

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1 Name of Property

historic name Elkins, Samuel H. and Isabel Smith, House

other names/site number n/a

2 Location

street & number 315 North 10th Street [n/a] not for publication

city or town Columbia [n/a] 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 [].)

Signature of certifying official/Title *Claire F. Blackwell* / Deputy SHPO Date *6/11/96*

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

State or Federal agency and bureau

4 National Park Service Certification

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	1	1	Total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

DOMESTIC/single dwelling

Current Functions

COMMERCIAL/specialty store
 DOMESTIC/multiple dwelling

7. Description

Architectural Classification

Italianate

Materials

foundation stone
 walls brick
 roof asphalt
 other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Areas of Significance

Architecture

Periods of Significance

circa 1882

circa 1907

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9 Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

10 Geographical Data

Acreege of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	558355	4311860			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11 Form Prepared By

name/title Greg Olson

organization _____ date August 5, 1996

street & number 1334 South Mesa Drive telephone 573/442-2461

city or town Columbia state MO zip code 65201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

name Michael Koonse and Thomas Fiegel

street & number 300 North 10th Street telephone 573/449-0084

city or town Columbia state MO zip code 65201

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Samuel H. and Isabel Smith Elkins House
Boone County, Missouri

Description

SUMMARY: The Samuel H. and Isabel Smith Elkins House was built circa 1882 on a large lot at 315 North Tenth Street in Columbia, Boone County, Missouri. It is a large brick two-story house built in the Italianate style. Prior to 1908, an architecturally sympathetic addition was built in the back of the house and a distinctive front porch, done in the Art Nouveau style, was added to the facade. The integrity of the original construction is still very much intact. Over the years the structure has been used as a single family dwelling, boarding house and an apartment house. Behind the house is a small garage which has been converted into an apartment. The building materials used in the garage, red tile blocks covered with concrete, date it at circa 1920, well after the time the house was constructed. While it is not a contributing building, its location does not compromise the integrity of the house (The site map also shows a third shaded area directly behind the house. It is intended to indicate the location of a proposed handicap parking space). The house has recently been purchased by preservation-friendly owners who have rehabilitated the 1882 portion as the site of two businesses.

ELABORATION: The Elkins house sits on an 87" x 172" lot. At the time of its construction, it was located just north of the city limits of Columbia on Christian College Avenue (now Tenth Street), a wide street which connected the town with the campus of Christian College (now Columbia College). The neighborhood was originally residential and featured several large homes. The 1908 Sanborn Fire Insurance Company Map, the earliest to document the site, shows that homes lined both sides of the block. Now well within the city limits, the block is a mixture of residential and commercial buildings. Most of the homes which remain appear to have been built between circa 1910 and 1930 and currently serve as either business or rental property. Three large homes formerly located to the north of the Elkins house have been replaced with a parking lot.

The house sits on a 22-inch thick foundation of rough-cut limestone which extends from two to three feet above ground level. This original foundation outlines the size and shape of the house as it was constructed around 1882. Thick limestone walls also divide the shallow basement into five spaces which match the configuration of the plan of the first floor. Each of the crawl spaces below the original structure are roughly 48" tall and are accessible through 36" x 36" crawl holes. This original foundation is topped with a limestone water table.

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Samuel H. and Isabel Smith Elkins House
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Description (continued)

The newer addition sits on a similar stone foundation. The cellar spaces below the additions are approximately seven feet deep.

The exterior walls of the original house were constructed of two layers of red brick, laid in running bond on the exterior and common bond on the interior. The exterior brick is now painted yellow with white trim. The facade of the house faces east, toward Tenth Street, and is three bays wide with the entrance, a panel and glass door with a rectangular transom, located on the northernmost bay. The brick segmental arches which top the tall narrow double-hung windows are articulated by keystones. The windows are anchored with stone lug sills.

