



Jeremiah W. (Jay) Nixon, Governor • Mark N. Templeton, Director

STATE OF MISSOURI  
DEPARTMENT OF NATURAL RESOURCES

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www.dnr.mo.gov

December 16, 2009

Rachel Bacon  
Columbia Historic Preservation Commission  
P.O. Box 6015  
Columbia, MO 65205-6015

Re: West Broadway Historic District, 300-922 W. Broadway (except 800, 802 & 812), Columbia, Boone County

Dear Ms. Bacon:

We are pleased to inform you that the above named property has been tentatively scheduled for consideration by the Missouri Advisory Council on Historic Preservation for nomination to the National Register of Historic Places. Please note that this notification does not guarantee that the consideration of the nomination will remain on the upcoming meeting agenda. This notification does not constitute an endorsement of the quality of the nomination nor an opinion regarding the eligibility of the property for listing in the National Register.

The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of the property provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

You are invited to attend the Missouri Advisory Council meeting at which the nomination will be considered. The council will meet at 9 a.m. on Friday February 19, 2010 at the Lewis and Clark State Office Building, 1101 Riverside Drive, LaCharrette Conference Room, Jefferson City, Missouri.

Attached please find a notice that explains, in greater detail, the results of listing in the National Register and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register. Please read the information thoroughly. If you have questions after reading the attachments, please contact Tiffany Patterson, National Register Coordinator, State Historic Preservation Office, PO Box 176, Jefferson City, MO 65102, e-mail [tiffany.patterson@dnr.mo.gov](mailto:tiffany.patterson@dnr.mo.gov) or by phone at 573/751-7858.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Mark A. Miles  
Director and Deputy  
State Historic Preservation Officer

MAM:ct

Enclosures: as stated

## RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Consideration in planning for Federal, federally licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Consideration in issuing a surface coal mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 36 CFR 700 et seq.

Qualification for Federal grants for historic preservation when funds are available: Presently, funding is unavailable.

**RIGHTS OF OWNERS TO COMMENT AND/OR OBJECT TO LISTING  
IN THE NATIONAL REGISTER**

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Office a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Mr. Mark Miles, Director and Deputy State Historic Preservation Officer, State Historic Preservation Office, Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102 by February 18, 2010.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Office before the Missouri Advisory Council on Historic Preservation considers this nomination on February 19, 2010. A copy of the nomination and information on the National Register and the Federal tax provisions are available from the above address upon request.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name \_\_\_\_\_

other names/site number West Broadway Historic District

## 2. Location

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

city or town Columbia [N/A] vicinity

state Missouri code MO county Boone code 019 zip code 65203

## 3. State/Federal Agency Certification

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

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

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

[ ] 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:): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**5. Classification**

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-contributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	71	20 buildings
<input type="checkbox"/> public-local	<input checked="" 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	71	20 Total

Name of related multiple property listing.  
\_\_\_\_\_ N/A \_\_\_\_\_

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

**6. Function or Use**

**Historic Functions**

**Current Functions**

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

**7. Description**

**Architectural classification**

\_\_\_\_\_ LATE VICTORIAN \_\_\_\_\_  
 \_\_\_\_\_ LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival \_\_\_\_\_  
 \_\_\_\_\_ LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Tudor Revival \_\_\_\_\_  
 \_\_\_\_\_ 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/  
 Bungalow/Craftsman \_\_\_\_\_

\_\_\_\_\_ concrete \_\_\_\_\_  
 walls \_\_\_\_\_ brick \_\_\_\_\_  
 \_\_\_\_\_ wood \_\_\_\_\_  
 \_\_\_\_\_ stucco \_\_\_\_\_  
 \_\_\_\_\_ synthetics \_\_\_\_\_  
 \_\_\_\_\_ other: synthetic stone \_\_\_\_\_

roof \_\_\_\_\_ asphalt \_\_\_\_\_  
 \_\_\_\_\_ terra cotta \_\_\_\_\_

other \_\_\_\_\_ limestone \_\_\_\_\_  
 \_\_\_\_\_ \_\_\_\_\_

**Materials**  
 foundation \_\_\_\_\_ stone \_\_\_\_\_

See continuation sheet [ ]

