

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name East Campus Neighborhood Historic District
other names/site number N/A

2. Location

street & number An area roughly bounded by Bouchelle, College, University, and High Sts. as well as parts of Willis, Bass, Dorsey, and Anthony Streets, and all of Ingleside Dr.
[N/A] not for publication
city or town Columbia [] vicinity
state Missouri code MO county Boone code 019 zip code 65201

3. State/Federal Agency Certification

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

Claire F. Blackwell 2/December 1995
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
[] entered in the National Register. See continuation sheet [].	_____	_____
[] determined eligible for the National Register. See continuation sheet [].	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register.	_____	_____
[] other, (explain:) See continuation sheet [].	_____	_____

East Campus Neighborhood Historic District
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5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	262	34	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	5	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	267	34	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Functions

DOMESTIC/ single dwelling

DOMESTIC/ multiple dwelling

COMMERCE/TRADE/specialty store

Current Functions

DOMESTIC/single family

DOMESTIC/multiple family

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification

Bungalow/Craftsman

Other/foursquare

Colonial Revival

Tudor Revival

Materials

foundation concrete

walls brick

weatherboard

roof asphalt

other asbestos

see continuation sheet [x]

Narrative Description

See continuation sheet [x].

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8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance
See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance

Community Planning and Development

Architecture

Period of Significance

ca. 1895-1945

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jamieson, James/ Ghio, Augustus;

Naylor, Frank; Naylor, Charles

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

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10. Geographical Data

Acreege of Property 59.85 acres

UTM References

A. 15-- 558810-4311330			B. 15-- 558970-4311330		
A. Zone	Easting	Northing	B. Zone	Easting	Northing
C. 15-- 558970-4310920			D. 15-- 559380-4310910		
C. Zone	Easting	Northing	D. Zone	Easting	Northing
E. 15-- 559380-4310410			F. 15-- 558810-4310400		
E. Zone	Easting	Northing	F. Zone	Easting	Northing

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals
 organization (Private Consultant) date August 1995
 street & number 406 West Broadway telephone 314-875-1923
 city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name [Nomination sponsor] East Campus Neighborhood Assoc. Bonnie Bourne, President
 street & number 1506 University Ave. telephone 314-874-7765
 city or town Columbia state Missouri zip code 65201

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Materials (continued)

foundation	<u>stucco</u>
	<u>stone</u>
walls	<u>stucco</u>
roof	<u>metal</u>
	<u>terra cotta</u>
other	<u>vinyl</u>

Summary: The East Campus Neighborhood consists of several square blocks of residential properties, covering approximately 60 acres, which are located southeast of the intersection of Broadway, which runs east and west, and College Avenue, which runs north and south. The southern edge of the neighborhood is defined by Bouchelle Avenue, and the current eastern border consists of Hinkson Creek. Downtown Columbia is a few blocks to the northeast, Stephens College is due north, and the University of Missouri is directly west, just across College Avenue. The boundaries of the historic district encompass the intact areas of the neighborhood which are located west of High Street, and represent the neighborhood as it appeared before a post-war building boom which began in the late 1940s. The buildings in the district are exclusively dwellings or related outbuildings, and very few principal buildings were built there after 1945.

Although most of the land in the district became part of the city of Columbia in the 1860s and 1870s, the vast majority of the houses found there today were not built until the 1920s and 1930s. The houses in the district are typical examples of the styles and forms popular at that time, and brick and frame Bungalows and American foursquares predominate. Colonial revival and other "period" houses are also common, generally dating to the 1930s and early 1940s. Brick dwellings are the most common in the area, but there are also numerous frame and stucco buildings. Also included within the district are three of Columbia's few historic brick streets, which are counted as contributing structures. There are 296 buildings in the district, and 262 of them are contributing. There are 225 dwellings, 211 of which are contributing. Of the 71 outbuildings, 51 are contributing. The neighborhood retains a high level of integrity, in spite of recent redevelopment pressure, and a strong neighborhood association is working to preserve the historic nature of the area.

General History

The town of Columbia was established in the spring of 1821 by the Smithton Land Company, a group of investors who had settled the town of Smithton two years earlier, at a location approximately 1/2 mile west of Columbia's present downtown area. When it was determined that a suitable water supply was lacking in Smithton, the land company relocated their settlement, crude log buildings and all, to the present location, and

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renamed it Columbia. The gridiron plan of nearly four hundred lots which was recorded in the first plat of Columbia had originally been laid out for Smithton, and was simply shifted with the move. The Smithton Land Company, which later became the Columbia Land Company, held thousands of acres in the Boone county area, and to insure the success of their new endeavor, they donated a generous amount of land to the city for streets and public squares, and also set aside land for a future state University. Their efforts were rewarded when Columbia was declared the county seat on September 3, 1821, an event which greatly stabilized the area economy.¹

Columbia first expanded the city limits in 1845, and the new eastern border was established at Rangeline and Price Avenue, which is now College Avenue. This expansion put the area that would become the East Campus Neighborhood directly adjacent to the southeast corner of town, and fifteen years later a private plat brought most of it within the town boundaries. In 1860, Sterling Price, Jr., a professor at the University and member of one of Columbia's leading families, bought 165 acres on the southeast edge of Columbia, which he platted and recorded as "Price's Addition."² Price's Addition contained land on both sides of College Avenue, including nearly all of the future East Campus Neighborhood. The part of the addition east of College Avenue was divided into very large residential lots which faced College and were backed by East street (present day Lee Street and Blair Court); the remainder of the land was left in 500 by 500 foot lots to be subdivided later, and all of the larger lots had been sold to land speculators by 1875.³

The northern part of the neighborhood originated as Shield's Eastern Addition, which was platted in 1872 by Col. James R. Shields. Shields was a lawyer and native Boone Countian who had been active in Columbia's public affairs for decades. Like Price, Col. Shields laid out his addition with very large lots facing College Avenue, which was the preferred location for fashionable residences in Columbia at the time.⁴ By 1898, when Columbia

¹ William F. Switzler, History of Boone County, (St. Louis: Western Historical Company, 1882) pp. 160-163, and Francis Pike's introduction to Images from Columbia's Past: 1865-1945, (Columbia: Columbia Daily Tribune and Waters Publications, 1982) p. 5.

² Switzler, History of Boone County, p. 806.

³ Boone County Deed Records, Book 70, p. 196, plat of Price's Addition, and Historical of Atlas Boone County, Missouri, (Philadelphia: Edwards Brothers Publishers, 1875.) p. 39.

⁴ Alan R. Havig, From Southern Village to Midwestern City: Columbia, an Illustrated History, (Woodland Hills, California: Windsor Publications, Inc. 1984.) p. 16.

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was mapped for a Boone County atlas, College Avenue was lined with large, widely spaced homes, but little other development had occurred to the east.⁵ The blocks immediately south of Broadway had been subdivided into smaller residential lots, and a few houses had been built there, but most of the area remained in the 500' square parcels platted by Price. (The vast majority of the houses shown on the 1898 map have since been demolished or severely altered.)

The houses of the historic district are primarily the product of early twentieth century development. The two initial Additions were divided and subdivided numerous times in the next twenty years, and by 1917 the entire East Campus neighborhood had been platted into residential lots, and all of the current streets had been laid out.⁶ (See Figure One.) In the early decades of the twentieth century, large numbers of houses were built west of High and Ann Streets, and a 1931 Sanborn Fire Insurance map of the area recorded houses on most of the lots there. Many of those early dwellings were built to satisfy a housing shortage which followed WWI, and the 1920s represents the busiest decade for construction within the district. Development slowed with the Depression, and although houses continued to be built on empty lots within the original boundaries, the eastern edge of the neighborhood remained relatively fixed until the mid-1940s. A second building boom after WWII resulted in renewed development, and the neighborhood extended several blocks east, into the hilly area bordering Hinkson Creek.

District Identification

The East Campus Neighborhood Historic District represents the most intact portion of the neighborhood as it appeared in the early 1940s, before the second building boom. The neighborhood boundaries at that time could be roughly defined as Broadway on the north, Bouchelle Avenue on the south, College Avenue on the west, and Ann and High Streets on the east. In 1993, an architectural and historical survey of the portion of the neighborhood located south of University Avenue and west of S. William Street identified a potential National Register Historic District, with a

⁵ Standard Atlas of Boone County, Missouri. Chicago: George A. Ogle and Company, 1898.

⁶ Standard Atlas of Boone County, Missouri. (Chicago: George A. Ogle and Company, 1917.)

⁷ "Map of Columbia," Sanborn Fire Insurance Company, 1931, p. 39.

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large percentage of contributing properties.⁸ The current district boundaries encompass all of the original survey area as well as 56 additional properties that were determined eligible through a survey of the surrounding area that was conducted in early 1995.

Redevelopment has eroded the integrity of the northeastern part of the original neighborhood, and much of that area has been excluded from the historic district. Several modern buildings associated with Stephens College are located on the northern border, facing Broadway, and the Boone Hospital Center and related office buildings occupy much of the northeast quadrant of the early neighborhood. In addition, the historic quality of other streets north of University Avenue has suffered from the construction of large modern apartment buildings as well as unsympathetic alterations to the historic dwellings still in existence. The buildings facing College Avenue are not included; many are fraternity and sorority houses which relate more to the University of Missouri than to the neighborhood, and a large number of buildings there have been drastically altered.

A fairly narrow corridor of intact properties runs along the northwest edge of the original neighborhood, and is included within the historic district boundaries. That portion of the area contains some of the oldest houses in the district, most notably the ca. 1895 Wm. Cochran House, an archetypical Queen Anne residence with a high level of integrity. Also in that area can be found the ca. 1922 Victor Hugo Apartments, the largest historic building in the neighborhood. The northernmost street in the district, Willis Avenue, forms the top of the district's "panhandle". All nine houses on Willis Avenue are contributing properties, and the street visually relates quite closely with the residential character of Bass Avenue, which it abuts on the south. (See photo 1.) Also, neighborhood residents consider Willis to be part of their neighborhood; the current owners of 1310 Bass Avenue even lived on Willis for a number of years before they purchased their home on Bass.

Francis Pike, a longtime East Campus neighborhood resident and well-known Columbia historian, was interviewed in 1993 as part of the first survey, and the boundaries he set for his neighborhood closely match those of the historic district. According to the survey report, "his neighborhood would be bound on the east by College and run from Bass south to Bouchelle. Pike would exclude Broadway, but Willis would be considered neighborhood. Eastward, Pike's neighborhood would stop at Anne [sic]

⁸ The original survey of the East Campus Neighborhood was initiated by Scott Myers, and the research he conducted as part of that project has contributed greatly to this nomination.

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Street because [the area east of there] is so new."⁹

Appearance

The neighborhood was laid out on a standard rectangular grid, and the streets run north and south along relatively flat land. (The only exception being Ingleside Drive, which runs diagonally through a small gully.) The streets vary in age and width; University Avenue, one of the contributing brick streets, is the widest in the district and one of the oldest. It appears on an 1875 map of the city and measures 60' across. Bass Avenue is also wider than average, at 50', and it too was laid out before 1875. The other streets are 30' wide, and most date to the early twentieth century, although some remained unpaved as late as the 1930s.¹⁰ Mature trees are found throughout the area, and University is known for the large matched Sweet Gum trees which grace both sides of the street between College and S. William Streets. Large trees have always been a part of the area; aerial photos of the neighborhood taken in 1932 reveal tree-lined streets even at that early date.¹¹

The lots are rectangular, and vary in size from around 50' x 140' to over 180' x 205'. The smaller size is by far the most common, and in many cases the oversized lots of early plats were later subdivided to create more salable smaller lots. Most dwellings sit close together, and shared driveways are very common. The houses on the north side of Wilson are set very far back from the street, as are several on University Avenue, but in general, front yards in the district average 25' to 30' deep, and sidewalks run along both sides of the streets. Detached garages, set far back from the street, were the norm during most of the period of significance and approximately 50 original garages remain.

Brick houses are very common, and load-bearing brick walls were frequently utilized. Brick veneer construction is common as well, over both frame and ceramic block bearing walls. Stucco was also frequently used, and it too covered both frame and ceramic block bearing walls. The choice of masonry or frame structural systems for such houses appears to be more a matter of builder's choice than prevailing technology, as both types of systems were used throughout the period of significance. Frame houses with traditional horizontal weatherboards are in the minority, but not rare. The weatherboards used on houses before the 1930s tend to be fairly narrow, running 4" to 6", while those of later houses have a 6" to 8"

⁹ Overby, Osmund, et. al. "Final Report of a Survey of the East Campus Neighborhood, Columbia, Missouri: Phase One." (Prepared by the Department of Art History and Archaeology, University of Missouri, Columbia, 1994.) p. 117.

¹⁰ Sanborn Map Company, "Map of Columbia, Missouri, 1931." p. 39.

¹¹ Images from Columbia's Past: 1865-1945, pp. 38-39.

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reveal. A few houses also have embossed metal sheathing on secondary wall surfaces, such as gable ends or dormer walls, and a large house on University has embossed metal sheathing on the roof of its porch as well.

The foundations of the earliest buildings are most commonly of roughly coursed limestone blocks, and poured concrete and ceramic block foundations were used almost exclusively after 1920. Asphalt or composition roofing is nearly universal, but there are two houses with tile roofs. The building at 1506 Rosemary has a completely intact roof of red terra cotta pantiles, and another has retained similar tiles just along the ridge lines. A foursquare house at 516 S. William also has an unusual metal ridge cap with curved finials of an oriental motif, the only such embellishment within the district. Dormers of all configurations were used to expand upper floor living areas on all styles and types of houses.

The neighborhood has contained a mix of architectural styles and vernacular house types from its inception, and even though all but two houses in the district were constructed in the twentieth century, there is scattered evidence of the lingering influence of the Victorian era. Several houses of the teens and twenties have at least some typically Queen Anne windows, and there are several with two story side bays with polygonal roofs which echo the lines of earlier picturesque towers and turrets. The most obvious remnant from the Victorian age is the ca. 1898 Wm. T. Bayless house at 1316 Bass Avenue, an archetypical Queen Anne house featuring a curved wrap-around porch, corner tower, patterned shingles, stained glass windows, and polygonal corner bays. (See photo 2.)

Although construction dates for buildings in the district range from the late 1890s to the mid-1940s most of the houses there were built in the 1920s and 1930s. As a group, they are typical of those found in early twentieth century American suburbs throughout the country, and their diversity reflects the many sources then available for housing designs. Several were built from custom drawn plans, and at least one house in the district, 1516 Wilson Avenue, is known to have been designed by a prominent architect. There is also at least one neighborhood house which was purchased "pre-cut"; 1316 Anthony is a product of the Aladdin house company of Bay City, Michigan.¹² It is likely that many others were built from standard plans purchased from the local lumberyard, and there are more than a dozen houses in the area which appear to be near duplicates of their neighbors, indicating that the same plans were often used several times.

The Craftsman movement in architecture was very strong at the time the area was being built up, and nearly 30% of the houses in the district are distinctly Craftsman style dwellings. Craftsman houses in East Campus are most commonly one or one and one half story Bungalows of brick or stucco, but there are also larger houses, including a few two story open gable

¹² A copy of the "Plaza" ad from Aladdin's 1919 catalog was reprinted in Alan Gowans' The Comfortable House, (Cambridge, Mass: The MIT Press, 1986), p. 31.

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houses with brick and stucco walls. (107 Willis and 1408 Rosemary both fit that description; a drawing of 1408 Rosemary appears in the discussion of architecture in section 8.) The building boom of the 1920s produced the most Craftsman houses, but there are also examples from the mid-teens and early 1930s. Several houses, including numerous foursquares, also exhibit secondary Craftsman characteristics, often in the form of Craftsman style porch detailing, or in door and window design.

American Foursquares constitute a separate category, and the distinct cubic foursquare house form is common in East Campus, accounting for just over a fourth of the houses there.¹³ Foursquares were popular earlier than Craftsman houses, and the majority of those in the East Campus neighborhood date to the teens or before. (The earliest one in the district was built ca. 1908, and only one was built after 1924.) Although brick foursquares are extremely common to the area, there are also several frame examples with narrow horizontal weatherboards. The latter often have brick porch posts or piers, and several have limestone foundations. The ca. 1916 house at 1508 Ross Street is a pristine example of an early frame foursquare. It has narrow weatherboards, brick porch posts, and a matching detached garage. (See the drawing of the house in section 8.) The large foursquare form was easily adapted to multi-family housing also, and there are a few foursquares in the district which were built as two-family dwellings, including a brick foursquare at 1507 Rosemary Lane. (See photo 11.)

Colonial Revival houses form the third largest group, and they represent roughly 15% of the total. Most Colonial Revival buildings in East Campus are two story brick dwellings with side facing gable roofs, symmetrical facades, and Classically inspired ornamentation. There are early Colonial Revival buildings in the area, but in general the style was most popular after the mid-1920s. Two notable early exceptions are: the formally designed Walter Miller house at 1516 Wilson Avenue (ca. 1916, photo 17.) and the very large "Phi Mu House" at 1415 University (ca. 1922, photo 7.) The Phi Mu house was built as a college sorority, and later used as a single family residence; it is known in the neighborhood as the Epple House. The Epple House sits in a well preserved row of Colonial Revival residences along University Avenue, most of which date from the 1930s and 1940s.

The neighborhood has contained rental properties from its inception, and at least 5% of the buildings in the district were constructed as multi-family rental properties. Multi-family units were built in every style and size, throughout the period of significance. Several of them were designed

¹³ The houses were divided into rough categories for the sake of discussion, and were only "counted" once. A Craftsman foursquare, for example, is categorized according to the dominant element of its foursquare form and not put in the Craftsman category.

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to fit in with the surrounding single-family dwellings, such as the foursquare duplex mentioned above, or the ca. 1938 Colonial Revival building at 1409 University, a six-unit apartment house which at first glance appears to be a single family house. (See photo 7.) Other rental properties are more easily identified, such as the ca. 1922 Victor Hugo apartments at 1306 Anthony Street, a 12-unit Craftsman style building which is the largest multi-family dwelling in the district, or the ca. 1930 brick two-family flat at Anthony and Dorsey streets. (See photo 6.)

However, not all rental property found in the neighborhood today was built as such, and the conversion of originally single family houses into rental properties has in recent years has constituted the greatest threat to the historic integrity of the area. One of the most noticeable victims of such a conversion, the ca. 1915 Frederick Dunlap house at 1410 University Avenue, has been counted as a noncontributing building due to the addition of large side wing which contains several newer apartments. Numerous other houses in the area have had rear additions put on as well. Fortunately, most such additions are barely visible from the street, and those houses still contribute to the overall historic quality of the neighborhood. It is also common to see large single family houses rented to multiple unrelated tenants, a practice which increases the wear and tear on a building but does not result in severe alterations. Although some of the houses have been subdivided into numerous small apartments, and many have lost original interior details, in most cases the original floorplans have remained relatively intact.

The high number of low maintenance brick and stucco buildings has served to limit exterior changes, even to high traffic rental properties. There are a few brick houses in the district which have received new vinyl soffits, a change which renders them nearly maintenance-free on the outside, but does not result in a drastic change of appearance. The less permanent nature of wooden siding has led to a larger percentage of exterior alterations on the frame houses in the district. Some received asbestos shingle siding, often within the period of significance, while others have more recently acquired new vinyl or aluminum. The original weatherboards have been closely matched in size and application in the vast majority of the recent cases, and in only a few instances has new siding seriously compromised the integrity of a building.

Several of the buildings have seen minor alterations, such as screening front porches or adding new balustrades, but in general, changes to the houses in the district have been at best, minimal, and at their worst, largely reversible, such as frame enclosures of brick sleeping porches. Most exteriors have remained relatively unchanged, and the district as a whole exhibits a high level of integrity. Of the 225 properties in the district, 211 contain principal buildings which contribute to the overall historic appearance of the neighborhood, and of the 301 total resources counted, 267 are contributing. Of the noncontributing resources, 19 are outbuildings such as newer garages which

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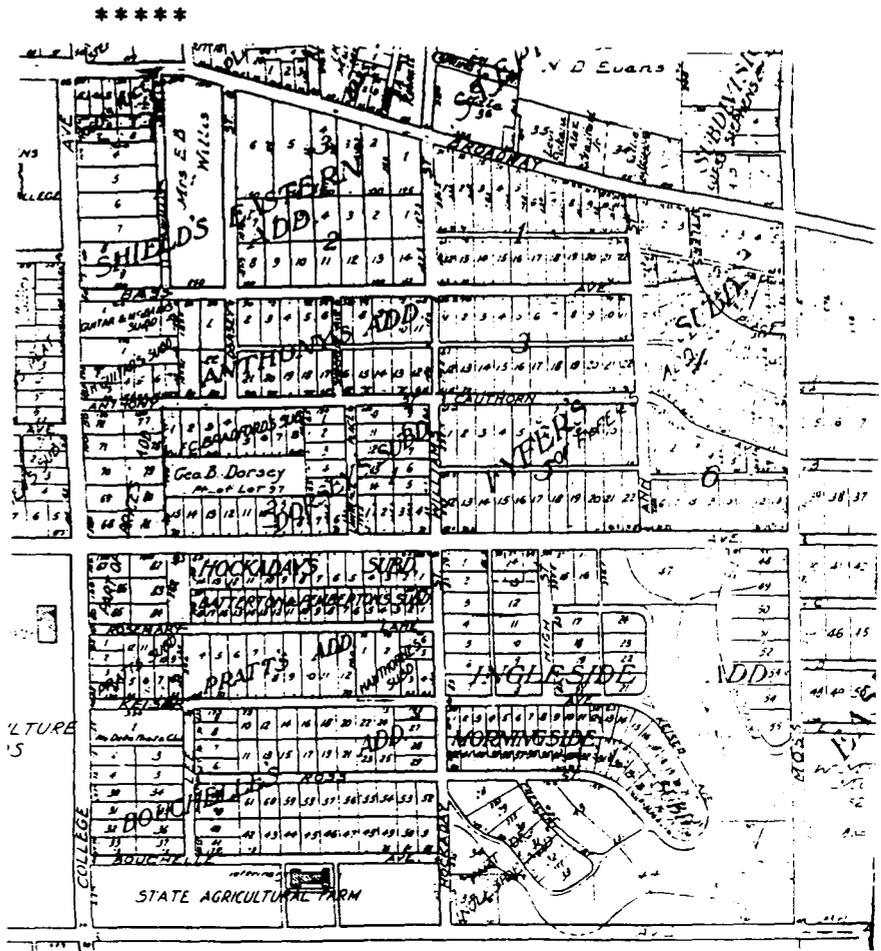
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are set behind the houses, away from the street.

The neighborhood has always enjoyed a core population of owner occupants, and some of the houses remain in the families of their original owners. Others have very long-term owners who respect their historic qualities and work to maintain them, and there is a growing number of new homeowners coming into the area to convert rental houses back to single family use. The area also benefits from the efforts of a strong neighborhood association, which is constantly working to preserve and restore the historic quality of the neighborhood, and their actions have served to increase support for preservation activities throughout the area. The City of Columbia is working to establish a local historic landmarks ordinance and National Register status will put the neighborhood in a very good position to become Columbia's first locally recognized historic district.

Figure One. The East Campus Neighborhood in 1917.
From Standard Atlas of Boone County, Missouri.
(Chicago: George A. Ogle and Company, 1917.)



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Individual Descriptions

See the Property Footprint Map for addresses and property locations.

[c] contributing building [cs] contributing structure

[nc] non contributing building

NOTE: The construction dates given are largely based on information found in Columbia city directories, which were published at regular intervals during the time the area was being developed. The construction dates are accurate within four to five years, and the historic names given here are based on early occupants, as determined in the initial survey of the area. In the case of multi-family dwellings the terms "residence" and "building" were used according to available information about early residents. "Residence" was used in the case of multi-family dwellings in which the early occupants, and not the owners, were known. The term "building" was used in the case of a rental property for which the early absentee owner had been identified. Repetition of historic names stems from the fact that in several cases, the same person owned different houses in the district, often building a new house next door and changing residences when the new one was completed, or investing in rental houses nearby.

Outbuildings in the area are predominantly small detached garages; construction dates have been assigned only if the outbuildings closely match the main building in material and detailing. The generic nature of most such buildings precluded direct dating, and those buildings which were deemed unchanged and from the period of significance were counted as contributing buildings. Conversely, those which appeared to be less than 50 years old, or which had been significantly altered, were considered non-contributing. The outbuildings are indicated on the footprint map of the district simply as small squares at the back of the property, specific locations are not inferred. In addition to major outbuildings such as garages, there are a very few small garden sheds in the district. Small prefabricated metal or frame sheds which are freestanding and easily moved were not counted in the original survey and are not considered here.

Odd numbered properties are on the north or west sides of the streets, and the property descriptions are arranged by sides of the street rather than strictly numerically. The descriptions are ordered by street, generally running north to south and east to west, and a brief description of each street has been included. (See Figure Two, Footprint Map.) Also, nearly every property in the district has composition or asphalt roofing, and double-hung windows; those items are generally mentioned only if they are unusual. "Condition" as used in the descriptions applies only to the exteriors of the buildings, and does not necessarily reflect the level of integrity, or the condition of the interiors. (Unfortunately many of the houses have been rental property for decades, often with amazing numbers of tenants per dwelling, and have suffered accordingly.)

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Willis Avenue is the northernmost street in the district; it is one block long street and runs from Broadway on the north to Bass Avenue on the south. All of the houses found there are within the district boundaries, and all are contributing buildings. (A large modern Stephens College building occupies the very northern end of the block.) Only the west side of the street contains houses; the Stephens College theater complex occupies the entire block east of the street. The 1925 Sanborn map shows the block east of the street as occupied by a single large house, and it was never subdivided into small residential lots. That property was owned by Mrs. Emma B. Willis in the early decades of the twentieth century, and it is undoubtedly her family for whom the street is named. (See photo 1.)

1. 11 Willis Avenue, ca. 1924; the J. Ancil Proctor house. A one and one half story, three bay Bungalow with white stucco walls, a stuccoed foundation and a front facing gable roof, in good condition. There is a full-width recessed front porch with square stucco columns and a solid stucco railing, and a group of three windows are centered in the front gable end. The underlying structure is frame, the plan is rectangular, and no significant alterations have occurred. [c] A frame garage with a pyramidal roof sits behind and to the side. [c]

2. 13 Willis Avenue, ca. 1922; the P. S. Woods house. A brick veneer foursquare with a full-width front porch and original Craftsman style windows, in good condition. The porch has a hip roof, large square brick posts, and a solid brick railing, it has been screened in. The house has a concrete foundation and a large brick chimney on one side wall. There have been no major exterior alterations and there are no outbuildings. [c]

3. 101 Willis Avenue, ca. 1910; the William A. Hatton house. One and one half story frame gambrel front house with an irregular plan, in excellent condition. A full width front porch of brick is set beneath the front facing gambrel roof. Secondary gambrels face the sides of the house and a small rectangular bay extends from the south wall, probably at an interior stair landing. Lower exterior walls are sheathed with narrow weatherboards, and the gambrel ends have wood shingles. Windows and wooden storms are original, the house has a concrete foundation and has seen no major exterior alterations. [c]

4. 103 Willis Avenue, ca. 1924; the Cary D. Crews house. One story Bungalow with load bearing brick walls, stacked front-facing gable roofs, and a rectangular plan. The large front porch has square brick columns and is recessed beneath a secondary front gable with a small, five-paned window in the gable end. The wide roof overhang is supported by triangular brackets and the gable ends are stuccoed, as are the foundation walls. Doors and windows are original, and everything is in good condition. [c] A

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small modern carport has been added at the rear of the property. [nc]

5. 105 Willis Avenue, ca. 1916; the Tony D. Stanford house. Unusually wide, low-slung, one story brick veneer Bungalow of oversized bricks, with a gable roof and irregular plan, in excellent condition. A deeply recessed front porch with a square brick corner post occupies half of the facade. The front facing gable end is stuccoed, and has decorative half timbering, and a large bank of casement windows occupies the front corner opposite the porch. There have been few exterior alterations and there are no outbuildings. [c]

6. 107 Willis Avenue, ca. 1916; the Roy M. Green house. Two story Craftsman style house with a front facing gable roof and large side dormers. Exposed rafters, triangular roof brackets, and half timbering with stucco ornament the upper levels. Lower walls are brick veneer, and the recessed front porch was enclosed and partially bricked in several decades ago. Original porch posts are brick and the front door is centered in the facade, between the original porch posts. The early windows are casement, and the porch windows are double-hung, but of similar material and scale. In good condition, no outbuildings. [c]

7. 109 Willis Avenue, ca. 1916; the R. L. Price house. A brick veneer foursquare with a two story side ell and a small entrance porch set to one side, in good condition. The porch, which is unusually small for a foursquare house, has a simple triangular pediment roof and small Tuscan columns. The walls are constructed of oversized bricks, the foundation is concrete, and the plan is irregular. A modern one story brick addition to the rear is not visible from the street, and there are no outbuildings. [c]

8. 111 Willis Avenue, ca. 1916; the Mary J. Green house. A one and one half story frame open gable house with original narrow weatherboards, in excellent condition. A hipped roof porch with square brick posts set on limestone piers spans most of the facade. The front door is off center, sheltered by the porch and flanked by windows, and a pair of double hung windows are centered in the upper gable end. The roof consists of intersecting gables of equal size, and a small rectangular bay extends from the north side wall. The foundation is limestone and the plan was originally square. A modern one story frame addition with masonite siding has been built onto the back of the house, but is not visible from the front. [c]

9. 113 Willis Avenue, ca. 1922; the Louis E. White house. A one story frame Bungalow with stacked front facing gable roofs and original narrow weatherboards, in fairly good condition. A large porch with a gable roof spans the front of the house, supported by heavy tapered wooden posts set on open-weave brick railings. The front door is a recent replacement; all

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windows appear to be original. The brick foundation, which is very unusual for the area, is leaning inward in places. The house has a rectangular plan, few alterations, and no outbuildings. [c]

Bass Avenue. Bass Avenue runs east and west, between College Avenue and S. William Street. It is one of the older roads in the area, and appears on the 1875 atlas map of the town, when it was bordered by predominantly undeveloped land owned by M. M. Bass. The diverse collection of houses on the western end of the street includes some of the oldest in the district. (See photos 1 and 2.)