Evidence suggests that the original front porch was a stoop and door cover, similar to that which is still extant at an entrance on the north side of the house. That door cover has a wide cornice with small brackets, that echo the decorative cornice above. The cover is supported by two brackets and corbels. Sometime prior to 1908, the original porch was replaced with a large wooden one which stretches across the full width of the facade. This distinctive porch includes a balustrade of wide lattice and bold exotic scroll work which create the feeling of the Art Nouveau style.

The Italianate style cornice, located under wide eaves, includes pairs of ornate brackets which are separated by decorative panels. The cornice is interrupted by a false gabled triangular pediment with a single, round bulls-eye window at the top center of the front facade. The low-pitched truncated hipped roof is intersected by the offset in front and by bay windows on the north and south sides. It is currently protected by metal and modern asphalt shingles.

The original house was built with a side hall floor plan. The front room, which served as the formal parlor, features a cast iron fireplace--originally covered with a faux-marble finish, a marble hearth, an eleven-foot ceiling and an oak floor. The six-foot wide doorway which leads to the back parlor features a segmental arch and sliding side pocket doors. All interior doors and windows feature distinctive ornamental bronze hardware which is vaguely Egyptianesque in style. The south wall of the back parlor has a three-sided bay which originally had three windows. When the addition was constructed, one window was filled in. A six-foot wide door--now temporarily walled

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Samuel H. and Isabel Smith Elkins House
Boone County, Missouri

Description (continued)

over--on the west wall connected this room with the kitchen. Another six-foot wide door leads to the dining room. The dining room has a bay facing north that has three windows. The room also has an exterior door facing east. The room in the rear, which served as the original kitchen, features chimneys on both its east and west walls.

An open stairway in the front hall leads to the second floor. The stairs are decorated with a fluted octagonal newel post and turned wooden balusters. Upstairs are three bedrooms in an arrangement which duplicates the plan of the first floor. A cast iron fireplace in the front room is nearly identical to the one on the first floor. The second floor ceilings are ten feet high and the doors and windows feature less ornate versions of the decorative bronze hardware found on the first floor.

Nearly all of these interior elements are believed to be original to the house. When the house was divided into apartments around 1969, walls were constructed over some existing interior features. Most of these features remained unscathed after the walls were removed in 1995. Nearly all of the original woodwork is still extant as are the decorative hardware latches, doorknobs and escutcheon plates. Nearly all of the doors, window frames, and transoms are original. The original floors remain in all but the back parlor. The staircase and balustrade remain, as do the two cast iron fire places. Overall the integrity of the interior is very much intact.

Photographs depicting the house in its early years are unavailable, so it is difficult to determine exactly when the additions were constructed. A 1908 Sanborn Map shows the house looking much the same as it does today. The largest part of the addition is a two-story brick wing on the south side of the kitchen. Stylistically, the addition is sympathetic with the architecture of the rest of the house. The tall narrow double-hung windows on the first floor match those found on the original 1882 house. The entrance on the south side is also capped with an arch and a keystone. The less elaborate windows on the second floor are arched on top with brick only. The roof line of the addition is lower than that of the original house. The eaves are similar to those on the original house, though the cornice is smaller and less decorative and there are no brackets. This addition has been connected to the original kitchen/service wing to create two apartments, one on each floor.