**Narrative Description** See continuation sheet [x].

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

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

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

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

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

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

**Criteria Considerations**

Property is:

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

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

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

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References**

**Bibliography** See continuation sheet [x].

**Previous documentation on file (NPS):**

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

# \_\_\_\_\_

recorded by Historic American Engineering Record

# \_\_\_\_\_

**Areas of Significance**

Community Planning and Development  
Architecture

**Period of Significance**

ca. 1905-ca. 1953

**Significant Dates**

N/A

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Architect: Abt, Ludwig

Builder: Brautigam, William H.

See continuation sheet [x]

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

\_\_\_\_\_

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

**10. Geographical Data**

**Acreage of Property:** approximately 21 acres

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	556100	4311620	15	556990	4311485
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	556990	4311230	15	556085	4311340

[ ] See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Debbie Sheals  
 organization Private Contractor date November 2, 2009  
 street & number 29 S. 9<sup>th</sup> St. Suite 204 telephone 573-874-3779  
 city or town Columbia state Missouri zip code 65201

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

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

**Property Owner**

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

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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West Broadway Historic District  
Boone County, Missouri

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**Summary:** The West Broadway Historic District in Columbia, Missouri covers approximately 21 acres and six blocks of residential properties. District properties face West Broadway, in the 300 through 900 blocks of the street. The district is located in a residential neighborhood, just a few blocks from the historic commercial center of the community. The West Broadway Historic District is located in an area that has been a residential neighborhood since early decades of the 20<sup>th</sup> century. Building restrictions were attached to a large number of the properties in the district before the first houses were built there, resulting in even rows of houses and an overall unified streetscape. The streetscape is enhanced by mature trees and the high level of integrity of the district properties. Most of the houses in the district are the first to have been built on the lot, and as a group, they constitute an intact collection of historic residential architecture. All of the contributing primary buildings are houses, and the overall level of integrity is high. Houses in the boundaries vary in size and style, from large Victorian and Colonial Revival houses, to relatively modest bungalows. The oldest house in the district was built ca. 1905, the newest ca. 1953; most were built before 1930. There are 58 properties in the district, 51 of which contain contributing houses. There is also one house that has been listed individually, 716 West Broadway. The one non-residential building in the district is a 1970s church that now houses a pre-school; it is a non-contributing building. Many of the properties also have garages and related outbuildings; there are 33 outbuildings, 19 of which are contributing. Together, the district contains 91 buildings, 70 of which are contributing, and one that is already listed. The houses that line this part of West Broadway form a representative grouping of early 20<sup>th</sup> century residential architecture, and the area looks and functions much as it did during the period of significance.

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

The eastern edge of the district is at 300 West Broadway, only a block and a half from Garth Avenue, which was the western Columbia city limits through the end of the 19<sup>th</sup> century. Most of the lots east of the district on the north

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

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side of the street contain newer buildings that include a large apartment complex and a medical office park. The south side of the 200 block is bordered by the historic Park Hill neighborhood, which was developed around Stewart Park in the early 1920s.<sup>1</sup> The west boundary of the district is formed by West Boulevard, which was the western city limits into the late 1920s. That road also marks a break in the residential character of the street; commercial properties occupy the two lots directly west of the district boundaries.

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

Construction dates of contributing resources in the district span a half century. The two oldest intact houses were built ca. 1905, and the newest dates to ca. 1953. Nearly half of the houses in the district were constructed in the 1920s. All except for one of the houses built before 1910 are of frame construction, and after 1910, brick was the building material of choice. (See Figure Two.) Sizes also vary greatly, the smallest house has just under 900 square feet, while the largest has more than 5,000.