10. 1305 Bass Avenue, ca 1908; the John Sikes house. A two story frame house with a gambrel roof and a large shed-roofed dormer, in good condition. The house has an irregular plan and a limestone foundation. The lower walls are sheathed with narrow weatherboards, and the upper levels have wood shingles. The ground floor entrance porch is recessed, and has Tuscan columns and a simple wooden balustrade. The house is entered from the side rather than the street facade, and may have originally faced College avenue. There are no outbuildings, and few exterior alterations. [c]

11. 1307 Bass Avenue, ca. 1898; the B. F. Hoffman house. One of the older houses in the district, a rambling one story frame house with Queen Anne characteristics, in good condition. A complex roof covers the irregular plan, and the entrance is reached via a recessed porch with simple ornamentation. The foundation is limestone; the walls have been covered with aluminum siding, but the general massing and siting is intact, including a wooden picket fence around most of the small yard. [c] One small frame garage is located at the rear of the property. [c]

12. 1308 Bass Avenue, ca. 1941; the John A. Proctor house. A simple one and one half story brick veneer house with a large frame rear dormer and rectangular plan. A flat-roofed garage on the front of the house sits lower than the ground floor and extends out from the front of the house. The front door is set to one side and slightly recessed. The windows have simple wooden shutters. In excellent condition, with few alterations and no outbuildings. [c]

13. 1310 Bass Avenue, ca. 1924; the Leslie T. Proctor house. A large one story brick Bungalow with a front facing gable roof and an irregular plan. Half of the facade is occupied by a recessed front porch with a heavy square brick post and low brick walls. The roof has prominent side gables, and the front and side gable ends are stuccoed, and contain small rectangular windows. The walls are ceramic block beneath the brick, and there is an early frame porch to the rear of the house. No significant

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alterations have occurred, and the house is in excellent condition. [c]
There is a ca. 1924 double garage at the rear of the property. [c]

14. 1312 Bass Avenue, ca. 1910; the Wm. H. Cochran house. A large two story house in very good condition, with load-bearing brick walls and a front facing gable roof. There is a large front porch which has square brick posts and an overhanging roof with flat brackets at the eaves. The front porch doubles as a balcony for the second floor, with access via a door centered in the second floor facade. A smaller side porch with a gable roof is reached by a tall flight of stairs. The rafter ends of the roof are exposed, and cut into curvilinear forms, and the gable end is ornamented with varying courses of decorative wooden shingles. The brick walls feature a Flemish bond pattern with darker headers, and the bricks of the porch posts are more highly textured than those of the walls.

The house exhibits an interesting mix of stylistic elements, typical of both Craftsman and Queen Anne style houses. The heavy massing, shaped exposed rafter ends and textured brick wall surfaces are typical of Craftsman houses of the early twentieth century, while the decorative shingle work of the front gable end as well as many of the multi-paned windows are more representative of Queen Anne dwellings of the late nineteenth century, including the house just to the east of it, at 1316 Bass Ave. The house is currently divided into 3 apartments, it has seen no significant exterior alterations, and has no outbuildings. It is individually significant under Architecture, as a property possessing high artistic values, and an unusual mix of stylistic elements. [c]

15. 1316 Bass Avenue, ca. 1898; the Wm. T. Bayless house. One of the largest, oldest, and most intact houses in the district, 1316 Bass is an archetypical Queen Anne style house. The two story house is given a vertical emphasis with a round tower and two polygonal corner bays. The large wrap-around front porch faces the intersection of Bass and Dorsey Streets and shelters nearly half of the ground floor. The porch has thin turned wooden posts, and turned wooden balusters. Wall surface treatments include fish-scale shingles at the tower and in the gable ends, and decorative belt courses at floor lines. A cast metal finial adorns the tower roof and turned spindlework sets off the fascia boards of the gable ends. The roof brackets at the corner bays are further ornamented with turned pendants. There is a screened sleeping porch on the rear of the house, with a small screened porch below. Some early stained glass windows have also survived. The house has an ashlar limestone foundation and an irregular plan. The exterior has seen few changes and the house is in good condition. It is the single finest example of Queen Anne architecture found in the district and it is individually eligible under Architecture. [c] There is a newer detached frame garage behind the house. [nc]

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Dorsey Street runs north and south between Anthony Street and Broadway, and only one side of one block of the street is within the district boundaries. The street was developed fairly late, and was still unpaved in 1931. Just south of Anthony Street is Dorsey's subdivision, which was subdivided by George and Maria Dorsey in 1912, and from which comes the street name. Members of the Dorsey family were active in the community when the area was being developed, and there were also ties between the Bass and Dorsey families; there is even a Mr. Dorsey Bass currently living in Columbia.

16. 207 Dorsey Street, ca. 1925; the Mary Heyle house. A one story, three bay brick veneer Bungalow with a front facing gable roof, in good condition. A full width front porch is set beneath the gable end of the roof. The porch has square brick piers topped by short square tapered wooden columns, and simple wooden railings. Triangular brackets accent the wide roof overhang. The foundation is stuccoed, the plan is rectangular, and there are no outbuildings. [c]

17. 211-209 Dorsey Street, ca 1950; the Robnett Hart house. A small frame cottage with a large ca. 1970 brick veneer addition to the rear. [nc]

Anthony Street runs east and west, only the west end of the street is included within the district. Some of the largest historic multi-family structures in the area are found on that part of the street. The street runs along the southern edge of Anthony's Addition to Columbia, which was platted in 1892 by Lee Anthony. (See photos 3 and 4.)

18. 1323 Anthony Street, ca. 1930; The Bascomb M. King and Frank Trimble residence. A two story brick veneer two-family flat with a front facing gable roof, in good condition. The front porch is two stories tall, with square brick posts, wooden balusters and a flat roof. The top and bottom floors each contain an apartment, and the fenestration for each is identical. The building has a concrete foundation, an irregular plan, and a large exterior brick chimney. There have been few exterior alterations. [c] There is also a small concrete stucco-over-ceramic block garage with a gable roof behind the building, facing Dorsey Street. [c]

19. 1319-1321 Anthony Street, ca. 1924; the Sam F. Taylor building. A two story apartment building with stucco-over-frame walls and a hip roof, in good condition. The facade contains two doors at the ground floor, one on each side of a wide Craftsman style window, with three similar windows above. A simple concrete patio runs across the full front of the building, and there is a large wooden stair porch on the back wall. The building currently has four rental units. It has a rectangular plan, and stucco covers the foundation walls. New shutters and vinyl soffits have been

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added, but no major alterations are apparent. [c]

20. 1317 Anthony Street, ca. 1923; the W. R. Blackmore house. A one and one half story brick veneer Bungalow with a side facing gable roof, in good condition. A large recessed front porch with a square brick post and low brick railing occupies half of the facade, balanced by a group of three windows in the wall next to it. A wide shed-roofed dormer containing a row of five square windows is centered in the roof above. The dormer and main roof have exposed rafter ends and triangular brackets at the roofline. The house has an irregular plan and a concrete foundation, and a corrugated plastic awning tacked to the fascia board above the front porch constitutes the only exterior alteration. The house was originally the home of local photographer W. R. Blackmore. [c] There is a double garage with a covered barbecue area at the back of the property. [nc]

21. 1306 Anthony Street, ca. 1922, the Victor Hugo Apartments. A three story double loaded corridor apartment building with load-bearing brick walls and Craftsman style detailing, in very good condition. It is the largest building in the district. There is a three story porch centered on the facade of the building, flanked at the roof line by small front facing gables. The porch has a small shed roof, and is supported by square brick columns on the first two floors, and tapered square wooden columns at the upper level. Newer railings have been added to the upper levels of the porch, and the ground floor portion has been partially enclosed, but the changes do not seriously affect the appearance of the facade. There are currently thirteen units in the building, four on each floor and a newer one in the basement. The building is roughly rectangular, with the narrow end facing the street. The windows appear to be replacements, but they fit the original openings well and are similar in scale to historic windows in the neighborhood. [c] There is a large six-stall garage in good condition behind the building which is currently used only for storage. [c]

22. 1308 Anthony Street, ca. 1908; the R. F. Rogers house. A two story frame house with Craftsman detailing, a front facing gable roof, and a limestone foundation, in fair to good condition. A one story porch spans the front of the house. The porch has a hip roof, simple round wooden columns, and a wrought iron railing, which is a later addition. There are simple triangular brackets at the roofline, and the walls are sheathed with narrow wooden weatherboards. The house is roughly rectangular in plan and there is a large two story bay topped by a polygonal hip roof on the east side. There have been no major alterations to the exterior, and there are no outbuildings. [c]

23. 1312 Anthony Street, ca. 1904; the R. F. Rogers house. A two story frame house with a hip roof and irregular plan, in good condition. A very prominent one story porch wraps around three sides of the front wing of the

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house, and extends outward into a semicircular projection at one corner. The porch posts are thin turned wooden members, and a wooden balustrade with a geometric pattern runs between most of the posts. (There are also two square wooden porch posts on brick piers which appear to be later additions or replacements.) The double-hung windows are original and are of a 2-over-2 configuration which is unusual for the neighborhood. The roof line is accented by elaborate modillions which are larger at the corners of the house, and the house sits on a limestone foundation. New vinyl siding has recently been added, but it appears to be the same size as the original weatherboards, and important decorative features, such as the modillions, have not been compromised. [c] There is a newer open garage behind the house. [nc]

24. 1314 Anthony Street, ca. 1922; the M. J. Regan and B. B. Branstetter residence. A two family flat with a hip roof and load bearing brick walls, in fair condition. The building has a concrete foundation and a one story front porch with square brick piers and tapered wooden posts. The center part of the porch is covered by a hip roof, and the sides are open. There is a pair of doors centered on the facade at the ground floor, each leading to a separate apartment. The windows are arranged symmetrically on the building, which has a rectangular plan and a rear stair porch. No significant exterior alterations have been made, and there are no outbuildings. [c]

25. 1316 Anthony Street, ca. 1924; the Geo. S. Stout house. A one story brick veneer Bungalow with an irregular plan, a varied roofline, and a large front porch. This is in all likelihood a pre-fabricated house, purchased from the Aladdin Company of Bay City, Michigan. It is a near replica of the "Plaza" model shown in Aladdin's 1919 catalogue. The foundation is stuccoed and the front porch has square brick piers and tapered square columns, and a low brick railing. The porch extends sideways to wrap around one corner of the facade, and is topped by a large side facing gable roof. The main roof of the house consists of several intersecting gables, and the roof overhang is supported by unusually ornate brackets which exhibit a Japanese influence. The house has undergone few alterations and there are no outbuildings. [c]

26. 1318 Anthony Street, ca. 1924; the Jos. G. Tyler house. A multi-story frame house with Bungalow characteristics, hip roof and concrete foundation, in fair condition. The front porch covers three fourths of the facade; it has a hip roof with a center gable, and square tapered columns resting on heavy brick piers. Solid panels of horizontal weatherboards are set between the piers to form the porch railings. The house is primarily one story tall, but there is a relatively small section towards the rear which pops up into a second story. The taller section appears to be of the same age as the rest of the house. The weatherboards which cover all of

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the walls are unusually narrow, less than 4", and the exposed rafter ends appear to be common 2x4s. There have been few alterations to the house; the weatherboards and windows are intact, but the exterior side chimney near the front has been cut off just above roof level. A simple stove pipe extends several feet above the top of the chimney. There are no outbuildings. [c]

27. 1322 Anthony Street, ca. 1924; the Thos. Taylor building. A two family flat with brick veneer walls, a concrete foundation, and a front facing gable roof with simple cornice returns, in good condition. The building has an all brick front porch that is two stories tall and topped with a hip roof. The porch is set off-center in the facade, opposite a pair of Craftsman style windows on each floor. A single front door opens to the porch at each floor. The building has a rectangular plan and contains three rental units; it was originally built with two, and it is likely that the third is in the basement. There have been no significant exterior alterations and there are no outbuildings. [c]

Blair Court is a very short dead-end street which runs north from University Avenue, towards Anthony Street. Blair Court was created when Dorsey's subdivision was revised in 1922. The entire street is within the district, and all six houses found there are contributing buildings. (See photo 5.)

28. 401 Blair Court, ca. 1924; the P. S. and Addie Quinn house. A one and one half story Bungalow with load bearing brick walls, a rectangular plan, and a concrete foundation, in excellent condition. It has a side facing gable roof, beneath which sits a full width front porch with square brick posts and a low brick railing. There have been some alterations to the secondary elevations; there is a relatively new addition in the rear which extends the house to a full two stories in the back, and some vinyl siding and a few newer windows have been added. The facade has been little altered and there are no outbuildings. [c].

29. 403 Blair Court, ca. 1924; the E. F. Allen house. A one and one half story Bungalow with load bearing brick walls, a square plan and a concrete foundation, in excellent condition. The roof consists of intersecting gables of equal sizes, with a newer large shed dormer on the back of the house. The full width front porch is recessed beneath a front facing gable; it has heavy square brick posts and a low brick railing. The house retains its original Craftsman style windows, and triangular brackets support the wide roof overhang. Some vinyl siding has been added to the underside of the eaves, but no significant alterations have occurred to the facade. There are no outbuildings. [c]

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30. 405 Blair Court, ca. 1929; the J. Louis Crum house. A one and one half story brick veneer Bungalow with a side facing gable roof and concrete foundation, in excellent condition. There is a large shed-roofed dormer on the front of the house, and a recessed front porch occupies half of the facade. The front porch has square brick posts and is screened. The house has a square plan and a concrete foundation, and is very similar in size and scale to the other Bungalows on the street. New casement windows have replaced the windows opposite the front porch, but the openings are unaltered and few other changes have been made to the house, which is surrounded by elaborate gardens. [c] There is a ca. 1929 stucco garage behind the house. [c]

31. 400 Blair Court, ca. 1924; the Mrs. M. C. Johannes house. A foursquare house with brick walls and a concrete foundation, in good condition. The house has a small front porch set to on side on the facade, and a small one story sleeping porch on the opposite side wall. The entrance porch has a front facing gable roof supported by slender wooden Tuscan columns, and the side ell has a hip roof. The Craftsman style front door and most windows are original. Newer jalousie windows on the small side porch comprise the only major exterior alteration. The wall bricks cover ceramic block bearing walls, and a row of soldier bricks accents the junction of wall and foundation. [c] There is a small newer frame garage behind the house. [c]

32. 402 Blair Court, ca. 1924; the C. Terrence Philblad house. A two story house similar in size and plan to the foursquares on either side of it; this house differs in that a side facing gambrel with shed roofed dormers covers the second story. A small front porch, sheltered by a semicircular roof, sits to one side of the facade, and a one story sleeping porch occupies the opposite side wall. The original front door is flanked by slender round Tuscan pilasters, and most windows are original. The house has a square plan and a concrete foundation; the walls of the first story are brick veneer, those above are frame with newer vinyl siding. The house is in excellent condition and the exterior has been changed only by the new siding and a small new rear porch. [c] There is a small detached garage to the rear of the property. [c]

33. 404 Blair Court, ca. 1924; the Alf. T. Haynes house. Almost exactly like 400 Blair Court, a foursquare house with brick walls and a concrete foundation, in excellent condition. The house has a small front porch set to one side on the facade, and a small one story sleeping porch on the opposite side wall. The entrance porch has a front facing gable roof supported by slender wooden Tuscan columns, and the side porch has a gable roof. The Craftsman style front door and most windows are original, including those of the side porch. There have been no significant exterior alterations. The wall bricks cover ceramic block bearing walls, and a row of soldier bricks accents the junction of wall and foundation. There are

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no outbuildings. [c]

University Avenue runs east and west and is the widest street in the district. It is lined with mature sweet gum trees and has a brick surface from College Avenue to S. William. The three brick streets in the district are among only a handful left in Columbia, and each of the East Campus brick streets, including University, is counted as a contributing structure. The street appears in the earliest plats of the city, but the East Campus part of the avenue was not completely developed until fairly late in the neighborhood's history. [cs] (See photos 6-10.)

34. 1311-1313 University Avenue, ca. 1929; the B. G. Clark building. A two story apartment building with brick-over-ceramic block walls, a concrete foundation and a hip roof, in good condition. The facade is marked by an identical pair of small entrance porches topped by triangular pediments and Colonial Revival entablatures. A row of dentils marks the cornice line of each, and Tuscan pilasters on either side of the doorways echo the lines of the slender Tuscan columns which support the pediments. The windows are six-over-ones, generally arranged in pairs. The building has a rectangular plan and was built to be a duplex. It has had no significant exterior alterations. [c] There is a small original garage to the rear of the property. [c]

35. 1315 University Avenue, ca. 1926; the Harry B. Roth house. A large two story Craftsman style house with brick-over-ceramic block walls, a concrete foundation and a hip roof, in excellent condition. This building now houses the area's first bed and breakfast; it underwent extensive rehabilitation in late 1994, and exhibits a high level of integrity inside and out. The front of the house is relatively flat; a gabled brick entry with tapered buttresses of brick extends a few feet out from the front wall and contains a wide Craftsman style door and sidelights which are topped by a shallow arch. A simple open concrete terrace with short brick posts runs the width of the facade. There is a wide gable-roofed dormer centered in the front of the roof, and a small side balcony near the chimney on the west side of the house. The front door and windows are original, and there have been only minor changes to the exterior of the building. A new wooden wheelchair ramp now leads to the front terrace, and a large wooden deck has been built onto the back of the house. There are no outbuildings. [c]

36. 1401 University Avenue, ca. 1924; the Frank Balsamo house. A brick foursquare with a central dormer and a full width front porch, in excellent condition. The hip-roofed front porch has square brick posts and a low brick railing, and a set of wooden steps leads to a side door. The side wall nearest to Blair Court has a formal wide entranceway sheltered by a hooded gable roof, and the symmetrical fenestration creates a secondary

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facade. The wall bricks cover ceramic block bearing walls and a row of soldier bricks runs along the top of the concrete foundation. The Craftsman style windows are original; there have been few exterior alterations and there are no outbuildings. [c]

37. 1403 University Avenue, ca. 1926; the A. G. Stead house. A brick veneer foursquare which is very similar to the house at 1401 University. The front porch differs in that it occupies only half of the facade and is topped by a gable roof. The front porch has square brick posts and a low brick rail, and a set of wooden steps leads to a side entrance which is sheltered by an awning roof with triangular brackets. A row of soldier bricks accents the junction of the walls and the concrete foundation. There is a dormer centered in the front of the roof. One of the dormer windows has been replaced with a louvered vent--the only apparent change to the windows of the house. The house is in excellent condition, and there have been few exterior changes. A basement garage has been converted to an apartment, and there are no outbuildings. [c]

38. 1405 University, ca. 1924; the A. G. Stead house. Another brick veneer foursquare, very similar to 1401 and 1403 University. The front porch has a hipped roof, square brick posts and a low brick railing. There is a back porch, but no side entry. Paired windows on the facade occupy both floors of the side opposite the porch, and a single window sits above the porch and front door. Wooden awnings shade the west side windows and a row of soldier bricks runs along the top of the concrete foundation. The house is in excellent condition, it has had few exterior alterations and there are no outbuildings. [c]

39. 1407 University Avenue, ca. 1926; the Anna P. Morehead house. A two story brick veneer house with a side facing gable roof and a small one story side ell. A small gable roofed entry porch with slender round posts is centered in the facade. The six-over-one double hung windows of the facade are symmetrically arranged, with a pair of small windows above the entrance and larger single ones to each side. The wide roof overhang is supported by triangular brackets, the gable ends are stuccoed, and the foundation is concrete. A low wood fence encloses the front yard and a modern frame apartment addition on the rear is not noticeable from the street. The building is in good to fair condition and there are no outbuildings. [c]

40. 1409 University Avenue, 1938; the Marie Tener, et. al. residence. A five bay two story brick Colonial Revival building with a rectangular plan, in excellent condition. It has a side facing gable roof with a smaller central intersecting front gable; all gable ends have ornamental cornices with matching cornice returns. The two-level open front porch is centered in the facade; pairs of fluted Doric columns sit at each front corner,

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supporting a dentiled entablature. The top floor of the porch is surrounded by a wrought iron railing. Formal entrances are centered on each floor of the facade, and both wide doors are flanked by sidelights; the second floor doorway, which leads to the porch, is topped by a shallow brick arch. The underlying wall structure is of ceramic block, and the foundation is concrete. Paint marks on the bricks show the outline of past shutters, but it is not clear if they were original or not. There are no other apparent exterior alterations. In spite of a decidedly single family appearance, this dwelling was built as an apartment house, and it still contains seven separate units. An inscription in the attic which was uncovered during a 1993 rehabilitation named "J. J. Minoy" as the builder, and was dated July 6, 1938. [c]

41. 1415 University Avenue, ca. 1922; the Phi Mu House. One of the largest buildings in the district, the building was constructed to house a college sorority, and was the Phi Mu House during most of the 1920s. It then became property of the Epple family, members of whom ran Epple construction in Columbia. It has recently been rehabilitated by the East Campus Redevelopment and Preservation Corporation and is in excellent condition. It is a two and one half story, five bay Colonial Revival brick veneer building with a side facing gambrel roof, symmetrical fenestration, and a two story central portico. The porch, which occupies the central bay of the facade, features massive two story Doric columns, topped by a full entablature and a simple triangular pediment. The front porch is reached by a short flight of brick steps, and a shallow second floor balcony is set behind the columns. Wide doorways are centered at each floor of the porch, and the ground floor door is flanked by full length sidelights. All of the six-over-one windows appear to be original, and are in good condition. The roof has a pair of front facing gabled dormers, a wide ornamental cornice at the roof line, and no overhang at the gambrel ends. A smaller two story ell is located to one side, it is brick at the ground floor and frame above. A door in the side of the ell opens to a wide flight of brick steps which lead down into a large side garden with a circular brick walk and extensive perennial flower beds. The rear of the property contains a small overgrown tennis court and a wooden pergola in good condition, and a stone wall runs along the east edge of the property. A low modern brick addition to the rear of the building which is not noticeable from the street constitutes the only major exterior alteration. The garden wall is counted as a contributing structure, as is the pergola; there are no outbuildings. [cs] [cs] [c]

42. 1501 University Avenue, ca. 1924; the G. B. Dorsey house . A rectangular two story three bay brick house with a side facing gable roof and a smaller two story side ell, in excellent condition. The facade is punctuated by three small front facing gables and an elaborate Colonial Revival door surround. The top of the door surround has a broken segmental

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pediment with a small vase ornament in the center, and paneled Doric pilasters to each side. The door itself is topped by a half-circle arched window. Brick steps lead to the small front stoop, which is also brick. The windows of the facade are single six-over-ones, and those of the side ell are four-over-ones, in sets of three. The wall bricks cover structural ceramic block and the foundation is concrete. There is a screened porch to the rear of the house, as well as a small patio. There have been no major alterations to the exterior of the house and there are no outbuildings. [c]

43. 1503 University Avenue, ca. 1924; the B. J. Kerner house. A three bay two story house with a side facing gambrel roof and a one story side ell, in good condition. The first floor of the house is brick veneer and the second floor is sheathed with weatherboards. The gambrel roof covers the entire second floor, and a large shed roofed dormer is centered in the facade. The edge of the gambrel roof flares out at the front of the house to shelter part of the brick wall below, and a small gable roof is set into it over the centered front door. The front door is flanked by sidelights, the windows of the main facade are double-hung, and those of the side ell are casements. Exterior brick chimneys extend up each frame gambrel end wall, and the foundation is of concrete. There have been no major alterations to the exterior of the house and there are no outbuildings. [c]

44. 1507 University Avenue, ca. 1945; the Rolla B. Evans house. A five bay two story Neoclassical house with a side facing gable roof and brick veneer walls, in good condition. The facade is dominated by a full height portico which spans three bays. Slender fluted columns with stylized Corinthian capitals run across the front of the portico and matching pilasters are set at the junction of the front wall. A half round window is centered in the triangular pediment. The slightly recessed front door is surrounded by a simple Tuscan entablature and molded panels adorn the sides of the recess. The windows of the ground floor are six-over-nines and topped with flared brick jack arches. Those of the second floor are not as tall, and are six-over-sixes; all windows of the facade have hinged wooden shutters that appear to be original. The rectangular house sits on a concrete foundation and the exterior has seen few alterations. There are no outbuildings. [c]

45. 1509 University Avenue, ca. 1945, the Jos. Busby building. A two story brick-over-ceramic-block apartment house with a front facing gable roof and smaller side ell, in good condition. The main part of the facade is three bays wide, and a Colonial revival porch occupies the central bay. The ground floor of the porch shelters the main entrance and has Tuscan columns and pilasters. The upper level of the porch is reached by a second door, and has a simple low metal railing. The paired six-over-six windows of the facade and the side ell are flanked by wooden shutters. A half round window is set high in the gable end. Like other buildings in the area, the building looks like a single family house, but was constructed as an

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apartment house and remains one today. It has an irregular plan and a concrete foundation, and a large deck has been added to the rear of the building. There are no outbuildings. [c]

46. 1601 University Avenue, ca. 1929; the Claudia Hatton house. A two story brick veneer dwelling with a side facing gable roof and full width front porch, set on a corner lot. The side entrance to the building faces S. William Street, and has a separate address--414 S. William St. The front porch has a hip roof, large square posts and a low brick railing. Paired six-over-one windows are set to each side of the facade and the front door is centered beneath the porch. A large external chimney runs up the side closest to S. William Street, and a prominent porch shelters the side entrance. The side porch is smaller than the front porch, but has similar posts and railings, and a gable roof. It appears that this building was also built to be multi-family in spite of a single family appearance. The basically rectangular building sits on a concrete foundation. It has had few exterior alterations and is in excellent condition. An attached low garage faces William Street, and there are no separate outbuildings. [c]

47. 1603 University Avenue, ca. 1924; the J. R. Young house. A stuccoed foursquare house with wide roof overhangs and a two story side ell, in fair condition. A hip roofed front porch occupies one half of the facade, it is set to one side and raised above ground level. The large square stucco porch posts appear to be replacements or modifications of the originals. The front door is set beneath the porch, and the main part of the building has wide double-hung Craftsman windows. Similar windows are set in pairs in the side el. The concrete foundation is also stuccoed, and the house has an irregular plan. There is an original rectangular one story section on the back of the building, in addition to the side ell, and no original outbuildings. A very large brick apartment building has been erected to the rear of the property, but it is barely visible from the street, and connects to the back of the house only at the roof line. The rear building is counted as a separate, non-contributing building. [c] [nc]

48. 1607 University Avenue, ca. 1916; the Fred Henninger house. A frame foursquare house with a flared hip roof, full front porch, large front dormer and small side bays, in fair condition. The wide boxed roof overhangs are ornamented with small curved brackets, the first floor walls are of brick veneer, and the upper floor is covered with asbestos siding. The siding has broken in places, revealing the intact original 4" weatherboards beneath; the dormer is also covered with narrow weatherboards. The front porch has a gable roof and massive rectangular posts which have been stuccoed. An open wooden railing with a criss-cross pattern runs between the posts, and appears to be newer than the house. The front door has a pair of sidelights with diamond shaped panes and is

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set to one side beneath the front porch. The original square plan is intact, inside and out, and the house sits on a high concrete foundation. [c] There is a double garage of brick and concrete blocks to the rear of the property. [c]

49. 1609 University Avenue, ca. 1916; the Ray Wright house. A brick veneer foursquare house with a flared hip roof, full front porch, large front dormer and small frame side bays. The house is in fair condition and is similar in plan and general massing to 1607 University. The wide boxed overhangs of both the main roof and the porch are ornamented with curved brackets which are similar but larger than those of 1607, and the roof is unusual for the area in that it is covered with embossed metal roofing rather than asphalt shingles. The full front porch has a flared hip roof and large square wooden columns set on high brick bases. The wooden porch railing is original, but newer iron rails have been added to the porch steps. The house has six-over-one windows and a simple front door. The foundation is concrete and there have been few exterior alterations. There are no outbuildings. [c]