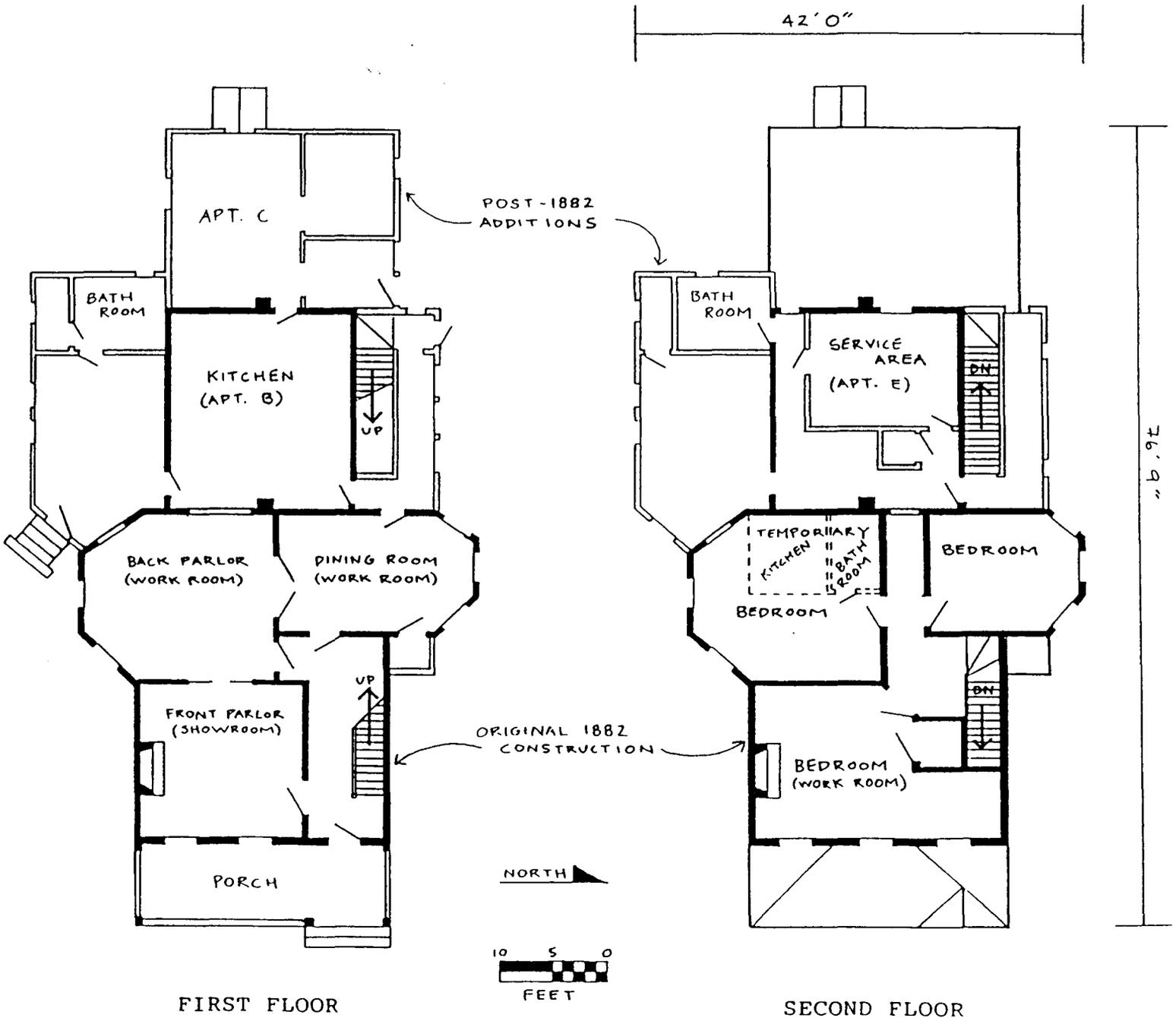
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National Register of Historic Places
Continuation Sheet

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Elkins, Samuel H. and Isabel Smith, House
Boone County, MO

FLOOR PLAN



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Boone County, Missouri

Description (continued)

The 1908 Sanborn Map also indicates a two-story porch on the north side of the original kitchen/service area. While this porch was probably originally open, it has been enclosed at some point. A small one-story room is connected to the back, or west side, of the original kitchen and may once have been a work area or summer kitchen. This room features a small double-hung window with a stone segmental arch on the west exterior wall. Outside, a bulkhead door, located beneath this window, leads to the cellar space. Two separate rooms have been constructed of wood and added to the north side of this room.

