Poplar Bluff, showing the location of the Cynthia-Kinzer Historic District.

Figure 19: Map of Poplar Bluff, showing the location of the Cynthia-Kinzer Historic District.

450

838
838

STOP
KEEP
RIGHT

KEEP
RIGHT
STOP
KINZER ST
9TH ST

907
KEEP
RIGHT

915

10 TH ST.
KINZER ST.
PARKS

1901

1ST
NTERIST

918

445