50. 1611 University Avenue, ca. 1916; the William C. Knight house. A large foursquare house with load bearing brick walls, a large front porch and a two story side ell, in good condition. The full width front porch has a flared hip roof and simple square columns; it has been screened in. The hip roof is flared at the eaves and the boxed overhang is ornamented with brackets nearly identical to those of 1609 University. The house has Craftsman windows which are generally set in pairs. It sits on a sloping lot, and a large garage has been added to the side, at basement level. The flat roof of the garage serves as a patio for the house; it is reached via an original door in the side ell, and is surrounded by a simple iron railing. A large side window opening of the ell has been filled in with wood siding, but the opening itself is unchanged. There are no outbuildings. [c]

51. 1617 University Avenue, ca. 1926; the S. D. Brooks house. A one story Bungalow with stuccoed walls, a front facing gable roof and full recessed front porch. The house is nearly identical to 1619 University; both houses were originally owned by the same person, and it is likely the same set of blueprints was used for each. The front porch has massive short round columns set upon larger square bases, and a solid stucco railing; it is screened in, and possibly always was. The walls beneath the stucco are load bearing ceramic block, and triangular brackets support the wide roof overhang. An external fireplace on the side wall is stuccoed below the roof line, and brick above. There has been a minor frame addition to the back of one side wall. The house is in excellent condition and little changed. [c] An early frame garage sits behind the house. [c]

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52. 1619 University Avenue, ca. 1930; the S. D. Brooks house. A one story Bungalow with stuccoed walls, a front facing gable roof and full recessed front porch. The house is nearly identical to 1617 University; both house were originally owned by the same person, and it is likely the same set of blueprints was used for both. The front porch has massive short square columns set upon larger square bases, and a solid stucco railing; it is screened in, and possibly always was. The walls beneath the stucco are load bearing ceramic block, and triangular brackets support the wide roof overhang. An external fireplace on the side wall is stuccoed below the roof line, and brick above. It is in excellent condition has had no major exterior alterations. There are no outbuildings. [c]

53. 1621 University Avenue, ca. 1916; the Geo. D. Christ house. A large, unusual two story house with a front facing gable roof, three sided bays, an irregular plan and a recessed front porch. The front porch occupies approximately 2/3 of the facade; it has large rectangular stucco posts and a simple wooden balustrade. The ceiling and cornice line of the porch are covered with decorative embossed tin, painted white. A large one story bay window is located next to the porch on the ground floor of the facade, and a second bay is on the opposite side wall. The concrete foundation follows the line of the bays, which are topped by a band of decorative molding and an overhanging flat cornice. Groups of Craftsman windows, both double-hung and casements, are arranged asymmetrically on the walls. The walls of the house are covered with an unusual stucco, it consists of greyish cement and small smooth brown pebbles which are partially exposed. The walls have never been painted and the surface is in good condition, as is the rest of the house. A one story addition with a shed roof has been put on the back of the house; there are no outbuildings. [c]

54. 1618 University Avenue, ca. 1930; the E. B. Scherr house. A one story brick veneer Bungalow with front facing gable roofs and a concrete foundation. A front porch under a separate front facing gable roof occupies one side of the facade. The porch has square brick corner posts and a wooden balustrade with a small square newel post. The Craftsman windows are original, but the front door is a recent replacement. The rectangular house is in good condition, and has no outbuildings. [c]

55. 1616 University Avenue, ca. 1930; the T. T. Martin house. A one story brick veneer Bungalow with an irregular plan and three front facing gables, in good condition. A partially recessed front porch sits below one front gable; it has square brick posts and a simple wooden balustrade. A second small gable sits back from the edge of the porch on the other side of the facade, and a set of four Craftsman windows occupies most of the wall below. The third gable covers the entire house, and has a large louvered opening in the gable end. The house sits on a concrete foundation, and portions of the rear walls are sheathed with vertical wood siding. [c]

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There is a newer one car garage at the back of the property. [nc]

56. 1610 University Avenue, ca. 1916; the L. L. Bernard house. One of only two houses in the district with stone walls, this two story house has load bearing stone walls on the first floor and shake covered frame walls on the second. It has a hip roof and a full front porch and is slightly deeper than it is wide. The front porch has a shallowly pitched hip roof, square stone posts and a wooden floor. The stone walls and foundation are of roughly coursed grey limestone; the foundation is a few inches thicker than the ground floor walls and the second floor walls are approximately 12" thinner. A simple hip roof runs along the junction of first and second floors to bridge the change in wall thickness. Flared jack arches are worked into the stone over the basement and ground floor windows, and a side doorway has flat stone trim and a similar arch. The house is vacant and in fair to poor condition, though structurally sound. There are no outbuildings. [c]

57. 1608 University Avenue, ca. 1916; the O. R. Rogers house. A frame foursquare house with a concrete foundation and a full front porch, in good condition. The front porch has a hip roof, slender Tuscan columns, and a simple wooden balustrade. A porch on the east side of the house is smaller than the front porch, but of a similar configuration. The original wooden weatherboards are intact and in good condition, as are the one-over-one windows. A two story ell on the rear of the house is original; a one story frame addition was added to it at a later date. There are no outbuildings. [c]

58. 1606 University Avenue, ca. 1916; the Mary Richards house. A frame foursquare house with a concrete foundation and a full front porch, in good condition, and very similar to 1608 University. The front porch has a hip roof and slender Tuscan columns. The portion of the front wall that is below the porch has been covered with plywood siding, but all other walls surfaces retain the original narrow wooden weatherboards. A one story rear ell has vertical board siding and appears to be a later addition. The one-over-one windows are intact and in good condition. There are no outbuildings. [c]

59. 1604 University Avenue, ca. 1939; the O. W. Hetrick house. A small frame one and one half story Cape Cod style house with its original wide weatherboards, in good to fair condition. The facade is symmetrically arranged, with a central entrance and two six over six windows on each side. The door is embellished with a Colonial Revival door surround which has fluted Doric pilasters and an ornamental entablature. The ground floor windows have wooden shutters, and there are two gabled dormers with six-over-six windows in the roof above. The rectangular house sits on a concrete foundation and there are no outbuildings. [c]

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60. 1602 University Avenue, ca. 1939; the Gale H. Curtwright house. A small frame one and one half story Cape Cod style house, in very good condition. The rectangular house is sheathed in asbestos siding and sits on a concrete foundation. Most of the windows are six-over-six, including those found in the two front dormers, which have curved roofs. A central doorway in the facade is flanked by protruding window bays. The window bays are supported by simple brackets and have multi-light windows in each of their three sides. A small garage is attached to the west side of the house and is set back from the plane of the front wall. There are no outbuildings. [c]

61. 1600 University Avenue, ca. 1929; the Adda Heyle House. A three bay two story house with brick walls and a side facing gable roof, in fair condition. The front door is set to one side in the facade and is ornamented by flat pilasters with plaster Corinthian capitols beneath a simple wooden entablature. An open veranda is located on the side wall opposite the entrance, near the back of the house, and a low concrete patio runs the full width of the facade. The original six-over-one windows are in place and flanked by wooden shutters. The underlying structural system of the square house consists of ceramic blocks. There are no outbuildings. [c]

62. 1508 University Avenue, ca. 1929; the Augustus Ghio house. A large two story Tudor Revival house with irregular massing, intersecting gable roofs, and brick-over-ceramic block walls, in fair condition. The brick work is highly ornamental, and darker bricks and limestone insets are used to accent door and window surrounds. The brick chimney is also ornate; it has patterned two-color brick work and decorative terra cotta chimney pots. The front of the house is dominated by a large bay with a front facing gable roof. A set of three six-over-one windows is centered at each floor, and a relieving arch of darker brick headers tops the second floor windows. To one side of the central bay is the main entrance, an arched door recessed behind a matching arched opening in the brick wall. Above the door is a single window topped by a smaller front gable. The main body of the house is covered with a side facing gable roof, and one story wings with side gable roofs are set to either side. The low wing on the side of the house opposite the main entrance has an arched french door with an eyebrow dormer set into the eaveline directly above it. The walls are ceramic block beneath the brick and the house sits on a concrete foundation. There have been no major exterior changes and there are no outbuildings. [c]

63. 1506 University Avenue, ca. 1940; the C. Weldon Cotton house. A large frame two story Colonial Revival house with a side facing gable roof and a square plan, in excellent condition. The facade of the house is divided into three bays, between which are fluted Doric pilasters which run from

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ground level to the second floor eaves. The centered front door recess is ornamented with a Classically inspired door surround, topped by a broken triangular pediment with a central vase shaped finial. Low brick steps lead to the doorway. Raised panels adorn the sides of the door recess, and the multi paned windows have wooden shutters. The house sits on a concrete foundation, and there is a side entrance which is sheltered by a small awning roof. Steel siding has been added to the house, but major architectural elements are intact. [c] A frame two car garage with a cupola is located behind the house. [c]

64. 1500 University Avenue, ca. 1929; the Newton D. Evans house. A very large brick Tudor Revival style house with a complex roofline and irregular massing, in good condition. The facade is dominated by a large brick chimney which has patterned brickwork with limestone accents, and double terra cotta chimney pots. The brickwork used on the house in general is among the most ornate in the district, and light grey limestone accents are used liberally. The round arched entryway is set to one side of the chimney, in a set of two front facing gables. The upper gable ends are ornamented with darker bricks worked into diamond patterns, and a row of very narrow arched windows runs along the ground floor on the far side of the front door. A wide bank of casement windows on the opposite side of the facade is topped with a flattened arch which is filled with angled basketweave patterned brickwork. A side facing hip dormer has half timber and stucco walls. The underlying structure of the house is of ceramic blocks and the foundation is sheathed with brick. [c] There is an original brick-over-ceramic-tile garage behind the house. [c] (See the drawing of this house in the discussion of Tudor Revival houses in Section 8.)

65. 1422 University Avenue, ca. 1929; the Cuskie Curtwright house. A two story three bay brick and stucco Colonial Revival house with a two story side ell and a hip roof, in good condition. The walls are of load bearing brick, with face brick on the first floor and stucco on the second. There is a central entry porch with a flat roof that is topped with a short ornamental iron railing. The porch is supported by slender Tuscan columns, and matching engaged columns are located at the junction between the wall and the porch. The wide front door is flanked by sidelights. Pairs of Craftsman windows with wooden shutters are set on either side of the facade at both floors and a smaller single window, also with shutters, is centered above the door. The house has a square plan and sits on a slightly raised stuccoed foundation. The windows of the side ell, which may have originally been a porch, have been replaced with vertical wood siding, but an immense pine tree in front of the ell shields the change from public view. [c] There is a ca. 1929 double garage to the rear of the property. [c]

66. 1420 University Avenue, ca. 1929; the Harry B. Roth house. A two story

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three bay brick Colonial Revival house with a one story side ell and a side facing gable roof, in good condition, and very similar in size and plan to 1422 University. The walls are of load bearing brick, and the foundation walls are brick faced as well. There is a central entry porch with a flat roof topped with a simple iron railing. The porch is supported by fairly slender Tuscan columns; matching engaged columns are located at the junction between the wall and the porch, and small benches line the sides of the porch. The wide front door is flanked by sidelights. Two separate rows of six-over-one windows with wooden shutters are set on either side of the facade at both floors, and a smaller single window, also with shutters, is centered above the door. The house has a square plan and is similar enough to 1422 University to have been built from the same blueprints. The back yard of the house is enclosed with a very tall wooden fence and contains extensive gardens. [c] There is a newer two car garage in the rear of the property. [nc]

67. 1416 University Avenue, ca. 1926, the Cuskie Curtwright house. A three bay, two story house with load bearing brick walls and a one story side ell, in good to excellent condition. The entrance is set to one side in the facade and is sheltered by a semicircular roof which is supported by scrolled brackets. Two sets of french doors are located next to the door, at the ground floor, and three nine-over-nine windows are arranged evenly at the second floor level. Ornamental relieving arches are worked into the brick above the french doors. The side ell may at one time have been an open porch with square brick posts, it is now enclosed with horizontal weatherboards and jalousie windows. The house has a square plan and a side facing gable roof, and is set upon a concrete foundation; there are no outbuildings. [c]

68. 1410 University Avenue, ca. 1915; the Frederick K. Dunlap house. A two story three bay brick house with load bearing brick walls and a steeply pitched hip roof, in excellent condition. The entrance is sheltered by a steep hip roof which is supported by massive brick piers. The brick of the facade is worked in a Flemish bond pattern and the front windows are original. A large modern side addition containing several apartments makes this a non-contributing building. [nc] There is an original brick garage to the rear of the property which has a frame storage area above. [c]

69. 1408 University Avenue, ca. 1926; the Addie Whitlow building. A very large three bay brick foursquare with a one story side ell, in good to fair condition. The centered front door is sheltered by a gable roof which is supported by triangular brackets, and the door, sidelights and other windows are typical of Craftsman style houses in the area. The entrance is reached by a wide flight of concrete stairs with a newer iron railing. The side ell has brick walls and a flat roof. The walls are load bearing brick and the foundation is concrete. The building now houses twelve different

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tenants and may have been built to serve as a boarding house; the original owner, Mrs. Addie Whitlow, is known to have rented rooms at an early date. The building was also the Grenan Nursing Home from 1947-1956. [c] There is an early frame two car garage at the rear of the property. [c]

70. 1404 University Avenue, ca. 1924; the W. S. Dorsey house. A large brick foursquare house with an asymmetrical facade and a two story side ell, in good condition. The front door is set to one side in the facade and is sheltered by an overhanging gable roof with Classically inspired ornamentation which includes cornice returns, scrolled brackets, and simple pilasters at the walls. A single set of three windows is centered in the ground floor of the facade, and a set of two windows is placed to either side on the second floor. The side ell has brick walls and several sets of multi-light casement windows. The wide roof overhangs of the main house and the large front dormer are ornamented with flat cornice brackets, and raised brick quoins accent the corners of the house. A protruding row of soldier bricks acts as a water table at the junction with the brick faced foundation, and the underlying wall structure is of ceramic blocks. [c] A ca. 1924 brick garage sits behind the house. The overhang of its hip roof has brackets which match those of the house, and the front corners have the same type of brickwork quoins. [c]

71. 1402 University Avenue, ca. 1924; the George and Bess Parks house. A brick veneer foursquare house with a one story brick veneer side ell, and a two story rear ell of frame construction, in good condition. The three bay house has a central porch over the entrance which is reached by a wide set of steps and supported by slender Tuscan columns. A group of three double hung windows sits to either side of the entrance porch, and all windows on the house appear to be original. A side entrance is sheltered by a small awning roof with triangular brackets. The foundation is sheathed in brick, and a row of soldier bricks marks the junction between the walls and foundation. The rear ell is a later addition, but is not noticeable from the street. The windows of the side ell have been enclosed with plywood siding, but the openings themselves are unchanged. There are no outbuildings. [c]

72. 1316 University Avenue, ca. 1922; the E. P. Bamford house. A one and one half story brick and stucco Bungalow with front facing gable roofs, in excellent condition. The house has a full width terrace, half of which is covered by a secondary front gable to form an entrance porch. The porch is supported by square brick columns and both the porch and the terrace have short square brick posts as well. Newer wooden railings run between the posts. The front door sits beneath the porch and is flanked by sidelights. The original Craftsman style windows are in good condition. The wide roof overhangs are supported by triangular brackets, and there is a side facing dormer with a shed roof. The gable end walls are stuccoed, and the lower

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walls are of brick. The house has a concrete foundation and ceramic block bearing walls. A newer short picket fence encloses the front yard. There have been no significant exterior alterations and there are no outbuildings. [c]

73. 1314 University Avenue, ca. 1922; the F. E. Jarvis house. A one story Bungalow with stuccoed walls and front facing gable roofs, in excellent condition. The front porch occupies half of the facade and is covered by a secondary front gable roof. It has heavy square piers topped by short square tapered wooden posts, and has a solid stuccoed railing. The wide roof overhang is supported by triangular brackets, and a side exterior chimney is stuccoed to the eave line and brick above. The rectangular house has frame walls and a stuccoed foundation. There have been no significant exterior alterations. [c] A ca. 1922 double garage with stucco walls sits behind the house [c]

74. 1312 University Avenue, ca. 1914; the J. B. Powell house. An early one story Bungalow with stucco walls and low pitched intersecting gable roofs. The front porch occupies two thirds of the facade, and sits beneath a side facing gable roof. A smaller front gable balances the facade and a trio of Craftsman style windows is centered there. A small triangular dormer is located high in the roof and a large side bay is topped with a shed roof. The house has a brick chimney and dark brick accents on the heavy square porch posts. The porch has been screened but not greatly altered. The foundation is concrete and the walls are frame beneath the stucco. There have been no significant exterior alterations and there are no outbuildings. [c]

South William Street is a long street which runs north and south; only a few blocks are included within the district, and within that area, only the east side of the street has houses facing it. Early maps show that it was originally called Hockaday Street and only gradually became William. In 1914, the entire road was labeled as Hockaday, but a 1917 map shows it as being Hockaday south of University Avenue, and William to the north. By 1925, the entire street was William, with Broadway serving as the dividing line between North and South.

75. 504 S. William Street, ca. 1910; the A. C. Asbury house. A frame foursquare house with a full width front porch and a large hipped front dormer, in good to excellent condition. The porch has a hip roof and is supported by slender wooden columns which have a wooden balustrade running between them. A set of steps half the width of the porch leads to the front door. The large one-over-one windows are widely spaced and in good condition. The house is one of the older buildings in the district, and was recently rehabilitated and resold by the neighborhood association. It

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has a limestone foundation and newer horizontal masonite siding. [c] The is a small frame garage at the rear of the property. [c]

76. 506 S. William Street, ca. 1916; the Arthur C. Zeigler house. A one story Bungalow with a front facing gable roof and a full width recessed front porch, in good condition. The house has walls of load-bearing brick, a stuccoed foundation, and gable ends which are covered with shake shingles. The very top of the front gable has an unusual built-in latticework vent. Triangular brackets support the wide roof overhang. The screened front porch has large square brick posts and a solid brick railing. The rectangular house is set with the short end to the street and it shares a driveway with 508 S. William Street. [c] There is a fairly modern garage set at the end of the driveway. [nc]

77. 508 S. William Street, ca. 1916; the Mendel Branon house. A one story Bungalow with a front facing gable roof and a full width recessed front porch, in good condition. This house is nearly identical to the house at 506 S. William St. The house has walls of load bearing brick, a stuccoed foundation, and gable ends which are covered with shake shingles. The very top of the front gable has an unusual built-in latticework vent. Triangular brackets support the wide roof overhang. The screened front porch has large square brick posts and a solid brick railing; a new louvered door unit has been installed at the porch entrance. The rectangular house is set with the short end to the street and it shares a driveway with 506 S. William Street. A newer deck has been added to the back of the house. [c]

78. 510 S. William Street, ca. 1910; the Charles O. Chambers house. A two story frame house with a complex roofline, a limestone foundation, and a wide front porch, in good to excellent condition. The part of the house which faces the street has a large gambrel roof, the top portion of which is pent and covered with wood shakes. The open front porch has a low hip roof and slender Tuscan columns, a cutaway corner next to the porch is filled with a large one-over-one window, and other windows in the house are also one-over-ones. There is also a side gable roof, the upper section of which is also pent and covered with shakes. A newer one story ell has been added to the back part of the gabled side elevation, it is similar to the original house in scale and construction materials. There have been no major exterior alterations and there are no outbuildings. [c]

79. 514 S. William Street, ca. 1914; the George Wolf house. A large brick veneer foursquare with a flared hip roof and a full width front porch, in fair condition. The front porch has a hip roof, large square brick posts, and a brick railing. Multi-light casement windows are set into the porch openings, and a matching door and sidelights sit at the top of the steps to the porch; the porch enclosure is of an early date, and possibly original.

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The windows of the main house are primarily one-over-ones; those of the large dormers have many rectangular lights. There is a small angled frame window bay near the back of the house, as well as a large brick chimney. The foundation of the house is stuccoed, and the wall bricks of the porch extend down to the ground. There are no outbuildings; the roof of the porch appears to have been partially replaced at some point, but there have been no serious exterior alterations. [c]

80. 516 S. William Street, ca. 1914; the Henry Potts house. A large brick veneer foursquare with a flared hip roof and an open front porch, very similar in plan and materials to 514 S. William St. The full width front porch has a gable roof and large square brick corner posts. The side railings on the porch are of brick, but the front railing consists of a simple wooden balustrade with latticework below. A large rectangular bay with stuccoed walls is centered on the side of the house, over a doorway which has been enclosed but not altered. The peak of the roof features an intricate metal cap with curved finials of an Oriental design. The gable end of the front porch and the walls of the large dormers are sheathed with embossed tin which has a simple geometric pattern. The house is in fair condition; a modern brick addition to the rear is barely visible from the street, and there are no outbuildings. [c]

81. 518 S. William Street, ca. 1914; the F. J. Coyne house. A foursquare house with a pedimented doorway and a one story side ell, in good to fair condition. The entrance is set to one side of the facade and is topped by a broken triangular pediment which has dentils and a vase-shaped ornament. Wide brick steps with a simple iron balustrade lead to the front door; they are probably newer than the house. The front and one of the side walls are stuccoed, and the other walls have vinyl siding; it is unclear if the stucco is original or not. The stone foundation has also been stuccoed. The side ell is either an addition or victim to severe remodeling; it has a newer window and wide flat panels for siding. Although the integrity of the house has suffered from unsympathetic alterations, the changes appear to be mostly reversible and the house is counted as a contributing building. [c]

82. 522 S. William Street, ca. 1922; the Pierce Niedermeyer house. A one and one half story brick veneer house with a side facing gambrel roof and a full front porch, in good condition. The porch has square brick posts and a simple wooden balustrade; the central posts have been recently stuccoed over. There are large shed roofed dormers in the front and back of the house; new siding has been added to the dormer walls. The windows of the house are one-over-ones and in good condition. A small frame addition has been made to the back of the house, but is neither large nor noticeable. The rectangular house has a brick covered foundation and a three protruding rows of bricks mark the junction between the walls and the foundation.

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There are no outbuildings. [c]

84. 606 S. William Street, 1940; the Lillian Bruton house. A one and one half story Cape Cod style house with brick veneer walls, in excellent condition. The side facing gable roof has front gabled dormers and the windows of the facade have louvered wooden shutters. The front door is centered in the front of the house and sheltered by a small entrance porch. An attached double garage with a front facing gable roof sits to the side and rear of the house. There is a recessed screen porch on the back of the house, which occupies three contiguous lots. The current owner is only the second person to own the house; it was originally the home of a Stephens College recruiter and later, his widow. There have been no major exterior alterations and there are no outbuildings. [c]

Rosemary Lane was created when Batterton and Pemberton's Subdivision was platted with the city of Columbia in 1910. The creation of the street provided access to the back of the very deep lots facing Wilson Avenue in Pratt's Subdivision, located immediately to the south. With the creation of Rosemary, those 260' deep lots were halved, and houses facing north to Rosemary were soon constructed there. It is the most densely developed street in the neighborhood, with many large houses, set close to the street on small lots. (See photos 11-13.)

85. 1517 Rosemary Lane, ca. 1914; the Charles A. Helm house. A large two story brick veneer house with a hip roof, a side entrance, and a two story recessed frame porch, in good condition. The house has an unusual placement on the lot; the south side of the house faces Rosemary Lane, but the main entrance is located on the west side of the house. The entrance is sheltered by an open porch with a hip roof, square brick piers, and tapered square posts. The side of the house opposite the entrance has a two story frame section which sits beneath the main roof; it appears to have once been a porch of some sort, and is now sheathed with vinyl siding. A large interior brick chimney sits very close to a hip roofed dormer which faces the street, and the foundation of the square building is concrete. The house has been empty and partially gutted for the last two years, and rehabilitation work has recently resumed; there are no outbuildings. [c]

86. 1513 Rosemary Lane, ca. 1914; the J. Dozier Stone house. A one story Bungalow house with a hip roof, irregular plan, and bands of multi-light casement windows, in excellent condition. The house has a large porch which is entered via a separate door located next to the main entrance door. Both doors are reached by a short open flight of steps. The porch contains rows of the same type of casement windows found in the main house, and appears to have always been an enclosed area. The walls are white-painted brick and stucco, over ceramic block structural walls, and the wall

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bricks continue down over the foundation to ground level. There have been no significant exterior alterations. [c] There is a later two car garage at the back of the property. [nc]

87. 1511 Rosemary Lane, ca. 1914; the Florence Whittier house. A two story Craftsman style house with a hip roof, asymmetrical fenestration and a one story side ell, in good condition. The entrance is set to one side in the front wall and is sheltered by a small overhanging roof which is supported by Craftsman style brackets. Simple concrete steps with low side walls lead to the door. A short, wide set of windows is centered in the lower part of the front wall, and a group of three double-hung windows is centered at the second floor, with short wide window units set to either side. The roof line directly above the center windows is broken by a small front facing gable. The frame walls are stuccoed, as is the foundation, and the side ell also has stucco walls. There have been no significant exterior alterations. [c] A newer frame garage to the rear of the property now contains an apartment. [nc]

88. 1509 Rosemary Lane, ca. 1926; the Allen Stern house. A one story Bungalow with a side facing gable roof and a recessed front porch, in good condition. The roof overhang is supported by triangular brackets and the ceramic block walls are stuccoed, as is the foundation. The front porch occupies approximately one third of the facade and has a simple large rectangular stucco corner post and solid railing. A set of three double hung windows occupies the remainder of the facade, and a pair of small square windows flanks the exterior stucco chimney. The house has had no notable exterior alterations. [c] There is an original one car garage behind the house. [c]

90. 1507 Rosemary Lane, ca. 1924; the Dr. H. H. Buescher and Curtis Robnett residence. A large brick veneer foursquare duplex with a central hip roofed front porch and a pair of open side porches, in good to fair condition. This building was built as a duplex, and each unit is reached via one of the side porches. The side porches are identical; each has a low hip roof and large square brick posts, with a solid brick railing. A central sidewalk from the street divides at the front porch and leads to each side porch. The front porch is very similar to the side porches, just larger, and it has a frame wall dividing it into two areas, each of which has a door into one of the rental units. The six-over-one windows are arranged symmetrically, the raised foundation is concrete, and a row of brick headers acts as a string course at the second floor level. There have been no significant alterations and there are no outbuildings. [c]

91. 1505 Rosemary Lane, ca. 1922; the J. M. Allen house. A one story Bungalow with a front facing gable roof and a full width recessed front porch, in good condition. The walls of the rectangular house are stucco-

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over-ceramic block and the foundation is concrete. The front porch is supported by massive, short round posts, which are set on square piers, and the solid porch railing is also stuccoed. The house has Craftsman style windows and triangular brackets at the roofline. There have been no exterior alterations and there are no outbuildings. [c]

92. 1503 Rosemary Lane, ca. 1922; the J. M. Dysart house. A one story Bungalow with a front facing gable roof and a full width recessed front porch, very similar in form and construction materials to 1503 Rosemary Lane. The walls of the rectangular house are stucco-over-ceramic block and the foundation is concrete. The front porch is supported by short heavy rectangular posts which curve out to form a seamless junction with the upper part of the front gable wall. The very top section of the gable end has decorative half timbering. The house has Craftsman style windows and triangular brackets at the roofline. The house is in excellent condition, there have been no exterior alterations and there are no outbuildings. [c]

93. 1501 Rosemary Lane, ca. 1914; the Phi Mu House. A large brick and stucco foursquare with a full front porch and an exterior chimney in the front wall, in good to fair condition. The ground floor walls are of brick veneer, and the second floor and dormer walls are covered with plain cement stucco. The front porch has a hip roof and square brick posts; it has been partially filled in with matching stucco walls and large picture windows. The original front door remains in place, it is flanked by extra wide, multi-paned side lights. There is a polygonal two story bay on one side of the building, and a small rectangular bay on the other; wide double hung windows are randomly arranged elsewhere. A small one story frame addition has been built onto the back wall, and there are no outbuildings. The building was built to serve as a fraternity house; it was listed as the Phi Mu House in the 1915 city directory, and served various Greek organizations until the mid-1930s or later. It appears to have the same plan as 1401 Rosemary Lane. The unsympathetic porch enclosure constitutes the only significant exterior change, and there are no outbuildings. [c]

94. 1417 Rosemary Lane, ca. 1914; the K. L. Alexander house. A one and one half story house with a side facing gable roof and a large shed-roofed front dormer, in good condition. The frame house has shake shingles on most of its exterior walls; one half of the facade is sheathed with wide clapboards and the other half with wooden shakes. The side and rear walls contain a similar mix of wall surfaces. The recessed front entrance is centered in the facade and reached by a set of wooden steps. A single newer window occupies the shingled part of the front, and a set of two smaller windows is set into the weatherboarded section. The house has a concrete foundation and there is a small rectangular bay on one side wall. The window change constitutes the only significant exterior alteration, and there are no outbuildings. [c]