Architectural styling is limited; most primary resources are vernacular houses with embellishments that reflect styles that were popular at the time. The oldest houses have some Late Victorian styling, while those built after 1920 usually have some Craftsman styling. The most common vernacular form is the

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

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West Broadway Historic District  
Boone County, Missouri

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bungalow, and there are also several American foursquares. As is the case in many Columbia neighborhoods of the early 20<sup>th</sup> century, bungalows with Craftsman styling are quite common. Colonial Revival styling enjoyed a long period of popularity and can be found on district houses built from ca. 1909 into the late 1930s.

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

The overall level of integrity in the district is high. More than 92% of the primary resources in the district are contributing, and 43 of the 58 were given integrity ratings of either "high" or "little changed" during recent field work.<sup>2</sup> More than two thirds of the houses in have early or original windows, and 47 have early or original front porches. That high level of individual integrity is bolstered by the setting, which features mature trees and landscaping, and uniform placement of the houses on the lots.

**Individual Property Descriptions.**

Historic names are based upon the first known owner or occupant, and the year they were first identified with the property is in parentheses. Construction dates were determined from a variety of sources, including real estate tax records, U. S. census records, oral history collected in 1979, and city directories. The construction dates given are in most cases based upon the first time the property shows up in city directories or other primary sources. Square foot total are from county assessor records and often include modern additions.

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<sup>2</sup> New inventory forms were prepared for all district properties as part of the research for this nomination. Copies of the forms, which include recent photographs, are on file with the Missouri State Historic Preservation Office.

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West Broadway Historic District  
Boone County, Missouri

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Outbuildings are described at the end of each entry.

[c] = contributing [nc] = non-contributing The contributing status of the primary resource is on the first line of each entry, and the status for outbuildings are at the end.

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

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

**2.) 302 W. Broadway, Dalton, Samuel L., House (1927); ca. 1926. [c]**

A one and one half-story Tudor Revival Period house with a gable roof and brick walls. The 4/1 vertical windows and the other off center front porch are early or original. The front gable end has ornamental half-timbering and stucco. 2190 sq. ft.

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

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

**4.) 306 W. Broadway, Clinkscapes, J. R., House (1925); ca. 1924. [c]**

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

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

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

A one-story Craftsman cottage, with a concrete foundation and clipped gable roof. The walls are stuccoed, and the 1/1 windows are modern but the original openings are intact. The front door and a small stoop are centered on the façade. 1,650 sq. ft.

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Boone County, Missouri

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

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

A one and one-half story Tudor Revival Period house, with a steeply pitched gable roof and brick walls. The 1/1 windows are modern, and the stoop is early or original. 2,040 sq. ft.

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

A one and one half-story Tudor Revival Period house with a gable roof and brick walls. The 6/6 windows are early or original and so is the stoop.  
1,540 sq. ft.

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

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

A one and one half-story Craftsman Bungalow with a gable roof and brick walls. The 3/1 and 4/1 craftsman windows are early or original and so is the other bay porch. 2,100 sq. ft.

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

A one-story Craftsman Bungalow with a gable roof and brick and vinyl walls. The 6/1 windows are early or original. The one-half front porch is early or original. There is a basement level garage, reached by way of the side street.  
1,552 sq. ft.

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

A two-story Colonial Revival American Foursquare house with a hip roof and new stone walls. There are casement, 2 light windows that are modern, and an early or original wrap-around porch. Modern stone veneer added late 2009.  
2,056 sq. ft.

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

A one and one half-story Craftsman Bungalow with a gable roof and stucco walls. The 3/1 craftsman windows are early or original and so is the full front porch. 1,378 sq. ft.

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

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

A one and one half-story Craftsman Bungalow with a gable roof and brick walls. The 4/1 craftsman windows are early or original. The full front porch is early or original. 1,860 sq. ft.