This addition affects the rear of the house where it surrounds the original kitchen on three sides. One of the three windows in the back parlor and the windows and exterior door of the kitchen were altered when the addition was constructed. The front facade and the north and south sides of the house were not altered by the addition. In terms of style, material and workmanship, the addition is sympathetic with the 1882 section of the house.

The integrity of the Elkins house remains intact in terms of its architectural design and materials and feeling. Its overall plan has not changed since it was first documented in the 1908 Sanborn Map. Nearly all of the architectural elements and decorations which make it a fine example of the Italianate style have survived, both on the interior and exterior of the home.

Statement of Significance

SUMMARY: The Samuel H. and Isabel Smith Elkins House, 315 North Tenth Street, Columbia, Boone County, was built circa 1882. It is significant under National Register Criterion C, in the area of architecture, as an essentially intact example of the Italianate style. The Elkins house retains many of the defining features of this style including a hipped roof, wide eaves, decorative cornice brackets, three sided bays, and tall narrow double-hung arched windows. The interior of the house still features most of its original architectural details and was sensitively rehabilitated in 1995 by preservation-friendly owners. Overall, the house is comparable to two other important examples of the Italianate style in Columbia, the 1877 Maplewood House (NRHP, 1979) and the Sanford Conley House of 1870 (NRHP, 1973). An architecturally distinctive front porch, which

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Statement of Significance (continued)

features the broad sweeping lines and intricate scroll work of the Art Nouveau style, was added to the house sometime prior to 1908. This style was popular circa 1890-1900 and was sometimes incorporated in domestic architecture by designers connected with the Arts and Crafts movement of the same period. The porch reflects a distinctive achievement in design and carpentry and is one of the defining features of the facade. Since 1908, the architectural fabric of the house has not been significantly altered.

ELABORATION: The house was built in 1882 by Samuel H. Elkins, a venture capitalist who later became Columbia's Postmaster. He died in 1909. In 1925, the house was purchased from Isabel Elkins by C.F. and Madge Edmonston. Widowed by 1935, Mrs. Edmonston turned the property into a boarding house. After her death, the Elkins house was purchased by Clifford and Frances Hanks in 1969. The Hanks subsequently turned it into an apartment building by adding walls, bathrooms and kitchenettes. The current owners, Mike Koonse and Tom Fiegel, purchased the house in 1995. Three apartments currently remain in the back of the house, an area which is comprised of the original 1882 kitchen and service area along with the addition. The apartments have been removed from the original house and it is being rehabilitated for adaptive use as a business. In undertaking this rehabilitation, the current owners have remained faithful to the integrity of the many original features extant throughout the property. A frame shop now occupies the second floor and a stained glass workshop and show room are located on the first floor.

The Elkins house represents the popular Italianate style of American domestic architecture. This style, a variant on the Italian country villa, was made popular by style books, such as Andrew Jackson Downing's The Architecture of Country Houses (1850). Downing's picturesque touches, such as bay windows and asymmetrical facades, helped to make the Italianate style popular with home builders, like the Elkins', who had the means to seek space, fresh air and a semblance of country living at the edges of American cities in the decades of the 1860-1880s.

According to standard texts, such as the McAlester's A Field Guide to American Houses, several stylistic elements of the Elkins house are "classically" Italianate. Its facade is set off by wide eaves which are decorated with pairs of wooden brackets on decorative panels. The roof is a low-pitched

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Boone County, Missouri

Statement of Significance (continued)

truncated hipped roof. The double-hung windows are tall and narrow in proportion and are capped with segmental arches and visually supported by lug sills. Three-sided bays on the north and south and the asymmetrical entrance in front illustrate the picturesque elements advocated by architects such as Downing and Alexander Jackson Davis.

The addition to the house has been in place at least since the earliest available visual document of the house, the 1908 Sanborn Map, was published. The brick addition, at the rear of the house was constructed with architectural elements and proportions sympathetic with the details of the original 1882 house. These details include the low-pitched roof, wide eaves and a simplified version of the original decorative cornice. Many of the double-hung windows are of the same size and style as those on the front of the house. Overall, the effect of these additions support the visual integrity of the original house.