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95. 1415 Rosemary Lane, ca. 1914; the Will A. Hefren house. A small Bungalow with a front facing gable roof and a recessed front porch, in good condition. Inappropriate siding and enclosure of the front porch makes this property noncontributing. [nc] There is a newer garage to the rear of the property. [nc]

96. 1413 Rosemary Lane, ca. 1917; the Harry A. Larue house. A one and one half story Bungalow with a front facing gable roof and a recessed full front porch, in good condition. The house has load bearing brick walls which are predominantly stuccoed, with an exposed brick foundation and brick accents. The steps leading to the front porch are flanked by wide brick walls, and the heavy square porch posts are of brick. The solid stucco porch railing is topped with a row of bricks, and the sills of the windows are brick. The roof overhang is supported by triangular brackets, and a group of three small windows is centered in the front gable end. There have been no exterior alterations and there are no outbuildings. [c]

97. 1411 Rosemary Lane, ca. 1922; the G. B. Phillips house. A one and one half story Bungalow house with a high front facing gable roof and large front porch, in good to excellent condition. The rectangular house has load bearing brick walls and a concrete foundation. The front porch occupies approximately 3/4 of the facade; the front facing gable roof of the porch has a lower pitch than that of the main roof, and the overhang is accented with heavy flat brackets, as opposed to the more typical triangular ornamental brackets of the main roof overhang. (The porch is definitely of the same age as the house, but was possibly a pre-assembled unit.) The porch is supported by tall square brick piers upon which rest very short tapered square columns. The house has Craftsman style windows and large side dormers with shed roofs. [c] There is a ca. 1922 single brick garage with a flat roof to the rear of the property. [c]

98. 1409 Rosemary Lane, ca. 1914; the Sigma Phi Epsilon House. A very large three bay, two and one half story Colonial Revival building with brick veneer walls and a side facing gable roof, in excellent condition. The building was erected to serve as the Sigma Phi Epsilon House, and was home to various "Greek" social organizations into the 1930s. The facade of the house is dominated by a full width portico with two story square Doric columns. A smaller balcony with a simple wooden balustrade is set at the second floor, between the two central columns. The roof of the portico is a simple shed extension of the flared gable on the main house. A pair of large shed-roofed dormers are located in the roof above the porch. The dormer walls and side gable ends are sheathed with embossed metal siding, similar to that found on 516 S. William St. Wide entrance doors with sidelights are centered at each story of the facade, and small boxed bays with paired windows flank the ground floor entrance. There is a two story

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rear porch which has recently been clad in vinyl siding. The building has a square plan and a limestone foundation, which also supports the portico. There have been no major exterior alterations and there are no outbuildings. [c]

99. 1407 Rosemary Lane, ca. 1914; the Rufus M. Bandy house. A large two story house with irregular massing, a steep hip roof with cross gables, and an asymmetrical front porch, in fair condition. The frame house sits on a concrete foundation, and the walls were recovered with asbestos shingles at an early date. A front facing gable protrudes slightly from the main block of the building, and pairs of double hung windows are centered in the two main bays of the second floor. The hip-roofed porch follows the line of the entire facade; it has tapered square wooden columns set on brick piers, concrete steps, and a simple wooden balustrade. Wooden stairs lead to a side entrance near the back of the house, and a second side door is set at ground level. The residing of the building constitutes the only major exterior change, and the house retains integrity of site, massing and plan. [c]

100. 1405 Rosemary Lane, ca. 1922; the William Potts house. A one and one half story Bungalow house with an oversized front dormer and a side facing gable roof, in good to excellent condition. The brick veneer house has a square plan, stucco foundation and stucco and half timbered gable end walls. The large front dormer has a shed roof with a central cross gable which is also ornamented with half timbering. There is a full width front porch set beneath a shed extension of the main roof, which also has a small cross gable. The porch has full height square brick posts and an iron railing which may be a later addition. The house has Craftsman style windows and a small frame side bay. There have been no important exterior alterations and there are no outbuildings. [c]

101. 1403 Rosemary Lane, ca. 1970. A one and one half story brick fourplex with a hip roof and rectangular plan. [nc]

102. 1401 Rosemary Lane, ca. 1914; the Chi Omega House. A very large frame foursquare with a full front porch, and an exterior chimney on the front wall, in good condition. This house appears to have been built from the same blueprints used for 1501 Rosemary Lane, and it too was built to serve collegiate Greek social organizations. It was the Chi Omega house when new, and served as headquarters for several other Greek organizations and a student co-op in later years. Unfortunately, the front door has been removed and the entrance itself changed, and unsympathetic vinyl siding now covers all original material, including the porch posts. It is no longer a contributing building. [nc]

103. 1315 Rosemary Lane, ca. 1916; the E. M. Prather house. A two bay

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frame foursquare with a flared hip roof and a three quarter width front porch, in good to fair condition. The front porch has a hip roof and brick and stucco posts and railings. The square red brick posts sit on brown stucco piers and the solid railings are of the same red brick as the posts. Single wide one-over-one windows are symmetrically placed on the facade. The house sits on a concrete foundation and has a back stair porch. It was originally the Gamma Alpha house, but converted to a single family house in 1923, and was home for the E. M. Prather family for most of the next twenty years. The walls are sheathed with newer, but not completely unsympathetic siding, which constitutes the only significant exterior alteration; there are no outbuildings. [c]

104. 1313 Rosemary Lane, ca. 1916; the John H. Lightner house. A brick veneer foursquare with a flared hip roof and a full front porch, in good condition. The house is similar in plan and massing to 1315 Rosemary Lane, but slightly more elaborate. The front porch has a hip roof and square brick posts and railings of the same brick as the main walls, and is wider than the one on 1315. The windows are placed similarly to those of 1315, but are in multiple sets. The concrete foundation has been stuccoed and a curved eyebrow dormer ornaments the front of the roof. There is a weatherboarded frame porch on the back of the house, and there have been no significant exterior alterations. There are no outbuildings. [c]

105. 1300 Rosemary Lane, ca. 1926; the Gribble Apartments. A large two story Colonial Revival Apartment building with a hip roof, stucco walls, and a concrete foundation, in excellent condition. The long narrow building is set with its short end facing College Avenue; an entrance to a basement apartment on that end of the building has a separate address: 516 College Avenue. The facade of the building faces Rosemary Street and is divided into three main sections. Wide flat bays on each end of the building protrude slightly from the facade and are topped by extensions of the main hip roof; there are two sets of single windows in each end bay. The entrance is centered in the middle section and has an elaborate Colonial Revival door surround. Round Tuscan columns on either side of the doorway support tall narrow entablature blocks and an open broken triangular pediment with a small vase ornament. A single small window is centered above the doorway, and a set of three windows flanks the doorway at each floor. The grey stucco walls are accented with a brick string course set at the base of the second floor windows, and all of the windows have brick sills and headers. There have been no major changes, and there are no outbuildings. [c]

106. 1306 Rosemary Lane, ca. 1914; the E. E. Vannatta House. A large two and one half story brick veneer foursquare with hip roofed dormers, a stone foundation, and a full front porch, in good condition. The porch has a hip roof, square brick columns, and a tall foundation. There is a small three

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sided bay on one side of the house, and a two story frame ell at the rear that is original or an early addition. New wooden balustrades run between the porch columns, and a tall stair porch has been added to one side wall. The windows are recent replacements, but similar in scale and configuration to others in the area, and the side addition does not greatly affect the appearance of the facade. [c] A single frame garage sits to the rear of the property. [c]

107. 1308 Rosemary Lane, ca. 1914; the Dr. Thomas W. Young House. A large two and one half story brick veneer foursquare with a stone foundation and a full front porch, in good to fair condition, and very similar in plan and massing to 1306 Rosemary. The porch has a hip roof, and the stone foundation walls extend upward to form a porch railing. Tapered square wooden columns sit on the stone railing. There is a small three sided bay on one side of the house, and a two story frame ell at the rear that is original or an early addition. The roof features a hipped dormer in the front and a large side dormer which has a shed roof. The wide roof overhang is boxed, and ornamented with simple flat brackets. Poorly done recent tuckpointing constitutes the only major exterior alteration. [c] A newer double garage is located behind the house. [nc]

108. 1310 Rosemary Lane, ca. 1914; the Wm. H. Stone house. A large two and one half story brick veneer foursquare with a stone foundation and a large wrap-around porch, in good to fair condition, and very similar in plan and massing to 1306 and 1308 Rosemary. The porch occupies the entire facade and most of one side wall. It has a hip roof, square brick posts and solid brick railings which run in an unbroken line to the ground. There is a small three sided bay on one side of the house, and a two story frame ell at the rear that is original. A small rectangular window bay is located on the opposite side wall, probably at a stair landing. The roof has hipped dormers, and the overhang is boxed and ornamented with simple flat brackets. Poorly done recent tuckpointing constitutes the only major exterior alteration, and there are no outbuildings. [c]

109. 1312 Rosemary Lane, ca. 1914; the Louise Stanley house. A two story brick and stucco house with a side facing gable roof, in good to fair condition. The rectangular house is set with the long end facing the street, and a small recessed entrance porch is set into one side of the facade. The second floor overhangs the ground floor on one side of the house; the overhanging floor, as well as that of the roof, is supported by triangular brackets. The structural system of the house is frame, and the walls of the ground floor are brick veneer, while those above are stuccoed. The house has a concrete foundation; the Craftsman style windows are original and there have been no major exterior alterations. [c] There is a newer garage to the rear of the property. [nc]

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110. 1314 Rosemary Lane, ca. 1914; the David H. Wilhite house. A large brick veneer and stucco foursquare with a full front porch and eclectic ornamentation, in good to excellent condition. The porch has a low hipped roof with a small closed front facing gable over the entrance steps, and unusual small fluted Ionic columns set on square brick piers. A simple wooden balustrade runs between the piers, and the porch floor is of wood. The second floor of the facade has a shallow three-sided bay window, set opposite the front gable on the porch. The main roof has a similar gable, which is centered and has a small five-sided window set into it. The windows of the house are original and are mostly eight-over-ones. There are at least three small windows at the ground floor that have small lancet and diamond shaped panes typical of Queen Anne style houses. The foundation is concrete, the first floor walls are brick, and those of the second floor are stuccoed. There have been no significant exterior alterations, and there are no outbuildings. [c]

111. 1400 Rosemary Lane, ca. 1916; the Harry A. LaRue house. A wide two story open gable house with stucco walls and a partially recessed front porch, in good condition. The front facing gable of the main roof is echoed by a smaller off-center gable over the porch; both roofs are supported by triangular brackets. The porch has tapered square wooden columns set upon square stucco piers, and a side entry is sheltered by a bracketed awning roof. A shallow ornamental balcony is set in front of the second floor windows opposite the porch, and the original Craftsman style windows remain. The square house has a frame structural system, and a stuccoed foundation; there is a one story ell off the back wall. There have been no major exterior alterations and there are no outbuildings. [c]

112. 1402 Rosemary Lane, ca. 1916; the George Venable building. A two story brick veneer residence with a hip roof and off-center recessed front porch, in good condition. The porch extends slightly past the plane of the front wall, and has a hip roof and heavy square brick columns. A pair of small windows is set directly above the porch; all other windows in the building are placed in exactly the same locations for each floor, with a large set of three windows at each level of the facade. There is a large side chimney and a two story side bay topped by a small closed side gable with a lattice vent. The building appears to have been built as a multi-family unit, and early directory entries generally listed four occupants. There have been no significant exterior alterations and there are no outbuildings. [c]

113. 1404/1406 Rosemary Lane, ca. 1916; the Addie Whitlow and H.H. Kruzckopf residence. A two story load-bearing brick building with a hip roof and a wide two story stucco front porch, in good condition. The front porch is supported by heavy two story tall square columns which are slightly tapered. The second floor of the porch is partially enclosed,

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with a solid stucco railing and a slightly arched header, also of stucco; the upper opening was screened at an early date. The ground floor of the porch is open and has a low wooden balustrade and heavy square newel post. Three rows of roughly textured bricks runs along the top of the foundation wall. The original Craftsman windows are in place and each of the two front doors has a separate address. The main part of the building retains its original two unit configuration, (additional basement apartments were added in the late 1930s). There have been no significant exterior alterations, and there are no outbuildings. [c]

114. 1408 Rosemary Lane, ca. 1916; the Eli S. and Nola Haynes house. A two story open gable house with a stuccoed foundation, load bearing brick walls, and extra wide bracketed roof overhangs, in good condition. The front door is sheltered by a hooded gable roof with triangular brackets, and a screened frame side porch is covered with a shed roof. A set of two double-hung windows sits opposite the front door at the ground floor, and three windows are spaced evenly across the second floor of the facade. There is a side stair bay which is topped with a pair of stacked side gables, and a large brick chimney sits on the other side of the house. There have been no significant exterior alterations. [c] There is a small gabled concrete block garage in the rear of the property. [nc]

115. 1410 Rosemary Lane, ca. 1916; the William Trowbridge house. A large brick veneer foursquare with an off-center front porch, large hipped dormers and a two story side ell, in good condition. The house is similar in plan and massing to 1416 and 1418 Rosemary Lane, and the front wall included the side ell, making the house appear to be extra wide. The small front porch has a hip roof and square wooden posts. The windows of the facade are arranged in pairs, and flanked by ornamental panel shutters which have candlestick cutouts. An awning roof covers a side entrance which has been enclosed, and a one story frame appendage at the rear of the house is probably an addition. The square house has a concrete foundation and no outbuildings. [c]

116. 1414 Rosemary Lane, ca. 1922; the Dr. W. E. Belden house. A one and one half story Bungalow with brick and stucco walls, a full front porch, and a large shed roofed front dormer, in excellent condition. The front porch has tapered wooden columns set on high brick piers, and a simple wooden balustrade. The ground floor walls are of brick, and the gable end walls are stuccoed. The Craftsman style front door and windows are original and in good condition. The house has a stuccoed foundation and ceramic block bearing walls, and there have been no significant exterior alterations. [c] There is a concrete block shed in the back yard. [nc]

117. 1416 Rosemary Lane, ca. 1915; the Walter Miller house. A stucco foursquare with a small gabled front porch and a large two story side ell,

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in good condition, and similar in plan and massing to 1410 and 1418 Rosemary Lane. The side ell is set flush with the front wall, resulting in an extra wide facade. The partially enclosed stucco front porch has heavy square columns and solid stucco railing walls. Eight-over-one windows are paired at the ground floor next to the porch, and two single windows are set into the second story of the facade. The side ell has similar windows at the ground floor and large groups of casement windows at the second floor. The foundation is stuccoed concrete. There have been no major exterior alterations, and there are no outbuildings. [c]

118. 1418 Rosemary Lane, ca. 1914; the Lorin G. Rinkle house. A foursquare with load-bearing brick walls, a shallow Colonial Revival front porch and a large two story side ell, in good condition, and similar in plan and massing to 1410 and 1416 Rosemary Lane. The side ell is set flush with the front wall, resulting in an extra wide facade. The front porch consists of a pedimented roof set on slender Tuscan columns, with matching pilasters flanking the front door. Eight-over-one windows are paired at the ground floor next to the porch, and at both floors on the side ell; two single windows are set into the second story of the facade, and the windows on the front of the house have shutters. The basement is concrete, and the basement windows are topped with shallow segmental brick arches. There is a newer one story frame addition on the back wall of the house. The addition constitutes the only exterior alteration, and there are no outbuildings. [c]

119. 1500 Rosemary Lane, ca. 1922; the Dr. H. H. Buescher house. A brick veneer foursquare with an off-center front porch, square plan, and concrete foundation, in good condition. The front porch is set to one side of the facade; it has a gable roof and square brick porch posts with a solid brick railing. The Craftsman windows are numerous, and often set in groups of two or three. The roof overhang is boxed and a flat wooden cornice is set at the top of the second floor windows. The front porch has been screened, a change which constitutes the only major exterior alteration. There are no outbuildings. [c]

120. 1502 Rosemary lane, ca. 1922; the G. H. Jackson House. A load-bearing brick foursquare with a full-width front porch and hipped front dormer, in good to excellent condition. The front porch has square brick columns and a solid brick railing wall, with central steps leading to the entrance. There are steps to an additional entrance on each side wall, each door is sheltered by an overhanging hip roof, supported by brackets. The Craftsman windows are original and in good condition. A screened enclosure of the front porch constitutes the only significant exterior alteration, and there are no outbuildings. [c]

121. 1504 Rosemary Lane, ca. 1922; the Uriah E. Penisten House. A

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foursquare with load-bearing brick walls, a concrete foundation, and a hip roofed front porch, in good condition. The front porch occupies half of the facade and has tapered square columns set upon square brick piers. The bricks used for the walls are oversized, and a Flemish bond pattern is used for all four exterior walls. A row of brick headers, set on their narrow end, forms a string course between the first and second floors. The Craftsman front door and windows are intact and in good condition. There have been no significant exterior alterations and there are no outbuildings. [c]

122. 1506 Rosemary Lane, ca. 1916; the M. A. Hart and Jos. W. Charles residence. A very large early multifamily dwelling with Tudor Revival and Craftsman stylistic elements. The building has an irregular plan, and the walls are brick veneer on the ground floor and stucco above, with brick sills on the upper windows and three rows of rough bricks along the top of the concrete foundation wall. There is a front facing cross gable of the house and a gable roof over the front porch; both front gables have half-timbering, and the main roof of the house is hipped. The front porch is beneath the front cross gable, to one side of the facade, and has square brick posts and a brick railing. The roof of the house, a front dormer, and the porch all have unusually intact terra cotta pantiles. The building has Craftsman windows, and a side entrance with a bracketed awning roof. The building retains its original three unit configuration; there are have been no significant exterior alterations and there are no outbuildings. [c]

123. 1510 Rosemary Lane, ca. 1924; the T. R. Matheson House. A brick veneer foursquare with a full width front porch and a concrete foundation, in good condition. The porch has a hip roof, square brick posts and a solid brick railing. A much smaller side porch also has a hip roof and brick railing, and similar but smaller brick posts. The Craftsman front door is flanked by sidelights, and the original Craftsman windows are generally grouped in sets of two or three. A frame two story porch to the rear is either an addition or has been recently remodeled. There have been no other exterior changes and there are no outbuildings. [c]

124. 1512 Rosemary Lane, ca. 1914; the Leonard Hasenman house. A tall foursquare with an off center front porch, a one story side ell, and a prominent half-timbered front cross gable, in good to fair condition. The ground floor walls of the house are of brick veneer and the second story is stuccoed. (The walls of both floors have recently been painted white.) The porch occupies one of the three bays of the facade and is set to one side. It has a hip roof, square brick columns, and a brick railing. On the opposite side of the house, set back from the facade, is a one story side ell in which the original window openings have been partly enclosed and new windows installed. A small rectangular bay comes out from the other side wall; there is a door below it, and a door further back on the

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wall has been bricked in. The changes have not greatly affected the appearance of the facade, and the house still contributes to the historic streetscape; there are no outbuildings. [c]

125. 1514 Rosemary Lane, ca. 1924; the C. C. Lightner and Harry Kipkel residence. A wide foursquare with load bearing brick walls, a two story side ell and a small gable roofed front porch, in good condition. The porch is set to one side in the facade and shelters two Craftsman style entry doors; the building was built as a multi-family dwelling, and currently has three rental units. A group of three Craftsman windows is set at each floor opposite the porch, and a pair of similar windows is centered over the porch roof. The windows have soldier brick lintels and brick sills, and a row of soldier bricks runs along the juncture with the brick foundation. There have been no major exterior changes and there are no outbuildings. [c]

126. 1516 Rosemary Lane, ca. 1924; the F. L. Soars house. A two story frame house with stucco walls, a side facing gable roof and a wide front porch, in good condition. The porch is set to one side in the facade, it has a front facing gable roof, and tapered square wooden posts set on stuccoed piers; a wide flight of stairs leads up to the porch, which has recently been enclosed. The house has Craftsman windows which are arranged symmetrically on the facade. There is a newer two story section on the rear of the house and a one story addition to one side, which appears to lead to a basement apartment. There have been no other alterations to the exterior, and the additions are not noticeable from Rosemary Lane. There are no outbuildings. [c]

Wilson Avenue was originally named Keiser Avenue, probably after J. P. Keiser, who owned land in the area in the late 19th century. The name was changed in the late teens or early twenties, as a result of anti-German sentiments following WWI. The new name could be after Thomas C. Wilson, an early resident of 1507 Wilson, who served as the secretary to the Board of Agriculture in 1912. The portion of the street within the district contains the largest concentration of early dwellings in the neighborhood; 27 of the 33 houses there today were built by 1917. The houses on the north side of the street have unusually deep setbacks for the area, and tend to be larger than average. (See photos 15-17.)

127. 1613 Wilson Avenue, ca. 1924; the Dr. C. C. Lavender house. A very large two and one half story frame house with a side facing gable roof, and a full front porch, in excellent condition. The main roof of the house comes down further in the front to cover the porch, and stops at the second floor level in the rear. The porch has a central flight of wooden stairs leading to it, and a prominent cross gable is situated in the roof above

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them. The porch posts are square and fairly heavy, and a simple balustrade runs between them. There is a large gabled dormer directly above the front stairs which contains a screened sleeping porch. All gable ends and all of the second story walls are covered with wood shakes, and narrow horizontal weatherboards cover the walls of the first floor. Most of the windows have multiple rectangular lights in the upper sash over single panes below; there is at least one "Queen Anne" window as well. The wide roof overhangs are supported by triangular brackets, and the foundation is of concrete. A small frame addition was made to the back wall at an early date, and no other significant exterior alterations have been made. One of the largest deciduous trees in the district sits in the front yard, and there are no outbuildings. [c]

128. 1609 Wilson Avenue, ca. 1916; the Louis Neiman house. A one and one half story stucco house with a side facing gable roof, a very large front dormer, and a large front porch, in good condition. The porch has a hip roof and covers approximately three fourths of the facade. It has heavy square stucco posts and a side entrance reached by concrete steps. The porch was screened at an early date. The front dormer has a gable roof and extends out onto the porch roof, it has windows on all three sides. The windows of the house are original and have multiple rectangular panes in the upper sash over single lights below. The walls are frame beneath the stucco and the foundation is concrete, there are triangular brackets at the eaves. There have been no major exterior alterations and there are no outbuildings. [c]

129. 1605 Wilson Avenue, ca. 1916; the William F. Chevalier house. A two story stucco house with a side facing gable roof and a full front porch, in good condition. The house is roughly rectangular, with the exception of the front porch and a two story rear ell. The porch has a shed roof and heavy square stucco posts. The original one-over-one windows remain, the walls are frame beneath the stucco, and the foundation is concrete. There have been no major exterior alterations and there are no outbuildings. [c]

130. 1513 Wilson Avenue, ca. 1914; the Bernard C. Hunt house. A large two story house with a hip roof, brick and shingle walls and a small entrance porch, in good condition. The rectangular house is set with the long side facing the street, and a hipped dormer is located off center in the roof. The front door and sidelights are set to one side and sheltered by a bracketed awning roof; an enclosed sleeping porch is located on the ground floor at the opposite side of the house, and a wide bank of windows is centered between the two. The second floor is sheathed with wooden shakes, and the ground floor walls are brick veneer; the posts of the original sleeping porch are also of brick. The porch enclosure constitutes the only significant exterior alteration, and there are no outbuildings. [c]

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131. 1511 Wilson Avenue, ca. 1908; the J. C. Jones house. A very large two and one half story frame house with a limestone foundation, a side facing gable roof, a large gabled front dormer, and a gabled entrance porch, in excellent condition. There is a large bay window with a hip roof to one side of the entrance porch, and a two story ell with a flat roof set to one side. Most original windows remain and are in good condition. The house has suffered from the application of modern vinyl siding, but has retained integrity of plan, general massing and especially of site; it is set well back from the street on a wooded lot. The excellent condition and sympathetic site enables this house to remain a contributing building. [c] There is a modern concrete block garage behind the house. [nc]

132. 1507 Wilson, ca. 1910; the Thomas C. Wilson house. A large two story rectangular frame house, with a hip roof, hipped dormers and a prominent front chimney, in good condition. The house is set with the long side parallel to the street, and a recessed front porch is set into one corner. The ground floor walls are of brick veneer and frame, and the second floor walls are frame. The frame portions of the walls have vinyl siding, and the brick walls have been painted white to match the siding. The house is set far back from the street, the basic plan and general massing are unchanged, and there are no outbuildings. [c]

133. 1503 Wilson Avenue, ca. 1914; the Jesse O. Bateman house. A two story frame house with a hip roof, front hipped dormer, cubic shape, and stucco and shingle walls, in good condition. The entrance porch is set to one side of the facade; it is an open porch with a hip roof and square wooden posts covered with shakes. The same type of shakes cover the ground floor of the house; they are stained dark green and are in good condition. A pair of hip roofed window bays are centered on the ground floor of the facade and double windows with wooden shutters are set above them, in the white stucco second story. A one story ell extends from the side opposite the entrance, and a two story ell is set back behind that section. The house has had no significant alterations and there are no outbuildings. [c]

134. 1501 Wilson Avenue, ca. 1910; the U. S. Hall house. A frame foursquare with stucco walls, a hipped front dormer and a full width front porch, in good condition. The front porch has a hip roof and square wooden columns. The columns are set in widely spaced pairs at the corners, leaving a broad central opening for the stairs, which are flanked by short square newel posts. The front door has single light sidelights and the windows of the facade have diamond shaped panes in the upper sashes. The boxed roof overhang has curved brackets along the soffits. There is a full-height three sided bay on one side wall and a one story ell on the back of the house. The house sits on a concrete foundation and has seen few exterior alterations. There are no outbuildings. [c]

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135. 1419 Wilson Avenue, ca. 1910; the John N. Belcher house. A large two and one half story house with load bearing brick walls, a side facing gambrel roof, and a large front dormer, in good condition. The rectangular house sits on a limestone foundation, and the first and second floor windows have rock faced limestone sills. The ground floor windows are topped with low segmental brick arches, and the wide front doorway has a flat arched opening. The doorway is embellished with elaborate Colonial Revival sidelights and a fanlight. The doorway is sheltered by a new gable front entrance porch which follows the outline of the original porch and replaces a flat deck which was in place when the house was surveyed in 1993. (There is a small new deck to one side of the porch.) New windows have been installed, but the openings in the brick walls have not changed. Siding has been installed on the gambrel ends and the front dormer, but the original brick walls continue to be dominant. The house retains integrity of site, plan and general massing. There are no outbuildings. [c]

136. 1415 Wilson Avenue, ca. 1908; the J. M. Alton house. A large one and one half story Shingle style house with a side facing gable roof and a large front dormer, in good condition. The foundation is limestone, the ground floor walls are brick veneer, and the large gable ends and dormer walls are covered with wooden shakes. The house has a full-width front porch with clusters of square wooden posts set upon a limestone railing wall; part of the porch was screened at an early date. The windows are predominantly eight-over-ones; there is one small diamond shaped window in one gable end. A modern addition has been put on the back of the house and an enclosed shelter for the basement stairs has been added to one side wall; the rear addition is not visible from the street, and the side entrance is not large enough to compromise the integrity of the main house. There have been no other exterior alterations and there are no outbuildings. [c]

137. 1413 Wilson Avenue, ca. 1922; the Saml. D. Gromer house. A foursquare with a concrete foundation, load-bearing brick walls, and a large front porch, in good to fair condition. The front porch is set to one side and occupies approximately one half of the facade; it has a gable roof, square brick columns and a solid brick railing. The windows are of the Craftsman style and the rafter ends of the main roof and that of the dormer are exposed. There have been no significant exterior alterations and there are no outbuildings. [c]

138. 1409 Wilson Avenue, ca. 1910; the Emma L. Craig house. A large two story frame open gable house with a concrete foundation and a one story side ell, in good to fair condition. There is a concrete stoop with newer iron railings at the front door, which is a recent replacement. There is a side entrance with a bracketed gable roof, and a simple one story rear porch. Most of the original casement windows remain, one window in the

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side ell may be newer. Very early asbestos wall shingles constitute the only major exterior alteration, and there are no outbuildings. [c]

139. 1407 Wilson Avenue, ca. 1908; the H. Wade Hibbard house. A frame two story house with a cruciform plan and a front bay window, in good condition. The ground floor walls are stuccoed, and the upper floors have wooden shakes; a small side addition has weatherboards. The main block of the house is rectangular, with a tall front facing gable roof, and the side ells are also gabled. A recessed front porch occupies one side of the facade, with the bay window is set opposite. The foundation is stuccoed like the walls and there have been no significant exterior alterations. [c] There is a small frame garage to the rear of the property. [c]

140. 1403 Wilson Avenue, ca. 1908; the Dr. Perry F. Trowbridge house. A one and one half story frame house with weatherboard and shake walls and a limestone foundation, in fair condition and very similar in plan and finish materials to 1417 Rosemary Lane. The recessed front entranceway is centered in the facade and a large shed roofed dormer above runs nearly the entire width of the house. The windows appear to be original and are arranged asymmetrically on the ground floor of the facade. There have been no significant exterior alterations and there are no outbuildings. [c]

141. 1401 Wilson Avenue, ca. 1910; the Henry O. Severance house. A large two and one half story frame house with a side facing gable roof and a large shed dormer, in fair condition. There is a central entrance porch over the wide front doorway, the porch has slender Doric columns and a simple wooden balustrade which may be a later addition. The flat roof of the porch also has a wooden balustrade, but there is no access to the porch balcony from the house; a wide window flanked by narrow side windows is centered above the porch. Six-over-one windows are symmetrically arranged to either side of the porch, and the dormer above runs most of the width of the house. There is a two story side ell with an open two story porch. The ground floor walls have received a recent layer of vinyl siding; the upper walls retain their original shingles. A very small new gable roof shelters the basement entrance on one side of the facade. There have been no other significant exterior alterations. [c] A newer frame garage in the rear has been converted to an apartment. [nc]

142. 1315 Wilson Avenue, ca. 1908; the L. S. Bacus house. A small frame one and one half story open gable house with a limestone foundation, original weatherboards and large side gables, in good to fair condition. The front door is centered in the facade, and a flight of concrete steps leads to a front stoop with a newer iron railing. The large one-over-one windows appear to be original throughout, and there is a one story bay window on the side of the house by the driveway. There have been no major exterior changes and there are no outbuildings. [c]

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143. 1313 Wilson Avenue, ca. 1924; the W. S. Branham house. A one and one half story brick veneer Colonial Revival style house with a side facing gable roof and a large front dormer, in good condition. The house has a full width front porch set beneath a shed extension of the main roof. The porch has heavy brick side walls with wide arched side openings, and paired Doric columns running along the front. The centered front door has slender sidelights and a fanlight, and is flanked by French doors which open to the porch. The rectangular house is set upon a concrete foundation; there have been no major exterior alterations and there are no outbuildings. [c]

144. 1308 Wilson Avenue, ca. 1924; the Pearl Smith house. A one and one half story Bungalow house with a side facing gable roof, a large front gabled dormer and a full front porch, in excellent condition. The porch has square brick posts and a solid brick railing. The porch railing, the lower courses of the brick walls, and the central door surround are all ornamented with bricks set in a basket weave pattern. A similar band of ornamentation tops the set of three windows which are centered in the front dormer. The brick of the walls overlays load-bearing ceramic blocks and the foundation is stuccoed. A two story frame ell has been added to the rear of the house, it is the only major exterior alteration. [c] A wide ca. 1924 brick garage sits at the back of the lot.