The two car garage at the back of the lot matches the house. It has the same type of brick, with shingles in the front facing gable end. One garage door is original; one is modern. [c]

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

A two and one half-story Late Victorian American Foursquare house with a fixed hip roof and brick walls. The 1/1 and 4/4 windows are early or original. The front porch appears to have been shortened post 1961, per Sanborn maps, but current other bay porch has flared hip like main roof. The square pilasters at the wall are early or original. The front metal posts are modern. 2,182 sq. ft. A new or remodeled garage with vinyl siding and a flared hip roof similar to that of the house sits at the end of the side driveway. [c]

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

A two-story Late Victorian house with a complex roof and vinyl siding. The 1/1 windows are early, but not original. The other bay porch has a new corner post and was bigger. This is the oldest house in the district, but too altered at this point to be contributing. Distinctive form and patterns of fenestration are intact, but modern siding covers trim and has a notable impact. 3,491 sq. ft.

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

A two-story No Style house that is modern and non-contributing. The roof is gable and the walls are stucco. The windows are 1/1 and the other bay porch is early or original.

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**16.) 500 W. Runyan, E. B., House (1907); ca. 1906 [c]**

A two-story Late Victorian house with a hipped roof and gable dormers. There is vinyl siding and the 1/1 windows are early or original. There is a full front porch, with cross gable and wood columns that is early or original. This is one of the best preserved Late Victorian houses in the district. 1,672 sq.ft. There is a newer double garage with 2 doors, vinyl siding and a gable roof at the end of the side driveway. [nc]

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

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

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

A one and three quarter-story Colonial Revival Twentieth Century Styled Residence with a Mansard roof painted brick walls. The 1/1 windows are early or original. They have rough cut stone lug sills, and the second floor windows have early or original art glass in the sashes. There is a full front porch which is also early or original, but with newer posts. 2,604 sq. ft. A modern double garage at the rear of the lot has a gable roof and vertical wood siding. [nc]

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

A two-story Colonial Revival American Foursquare house with a Hipped roof and Masonite siding. The 1/1 windows are modern, but similar to original. There is a full front porch with the floor missing. The porch roof and posts are intact, but the raised floor has been replaced with a small concrete stoop. 1,892 sq. ft.

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

A one-story Craftsman Bungalow with a gable roof and brick walls. The 3/1 craftsman windows as well as the other bay front porch are early or original. 1,462 sq. ft.

There is a 416 sq. ft. rental unit behind the house and garage. It has weatherboard walls, a gable roof and a large brick chimney. A garage with a gable and early or original doors sits at the end of the driveway, slightly behind the house. [c]

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

A one story Craftsman Bungalow with a gable roof and brick walls. Some of the 3/1 craftsman windows are modern, and some are early or original. Two sets of the 3/1 craftsman windows at the front of the house are newer, all others are early or original. The other bay front porch is early or original. 1,542 sq. ft. A single garage at the back of the driveway has a front facing gable roof and brick walls that match those of the house. [c]

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

A two and one half-story Colonial Revival house. This Twentieth Century Styled Residence has a gable roof with brick walls and early or original 6/6 windows. The central bay porch is early or original. Early or original large open side porch with Doric columns and balustrade above. Large frame rear el is newer. Herringbone brick drive and large lot. This is one of the largest and most formally styled houses in the district, with a notably spacious lot. There are only two houses on this side of the block. 4,892 sq. ft. with new addition.

**23.) 605 W. Broadway, Searcy, L. T., House (1906); ca. 1905 [c]**

A two-story American Foursquare house with a gable roof and weatherboard walls. The 1/1 windows are early or original. The wrap-around porch is post-1961 on the front. The current front porch was added in the last several decades. There was a large side porch, but none on the front in 1948 and 1978. 2,329 sq. ft.

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A single garage with vertical board siding and a gable roof sits behind the house at the end of a gravel driveway. [c]

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

A two-story Craftsman house with a gable roof, and brick and shingled walls. Some of the 1/1 and 4/1 windows are early or original, but most are modern and similar to the original. The full front porch is early or original. A side-entry garage is located under the front porch. 2,187 sq. ft.