The McAlester's Field Guide states that Italianate porches tend to be small entry porches. They continue; "full width porches are also frequent, although many of these seen today are later expansions or additions" (McAlester, p. 212). Bolts on the facade indicate that the Elkins house may have originally had a small stoop and door cover at the front entrance. At some point before the 1908 Sanborn Map was published, the facade was altered by the construction of a new front porch. This porch covers the width of the first floor with a mixture of broad sweeping lines and delicate lattice and scroll work which reflects an eclectic variety of neo-classical, Queen Anne, and exotic features. The overall effect is that of the Art Nouveau style. There is no evidence to suggest that this prominent addition has been altered significantly since its construction.

While the house has a long and varied history as a single-family dwelling, boarding house, apartment house, and most recently, as a business, its interior is still characterized by many of the features which would be expected in an Italianate home. The side-hall floor plan was altered slightly when apartment bathrooms and kitchenettes were installed. Fortunately, these changes were of an "applied" rather than a structural nature and have been easily removed by the current owners, who have restored the original floor plan. Still intact in the house are items such as the original open stairs, cast iron fireplaces, marble hearths, and the exotic door and window hardware. The

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Samuel H. and Isabel Smith Elkins House
Boone County, Missouri

Statement of Significance (continued)

oak flooring survives in all but the back parlor and nearly all of the original woodwork is still intact. The wide doorways between the front and back parlors and between the back parlor and the dining area preserve the picturesque feeling which was expressed by Italianate style interiors.

While the Italianate style was popular across the nation during the last half of the nineteenth century, few examples remain in the city of Columbia. As mentioned above, the Elkins house is locally comparable, in terms of style and overall integrity, to the Sanford Conley house of 1870 (NRHP, 1973) and to Maplewood, built by Slater E. Lenoir in 1877 (NRHP, 1979).

Bibliography

Abstract of Title No. 5875, the "East Half of the South Eighty-seven Feet of Lot Number Five in Wilson's Second Addition to the Town, now City of Columbia, Missouri."

Downing, Andrew Jackson. The Architecture of Country Houses. 1850. Reprint, with forward by J. Stewart Johnson, New York: Dover Publishing, 1969.

Grow, Lawrence. Old House Plans: Two Centuries of Domestic Architecture. New York, Universe Books, 1978.

Hale, Allean Lemmon. Petticoat Pioneer. St. Paul: North Central Publishing Company, 1956.

Jennings, Jan and Herbert Gottfried. American Vernacular Design 1870-1940. New York: Van Nostrand Reinhold Company, 1985.

McAlester, Virginia and Lee McAlester, A Field Guide to American Houses. New York: Alfred A. Knopf, 1990.

Perry, Milton F., James A. Ryan, Gayle Eggen, and Patricia Hardy. Mulkey Square, Kansas City, Missouri, 1869-1973. Kansas City: Museums Council of Mid-America, 1973.

Sampson, F.A. Missouri Historical Review. V. III, no. 1 (October 1908).

Samuel H. Elkins Obituary. Columbia (Missouri) Herald. 12 March 1909.

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Section 9, 10 Page 9

Samuel H. and Isabel Smith Elkins House
Boone County, Missouri

Bibliography (continued)

Sanborn Fire Insurance Maps for Columbia, Missouri, Sheet #3,
December 1908.

Switzler, William. History of Boone County Missouri, St. Louis:
Western Historical Company, 1882.

Verbal Boundry Description

The East one hundred and seventy-two (172) feet of the South
eighty-seven (87) feet of Lot Number Five (5) in Wilson's Second
Addition to the Town, now City, of Columbia, Boone County,
Missouri.

Verbal Boundry Justification

This is the portion of the city lot historically associated
with the house.

Elkins,
Samuel H. and
Isabel Smith,
House
Boone County
MO
15/558355/
4311860







Village Glass Works
&
KOHLER
Frame Company