145. 1312 Wilson Avenue/603 Lee Street; the Lee Street store. The convenience store located in the basement of this dwelling has been in operation since 1927, and represents the only non-residential use in the district. The house is a two and one half story frame building with a side facing gable roof, small twin front gables, and a full width front porch, in excellent condition. The front porch is covered with a shed roof which has a small front cross gable set to one side. Half of the porch has been enclosed with early casement windows, and a wide flight of stairs leads from the driveway to the doorway to the open portion. An open side porch shelters another doorway. The lot slopes down towards Lee Street, giving access to a doorway into the convenience store, which is located in the walk-out concrete basement. There have been no significant exterior alterations and there are no outbuildings. [c]

146. 1400 Wilson Avenue, ca. 1924; the Harry LaRue building. A four unit apartment building, two stories tall, with a side facing gable roof and a central front porch, in good condition. The walls are of brick veneer and there is a two story ell on the back wall of the otherwise rectangular building; the wall bricks cover the foundation as well. The front porch has a gable roof and a pair of wooden Doric columns with simple side balustrades of wood. Floral motif ironwork corner brackets and balustrades on the front porch steps are later additions. Pairs of six-over-one windows are symmetrically arranged on the facade, and there is a single front door centered beneath the porch. There have been no significant

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exterior alterations and there are no outbuildings. [c]

147. 1402 Wilson Avenue, ca. 1910; the Dr. Frank B. Williamson house. A frame foursquare with hipped dormers, a limestone foundation and a wrap-around front porch, in good condition. The porch covers the entire facade and half of a side wall; it has slender round wooden columns set on high square brick piers and an open wooden balustrade. The one-over-one windows are arranged asymmetrically on the facade and there are two front doors. There is a one story polygonal window bay on one side of the building, and a small gable roof has been added over the entrance to a basement apartment on the back part of the other side wall. New vinyl siding constitute the only significant exterior alteration, and major architectural features were not covered or removed when the house was sided. [c] There is a double frame garage in the rear. [c]

148. 1404 Wilson Avenue, ca. 1910; the Luthor A. Weaver house. A brick and frame foursquare with a flared hip roof and dormers, scrolled flat roof brackets, and a Colonial Revival door surround, in good condition. The ground floor of the house is covered with brick veneer, and the second floor has shake shingles; the walls flare slightly outward at the second floor line. The ridge lines on the main roof and that of the dormer are capped with red terra cotta pantiles, presumably the remains of an original roof that was completely tiled. The wide front door is flanked by multi light sidelights and the door surround has fluted Doric Pilasters with a full Doric entablature above. The large one-over one windows of the facade have wooden shutters. A terrace with a low brick wall spans the front of the house, and a shingled rectangular bay is set in the side wall at stair landing height. There have been no major exterior alterations and there are no outbuildings. [c]

149. 1408 Wilson Avenue, ca. 1910; the Edwin F. Trowbridge house. A two story frame gambrel front house with original weatherboards on the ground floor and wooden shakes in the front gambrel end, in good condition. The rectangular house is set with the narrow end facing the street, and the main entrance is on a side wall near the front of the house, beneath a small bracketed gable roof. There is a large hip roofed dormer on one side wall which also has shake covered walls, and a smaller shed dormer near the entrance. A wide Craftsman style door and sidelights at the facade appear to have been the original entrance; there are currently no stairs leading to the door and a small railing has been added across the lower part of the opening. A new low wooden deck has been added to the side of the house, and an older wooden porch leads to a back door. The change of entrance is the only major exterior alteration, and there are no outbuildings. Trowbridge was the head of the Animal Husbandry Department at the University of Missouri, and he later lived at 1411 Bouchelle Avenue. [c]

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150. 1412 Wilson Avenue, ca. 1908; the William P. Moore house. A stucco foursquare with a full front porch and a concrete foundation, in good condition. The porch has a hip roof, tapered square columns set on high square stucco piers, and matching pilasters are set at the junction of wall and porch. The porch has a high stucco railing wall. The one-over-one windows are original and symmetrically arranged throughout. There is a brick chimney at the apex of the pyramidal roof, which also has large hipped dormers. Small louvered vents have replaced the original dormer windows, the only apparent exterior alteration to have occurred. There are no outbuildings. [c]

151. 1414 Wilson Avenue, ca. 1916; the Lillian Adams house. A wide brick veneer foursquare with a two story side ell and a central front porch, in good condition. The front porch has a flat roof and unusual square fluted columns and pilasters which are slightly tapered. Pairs of eight-over-one windows with louvered shutters are symmetrically arranged on the facade, and single windows without shutters are found on secondary elevations. The tall side ell is set back from the facade and covered with an extension of the main hip roof, and there is a small frame porch on the back of the house. The basement windows in the stuccoed foundation are set just below the junction with the brick walls, and the brick water table curves up to form low segmental arches over them. There have been no significant exterior alterations. [c] There is a ca. 1914 stucco garage with a hip roof at the end of the driveway. [c]

152. 1416 Wilson Avenue, ca. 1908; the Thos B. Crump house. A one and one half story frame open gable house with a limestone foundation and a wide front porch, in excellent condition. The porch spans three fourths of the facade; it has a shallow hip roof and simple square wooden posts, and was screened at an early date. The upper portion of the front gable has wooden shingles, and there are large cross gables on each side of the house; all of the gable ends have small cornice returns. The original narrow weatherboards are intact and in excellent condition, and there have been no major exterior alterations. [c] There is a frame garage with a hip roof behind the house. [c]

153. 1418 Wilson Avenue, ca. 1910; the Frederick M. Tisdell house. A two story stucco house with a side facing gable roof, a small central entryway and irregular fenestration, in excellent condition. The eaveline of the facade is marked by twin front gables set above two pairs of double hung windows. The entryway protrudes slightly from the facade; it has a simple flat roof and a doorway flanked by multi light sidelights. The windows of the ground floor are set in horizontal groupings and all have small diamond shaped lights. There have been no significant exterior alterations. [c] There is a modern detached garage to the rear of the property. [nc]

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154. 1500 Wilson Avenue, ca. 1910; the Albert W. Orr house. A frame foursquare with a hipped front dormer, off center front porch, and one story side ell, in good condition, and very similar to 1502 Wilson Avenue. The front porch has a gable roof, solid frame side walls, and decorative half timbering in the gable end. The second floor also has decorative half timbering, and on the front walls are two unusual T-shaped groups of windows. The window groups consist of central casements topped and flanked by small rectangular fixed sash which have diamond shaped panes. The one story side ell and the ground floor of the main part of the house have new vinyl siding; the ell may be a later addition. [c] There is a fairly modern garage at the back of the property. [nc]

155. 1502 Wilson Avenue, ca. 1910; the Dr. Robert L. Ramsay house. A frame foursquare with a hipped front dormer and large two story side ell and entrance, in good condition, and very similar to 1500 Wilson Avenue. There is original stucco on the ground floor walls and newer vinyl siding on the second floor, which also has the same type of T-shaped windows found on 1500 Wilson. A set of three large windows is set to one side in the lower part of the facade. The large side ell is set back from the facade and a covered patio in front of it leads to the main entrance, which is in the side wall of the main part of the house. The side ell appears to be a later addition. [c] There is a frame garage at the back of the property. [c]

156. 1504 Wilson Avenue, ca. 1910; the Mable and Elihu Childers house. A two story frame house with a concrete foundation, front facing gables, and an irregular plan, in excellent condition. The main block of the house is two stories tall and rectangular, set with the narrow end facing the street. A one story section with a front facing gable roof extends out from one side of the main block, and the front door is located in the main block, near the intersection of the two. The door is sheltered by a simple bracketed awning roof. The original weatherboards remain; those of the ground floor are approximately 4" wide, and those above, considerably thinner. [c] There is a gable roofed frame garage at the rear of the property. [c]

157. 1506 Wilson Avenue, ca. 1914; the Eva Johnson house. A one and one half story frame house with a concrete foundation, front facing gable roof, and a gabled central entrance, in excellent condition. The front door is set into a central ell which has decorative half timbering in its gable end, and the same type of half timbering is in the gable end of the main part of the house. The ground floor is sheathed with original wide weatherboards, and triangular brackets support the wide roof overhang. There is a large shed roofed dormer on one side of the roof, and a small new side ell set well back from the facade. There have been no significant exterior alterations and there are no outbuildings. [c]

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158. 1508 Wilson Avenue, ca. 1914; the Dr. Hugh E. Stevenson house. A one story rectangular frame house with a concrete foundation, hip roof, and a partially recessed front porch, in excellent condition. The front porch occupies a side half of the facade; the fairly deep porch is set partially into the main block of the house, and a front facing pent gable covers the remainder. The porch has been partially enclosed, but original openings are unaltered. The lower section of the walls are sheathed with weatherboards roughly 6" wide, and the upper portions have 3" weatherboards. This house has been in the same family since 1923, and before that was owned by the man who first owned 1504 Rosemary, which has a similar wall treatment. [c] There is a small gable roofed frame garage at the rear of the property. [c]

159. 1516 Wilson Avenue, ca. 1916; the Walter Miller house. The only house in the district known to have been professionally designed, this two story Colonial Revival house was built from plans drawn by James Jameson, an architect who also designed many buildings for the nearby University of Missouri's White Campus. The large formal house is set facing Wilson Ave. on what were originally two lots oriented to S. William St. It has load bearing brick walls, a brick covered foundation, and a hip roof; it is in excellent condition. The eave line is marked by a wide wooden cornice, and flattened brackets adorn the soffits. The wide facade is divided into three bays. The somewhat off-center entrance bay extends slightly from the plane of the wall; it is topped by an open triangular pediment which is embellished with dentil molding. The front door is sheltered by a small rounded roof which sits on slender Tuscan columns, and matching engaged columns are set against the wall; the front door and storm door have arched tops to match the curve of the roof. Many of the windows are topped by shallow segmental brick arches, and the louvered shutters flanking them are shaped to match. There is an articulated brick string course at the lower edge of the second floor windows which runs around the entire house, and raised brick quoins mark the corners of the main front block of the house and the edges of the central bay. There is a rear ell which is nearly as large as the rectangular front section, resulting in a roughly L-shaped plan. There is a large square veranda off one side wall and a frame rear porch, both original. There have been no major alterations to the exterior, and the grounds are as pristine as the house. [c] There is also a small frame garage set near the back of the property. [c]

Ross Street runs through the center of Bouchelle's Addition, which was platted in 1904. The lots there are slightly smaller than others in the area and the houses sit close to the narrow street. The entire street is located within the district boundaries; it runs from Lee Street to just past the intersection of Ingleside Drive. Ross Street has suffered from

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the loss of seven historic houses, which were torn down in 1993 to make room for new apartment buildings. The loss of those houses strengthened support of historic preservation in the area, and area residents worked to have the design of the new buildings modified to better blend with the houses there. (See photos 18 and 19.)

160. 1607 Ross Street, ca. 1939; the Weldon P. Shofstall house. A two story frame Colonial Revival house with side facing gables and a concrete foundation, in excellent condition. The main block of the house is two stories tall and there is a sizeable one story side ell. The two story portion has three bays, the front door occupies a side bay and is sheltered by a small gable roof set on paired square columns. The walls are sheathed with wooden shakes and the six-over-six windows have louvered wooden shutters. There have been no significant exterior alterations and there are no outbuildings. [c]

161. 1517 Ross Street, ca. 1922; the R. H. Baker house. A large brick veneer foursquare with a full width front porch, in excellent condition. The porch has a hip roof, tapered square columns set on high brick piers, and a simple wooden balustrade; secondary brick piers flank the wide wooden porch steps. The original Craftsman style front door has been refinished and is in excellent condition. The walls are sheathed with oversize bricks and the foundation is concrete. There is a new wooden deck on the back of the house and newer vinyl soffits have been added. No significant exterior alterations have occurred and there are no outbuildings. [c]

162. 1515 Ross Street, ca. 1930; the Mrs. T. T. Baker house. A frame Bungalow with a front facing gable roof and a recessed front porch, in excellent condition. The porch runs across the entire front of the house; it is set beneath the roofline and supported by slender square wooden columns.; it was screened at an early date. The walls are sheathed with wide weatherboards and wooden shakes cover the gable ends. The rectangular house is set on a concrete foundation, and there have been no significant exterior alterations. [c] There is a modern carport behind the house. [nc]

163. 1511 Ross Street, ca. 1930; the H. E. French house. A two story stucco house with a side facing gambrel roof and simple Colonial Revival detailing, in excellent condition. The entryway is set to one side on the facade; it extends slightly out from the plane of the wall, is topped by a gable roof, and reached by a flight of concrete steps. There are two gable roofed dormers set into the side of the gambrel roof; the dormers and the entry roof have cornice returns. A flat roofed sun porch is set on the side wall opposite the entrance. The ground floor walls are ceramic block beneath the stucco, and the upper walls are frame with weatherboards. There have been no major exterior alterations. [c] There is a single frame garage with a hip roof at the end of the driveway. [c]

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164. 1509 Ross Street, ca. 1930; the Charles Turner house. A brick and stucco Bungalow with a side facing gable roof, a large shed roofed dormer, and a side entrance, in excellent condition. This house was built with a separate apartment on the second floor, the kitchen of which was removed at an early date, when the house was converted to a single family dwelling. The walls are ceramic block beneath the brick, and the stucco of the upper walls is an unpainted natural buff color. The wide roof overhangs are supported by triangular brackets and the six-over-one windows are generally set in multiple groupings. There have been no major exterior alterations. [c] There is a small ca. 1930 stucco garage behind the house. [c]

165. 1507 Ross Street, ca. 1939; the Earl Garrison house. A two story brick veneer house with a hip roof, a front gabled entrance, and an attached garage, in excellent condition. The entrance sits beneath the front gable, which has horizontal weatherboarding in the upper portion, and a rectangular frame window bay extends from the front wall next to the door. There is a false fascia board which creates the appearance of another large gable end which spans the entire facade and protrudes slightly above the eaveline. A single garage with a flat roof and accordion folding door is attached to the side wall near the entrance. There have been no major exterior alterations and there are no outbuildings. [c]

166. 1505 Ross Street, ca. 1930; the Edmund R. Casteel house. A two story house with load bearing brick walls, a front facing gable roof, and a two story front porch, in good condition. The large front porch occupies about half of one side of the facade. It has massive square brick posts at each corner, with solid brick railing walls running between them. The ground floor of the porch is open, and the upper level retains its original Craftsman windows, as does the rest of the house. The main roof as well as that of the porch is flared at the eavelines, and there are asphalt shingles in the gable ends. The house sits on a concrete foundation and the bricks have very irregular surfaces, resulting in highly textured walls. There have been no major exterior alterations. [c] There is a small ca. 1930 garage behind the house which is built of the same unusual bricks.

167. 1503 Ross Street, ca. 1922; the Dugold C. Jackson house. A frame foursquare with a full front porch and a large two story side bay with a polygonal roof, in good to fair condition. The front porch runs the full width of the facade; it has a shed roof and slender Tuscan columns. The walls are clad with very narrow weatherboards, and most of the windows are casements, often set in pairs. One side window has leaded glass in a typically Queen Anne pattern, and next to it is a smaller rectangular window bay at the level of a stair landing. There have been no significant exterior alterations. [c] There is a newer frame garage at the back of the property. [nc]

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168. 1501-C Ross Street, ca. 1980. A small frame two story house with a full front porch and a central front door, in excellent condition. [nc]

169. 1501 Ross Street, post 1955. A one and one half story frame house with irregular massing and a prominent front brick chimney, in excellent condition. [nc]

170. 1419 Ross Street, ca. 1930; the E. W. Henderson house. A one story brick veneer Bungalow with a concrete foundation, side facing gable roof, and a wide front porch, in good condition. The porch occupies about three fourths of the facade, has a shed roof, and fairly slender square wooden posts; it has been screened in. There is a small shed roofed dormer centered in the front, and a one story frame rear porch. The porch enclosure constitutes the only major exterior alteration, and there are no outbuildings. [c]

171. 1417 Ross Street, ca. 1930; the C. L. Crum house. A one story brick veneer Bungalow with a full width recessed front porch, and a front facing gable roof, in good condition. The porch is set beneath the gable roof, it is supported by square wooden posts and has been screened in. The gable end is sheathed with horizontal weatherboards and the foundation is concrete. There have been no major exterior alterations and there are no outbuildings. [c]

172. 1415 Ross Street, ca. 1930; the F. H. Gorman house. A one story frame house with a side facing gable roof and original horizontal weatherboards, in good condition. The front door occupies one of the four bays of the facade, and the original six-over-six windows on the front wall are flanked by louvered shutters. The other windows of the house are also original, but lacking shutters. A shed roofed extension of the roofline at the back of the house appears to be original, and the rectangular house sits on a concrete foundation. There have been no alterations and there are no outbuildings. [c]

173. 1413 Ross Street, ca. 1922; the Edward Farrar house. A one story brick veneer Bungalow house with a hip roof and an irregular plan, in good condition. The main block of the house is nearly square, and onto the front of it is set a second square section which contains the entrance. The front door is centered in the facade; it has multi-light sidelights and is flanked by shuttered double-hung windows. A small terrace occupies the open area next to the entrance ell, and French doors open onto it from two sides. There is a recent frame addition on the back of the house; there have been no other major exterior alterations and there are no outbuildings. [c]

174. 1411 Ross Street, ca. 1926; the Charles E. Naylor house. A one story

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brick veneer Bungalow with a front facing gable roof and a recessed front porch, in excellent condition. The porch runs the entire width of the house and is set completely beneath the main roof of the house. The porch has square brick corner posts, a central entrance, and a solid brick railing. The porch has recently received new wooden steps and has been glassed in, but the original openings are unaltered, and extensive perennial gardens in the front yard soften the change. The gable end has horizontal siding and a centered rectangular window. This house has a plan very similar to that of 1403 Ross Street, and was built by the same carpenters; Charles and Frank Naylor. [c] A ca. 1930 single garage is located behind the house, at the end of the driveway. [c]

175. 1409 Ross Street, ca. 1922; the J. C. Bernthal house. A one and one half story stucco Bungalow with an off-center front porch and front facing gable roofs, in good to excellent condition. The partially recessed front porch takes up one half of the facade and is sheltered by a gable roof; it has square stucco posts and a stucco railing. A pair of Craftsman windows sits across from the porch at the ground floor and a single window is centered in the gable end. The walls are frame beneath the stucco and the foundation is of stuccoed concrete. There have been no major exterior alterations, and there are no outbuildings. [c]

176. 1407 Ross Street, ca. 1922; the Samuel Luttrell house. A one and one half story stucco Bungalow with a full front porch and a large front dormer, in good to fair condition. The front porch is fully beneath a side facing gable roof; it has short heavy wooden posts set on square stuccoed piers, and a solid stuccoed railing. A wide flight of steps set to one side of the porch lead to a wide Craftsman style door with sidelights. The Craftsman windows of the house are generally set in multiple groupings. The walls are ceramic block beneath the stucco and the foundation is stuccoed as well. There have been no major exterior alterations and there are no outbuildings. [c]

177. 1403 Ross Street, 1924; the Frank Naylor house. A one story brick veneer Bungalow with a front facing gable roof and a recessed front porch, in excellent condition, with a plan similar to that of 1411 Ross. The porch runs the entire width of the facade and is set completely beneath the main roof of the house. It has square brick corner posts, a wide brick railing, and side facing concrete steps. The front gable end is sheathed with wooden shakes, and the original Craftsman windows are in good condition. The house was built by carpenters Frank and Charlie Naylor, and Frank Taylor lived there for several decades; it is currently owned by Frank Naylor's son. There have been no exterior alterations and there are no outbuildings. [c]

178. 1401 Ross Street, ca. 1930; the J. F. Nicholson house. A frame

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foursquare with a large front porch, a two story rear porch and a concrete foundation, in good condition. The high front porch has a gable roof and is set to one side on the facade; it has tapered square wooden posts on high brick piers. The original large Craftsman windows remain, and are placed symmetrically on the facade. The front porch was enclosed when the house was surveyed in 1993; it has recently been restored to more closely resemble its original appearance. New vinyl siding on the posts slightly mars the restoration, but the overall appearance is greatly improved. New siding has also been installed on the walls, again resulting in an improvement; the walls had been covered with a deteriorating mix of stucco and vinyl siding. There are no outbuildings. [c]

179. 1400 Ross Street/ 700 Lee Street, ca. 1926; the Park Cole house. A two story brick veneer house with a side facing gable roof and large side bay windows, in good condition. The front door is set slightly off center in the facade and is sheltered by a small hooded gable with triangular brackets. A small concrete step replaces earlier stairs. There is a pair of hipped dormers at the eaveline of the facade which each contain two six-over-six windows. The side of the house which faces Lee Street has a three sided bay at the ground floor and a larger rectangular bay above it. The windows in the upper bay are recent replacements. An original one story ell at the back of the house now holds a separate apartment which has the Lee Street address; the door to that apartment is newer. The foundation is sheathed with the same brick as the walls, and there is a small concrete patio near the apartment entrance. There are no outbuildings. [c]

180. 1402 Ross Street, ca. 1924; the W. B. McGregor house. A large brick veneer foursquare with a wide front porch and a concrete foundation, in good condition. The front porch occupies most of the front wall of the house, and is reached by a side set of stairs; it has square brick posts and a solid brick railing. The original Craftsman windows remain, as does the wide front door and sidelights. There is a small side porch, and a two story rear porch which has been enclosed. There have been no major exterior alterations and there are no outbuildings. [c]

181. 1404 Ross Street, ca. 1922; the Wm. Dysart, Jr. house. A frame foursquare with a full-width gable roofed front porch, and a concrete foundation, in good condition. The porch has square wooden posts and a solid railing wall sheathed with narrow weatherboards. The windows of the facade are flanked with shutters, and a tall brick chimney runs up one side wall. There is a small enclosed back porch; and new vinyl siding has been added to the main part of the house. The siding closely matches the original weatherboards of the porch railing, and there has been no loss of original trim work. There are no outbuildings. [c]

182. 1406 Ross Street, ca. 1924; the Fannie Moore residence. A large brick

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vener multi-family residence with a side facing gable roof, a large front dormer, and a small recessed front porch, in good condition. The porch is set in the lower front corner, and has arched brick openings on two sides; it is reached by a short flight of concrete steps. The gables of the main roof and the front dormer have simple cornice returns, and are sheathed with newer vinyl siding. There is a small awning roof over a side entrance and an early frame porch on the rear of the building, which is nearly square in plan. The original Craftsman windows remain, and there have been few exterior alterations. There are no outbuildings. [c]

183. 1408 Ross Street, ca. 1924; the Jas. W. Owen house. A one and one half story brick Bungalow with a large front porch and front facing gable roof, in excellent condition. The porch occupies one half of the facade and has square brick posts and a solid brick railing; it is covered with a secondary front gable. There is a large shed-roofed dormer on the side of the roof, and all roof overhangs have triangular brackets. The walls of the dormer and the front gable ends have new vinyl siding, the main walls are unchanged. The walls are of load bearing ceramic blocks beneath the bricks, and there is a concrete foundation. [c] A single garage sits at the rear of the property. [c]

184.-187. 1410-1416 Ross Street, 1993. Four identical two story brick apartment buildings with eight units each. [nc]

188. 1502 Ross Street, ca. 1939; the Wm. H. Trower house. A one story frame house with wide wooden weatherboards, a side facing gable roof with a smaller front gable, and a prominent front chimney, in good condition. There is a small gabled front ell on one side of the facade, and next to it is the front door, which is sheltered by a small awning. The chimney sits on the other side of the doorway; it is of red brick with white limestone accents. A basement garage is reached by a front driveway which is flanked by high stone retaining walls. There have been no major exterior alterations and there are no outbuildings. [c]

189. 1504 Ross Street, ca. 1930; the Essie Stockton house. A one story brick veneer Bungalow with a front facing gable roof and a wide front porch, in good condition. The front porch occupies approximately one half of the facade; it has a gable roof, square brick posts, and a simple wooden balustrade. The rectangular house sits on a concrete foundation. The original Craftsman windows remain, and there have been no significant exterior alterations. There are no outbuildings. [c]

190. 1506 Ross Street, ca. 1929, the E. F. Sanders house. A small brick veneer Bungalow with a side facing gable roof and a small front porch, in good condition. The porch has a front facing gable roof and square brick corner posts. It is centered in the facade and there is a pair of one-

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over-one windows to either side. There is a large brick chimney on one side wall and the house has a concrete foundation. There have been no major exterior alterations. [c] There is a small early garage at the back of the property. [c]

191. 1508 Ross Street, ca. 1916, the James Oliver house. A tall frame foursquare with a full front porch, in excellent condition. The porch has a hip roof and tapered square wooden posts set on high brick piers. There is a small angled window bay on one side wall, and most windows have wooden storm windows and screens. The foundation is of concrete and the walls retain their original narrow weatherboards. A small greenhouse addition to the back wall constitutes the only exterior alteration, and the current owners have been there since 1950. [c] There is a matching ca. 1916 garage at the rear of the lot. [c] (See the drawing of the house in item 8.)

192. 1510 Ross Street, ca. 1929, the Elizabeth Hannegan house. A one and one half story brick veneer open gable house with a hip-roofed front porch and large side dormers, in good condition. The porch occupies about two thirds of the facade, and is set to one side; it has square brick columns and was screened in at an early date. Two Craftsman windows are centered in the open gable above the porch and a third window is set to one side, next to the porch. The house has a square plan and a concrete foundation; there have been no major exterior alterations. [c] There is an early ceramic tile garage at the rear of the property. [c]

193. 1512 Ross Street, ca. 1922, the Florence Gleason house. A two story brick and stucco house with a hip roof and a concrete foundation, in good condition. The rectangular house is set with its wide side parallel to the street. The ground floor is sheathed with brick, and the second story is stuccoed, the underlying structure is frame. There was once an open porch recessed into the side corner of the ground floor. The porch has been enclosed with newer horizontal siding, but the original square brick posts remain. The front door is set in the facade, and is sheltered by a small hip roof with triangular brackets. Pairs of double hung windows are arranged symmetrically along the front wall. The porch enclosure constitutes the only significant exterior alteration, and there are no outbuildings. [c]

194. 1516 Ross Street, ca. 1929, the Loyd M. Short house. A one story brick veneer Bungalow with a wide front porch and a large side terrace, in good condition. The house has a front facing gable roof and the porch is covered by a similar front gable. The floor of the porch extends out to create a terrace which wraps around to the side of the house. The porch has very short tapered square columns set on high brick piers, and the terrace has shorter corner posts which match the piers. The wide roof overhang is supported by triangular brackets, and the foundation is

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concrete. There have been no major exterior alterations and there are no outbuildings. [c]

Lee Street is a two block long brick street which runs north and south between Wilson and Bouchelle. It began as East Street in the earliest plats of the area, and probably became Lee Street when Bouchelle's Addition was platted in 1904. There are only two houses remaining which have only Lee Street addresses; the lots on the east side of the street are primarily oriented to the cross streets, and those on the west have lot most of their historic dwellings. (There are two other houses with secondary Lee Street addresses.) The street itself is significant as one of the few brick streets in Columbia, and is counted as a contributing structure. [cs] (See photo 14.)