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

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

A two and three-quarter-story Craftsman house with a gable roof and brick walls. The 6/1 craftsman windows are early or original. The side entry porch is enclosed. There is a large shed dormer in the front part of the roof and upper story windows in the side gable ends. Some of the windows feature early or original stained glass panels. This and the house at 604 are among the largest houses in the district, the two occupy an entire block. 3,916 sq. ft.

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

A two-story Colonial Revival American Foursquare house with a hipped roof and hipped dormers. It has aluminum siding with 1/1 windows which are modern, but similar to the original. There is a wrap-around porch that is early or original. 2,562 sq. ft.

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

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

A one and one half-story Colonial Revival Cottage with a gable roof and large shed dormer. The walls are painted brick. The 3/1 windows are modern, but similar to original. There is an early or original full front porch. The front porch has brick posts at the corners and slim paired columns across the front. 1,575 sq. ft.

The two car garage at rear faces the side street. [nc]

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

A two and one half-story Queen Anne house with a complex roof and weatherboard walls. The Queen Anne windows and full front porch are both early or original. The concrete foundation is scored to emulate stone. Brackets at cornices. Varied wall treatments, wide weatherboards at first floor, narrower at second, fishscale and shingles at third (dormers). Some windows have leaded glass. 2,885 sq. ft

A large two-story outbuilding sits behind the house. It has garage bays on the ground floor and a large cross gable with fishscale shingles in gable end. This is one of very few original carriage houses/servant quarters in Columbia. [c]

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

A two-story Late Victorian house with a complex roof and asbestos siding. The 1/1 windows are modern, but similar to original. There is a full front porch that is early or original. 2,199 sq. ft. The one story rear ell is newer.

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

A two and one half-story American Foursquare house with a truncated hip roof and a hip dormer. The siding is asbestos, and the 1/1 casement windows are modern, with most being similar to the original. The 1979 survey notes that the house may have had a belvedere at one time. There is an early full front porch with square posts that are fairly early, but not original. Square pilasters flank the front door. 2,645 sq. ft.

The single garage links to a newer screened-in side porch by way of a breezeway. [nc]

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

A two-story Late Victorian house with a complex roof and aluminum siding. The 6/1 windows and wrap-around front porch are early or original. The porch

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columns are newer and the railings may possibly be, too, but the porch overall looks just as it did in a 1910 photo. 2,388 sq. ft.

There is an early frame garage with a clipped gable roof and vertical board siding. [c]

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

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

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

A two-story Colonial Revival Twentieth Century Styled residence with a hipped roof and hip dormer. The walls are brick and the 6/1 windows are early or original. The central bay porch is early or original. Oral history holds that this house was three stories tall when new, but the top burnt at an early date. Records were inconclusive on dates, but the county assessor has it listed as ca. 1934, which may be the date of the fire. 2,576 sq. ft.

There is a large (110 sq. ft. ) new outbuilding behind the historic house. It was built in 2001. A garage behind the house to the west is also newer. The double garage, as well as the guest house, has vinyl siding with a gable and asphalt roof. [nc]

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

A one-story Builder Style Ranch House with hipped roof and brick walls. The casement windows are early or original and so is the other bay porch. The wrought iron porch post here is early or original. 1,912 sq. ft.

The detached two-car garage matches the house. It has the same type of brick and a matching roofline. The two doors on the garage are early or original. [c]

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

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

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

A two and one half-story Colonial Revival Twentieth Century Styled residence with a complex and weatherboard walls. The 1/1 windows are early or original and so is the full front porch. This is the largest house in the district. 5,800 +- sq. ft.

There is a modern garage/residence in the back, southeast corner of the property. [nc]

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

A one-story Craftsman Bungalow with a complex roof. The modern windows have fixed metal frames and the other bay porch is modern and enclosed. The main block of the roof is hipped, with hipped dormers, and the porch has a large front-facing gable roof. The porch was enclosed when the new windows were added to the rest of the house, around the 1970s. 3,664 sq. ft. A double garage near the back of the lot has brick walls and an early a Spanish tile roof. [c]

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

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

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

A one and one half-story Tudor Revival Period house with a gable roof and gable dormer. The walls are brick and the 6/6 casement windows are modern, but similar to original. The stoop is new, but similar to historic. 2,627 sq. ft. The two-car garage matches the house, with weatherboard and brick walls and a gable roof. [c]

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

A modern one and one half-story Tudor Revival house with a gable roof and brick walls. This newer house fits nicely in the setting, with massing that is comparable to that of the 1940s house at 809. 3,169 sq. ft.