195. 611 Lee Street, ca. 1922, the Emma Hudson house. A brick Bungalow with a front facing gable roof and a long secondary side facing gable over a wide front porch, in good to excellent condition. The porch runs along the entire facade and extends out another 10 or 15 feet to one side. It has tapered square wooden columns set on brick piers, and a solid brick railing wall. The bricks used throughout are oversized and laid in a Flemish bond pattern; ceramic blocks make up the underlying structural system, and the foundation is stuccoed. There have been no significant exterior alterations to the building. There is a large new blacktopped parking lot just north of the house. [c] There is one early large frame shed at the rear of the property. [c]

196. 702 Lee Street, ca. 1930, the Fannie Moore house. A small two story brick veneer house with irregular massing, in good to fair condition. The front door is set to one side in the facade, it occupies an extended one story entry bay which is topped with a gable roof, and has a decorative brick relieving arch in the gable end above it. The main roof of the house is hipped, and one section extends down to the first floor level. There is a wide hip roofed dormer at the second floor where the roof sweeps low and a matching band of windows at the second floor of the other section. The windows of the second story are casements and those at ground level are double hung. There is a side door covered by a hooded gable on one side of the house, and a wider door opening at the back of the other side has been enclosed. There have been no major exterior alterations. [c] There is a large frame garage with a clipped gable roof directly north of the house. [c]

Bouchelle Avenue forms the southern edge of the neighborhood and the historic district. The street was developed with houses only on the north side; the property south of there has always been owned by the University

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of Missouri. It was the Agricultural College Farm as early as the 1870s, and much of it is still occupied by Sanborn Field, an experimental agricultural field. The brick street itself is within the district and considered a contributing structure. [cs] (See photo 20.)

197. 1317 Bouchelle Avenue, ca. 1980. A small rectangular frame house with a gable roof. [nc]

198. 1401 Bouchelle Avenue, ca. 1923; the Mrs. M. L. Benning house. A one and one half story frame Bungalow with large cross gables and a brick foundation, in excellent condition. The front porch covers half of the facade. It has a front gable roof of the same pitch as the main roof, square brick columns, and a solid brick railing. There is a pair of large side gables, and all of the wide roof overhangs have triangular brackets. The walls received a layer of asbestos shingles at an early date and wooden awnings cover many of the windows, but no major features have been lost. [c] There is a large frame garage with extra storage at the rear of the lot. [c]

199. 1403 Bouchelle Avenue, ca. 1930. A one story Bungalow with a front facing gable roof and a large side facing gable along the facade which extends out to form a porte cochere. Removal of the original porch posts and base, as well as other remodeling, make this a non-contributing property. [nc]

200. 1405 Bouchelle Avenue, ca. 1917; the Charles E. Naylor house. A tall frame foursquare with a large front porch, in excellent condition. The front porch occupies three fourths of the facade, it is centered on the wall, has a hip roof, square brick posts, and a simple wooden balustrade. A large chimney of the same bricks is set against a side wall, and the windows of the facade have louvered shutters. There is a two story rear porch which is open at the second floor. The house has received vinyl siding, but it is a very close match, and no original details were lost. [c] There is a single frame garage at the back of the property. [c]

201. 1407 Bouchelle Avenue, ca. 1912; the R. H. Emberson house. A large frame foursquare with a full front porch, a wide front dormer, and a concrete foundation, in excellent condition. The large porch has wide wooden steps leading to it with an ornamental cross gable over them; the gable is embellished with small consoles above the porch posts. The porch has tapered square wooden columns set on brick piers and a simple wooden balustrade. All of the windows have operable louvered shutters in good condition. There is a newer rear porch addition, and the house has received some new vinyl siding. The original weatherboards remain beneath the front porch and show that the new siding is an very close match, and no loss of detail has occurred. [c] There is a large frame garage at the rear

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of the lot. [c]

202. 1411 Bouchelle Avenue, ca. 1916; the E. A. Trowbridge house. A frame foursquare with a large front porch, a front dormer, and a concrete foundation, in excellent condition. The hip roofed front porch occupies three fourths of the facade; it is centered, has tapered square wooden posts, and a simple wooden balustrade with widely spaced balusters. The new vinyl siding matches the original weatherboarding very closely and there has been no loss of architectural detail. There have been no other significant exterior alterations and there are no outbuildings. E. A. Trowbridge was the head of the Animal Husbandry Department at the University from the early 1920s to the early 1940s, and was a prominent member of the faculty. [c]

203. 1413 Bouchelle Avenue, ca. 1916; the Wm L. Nelson house. A two story house with a very steep side facing gable roof, a very large front dormer and a full front porch, in good condition. The roof comes down over most of the second floor and the front porch is recessed beneath it. The porch has slender tapered square wooden columns set on square brick piers, and a simple wooden balustrade. The front dormer is a full story tall, with a gable roof set above the plane of the windows. The first floor walls retain their narrow wooden weatherboards; the gable walls have been covered with vinyl siding which closely matches. There have been no other major exterior alterations and there are no outbuildings. [c]

204. 1415 Bouchelle, ca. 1916; the George F. Hardin house. A two story frame house with a hip roof and a two story, full-width front gallery, in good condition. The gallery is set beneath the roofline and has tapered square wooden columns at each floor. Simple wooden balustrades run between the columns; there are newer wooden railings of a more modern design set to either side of the central stairs leading up to the porch. There is a small polygonal window bay on one side wall, and all exterior walls retain their original narrow weatherboards. There is a small one story porch on the back wall. There have been no major exterior alterations and there are no outbuildings. [c]

205. 1417 Bouchelle Avenue, ca. 1922; the Wm. B. Estes house. A one story stucco Bungalow with a front facing gable roof and a full front porch, in good condition. The front porch has massive square posts set on raised piers, and a solid railing wall, all stuccoed. The porch openings are rounded at the top corners, and were screened at an early date. A louvered front door and side panels were installed in the porch doorway at a later date, but the original opening is unaltered. The walls are frame beneath the stucco and the concrete foundation is also stuccoed. There have been no significant exterior alterations and there are no outbuildings. [c]

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206. 1419 Bouchelle Avenue, ca. 1922, the L. Wayland Ford house. A tall frame foursquare with stucco walls and a large hip roofed corner porch, in good condition. The porch is set at one front corner and wraps around to run partially along a side wall, as well as part of the facade. The porch has tapered square wooden columns and has been partially enclosed and screened. A group of three Craftsman windows sits opposite the porch on the facade, and a matching set is centered above them. A small pair of windows sits above the porch roof, and a low skylight has been added to the roof. There have been no major exterior alterations. [c] There is an early frame garage and storage building at the back of the property. [c]

207. 1501 Bouchelle Avenue, ca. 1922; the L. W. Barry house. A one story brick veneer Bungalow with a front facing gable roof and a full front porch, in good condition. The porch sits beneath the main roof and has large square brick corner posts and no balustrade. The original Craftsman windows are intact and set in pairs on the facade. There is a small frame back porch with original weatherboard siding, and there have been no significant exterior alterations. [c] There is an early frame garage at the end of the side driveway. [c]

208. 1503 Bouchelle Avenue, ca. 1929; the J. E. Bardelmeyer house. A one story brick veneer Bungalow with a front facing gable roof and a full front porch, in good condition. The porch sits beneath the main roof and has large square brick corner posts, short brick posts flanking the central stairs and a simple wooden balustrade. The original Craftsman windows are intact and set in pairs on the facade. There is a large side gable near the brick chimney, and the foundation is of concrete. There have been no major exterior alterations. [c] There is an early brick garage at the end of the side driveway. [c]

209. 1505 Bouchelle Avenue, ca. 1929; the W. J. Burner house. A one story frame Bungalow with a front facing gable roof and a full front porch, in good condition. The porch sits beneath the main roof and has tapered square wooden posts set on square brick piers, and a simple wooden balustrade. The original Craftsman windows are intact and set in pairs on either side of the front door, and two rectangular windows with small rectangular panes are centered in the gable end wall. The walls are weatherboarded and the foundation is of concrete. There have been no major exterior alterations. [c] There is a small frame garage at the rear of the property. [c]

210. 1507 Bouchelle Avenue, ca. 1939; the Doral Flynn house. A small one story "English Cottage" style house with irregular massing and a small recessed front porch, in good condition. The main roof of the house is a side facing gable, and two smaller gables are stacked together facing the street. The most forward of those has a roof which angles over to cover

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the porch. The double hung windows have newer awnings and the house is sheathed with vinyl siding which does not obscure any trimwork, and appears to mimic the original weatherboards. The house is still in the Flynn family. [c] There is a small frame garage to the rear of the property. [c]

211. 1509 Bouchelle, ca. 1929; the C. H. Burr house. A one story brick veneer Bungalow with a front facing gable roof and a full front porch, in excellent condition. The porch sits beneath the main roof of the house and is reached by a tall flight of concrete stairs. A large side ell was added to the rear part of the house at an early date, but after it was mapped by the Sanborn Co. in 1931. The rear ell matches the front section in scale and materials, and appears to date from the period of significance. The porch posts have recently been replaced with openwork iron posts which sit on the original brick piers, and the gable end of the roof has vinyl siding. There are no outbuildings. [c]

212. 1511 Bouchelle, ca. 1924; the F. L. Early house. A one and one half story Bungalow with a front facing gable roof, a partially recessed front porch and load bearing brick walls, in excellent condition. The front porch has square brick corner posts and is covered with a secondary front gable. It was screened at an early date, and a louvered door now occupies the porch entrance. The roof overhang just above the porch is supported by curved roof brackets which are unusual for the area. The house sits on a concrete foundation and has large side dormers on both sides of the roof; the gable ends and the dormer walls are all covered with wooden shingles. The porch changes constitute the only major exterior alterations. [c] There is a small frame garage at the back of the property. [c]

213. 1513 Bouchelle, ca. 1924; the F. L. Duley House. A tall foursquare house with a simple front porch and wide front door with sidelights, in good condition. The front porch is set to one side in the facade, and may replace an earlier porch; it has a flat roof and simple square wooden posts. The one-over-one windows of the two bay facade are symmetrically arranged and have louvered shutters. There is a small angled window bay on one side wall and a rectangular bay at the stair landing of the other side wall. The walls have asbestos shingles of an early date; there are no outbuildings. [c]

214. 1515 Bouchelle, post 1946. A small open gable house with new vinyl siding. [nc]

Ingleside Drive occupies the southeast corner of the district, and contains four houses, widely spaced and surrounded by mature trees. The street was the first to be developed in the Ingleside Addition, which was first platted in 1906, from lots originally found in Price's Addition. The

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subdivision also includes High Street, and the eastern ends of Wilson and Ross Streets, along with other areas not within the district boundaries. (See photo 21.)

215. 703 Ingleside Drive, ca. 1925; the Dean William Jefferson Lhamon house. A two story stucco house with a side facing gable roof, an irregular plan and a partially recessed front porch, in excellent condition. The porch is set to one side of the facade and the gable roof extends out over it to form a secondary gable, also side facing. The porch has arched openings and wrought iron railings, which combined with the white stucco walls and red roof, give the house a Spanish Colonial Revival air. The roof slopes further down along the back wall and a large shed roofed gable allows light into the upper rear rooms. The walls are ceramic block under the stucco, and the foundation is stuccoed as well. There have been no exterior alterations and there are no outbuildings. Lhamon was the first dean of the Missouri Bible College. [c]

216. 702 Ingleside Drive, ca. 1924; the Ralph Watkins house. A one and one half story brick Colonial Revival style house with a front facing gable and a large side porch, in excellent condition. The ground floor of the house has brick walls over ceramic blocks, and the upper gable end is covered with horizontal weatherboards. The entrance is centered in the gable end and covered by an open curved roof set on decorative brackets. There is a recessed screen porch along one entire side wall of the house, and large shed roofed dormers on both sides. There have been no major exterior alterations; the porch was either originally screened or changed at an early date. (Ralph Watkins was Dean Lhamon's son-in-law.) [c] There is one small frame garage set to the rear of the house. [c]

217. 706 Ingleside Drive, ca. 1926; the Albert G. Hogan house. Hogan was in Ag Chem at MU. A large three bay two story brick house with a hip roof and a two story frame side porch, in excellent condition. The entrance is centered in the facade and sheltered by a small porch with a flared gable roof which has decorative half timbering in the gable end and is supported by square wooden posts. The six-over-one windows are set symmetrically to either side of the front door, in pairs on the ground floor and singly above. The second floor windows extend above the plane of the roof to form small hipped dormers. The side porch has a separate hip roof; the ground floor is screened and the upper level has low half timbered walls and bands of casement windows on all three sides. The walls are ceramic block beneath the brick, and there have been no significant exterior alterations. [c] There is a single frame garage just north of the house. [c]

218. 714 Ingleside Drive; ca. 1917; the Odon Guitar house. One of only two stone houses in the district, it is a two story house with an irregular plan, gambrel roof, a recessed front porch and limestone walls. The ground

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floor has load-bearing stone walls, and the second floor is covered by the large complex gambrel roof which flares out at the first floor line. The front porch is set into the space between the main body of the house and a smaller front ell, and has been screened fairly recently. The house has one-over-one windows and a large stone chimney on one side wall. The porch is the only thing to have been altered on the exterior and there are no outbuildings. [c]

High Street forms part of the eastern border of the district, and only the west side of the street is within the boundaries. (A modern mid-rise apartment building on the east side of the street compromises the integrity of that area. See photo 23.) The street is a single block long, running north and south between Wilson and University Streets, and all seven houses on the west side of the street are contributing buildings. (See photos 22 and 23.)

219. 519 High Street, ca. 1910; the Lewis W. Dumas house. A two story frame house with a complex roof, an irregular plan and a concrete foundation, in good condition. The main roof of the house is hipped, and there is a large front gable and a smaller side gable; the side gable covers a two story ell. There is a full width front porch with square wooden posts and a hip roof; it has a secondary front gable over the wide entrance stairs. The front door has wide sidelights and a single one-over-one window sits next to the door beneath the front porch. The original narrow weatherboards are in place and in good shape, and there have been no major exterior alterations. There are no outbuildings. [c]

220. 515 High Street, ca. 1930; the Jack Matthews house. A one and one half story load-bearing brick Bungalow with a side facing gable roof and a large front dormer, in good condition. The roof extends out at a lower slope in the front of the house to cover a recessed porch and a small square front room. The porch occupies half of the front wall and has square brick columns and side brick entrance steps. A set of three Craftsman windows is set into the facade opposite the porch. The front dormer has a pair of similar windows and a clipped gable roof. There have been no major exterior alterations and there are no outbuildings. [c]

221. 513 High Street, ca. 1926, the Jas. E. Caudle house. A one story load bearing brick Bungalow with a recessed front porch and front facing gable roofs, in good condition. The porch occupies nearly one half of the facade; it has a square brick corner post and a solid brick railing and is reached by side brick steps. A secondary front gable covers the porch and a square room next to it. There is an original small frame porch on the rear of the house, the foundation is of concrete and the front gable end is stuccoed. There have been no major exterior alterations and there are no

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outbuildings. [c]

222. 511 High Street, ca. 1926; the Donald Chittendon house. A one story load-bearing brick Bungalow with a wide front porch, and front facing gable roofs, in good condition. The front porch occupies two-thirds of the facade; it is covered with a secondary front gable and has square brick posts and a solid brick railing. The porch is reached from one side and has been screened. There is a string course of darker brick headers running around the house at the base of the Craftsman windows, and a row of dark soldier bricks runs along the top of the concrete foundation. There have been no major exterior alterations and there are no outbuildings. [c]

223. 509 High Street, ca. 1926; the Orilla Werner house. A one story load-bearing brick Bungalow with a wide front porch, and front facing gable roofs, in good condition, and very similar to 511 High St., which shares a driveway. The front porch occupies approximately one-half of the facade; it is covered with a secondary front gable and has square brick posts and a solid brick railing. There is a string course of brick headers running around the house at the base of the Craftsman windows, and along the foundation is a row of bricks set in a basketweave pattern. A small frame back porch is original. There have been no major exterior alterations and there are no outbuildings. [c]

224. 507 High Street, ca. 1916; the J. O. White house. A large frame foursquare with a full-width front porch and a concrete foundation, in excellent condition. The porch has a hip roof, tapered square posts and a newer wooden balustrade, and is reached by a wide flight of wooden stairs. The door is centered in the wall beneath the porch and flanked by extra wide windows; the second story windows on the facade are one-over-ones of a more standard size. There is a small polygonal window bay on one side wall and a recent one story frame addition to the rear. There have been no significant exterior alterations. [c] There is a small frame garage at the back of the lot. [c]

225. 505 High Street, ca. 1939; the Marion Nagler house. A one and one half story frame Cape Cod style house with a Colonial Revival door surround and a concrete foundation, in excellent condition. The door is centered on the three bay facade and is flanked by fluted pilasters which are topped with a simple entablature. The two front dormers have gable roofs and six-over-six windows. The house is sheathed with aluminum siding, but it appears to match the original wide weatherboards, and no significant details have been obscured. [c] There is a newer two car garage behind the house. [nc]

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Summary: The East Campus Neighborhood Historic District is significant under Criteria A and C. The District is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT. The City of Columbia was growing rapidly in the early decades of the twentieth century, and East Campus was developed in response to the strong housing market created by that growth. The area soon became one of Columbia's favored upper middle class neighborhoods; many leading citizens built homes there, and the neighborhood functioned as a tightly-knit community throughout the period of significance. East Campus has had strong ties to higher education from its inception; it is directly adjacent to the University of Missouri on the west and Stephens College on the north, and has historically had a high number of residents associated with the schools. Many of the first homeowners in the neighborhood were faculty members from the schools; the neighborhood was especially popular with faculty of the University's School of Agriculture. The neighborhood's long-term popularity is testified to by the fact that numerous residents lived in or owned more than one house in the area during the period of significance, and many lived in the same houses for decades.

The buildings of the neighborhood, as a group, are significant under criterion C, in the area of ARCHITECTURE. The architectural styles and vernacular forms of the buildings in the neighborhood are typical of those found in early twentieth century American suburbs everywhere. The time period in which the neighborhood was developed was marked by increased methods of communication, which allowed for rapid dissemination of the latest styles in housing design. As a result, sources of inspiration for house plans were myriad, and East Campus houses reflect the availability of such information; some were custom designed, some are "mail-order houses," and others were probably built from standard plans obtained from the local lumberyard or other sources. The neighborhood contains a large number of dwellings which are representative of "popular" architecture of the time, and Craftsman style Bungalows and American foursquares predominate. Most of those dwellings have changed little since the period of significance.

The period of significance begins ca. 1895, the time of construction of the oldest house in the neighborhood, and runs until 1945, the standard fifty year cut-off point. Only two houses in the district are known to have been built before the turn of the century; development began in earnest around 1910 and most of the lots in the neighborhood contained houses by the time of the Depression. The vast majority of the buildings found in the district today retain integrity of design, materials, setting and craftsmanship; of the 225 dwellings in the district, 211 are contributing. In addition, 51 of the 71 outbuildings in the neighborhood are contributing buildings. The neighborhood also contains three of the few intact brick streets to be found in Columbia, all of which are counted as contributing structures.

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Community Planning and Development

The town of Columbia was laid out in the spring of 1821, just one year after Boone County separated from Howard County, and the same year that Missouri became a state. The town was platted by the Smithton Land Company, with a standard rectangular gridiron plan containing nearly four hundred lots. The town of Smithton had been established just west of the present downtown Columbia in 1818, but after several wells were drilled there without success, the settlers moved everything a half mile east and established the new town of Columbia. The Smithton Land Company, which later became the Columbia Land Company, owned over 2,700 acres in the Boone county area, and they donated approximately 70 acres of land to the city for streets, squares, and public buildings. The generous allotment of public land helped the town win its bid to become the county seat, and on September 3, 1821, Columbia became the center of Boone County government.

Of the land donated for public use, 10 acres were set aside to provide a site for a future state university. As Columbia historian Francis Pike put it, "in 1818, the Smithton Company trustees looked into the future and planned for the state University that finally emerged in 1841."¹⁴ Although the reserved land was a start, it took great additional effort to insure that the state University would be located in Columbia. The town was chosen after a very competitive bidding process, in which the citizens of several counties collected pledges for money with which to finance the construction of Missouri's State University. Boone Countians responded generously to the campaign, and their pledges of land and money totaled more than \$117,000. That sum edged out leading competitors Callaway and Howard Counties, and in June of 1839 "the great prize of location" was awarded to Columbia, and the first University classes were held in a downtown Columbia building on April 14, 1841.¹⁵

The establishment of the University, combined with general commercial development, warranted an expansion of the city limits, and in 1845 the original rectangular plat was expanded in all directions. The new eastern border was set at a line running near the present location of College Avenue, which put the undeveloped land that would become the East Campus Neighborhood just outside the city limits, at the southeastern corner of town. Fifteen years later, most of that area was incorporated into the city limits through the efforts of Sterling Price, Jr., a Professor of English Language and Literature at the University of Missouri, and a member of one of Boone County's most prominent families. Price bought 165 acres on the southeast edge of Columbia in 1860, and platted "Price's Addition to Columbia," a move which was described in an 1884 Boone County history as

¹⁴ Images from Columbia's Past: 1865-1945. p. 6.

¹⁵ Switzler, History of Boone County, pp. 252-259.

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"an enterprise of no small monument to Columbia."¹⁶

Price's Addition included land on both sides of College Avenue, and that portion of the addition that was located east of College encompassed most of the present historic district. The neighborhood was platted into very large residential lots between College and East street (present day Lee Street and Blair Court), and into 500' square lots further east. No streets were platted near the larger lots, which were intended to be sold to land speculators for later development. The remainder of the East Campus Neighborhood became part of the city in 1872, when Col. James R. Shields, a lawyer and prominent Boone Countian, platted "Shield's Eastern Addition,"¹⁷ which included the very northernmost part of the historic district.

The original plat for Price's Addition included an area labeled "Baptist College", which at that time occupied a block of land near the corner of Broadway and College Avenue.¹⁸ (It was that school which gave College Avenue its name, and some early plats label it as "Baptist College Avenue.") The Baptist College had its roots in the early "Columbia Female Academy", which was organized in 1833. That school was succeeded by the "Baptist Female College" in 1856, and in 1870 it came under the control of the Baptist General Association of Missouri, and was designated the official state Baptist college. With that transfer, the name was changed to "Stephens Female College" in honor of James L. Stephens, who provided a generous endowment for operating expenses.¹⁹ Stephens College continues to operate today, and its campus has grown to include land north and west of the East Campus Neighborhood.

The steady growth which had marked Columbia's early years was halted by the Civil War, and there was little new development anywhere in town during the 1870s and 1880s. Price's strong southern sympathies during the war had resulted in his ouster from the University, and his addition went largely unchanged. He died in 1871, before any substantial development had occurred east of College Avenue. The 1870 population of 2,236 had grown to only 3,985 by 1890, a increase attributed more to annexation than actual population expansion. The lack of economic growth restricted the amount of money the town could spend on infrastructure, and as late as 1890 Columbia had no public supply of clean water, no sewage system, no fire department,

¹⁶ Switzler, History of Boone County, p. 806.

¹⁷ Plat of Shield's Eastern Addition to Columbia," Boone County Records, Plat Book 45, p. 212.

¹⁸ Plat of Price's Addition to Columbia, Boone County Records, Deed Book 70, p. 196.

¹⁹ Switzler, History of Boone County, pp. 806-809.

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and no hospital.²⁰

It was not until a disastrous fire occurred on the University campus that serious efforts were made to improve the municipal infrastructure. In January of 1892, Academic Hall, the main building on the University campus, burned nearly to the ground. (Only the stone columns of the building were salvageable; they serve as a local landmark today.) The fire started as a result of faulty wiring, but the lack of a proper water supply with which to fight it was blamed for the severity of the damage. Surrounding towns immediately began to call for the transfer of the University out of Columbia, and the city had to fight to retain the state University. Money again had to be raised through subscriptions, and the city had to promise to develop an adequate water supply and fire protection capabilities.

The town kept the promise, and by the early 1900s, Columbia had a permanent fire department and a new water and power plant fed by deep wells.²¹ Other civic improvements followed soon after, including a telephone system, gas and electric utilities, and paved streets. The increase in public services corresponded to a rapid increase in population, and between 1890 and 1900 the town's population rose by 41.2 percent. The first decade of the new century saw an even more impressive jump of 70.9 percent, more than twice the average for cities in the same population class.²²

The general growth the town experienced spurred development in the East Campus Neighborhood, and it was soon one of the fastest growing subdivisions in the city. It was also one of the first neighborhoods to be developed with all "modern" utilities in place from the beginning. As of 1917 more than a dozen different subdivisions of the area had been platted, and all major streets found in the district today were in place.²³ (See Figure One.) The large tracts laid out by Price had been divided into individual house lots, and more than 75 houses had been built within the current district boundaries. Wilson Avenue and Rosemary Lane were almost completely built up, and most other streets contained at least a few new dwellings. The majority of those early buildings survive; there are only four contributing dwellings which appear to replace earlier houses, and a only a few original houses within the district are known to have been

²⁰ "Final Report of a Survey of the East Campus Neighborhood," p. 23.

²¹ Images From Columbia's Past: 1865-1945, p. 7.

²² From A City Plan for Columbia Missouri: Report of the City Planning and Zoning Commission 1935, (Kansas City: Hare & Hare--City Planners, 1935) p. 10.

²³ Although technically, any plat filed which changed Price's original layout would be called a "subdivision", many of the new East Campus subdivisions shown on the 1917 Atlas map were also called "additions," for no apparent reason.

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demolished. (Many of the post-1945 buildings were built on lots that had never been developed.)

The popularity of the area apparently led many people to purchase whatever was available there at the time so they could live there while the house of their choice was under construction. There are several instances of East Campus residents who lived in the neighborhood for two or three years at one address, and then moved to a new house next door or down the street, where they stayed for a much longer period. Elihu Childers, who owned the Columbia Herald newspaper and later the Columbia Herald-Statesman Publishing Company, first moved to East Campus in 1915, when he and his wife Mabel moved into a modest one story frame house at 1508 Wilson Ave. They lived there until 1918, when they moved two houses down to a larger two story house at 1506 Wilson, where they stayed for 25 years.²⁴ A large Colonial Revival house nearby, at 1419 Wilson, was built in 1911 for John Belcher, who lived there for twenty five years; he was living in the house next door, 1415 Wilson, in 1909, and probably supervised construction of the new house from that residence.

The decade of the 1920s represents the greatest period of growth for the area; nearly 100 houses were built in the East Campus district between 1922 and 1929. A local newspaper article entitled "Building Boom For Columbia Looks Certain," reported in 1923 that the city was rebounding from a housing shortage created by World War I, during which "building of residences practically was at a standstill." The article noted that in spite of the large number of new houses that were completed during 1922, "the housing situation in Columbia was acute all winter and there still remains a shortage of homes, especially those for rent....there is now a larger demand for homes than the supply can take care of." The article also credited increased activity at the University with strengthening the housing market-- "another real estate dealer said that he looked for a big boom in Columbia within the next few years....the increased appropriations for the University meant an increase in business conditions for the town as a whole."²⁵

Growth at the University naturally meant more teachers, and dozens of faculty members from the University and Stephens college lived in East Campus during the period of significance, often constituting the dominant occupational group in the neighborhood.²⁶ The 1993 survey of the neighborhood included interviews with long-term area residents, many of

²⁴ Missouri Historical Review, Vol. 42 # 4, p. 383, and various Columbia City Directories.

²⁵ "Building Boom for Columbia Looks Certain." Columbia Missourian, April 23, 1923, p. 7.

²⁶ There were also a few East Campus residents who were affiliated with Christian College, the town's third major college, but its location north of the downtown area was far enough removed that most of faculty and students from there lived in other areas.

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whom indicated that many people who lived there did so because the colleges were so close--"the appeal of the east Campus Neighborhood especially to individuals and families affiliated with local schools.....was greatly enhanced by the easy walking distance from residence to work." Mrs. Ruth Watkins Blaechle, who lives in the house she grew up in at 702 Ingleside, remembered her father's views on driving--"on bad days it was too bad to take the car out, and on nice days it was too nice not to walk...I remember a lot of walks back and forth across the white campus."²⁷ The limestone buildings of the University's white campus are very close, just across College Avenue, to the west. (See photo 7.) The buildings of the Agriculture department are also nearby, just across Bouchelle Avenue, along the southern border of the neighborhood. (See photo 20.)