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

A one story Late Victorian cottage with a complex roof and vinyl siding. The wrap-around porch with hip roof is early or original. Some windows are early or original, and some are modern. One large window on the front has early or original diamond patterned muntins. The porch has a brick foundation and floor, and the posts are early or original. The window trim is not covered by the new siding. There is a two car garage in the rear of the basement off the side street. 1,412 sq. ft.

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

A one and one half-story Craftsman Bungalow with a gable roof with large side dormer and brick walls. The 1/1 windows are modern. Porch is early or original, with modern wrought iron porch posts and rails. There is half timbering in the gable at the end of the front porch and on the large side dormer. 2,156 sq. ft.

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

A one-story Craftsman Bungalow with a gable roof and brick walls. The 3/1 and 4/1 craftsman windows are early or original and so is the other bay porch. Porch floor and railings may be newer. 864 sq. ft.

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

A one and one half-story Craftsman Bungalow with a gable roof and shed dormer. The walls are brick and the 4/1 craftsman windows are early or original. The full front porch is also early or original. There are new railings on the front porch, but the brick posts are early. There is vinyl siding in the gable ends and on the dormer walls. 1,490 sq. ft.

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

A one-story Craftsman Bungalow with a gable roof and brick walls. The 4/1 craftsman windows are early or original, and so is the front porch. Wood flooring on the porch is early or original; the wood railing may be newer. 1,020 sq. ft.

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

A one and one half-story Craftsman Bungalow with a gable roof and gable dormer. The walls are brick and the 6/1 windows are early or original. The full front porch is early or original. 1,995 sq. ft.  
There is one small frame garage with vertical board siding and early or original doors. [c]

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

A one-story Craftsman Bungalow with a gable roof and brick walls. The 3/1 craftsman windows are early or original and so is the other bay porch. Porch spans the front of the house. Half of it is open and half is covered with a large front facing gable roof. 1,120 sq. ft.

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

A two-story Colonial Revival Period house with a gable roof and brick walls. The 8/8 windows are early or original and so is the central bay porch. The garage is in the basement of the house. There is a large side yard. The columns and pilasters of the porch are early or original. 1,776 sq. ft.

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

A one and one half-story Craftsman Bungalow with a clipped gable roof and brick walls. The 3/1 craftsman windows are early or original and there is a full front porch which is also early or original. There is a two-story bump up at the back of the house which is early or original-it is on the 1948 Sanborn map and

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has the same type of detailing. Large flat brackets at the eaves are unusual for the area. The painted siding in the front gable may be modern. 1,686 sq. ft. There is a newer two-car carport at the back of the lot. [nc]

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

A one-story Craftsman Bungalow with a gable roof and brick walls. The 3/1 windows are early or original and so is the other bay porch. 1,948 sq. ft.

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

A two-story American Foursquare house with a hipped roof and brick walls. The 1/1 windows are modern, but similar to the original. The full front porch is early or original. The shutters are newer. 1,554 sq. ft.  
A small brick garage with a hip roof sits at the end of the driveway east of the house. [c]

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

A one and one half-story Craftsman Bungalow with a gable roof, and gable dormer. The walls are brick and the 4/1 craftsman windows are early or original. The full front porch is also early or original. 1,649 sq. ft.  
There is a single frame garage with vertical wood siding and a gable roof, built ca. 1970s. [nc]

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

A one-story Craftsman Bungalow with a gable roof and painted brick walls. The 1/1 windows are modern, but similar to the original. The full front is early or original. There is vinyl siding in the gable ends. 1,996 sq. ft.