East Campus was especially popular with faculty from the University's College of Agriculture, and one of that department's most prominent early members, Edwin A. Trowbridge, lived there for nearly the entire period of significance. Trowbridge also owned more than one house in the neighborhood; he started out at 1408 Wilson, in 1910, and then moved to 1411 Bouchelle, where he stayed until the 1940s.²⁸ Edwin Trowbridge was a member of the department of animal husbandry for four decades, and was named Dean of the faculty and director of the Agricultural Experimental Station in 1945. He received his undergraduate degree from the University of Wisconsin in 1906, and soon after came to Columbia to do graduate work and serve as an instructor in animal husbandry at the University. He was made an assistant professor in 1909, and two years later was a full professor and the chairman of the animal husbandry department. He represented the University in national and international expositions over the years, and was known as a fair and diplomatic judge of livestock shows. He was also a prolific writer; an article written in 1945 noted that he was the "author of 22 livestock publications, and has contributed many articles to newspapers and magazines."²⁹ Trowbridge served as the dean of the school until his death in 1948, and the University has recognized his long years of service by naming an animal science building in his honor. The Trowbridge Livestock center now sits just a few blocks south of his former house on Bouchelle Avenue.

Many other faculty members from Trowbridge's department lived in the neighborhood over the years, including Dr. Albert G. Hogan, a professor of

²⁷ "Final Report of a Survey of the East Campus Neighborhood." p. 69. The oral history of the area was compiled by Ray Brassieur.

²⁸ In addition to Edwin, there was a Dr. Perry Trowbridge living on Wilson Ave. in 1908, and a William Trowbridge at 1410 Rosemary in 1914; the presence of family members in the neighborhood may have also influenced his decision to move there.

²⁹ "Trowbridge Named New Agricultural Dean," Missouri Alumnus, Vol. 33 # 10, p. 2.

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animal nutrition who built the house at 706 Ingleside Drive, and lived there into the 1940s. (See photo 21.) Donald Chittenden, an assistant professor of animal husbandry, built the house at 511 High Street in 1926, and later moved to 1405 Bouchelle, two houses down from Trowbridge.³⁰ Ross Street was particularly popular with School of Agriculture faculty; five faculty members from that department lived on the street in 1936, including Charles W. Turner, an associate professor of animal husbandry who lived at 1509 Ross Street. Professor Turner's son, also Charles Turner, now lives in that house and he recalled the early days in the neighborhood in a 1993 interview; "there were a lot of Ag. professors, like my father, who walked to work every day."³¹ There were of course many other faculty members in the neighborhood, and nearly every department of the University was represented at one time or another.

One of the area's best known houses, the architect designed Colonial Revival house at 1516 Wilson Avenue, was built ca. 1916 for two of the neighborhood's most distinguished residents, Walter and Helen Miller. The Millers moved to Columbia in 1911, and they lived in the house on Wilson until the late 1940s. Walter McNab Miller was born in Ohio in 1862, and received his master's degree in 1884. He married Helen Guthrie in January of 1889 and spent the later part of the nineteenth century in Europe, studying in Leipzig, Prague, and the American School of Classical Studies in Athens. He taught at the University in 1891, and then returned in 1911 as a professor of Classical Languages and Archaeology. He became dean of the Graduate School in 1914, and held both posts until his retirement in 1936, after which he kept an office in Jesse Hall as professor emeritus until the mid-1940s. He published numerous books and articles, and served as editor and associate editor of The Classical Journal for more than thirty years. He was still living on Wilson in 1947, and probably stayed there until his death in July of 1949.³² The Miller house was designed by James Jamieson, the architect of many of the buildings on the University's white campus, and it is likely that the Millers met Jamieson while he was supervising construction at the University.

Helen Guthrie Miller was also from Ohio; she was born there in 1861, and her early studies paralleled those of her husband; she did course work in Leipzig, Prague, London and Paris. She was best known for her work to secure the vote for women; she was the first vice president of the National American Women's Suffrage Association, and the president of the Missouri Equal Suffrage Association. She remained active after women were granted the vote, and was a Republican representative for the Missouri

³⁰ University of Missouri, Faculty Directories, 1924-1936.

³¹ "Final Report of a Survey of the East Campus Neighborhood." p. 86.

³² Missouri Historical Review. Vol. 44 # 1. p. 91.

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Constitutional Convention of 1923, serving as the chairman of the committee on Public Health and Welfare. An account of her activities at the convention described her as "especially interested in development of public health work in Missouri."³³ She also served as the president of the Association of Women in Public from 1926-1928. In 1948, she was named one of the 22 outstanding women of Missouri by the group action council of St. Louis, and her long-term commitment to social issues was considered important enough to earn her a lengthy entry in Show-Me Women: Selected Biographies.³⁴ Mrs. Miller died just one month before her husband, in June of 1949.³⁵ The Miller house is one of the largest and most formal in the district, and it has changed little since the Millers lived there.

Another of the area's most distinctive houses was built for a man who worked for Stephens College for more than two decades. The ca. 1896 William Bayless house at the corner of Bass and Dorsey streets is the oldest house in the district, and one of the largest and most intact Queen Anne style buildings in Columbia. Bayless moved to Columbia in 1892 and built the house at 1316 Bass Ave. shortly after. (See photo 2.) In 1898 he founded the Bayless Abstract Company, and in 1902 became president of the Farmer's Bank. In 1905 he became the treasurer for Stephens College, a job he retained until 1926, when he retired. He moved out of the Bass Avenue house in the late teens and died in 1930. Other Stephens College faculty include the previously mentioned Mabel Childers, who taught German there during the twenties and thirties, and Helen Hayes Crawford, a Botany instructor who lived at 1701 University in the twenties. A. G. Stead, the field secretary for the school in the 1930s, built at least two different houses on University in the mid-1920s. (1403 and 1405 University, see photo 6.) Weldon P. Shoftstall, who started at Stephens as a secretary and later became a dean of the school, also lived in more than one house in the district during the period of significance. He lived at 502 S. William in 1929, at 1306 Bass Avenue in 1932, and in 1939 built the house at 1607 Ross Street, where he spent his retirement.³⁶

Although the area is now very popular with local college students, in the early years, students were a minority. Long term neighborhood resident Francis Pike was a student at the University during the period of significance, and when he was interviewed in 1993, he indicated that

³³ Missouri Official Manual 1923-24, p. 503.

³⁴ Mary K. Dains, Show-Me Women: Selected Biographies, (Kirksville, MO: Thomas Jefferson University Press, 1989) pp. 232-234.

³⁵ Missouri Historical Review. Vol. 44 # 1, p. 92.

³⁶ University of Missouri, Faculty directories, 1924-1933. (Stephens College faculty were included in early University directories.)

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although students often visited their professors in the area, a relatively small number lived there. There were a few large dwellings constructed in the teens and early twenties to serve as fraternities or sororities, but with the exception of College Avenue, the neighborhood never really became popular for such uses, possibly because of the high number of single family dwellings already there. (Most University fraternity and sorority houses were built just southwest of the main campus, that area remains the most common location for such buildings, and is today referred to as "Greektown.") None of the five houses built within the district boundaries for "Greek" social organizations were used as such past the 1930s, and many functioned as single family homes for most of their history.

There were of course many people living in East Campus who had no connections to area schools, and the residents who were not involved with education actually constituted a slight majority during the period of significance. One of the more prominent local citizens to live in East Campus was Odon Guitar, Jr. who lived in the house at 714 Ingleside from the early 1920s until past 1940. The Guitar family played a prominent role in Columbia society from the very early days of settlement, and Odon Guitar Sr. attended the opening session of the University, going on to receive his degree and, after serving as a General in the Civil War, went on to practice law.³⁷ His son was also active in community and business affairs, and the Guitar building which still stands in downtown Columbia was erected to house his business offices. Another prominent Columbian, Thomas C. Wilson, built the ca. 1910 house at 1507 Wilson Street. Thomas Wilson attended the University in the 1870s and then moved to the northeastern part of the state, where he worked as a civil engineer and engaged in various business ventures, including establishing a brick factory in Hannibal, and serving as a railroad tie contractor in a couple of locations. He was an active member of the Republican party, and served as a delegate for the Republican National Convention in 1892. He was also involved in the business of agriculture; in 1902 he organized the American Apple Growers Congress in St. Louis, and he was later a member of the state Board of Horticulture.³⁸ In 1910, Wilson returned to Columbia to serve as the secretary of the Missouri Board of Agriculture, at which time he moved into the house on Wilson Street. His duties on the board consisted of compiling reports of several hundred pages, which were published yearly. He also supervised the publication of thirteen different bulletins which were distributed to farm families throughout the state, and kept up with board reports on such diverse activities as the Missouri State Fair and the

³⁷ Switzler, History of Boone County, pp. 877-879.

³⁸ Walter Williams, ed. History of Northeast Missouri (Vol II. New York and Chicago: Lewis Publishing Co., 1913) pp. 1182-1185.

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goings on of the University's School of Agriculture.³⁹ When Wilson moved into his new house, the street in front of it was called Keiser Ave.; in the late teens or early twenties, anti-German settlements after WWI called for a new name, and the road became Wilson Street, possibly in his honor.

The neighborhood was also home to several members of the business community, including R. F. Rogers, a dry goods merchant who built one of the oldest houses in the district at 1312 Anthony St. in 1904; in 1908 he and his wife Narcissa moved next door to 1308 Anthony, and she was still living there in 1912. Another local businessman, Clarence C. Lightner, moved to the neighborhood with his family in 1916, when he was a young man, and he stayed there until after 1946. He first moved out of the family house at 1313 Rosemary Lane into the multi-family foursquare at 1514 Rosemary Street in 1925, where he lived with his wife until they bought a house at 1417 Rosemary Lane. That house remained their home until sometime after 1946. His father and partner, John H. Lightner, built the house at 1313 Rosemary Lane in 1916, and was still living there in 1940. The two men were listed in the 1940 city directory as the principals of the Talbot-Lightner Agency, Inc., a company which apparently conducted a wide range of business activities; ads for the company read "Insurance--Real Estate--Loans."⁴⁰ C. C. Lightner, as he was most often called, ran the Tavern Drug Store in town from 1919-1934, after which he became the manager of the Columbia Greyhound bus line, a job he held for more than thirty years and which apparently allowed him time to participate in the activities of the Talbot-Lightner Agency as well. Lightner was well known in the area, and his biography of 1967 read "few citizens of Columbia, Missouri or Boone County are acquainted with as many persons as is Clarence Curry Lightner."⁴¹

A number of East Campus residents built their own houses, and a few built additional dwellings nearby to rent or sell, a common practice in American suburbs of the time. One description of neighborhoods in Boston and elsewhere commented on the large number of individuals who built houses there, and noted that--

"some of these builders were carpenters, some real estate men, most were not professionals at all. The vast majority were either men building houses for their own occupancy or small investors who built a house nearby their own residence in order

³⁹ Thomas C. Wilson, 44th Annual Report of the Missouri State Board of Agriculture, (Jefferson City: Hugh Stephens Printing, 1912.)

⁴⁰ Columbia City Directories. Addresses are based on entries in various years, and the ad appeared in the 1940 directory, put out by R. L. Polk and Co.

⁴¹ David D. March, The History of Missouri, (New York: Lewis Historical Publishing Co., 1967) p. 1061.

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to profit from rents of one to three tenants."⁴² There are several sets of houses in the neighborhood which appear to have been built from the same plans, many of which were owned by the same people, such as the pair of nearly identical Bungalows at 1617 and 1619 University Ave. (See photo 9.) The houses were built 4 years apart by the same man, S. D. Brooks, and as it is unlikely that Brooks would choose an identical plan for a new house for himself, the second was probably meant to be a rental house, or to be sold on "speculation."

Another area resident, traveling salesman James Oliver, apparently engaged in speculative building in the area when he was not traveling. The abstract for the property shows that the "Oliver Brothers" mortgaged the ca. 1916 foursquare at 1508 Ross Street several times, in order to finance the construction of other houses in the neighborhood.⁴³ (See the drawing of the house in the discussion of foursquares later in this section.) Just up the street from the Oliver house are two houses built by brothers Charles and Frank Naylor, probably from a single set of plans. The Naylor brothers were both listed as carpenters in early city directories, and they are known to have built at least three houses in the area: 1405 Bouchelle, ca. 1917; 1403 Ross, ca. 1924; and 1411 Ross, ca. 1926. Charles Naylor lived in the house on Bouchelle for a time, and the brothers each lived in one of the houses on Ross. The house at 1403 Ross never left the Naylor family; Frank's son Dennis Naylor now lives there.

Another way area residents earned money through real estate was to simply rent out a portion of their own home. As the University and the demand for student housing grew over the years, the number of students living in the area increased, and many of the rental patrons in the neighborhood were local college students. A map of rental housing for University students which was prepared for the city of Columbia in 1935 indicated that although student housing was generally concentrated southwest of the campus, most streets in the East Campus neighborhood contained, at least one or two houses that rented space to University students.⁴⁴ This was a particularly popular practice among widows and single women, as revealed by a list of landowners with property to rent to students or faculty which was compiled by the University around 1930.⁴⁵ Every person on that list was female, and although married women sometimes took charge of renting rooms in their family homes, it was much more common for widows or single women to take on boarders.

⁴² Streetcar Suburbs, quoted in The Comfortable House, p. 29.

⁴³ From the current owner of the house, Ms. Nancy Case, who has lived there since 1950.

⁴⁴ A City Plan for Columbia, Missouri, opposite p. 13.

⁴⁵ "Final Report of a Survey of the East Campus," p. 64.

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There are several dwellings in the neighborhood which were laid out to accommodate boarders, such as the house at 606 S. William St., built for Stephens College recruiter Fred Bruton and his wife Lillian in 1940. Mr. Bruton was in poor health when the house was built, and he designed it so that his wife could supplement her income by renting out the second floor in the event of his death, which she later did for a number of years.⁴⁶ The Charles Turner house at 1509 Ross Street was also designed to accommodate renters; the original owner of the house, a single woman who taught Home Economics, rented the upstairs to supplement her income.⁴⁷ There were also a couple of women who operated full scale rental properties in the neighborhood, including Claudia Hatton, who operated the area's first boarding house at 1401 Wilson Avenue in the 1920s, and Fannie Moore who owned a multi-unit building at 1406 Ross Street for fifteen years.⁴⁸ There were also larger apartment buildings in the area, at least two of which exist today as condominiums. Unfortunately, there are also many formerly single family houses in the neighborhood which are now rented to excessive numbers of tenants, a trend the neighborhood association has been working to reverse.

Several of the people who lived in the neighborhood during the period of significance made it their home for decades, and many passed their property on to their grown children, as was the case for Charles Turner and Dennis Naylor, who returned to the area after time spent elsewhere and now live in the houses they grew up in. There is also the case of Mrs. Nola Anderson Haynes, who moved to the neighborhood in 1936, when she married her late husband, an astronomy professor at the University; she was still living in their house at 1408 Rosemary Lane in 1993. Many other houses have had only one or two owners during their long history, such as the house at 702 Ingleside, which was built in 1924 by Ralph Watkins, son-in-law to the builder of 703 Ingleside. It was bought by Larry and Emma Jean McKinnin from Mr. Watkins' daughter, and is still the home of Mrs. McKinnin. These long term residents provide a sense of continuity in the neighborhood which is often lacking in older suburbs. As a result, the neighborhood not only looks like it used to, but there are still people living in the area who remember what it was like to live there during the period of significance. Those people, as well as the new families who are coming in to reclaim previous rental property for family living, form a

⁴⁶ From a 1993 interview with current owner Virginia Sinclair, who bought the house from Mrs. Bruton in 1965.

⁴⁷ Charles Turner remembered that his father had removed a second floor kitchen when they moved into the house in the early 1930s. From "Final Report of a Survey of the East Campus Neighborhood." p. 90.

⁴⁸ "Final Report of a Survey of the East Campus Neighborhood," p. 67.

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solid base population of people who care about the area and are willing to work towards its preservation.

Architecture

The houses of the district, as a group, are typical of those found in numerous early twentieth century American suburbs, and the district is significant under criterion C, in the area of ARCHITECTURE. Residential architecture is often categorized in terms of form, the shape of the building and the layout of its rooms, and in terms of style, which is influenced by trends which were in fashion when the house was built. Vernacular forms are based upon tradition and long established patterns of use, with little to no thought given to projecting an up-to-date public image. Formally designed houses, by contrast, follow architectural guidelines which often determine both the form and the disposition of decorative features. However, these categories frequently blend together, especially in suburbs developed during the same period as the East Campus neighborhood. During this time, increased methods of communication meant rapid dissemination of the latest styles in housing design, yet traditional forms still held an important role. The resulting buildings are sometimes referred to as popular architecture, falling somewhere between the categories of Vernacular and High-style, and most of the houses in the district fit that designation.

Even though the neighborhood is primarily a product of the twentieth century, evidence of the lingering effects of the Victorian era remains there. The most conspicuous example of Victorian design is the ca. 1898 William T. Bayless house at the corner of Bass and Dorsey streets (1316 Bass Avenue.) The Bayless house is an archetypical Queen Anne house, replete with patterned shingles, stained glass windows, gingerbread trim, a corner turret and a wrap-around front porch. The Bayless house is individually significant as a reminder of the types of houses that were commonly built in Columbia just a few decades before the East Campus neighborhood was built up, and is one of very few intact Queen Anne buildings to be found anywhere in Columbia.

By the time most of the neighborhood houses were erected, Victorian tastes were beginning to be seen as excessive, but picturesque ornamentation had been around long enough to have taken on some of the characteristics of vernacular architecture; it had become in some ways traditional. Most of the builders of the East Campus houses had grown up in Queen Anne and Italianate houses, and they carried their notions of home over into the new houses they built. Victorian influences usually show up as minor things such the use of "Queen Anne" windows in otherwise Craftsman or Colonial Revival houses, or the addition of large polygonal bays to traditional foursquares. A look at the 1910 Sears, Roebuck builder's catalog shows that such mixes were easy to do and apparently common practice. In 1910, most building components shown were typically Queen

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Anne, but the company was already offering a "Craftsman" line. Simple quarter sawn Craftsman style oak doors were listed next to scrolled Victorian vergeboards, and one page even offered a "Mission Sideboard" and a "Queen Anne Sideboard" side by side.⁴⁹

One early house in the northern part of the district displays such a mixture of styles. Directly east of the Bayless house, at 1312 Bass Avenue, is a large residence built by William Cochran around 1910. It displays an interesting mix of stylistic elements, some of which look ahead to twentieth century houses and others which are straight out of the Queen Anne era. The house has a solid rectangular form and Classically inspired decoration typical of Colonial Revival houses, and shaped exposed rafter ends and textured brick wall surfaces common to Craftsman houses, but also has decorative shingle work of the front gable end, and many multi-paned windows which are more representative of Queen Anne dwellings of the late nineteenth century. It appears that Cochran simply chose what was for him, the best of both worlds.

The houses of the East Campus neighborhood, being built by different individuals over several decades, naturally form a diverse group, but it is possible to identify shared characteristics among portions of the group, and from that to create broad categories for the sake of discussion. It should be stressed that the dwellings of the district often have more similarities than differences, and that many of the buildings could fit into more than one of the groups discussed here. They are placed in the following categories according to dominant, rather than exclusive, characteristics of form or style. The four major categories discussed below -- Craftsman/Bungalow, American Foursquare, Period Houses, and Multi-family Dwellings-- encompass roughly 85% of the properties in the district.

⁴⁹ Sears Roebuck Home Builder's Catalog: The Complete Illustrated 1910 Edition, (New York: Dover Publications, Inc. 1990), p. 80.

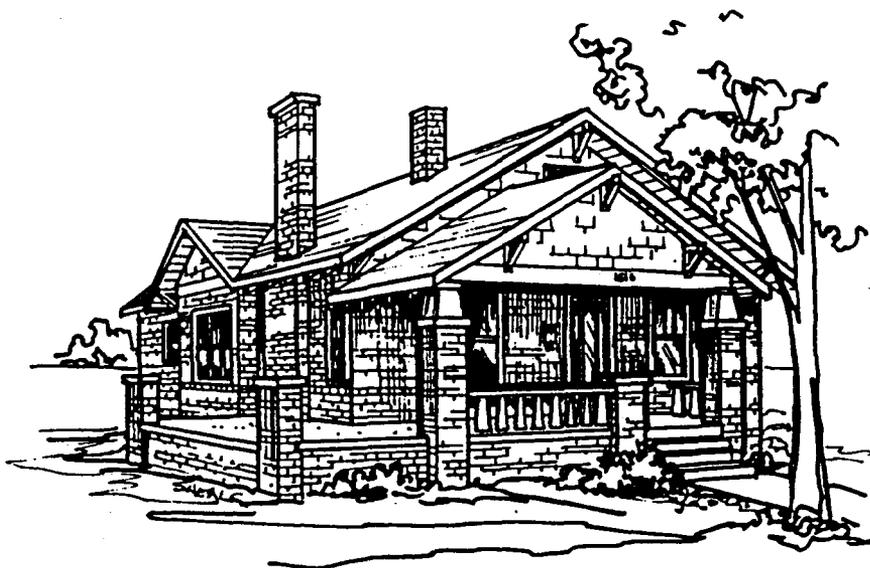
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Craftsman / Bungalow
Nationwide--ca. 1905-1930, East Campus--ca. 1909-1930



1516 Ross Street

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

The most common house type in the district is that of the Craftsman/Bungalow; nearly a third of the dwellings found there have Craftsman styling. Bungalows are the most common form used for Craftsman houses, almost to the point of becoming a style of their own. Seventy one of the dwellings in the district have Craftsman characteristics, and of those, roughly 90% are Bungalows. Craftsman houses generally have low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, the top portion being divided vertically into three or four panes, the bottom single. Exterior walls are of brick, stucco, or weatherboards.

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

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piers, or by heavy square brick posts. (See photos 5 and 9.)

The creation of the American Bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the Bungalow style in the early 1900s.⁵⁰ Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate, the underlying design principles were found to apply easily to much more modest dwellings, and several of the East Campus Bungalows exhibit similar characteristics. Area residents also identified area Bungalows with the style's California roots, and one newspaper description of an East Campus Bungalow under construction at 1317 Anthony referred to it as being "after the California Style."⁵¹

The man most frequently identified with the Craftsman movement, Gustav Stickley, spent a good deal of his professional life working for the betterment of residential architecture. He is considered to be the founder of the Craftsman movement and he published the Craftsman magazine from 1901-1915. He began his career as a furniture maker, but soon expanded his interests to include architecture. Stickley believed that good design should not be reserved for the houses of the wealthy. As he put it in 1913, "the Craftsman Movement stands not only for simple, well made furniture, conceived in the spirit of true craftsmanship, designed for beauty as well as comfort, and built to last, it stands also for a distinct type of American architecture, for well built, democratic homes, planned for and owned by the people who live in them."⁵²

Stickley, like the Greenes, was influenced by the Arts and Crafts movement, and devoted a good deal of space in the Craftsman to promoting theories of the movement, as well as showcasing his own designs for furniture and houses. The magazine also featured articles on American architecture, including discussions of how elements of the designs of architects like Greene and Greene could be applied to everyday architecture. Each issue of the Craftsman contained designs for affordable houses, the plans of which were available free to subscribers. This service proved to be so popular that Stickley published separate

⁵⁰ Among the best known of Greene and Greene's houses are the R. R. Blacker House, 1909, the David W. Gamble House, 1907-08, in Pasadena, California. See The American Bungalow, pp. 115-135 for more on the work of Greene and Greene.

⁵¹ Columbia Missourian. "New Residence to be After California Style." April 23, 1923, p. 7.

⁵² Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

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collections of Craftsman house designs, Craftsman Homes and More Craftsman Homes, which included discussions of appropriate gardens, furniture, and interior finishes as well as house plans.

Typical Bungalow plans reflect the values that were advocated in Stickley's writings, and it is his interior designs that are most obviously carried over in East Campus Bungalow designs. His descriptions of Craftsman architecture apply to many Bungalows in the district. Most are single storied, "to eliminate the trouble of stair-climbing," and the floor plans are relatively open, to "do away with" the notion "that a house must be a series of cells, room upon room, shut away from all the others".⁵³ Living rooms were meant to be important social centers, and as such are well lighted and usually the largest room in the house. Dining rooms are often only partially separated from the living room because "a greater sense of space is added and all things that are put in the dining room to make it beautiful contribute to the pleasure of the people who are sitting in the living room."⁵⁴

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

By the early teens, Bungalows had become so much the accepted style in which to build suburban houses that numerous companies published collections of Bungalow designs, the plans of which could be obtained easily and inexpensively. The demand for houses built in the style was great enough to support factories which produced nothing but prefabricated Craftsman style components such as columns, doors, windows, interior and exterior trim work, and various built-in units. Companies such as the Lewis Manufacturing Company of Bay City, Michigan offered ready made house parts ranging from porch supports to plans and materials for the entire building, and complete pre-cut Bungalows were available from numerous mail-order companies. There is at least one pre-cut mail-order Bungalow in the East Campus district; the house at 1316 Anthony Street is a near replica of the "Plaza" model advertised by the Aladdin house company, also of Bay City, Michigan. Other East Campus houses contain prefabricated Craftsman style components, and there are also numerous examples of nearly identical Bungalows built side by side, indicating the use of standardized plans.

⁵³ Gustav Stickley, More Craftsman Homes, (New York: Craftsman Publishing Company, 1912) p. 2. and "The Craftsman Movement" p. 25.

⁵⁴ More Craftsman Homes, p. 3.

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



1508 Ross Street

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

The second most common house type in the area is the American foursquare; of the two hundred and twenty five dwellings in the district, sixty five are foursquares. Foursquares are generally cubic in shape, two stories tall, with four rooms on each floor. They are topped with hipped, often pyramidal roofs, often with one to four dormers. The dormers have shed, hipped or gable roofs. Most foursquares are set on a basement and front porches in widely varying forms are extremely common. It is often the porches which carry the decorative elements of a particular architectural style. Window placement also varies, and some have bay windows, usually on a side elevation. There are frame and masonry foursquares in the survey area, with stucco, weatherboard, stone, and brick walls. (See photo 10.)

The majority of the East Campus foursquares are relatively unstyled; there are a few Colonial Revival and Craftsman examples. Most are of the basic cubic form, with any additions or extra rooms located to the rear;

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1310 Rosemary, 1401 University, and 514 William are all typical examples. A few others have a small one-story ell to one side, which often houses a breakfast room or sun porch (e. g. 1511 Rosemary and 1416 University). The most significant variation in form is in the case of sixteen houses which are of the basic cubic plan, but have a two-story ell added to the east side of the facade. In some cases the ell is covered with a separate roof, and does little to detract from the basic foursquare appearance, while others are topped with an extension of the main roof, resulting in a much broader facade. 1422 University and 1314 Rosemary have ells with separate roofs; 1513 Wilson and 1512 Ross are examples of the latter configuration.

The foursquare is essentially a form upon which varying decorative treatments could be used to achieve different stylistic effects. As a result one can find foursquares in styles ranging from Colonial Revival to Craftsman. Regardless of the "stylistic jacket" used, the solid cubic shape and the defining hipped roof make the shape of this house type its most recognizable feature. Its clean lines and self-contained form offered homeowners a refreshing change from the decorative exuberance popular in the late Victorian era, and it became popular among both rural and suburban residents during the late nineteenth and early twentieth centuries. It was often chosen by middle-class families who were moving up to a larger house, as the massive form gave the impression of stability and was just large enough to appear impressive without being pretentious.

The foursquare has ties to both vernacular and high-style housing forms. It is closest in plan to the vernacular double-pile house found in both England and America. Double-pile houses are typically two stories tall with four rooms on each floor, but vary from foursquares in that most have side facing gable roofs and tend to be a bit more rectangular in shape. Both double-pile houses and foursquares have been said to evolve from eighteenth century Georgian designs; as Alan Gowans put it, "the foursquare was a Georgian mansion reborn in middle-class form".⁵⁵

The foursquare's important role in popular architecture is illustrated by the fact that foursquares were among the house types commonly offered by mail order companies such as Sears, Roebuck and Company, Montgomery Ward and Aladdin, all of whom shipped prepackaged house "kits" all over the country. Ads for these companies which touted the virtues of the foursquare described it as "The ever popular square type which gives an air of massiveness" and "thoroughly American in architecture, it is a house anyone will be proud to identify as 'My Home'."⁵⁶ Whether it was built from 'scratch' or a kit, the foursquare's inherent simplicity offered both ease of construction and a form which could be adorned with stylistic elements of the homeowner's choice or allowed to stand on its own merits as

⁵⁵ The Comfortable House. p. 87.

⁵⁶ The Comfortable House, p. 84.

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a simple, clean-lined dwelling.

Period Houses

Nationwide--ca. 1880-1950, East Campus--ca. 1910-1941

The houses in this group are built in a variety of styles, and are referred to as period houses because they all strive to recall the designs of a specific period in history. East Campus period houses include Colonial Revival and Tudor Revival, and of the forty one dwellings in that category, the vast majority are Colonial Revival. Although Colonial Revival dwellings were built in the area throughout the period of significance, the largest and most distinct examples within the district tend to date from the 1930s and 1940s, including several on University Avenue. (See photos 7 and 8.)

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

Period houses were designed not so much to be exact copies of early buildings as new forms in which a single past style was emulated. In most cases this was done by copying general massing and using carefully duplicated ornamentation.⁵⁷ Most Period houses differed from their past models in their floor plans. The newer houses utilized open planning concepts popular in such styles as the bungalow, and the rooms tended to be larger and fewer in number than those of the early houses they emulated. The Colonial Revival movement has been extremely long lived in American suburbs, and several of the houses built in East Campus in the 1930s and 1940s would easily blend into the new suburbs going up in Columbia today.

⁵⁷ In the 1930s, exact duplication of decorative elements from Colonial houses was facilitated by the activities of the Historic American Building Survey (HABS), which started recording historic structures with measured drawings in 1933.

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



1516 Wilson Avenue

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

Colonial Revival houses tend to have accentuated front doors, often surrounded by classically inspired entablatures. The facades are more or less symmetrically arranged, and the entrance is often centered. Porches are supported by classical columns and a cornice with dentils or small modillions sometimes runs along the eave line. In contrast to Craftsman houses, which emphasize the blending of interior and exterior spaces, Colonial Revival houses are more self-contained, with fewer porches and more static rectangular plans. Roof types include gambrel, hip, and gable; the latter being found most frequently in East Campus. The windows are primarily double-hung and multi-paned, often with shutters, and exterior walls are clapboard or brick.

Colonial Revival houses come in many forms, and in East Campus one can find everything from large formal Georgian Revival houses to small Cape Cod cottages. Most of the East Campus houses from this category have simplified decorative elements based on Classical styles, with no strict adherence to particular models. There are a few examples which fit into the Georgian Revival subcategory. Those dwellings mimic the formal symmetrical fenestration of original Georgian houses and feature much more

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

There are also several Dutch Colonial Revival houses in the area, which are typified by the gambrel roofs which were common to early Dutch houses in the eastern United States.⁵⁸ Mail-order companies offered all forms of Colonial Revival houses, and Dutch Colonial models were particularly popular with such companies. Like foursquares, these houses were praised for their massive qualities. A 1927 Montgomery Ward's ad describes a Dutch Colonial model as: "simplicity at its best...built low to the ground, its lines take on a massiveness and grace".⁵⁹ Dutch Colonial houses in East Campus follow the national trend, in which early examples have gambrel roofs which face the street, while those of later houses tend to be side facing, with more prominent Classically inspired ornamentation. The construction of a house in the style which was built at 1511 Ross Street merited mention in a local newspaper article, and it was referred to then as "Dutch Colonial." The brief description of the house began, "Dr. H. E. French is having a new Dutch Colonial home erected on Ross Street."⁶⁰ Dr. French was an associate professor at the University, and his family lived in that house throughout the period of significance. Other Dutch Colonial houses in East Campus include 1408 Wilson, ca. 1909, and 522 S. William Street, ca. 1923.

There are also a few examples of the "Cape Cod" house type, which became popular after the much publicized reconstruction of Colonial Williamsburg in the 1930s. (Houses in that style are sometimes referred to as Williamsburg houses.) Cape Cod houses are one and one half stories tall, with gable roofs parallel to the street, and small dormers along the front. One of the largest such houses in the district is the ca. 1940 house at 606 S. William Street.

⁵⁸ It is interesting to note that the distinctive gambrel roof form developed in America, no models for it have been found in the Netherlands. From Comfortable House, p.128-129.

⁵⁹ The Comfortable House, p. 129.

⁶⁰ "Dr. French to Have New Home," Columbia Missourian, April, 23, 1923. p. 7.

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



1500 University Avenue

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

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

Period houses in the Tudor Revival category are inspired by medieval English houses. Academic Tudor Revival designs often distinguish between the three styles of the Tudor period in history, Tudor proper, Elizabethan, and Jacobean, but Tudor Revival houses tend to use a freer interpretation. In the East Campus Neighborhood, Tudor Revival architecture comes in two different forms. Occasionally Tudor Revival decoration is added to a vernacular form, usually as false half-timbering, as is the case of the house at 1512 Rosemary. There are also full blown examples of styled Tudor

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Revival houses, in which the form of the building as well as its decoration follows stylistic guidelines. The houses at 1500 and 1508 University are two of the most impressive examples of Tudor Revival style houses in the area.

Multi-Family, East Campus--ca. 1914-1945

There are least 14 buildings in the district which are distinctly multiple-family residences. (The houses which were built or soon adapted to accommodate boarders or had basement apartments added at an early date are still considered to be single-family dwellings.) There was a strong demand for rental property in the area from the beginning of the period of significance, and the earliest multiple-family dwellings in the district date to the mid-teens. There are Craftsman style multi-family buildings on Rosemary Lane which date to the mid-teens, including the large Tudor Revival apartment building at 1506 Rosemary built ca. 1916. Many more were built during the 1920s, probably in response to the rental housing shortage mentioned in the 1923 newspaper article entitled "Building Boom for Columbia Looks Certain."⁶¹ It was during that decade that the two largest multi-unit buildings in the district, the Victor Hugo Apartments and the Gribble Apartments, were built. The demand for rental property continued to be strong throughout the period of significance, and apartment buildings were still going up in the 1940s, including several Colonial Revival style buildings which were built on University Avenue in the early 1940s.

The multi-family buildings in the district generally take two forms; those that look like apartments and those that do not. There are a number of buildings which are easily identified as multi-family dwellings, often by such things as side by side front doors, two story porches, or even two address on one building. Examples of those include the two family flats at 1323 and 1314 Anthony Street, and the apartment building at 1311/1313 University Ave. (See photo 3 for the former.) Others are easily identified by sheer size, such as the ca. 1922 Victor Hugo Apartments at 1306 Anthony Street and the ca. 1926 Gribble Apartments at 1300 Rosemary Street, both of which now contain condominiums. The colorfully named Victor Hugo apartments are in a large brick building with simple Craftsman style detailing, and the three story building is the largest building of any kind within the district. (See photo 4.) The Gribble Apartments are housed in a more formal Colonial Revival building with an elaborate Classically inspired door surround, stucco walls and brickwork accents.

There are several examples of buildings containing two or more units which were designed to resemble single family houses. Such dwellings often have only one main entrance per elevation and are similar in scale and general massing to single family houses around them. The ca. 1938 Georgian Revival building at 1409 University is a good example of this type. (See

⁶¹ Columbia Missourian, April 23, 1923, p. 7.

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photo 7.) The building was built with six apartments, yet it is very similar in style and size to the single family houses found west of it and just across the street to the south. (See photo 8.) The rental history of the building also reveals that not only students chose to rent property in the neighborhood. A review of the 1940 Columbia City directory shows that the building was occupied at that time by single and married professionals, including a Stephens college instructor, a nurse, and a store manager. Other buildings in this category include the five unit building at 1509 University and the two-family foursquare at 1507 Rosemary Lane. (See photo 11.)

The diversity of the forms and styles found among the houses in the district reflects the fact that this neighborhood was created by individuals, at a time when many different sources of inspiration were available. Some houses were custom designed, some were built from stock plans from local sources, some were based on mail order plans, and a few even came in the mail in "pre-cut" kits. For many years East Campus was a favored area in which to build, and one area resident interviewed in 1993 described it as having been the place where "all the outstanding families in town picked a lot and then built their dream home."⁶² As a group, the dwellings in the neighborhood are significant as a typical mixture of suburban dwellings in an area which was developed in the late nineteenth and early twentieth centuries.

In the last three or four decades, the ever increasing demand for rental property has resulted in some of the early houses being converted to rental units, and it is not unusual today to find formerly single family houses now rented to 8 or 10 tenants at one time. This increase in density has caused problems in the area, but there are still a large number of residents who are working to preserve and restore the neighborhood, and many of the houses within the district have been voluntarily down-zoned back to the single family use for which they were built. The area has greatly benefitted from a strong neighborhood association, which has sponsored the nomination of the neighborhood to the National Register of Historic Places. In addition to generally promoting historic preservation in the area, members of the association have formed a not-for-profit corporation to purchase high risk neighborhood houses for rehabilitation and resale. The neighborhood association has also worked to get the City of Columbia to establish a local landmarks ordinance which would recognize and protect historic properties throughout the city. That ordinance is now in the draft stages, and National Register status would put East Campus in a very good position to become Columbia's first locally recognized historic district, as well as call attention to the advantages of preservation for the entire city.

⁶² "Final Report of a Survey of the East Campus Neighborhood," p. 86.

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Appendix One:
Master list of addresses for the
East Campus Neighborhood Historic District.

Odd numbered properties are on the north or west sides of the streets.

Willis Avenue

11 13 101 103 105 107 109 111 113

Bass Avenue

1305 1307 1308 1310 1312 1316

Dorsey Avenue

207 211-209

Anthony Street

1323 1319-1321 1317 1322 1318 1316 1314 1312 1308 1306

University Avenue Street is a contributing structure.

1311-1313 1315 1401 1403 1405 1407 1409 1415 1501 1503
1507 1509 1601 1603 1607 1609 1611 1617 1619 1621 1312
1314 1316 1402 1404 1408 1410 1416 1420 1422 1500 1506
1508 1600 1602 1604 1606 1608 1610 1616 1618

Blair Court

401 403 405 400 402 404

Rosemary Lane

1313 1315 1401 1403 1405 1407 1409 1411 1413 1415 1417
1501 1503 1505 1507 1509 1511 1513 1517 1300 1306 1308
1310 1312 1314 1400 1402 1404-1406 1408 1410 1414 1416
1418 1500 1502 1504 1506 1510 1512 1514 1516

Wilson Avenue

1313 1315 1401 1403 1407 1409 1413 1415 1419 1501 1503
1507 1511 1513 1605 1609 1613 1308 1312 1400 1402 1404
1408 1412 1414 1416 1418 1500 1502 1504 1506 1508 1516

Ross Street

1401 1403 1407 1409 1411 1413 1415 1417 1419 1501 1501c
1503 1505 1507 1509 1511 1515 1517 1607 1400 1402 1404
1406 1408 1410 1412 1414 1416 1502 1504 1506 1508 1510
1512 1516

Lee Street Street is a contributing structure.

702 611

Bouchelle Avenue Street is a contributing structure.

1317 1401 1403 1405 1407 1411 1413 1415 1417 1419 1501
1503 1505 1507 1509 1511 1513 1515

Ingleside Drive

702 703 706 714

William Street

414 (same building as 1601 University) 504 506 508 510 514 516
518 522 606

High Street

519 515 513 511 509 507 505

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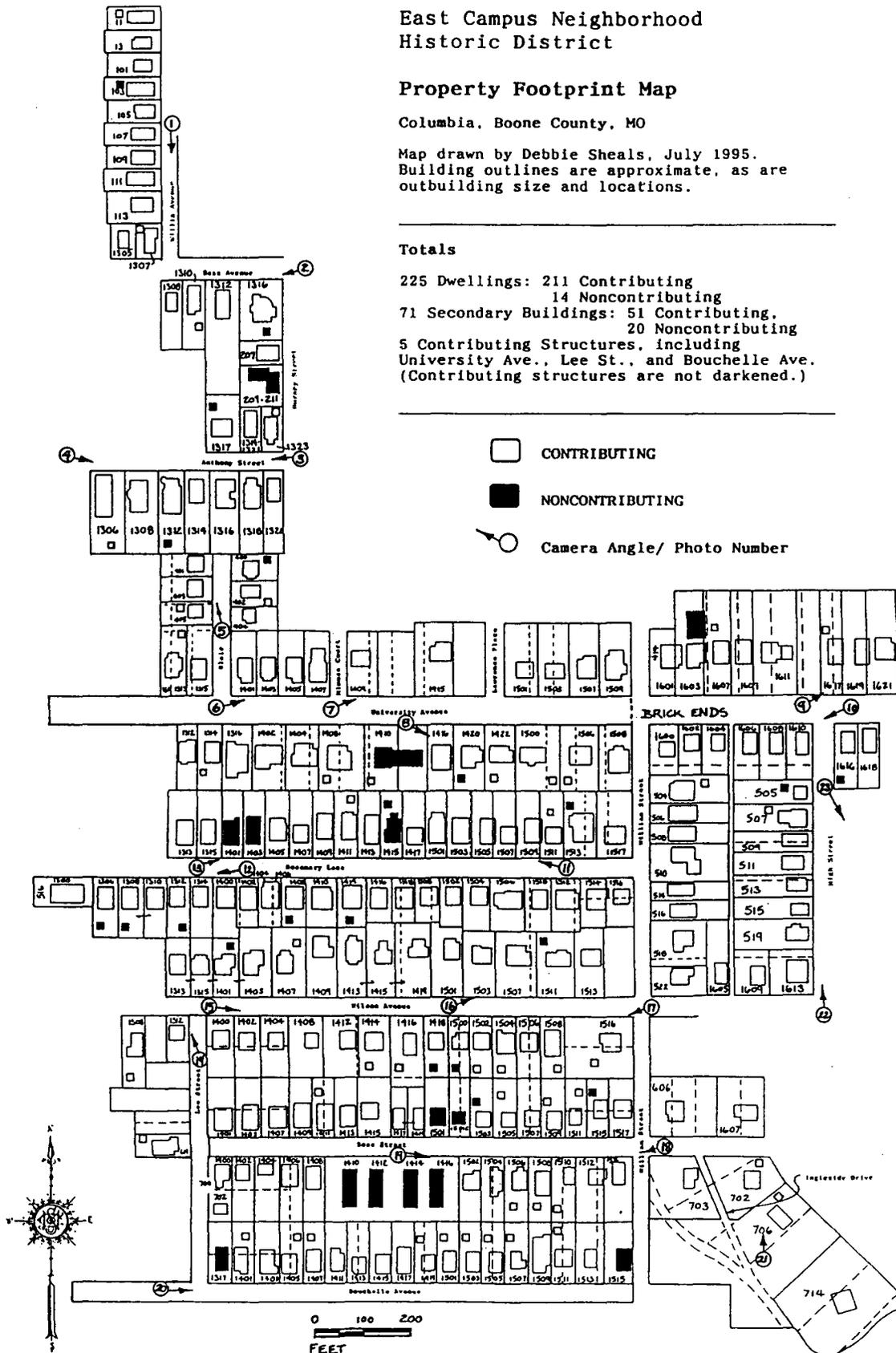
Property Footprint Map

Columbia, Boone County, MO

Map drawn by Debbie Sheals, July 1995.
Building outlines are approximate, as are
outbuilding size and locations.

Totals

225 Dwellings: 211 Contributing
14 Noncontributing
71 Secondary Buildings: 51 Contributing,
20 Noncontributing
5 Contributing Structures, including
University Ave., Lee St., and Bouchelle Ave.
(Contributing structures are not darkened.)



East Campus Neighborhood Historic District

Columbia, Boone County, MO
National Register District Boundaries



Scale--1"=200'



Based on Boone County Tax Maps
Nos. 17-117 and 17-405

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Boundary Description: The boundary of the East Campus Neighborhood Historic District is shown as the heavy black line on the accompanying map entitled "East Campus Neighborhood Historic District." The map utilizes a scale of 1"=200'.

Boundary Justification: The boundaries were chosen to encompass the intact portions of the East Campus Neighborhood as it appeared in the mid-1940s. The district boundaries follow College Avenue on the west and Bouchelle Avenue on the south, and an irregular course on the north and east. The west boundary excludes the properties facing College Avenue; several are newer or much altered, and the many fraternity and sorority Houses found there relate more closely to the University on the east side of the Avenue than they do to the residential areas of the East Campus Neighborhood. Only the north side of Bouchelle Avenue contains houses; the street faces the University of Missouri's Sanborn Field, and the south side was never developed. The southern district boundary includes the houses on Bouchelle as well as the street itself, a brick street which is counted as a contributing structure. The other two brick streets in the neighborhood, Lee Street and University Avenue, are also included within the boundaries.

The north and east edges of the district follow an irregular course in order to exclude altered or newer properties. At the southeast corner of the district, the boundary crosses S. William St. to include Ingleside Drive and the north side of Ross Street, then runs north along S. William to Wilson Avenue, where it turns east to include the west side of High Street. The area east of High Street is not included; the east side of the street contains a very large ca. 1960s apartment building, and the part of the neighborhood found further east was not developed until after WW II. The north end of High Street intersects University Avenue, and the district boundaries there run along the north edge of the properties facing University Avenue until they intersect with Blair Court, a very short street perpendicular to University Avenue. The boundary line then turns north again, running along the east edge of the Blair court properties to include the west ends of Anthony and Bass Streets as well as the west sides of Dorsey Street and Willis Avenue. Willis is the northernmost street in the district, and as on Bouchelle Avenue, only one side of the street was ever divided into small residential lots. The east side of the street originally contained a single large residence; it is now occupied by a modern Stephens College building complex, which is not included in the historic district.

The streets north of University and east of Dorsey, including the eastern parts of Bass and Anthony Streets, were built up at the same time as the area within the historic district, but have since been altered too severely to be included. The narrow northward extension of the district is justified by the large number of contributing properties found there, including nine contributing houses on Willis as well as the Bayless and Cochran Houses on Bass Street, two of the largest intact residences in the neighborhood.

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Photographs

The following information is the same for all photographs:

East Campus Neighborhood Historic District
Boone County, Missouri
Debbie Sheals
Missouri Cultural Resource Inventory, MO Department of Natural
Resources, Jefferson City.

List of Photographs

Camera angles are indicated on the district footprint map

1. Willis Avenue, looking south to Bass Avenue. March, 1995
2. The corner of Bass Avenue and Dorsey Street, looking southwest. Left to right: 1316 Bass Ave., 1312 Bass Ave., 1310 Bass Ave. March, 1995
3. The corner of Dorsey Street and Anthony Street, looking west. Right to left: 1323 Anthony St., 1319/1321 Anthony St., 1317 Anthony St. March, 1995
4. Anthony Street, looking east. Right to left: 1306 Anthony St., 1308 Anthony St., 1312 Anthony St., 1314 Anthony St. March, 1995
5. Blair Court, looking north. Left to right: 405 Blair Ct., 403 Blair Ct., 401 Blair Ct. March, 1995
6. University Avenue, looking east. Left to right: corner of 1401 University Ave., 1403 University Ave., 1405 University Ave. March, 1995
7. University Avenue, looking east, with brick street in foreground. Left to right: 1409 University Ave., 1415 University Ave. March, 1995
8. University Avenue, looking east. Right to left: corner of addition to 1410 University Ave., 1416 University Ave., 1420 University Ave., 1422 University Ave. March, 1995
9. University Avenue, looking east. Left to right: 1617 University Ave., 1619 University Ave., 1621 University Ave. March, 1995
10. University Avenue at the corner of High Street, looking west. Left to right: 1610 University Ave. (one of only two stone houses in the district), 1608 University Ave., 1606 University Ave. March 1995
11. Rosemary Lane, looking west. Right to left, 1507 Rosemary Ln. (a two family foursquare), 1505 Rosemary Ln., 1503 Rosemary Ln. March, 1995

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12. Rosemary Lane, looking west. Left to right: 1400 Rosemary Ln., 1314 Rosemary Ln., 1312 Rosemary Ln. (The building at the end of the street is Schweitzer Hall, located across College Avenue on the white campus of the University of Missouri.) March, 1995
13. Rosemary Lane, looking east. Left to right: 1315 Rosemary Ln., 1401 Rosemary Ln., 1403 Rosemary Ln. July, 1995
14. Lee Street, looking north, with brick street in the foreground. 603 Lee St.; the Lee Street Store (the only non-residential property in the district, located in the basement of 1312 Wilson Ave.) 1313 Wilson Ave. is visible in the background. July, 1995
15. Wilson Avenue, looking east. Right to left: 1404 Wilson Ave., 1408 Wilson Ave., 1412 Wilson Ave. March, 1995
16. Wilson Avenue, looking east. Left to right: 1503 Wilson Ave., 1507 Wilson Ave., 1511 Wilson Ave. March, 1995
17. Wilson Avenue, looking west from S. William St. 1515 Wilson Ave. (the only known architect-designed house in the district.) 1508 Wilson is visible in the background. March, 1995
18. Ross Street, looking west from S. William St. Left to right: 1516 Ross St., 1512 Ross St., 1510 Ross St. March, 1995
19. Ross Street, looking east. 1414 and 1416 Ross St.; The "Ross Street Condominiums", the roof of 1502 Ross St. is just visible in the background. July, 1995
20. Bouchelle Avenue, looking east, with Lee Street and the brick street in the foreground. Left to right: 1317 Bouchelle St., 1401 Bouchelle St., 1403 Bouchelle St., 1405 Bouchelle St. Sanborn Field and Connaway Hall to the right. March, 1995
21. Ingleside Drive, looking north. 706 Ingleside Drive, with 702 just visible in the far left background. July, 1995
22. High Street, looking north from Wilson Ave. Left to right: 1613 Wilson Ave., 519 High St., 515 High St. March, 1995
23. High Street, looking south, out of the district.

East Campus Neighborhood
Historic District

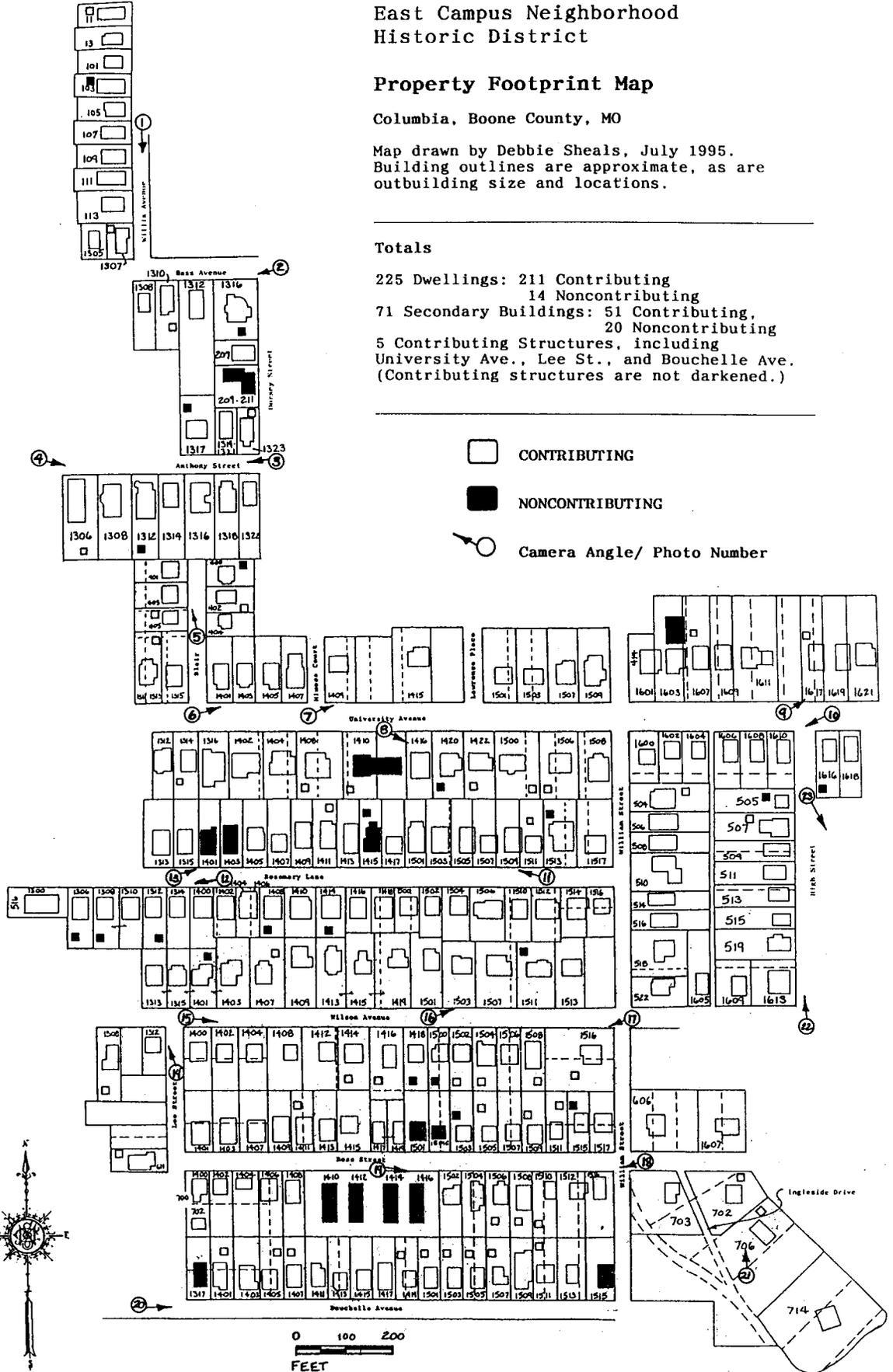
Property Footprint Map

Columbia, Boone County, MO

Map drawn by Debbie Sheals, July 1995.
Building outlines are approximate, as are
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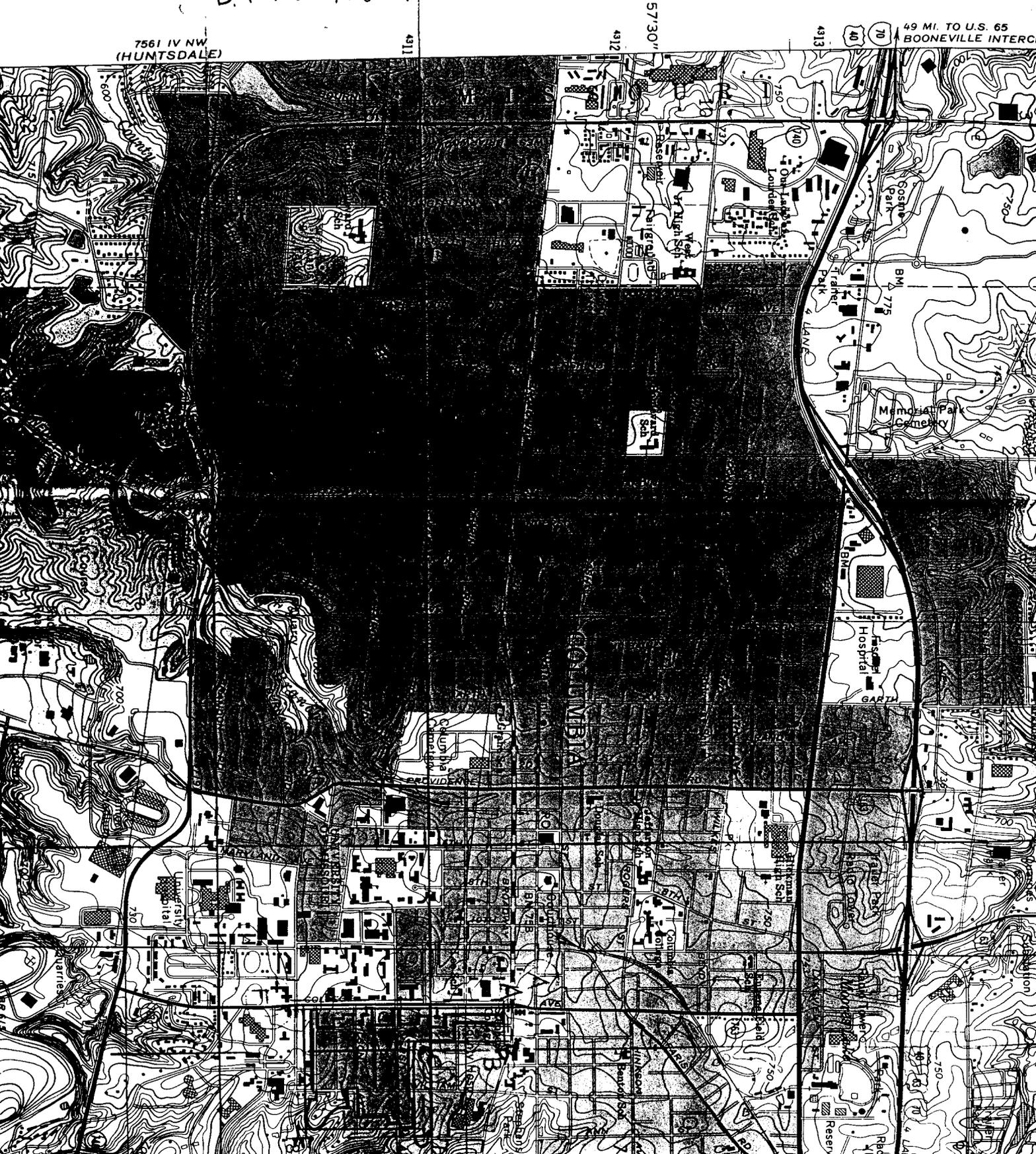
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1312















DORSEY ST







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END



MIMOSA CT

















AST
27





WILLIAM ST
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Huber
Real Estate

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