**54.) 917 W. Broadway, Williamson, George L., House (1908); ca. 1907 [c]**

A two-story American Foursquare house with a hipped roof and wood shingle walls. The 1/1 windows are early or original and the central bay porch may have always been enclosed. There is a polygonal side bay porch. 2,078 sq. ft. There is a one and one half story large single garage with shingled walls and newer garage door. [c]

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

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A one-story Craftsman Bungalow with a gable roof and brick walls. The 6/1 windows are modern, but similar to the original. The full front porch is early or original, but the low wood porch railing may be not be original. There is vinyl siding in the front gable end above porch. 1,644 sq. ft.

**56.) 919 W. Broadway McDonnel, Ira C., House (1927); ca. 1925 [c]**

A two-story Craftsman style American Foursquare house, with a hip roof and brick walls. The 6/1 craftsman windows are early or original and so is the three quarter porch. 2,162 sq. ft.

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

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

A one-story Craftsman Bungalow with a gable roof and gable dormer. The walls are brick and the 3/1 craftsman windows are early or original. The full front porch is also early or original. The porch is early or original with newer railing. The dormer has shingled walls. 1,423 sq. ft.

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

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

A one-story Craftsman Bungalow with a gable roof and painted brick walls. The 4/1 craftsman windows are early or original and so is the other bay porch. 1,464 sq. ft.

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

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**Architect/Builder Continued**

Builder: Douglas, J. A.

Builder: Hathman J. E.

Builder: Hulett, D. E.

Builder: Kangeiser, Al, Construction Co.

Builder: Phillips Construction Co.

Builder: Shaw, W. A.

Builder: Smarr, J. A.

Builder: Stewart, John A.

Builder: Trout, Charlie, Construction Co.

Builder: Vessor, John

**Summary:** The West Broadway Historic District includes 58 residential properties in the 300 to 900 blocks of West Broadway, in Columbia, Boone County, MO. It is significant under Criteria A and C, in the areas of Community Planning and Development and Architecture. This part of the street developed into a residential neighborhood in the first part of the 20<sup>th</sup> century, and it has been used as such ever since. The district includes lots in two large turn-of-the-century additions to western Columbia. Garth's Addition, north of Broadway, was added to the city limits in 1899, and Westwood Addition, to the south, was created in 1906. The original plats for both of those additions featured generous lots facing West Broadway, which was the main road into town from the west at the time. Much of the credit for the appearance of the district can be attributed to John A. Stewart, an innovative businessman who was active in real estate development in the community in the early 20<sup>th</sup> century. Stewart created the Westwood Addition, and owned many of the Broadway lots in Garth's Addition as well. At one time or another, he owned at least 49 of the 58 lots in the district, and he is believed to have lived in and/or built five of the contributing houses. He routinely added building restrictions to any lots he sold, and those restrictions have had a lasting impact upon the streetscapes of the neighborhood.

The district is significant under Criterion C in the area of Architecture, for its intact collection of historic residential architecture. The houses of the district utilize architectural styles and vernacular types found in early 20<sup>th</sup> century housing developments across the country. As a group, they offer a representative cross-section of popular residential architecture of the period.

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More than half of the houses in the district utilize the popular house types of either a bungalow or foursquare. The district does include some larger styled houses, however, and at least one was professionally designed. The Eugene Heideman House, at 709 West Broadway, has been attributed to architect Ludwig Abt. The district also includes one house that has already been individually listed. The John and Elizabeth Taylor House at 716 West Broadway, was listed for significance in the area of Architecture in 2001. Contributing houses within the district were built between ca. 1905 and ca. 1953; the period of significance thus runs from ca. 1905-ca. 1953.

**Elaboration:**

**Community Planning and Development**

The town of Columbia was laid out in 1821, the same year Missouri became a state. It became the county seat of Boone County shortly after, and in 1842, was selected at the home of the state University. By the middle of the century the town had a population of 600, and two female colleges as well as the University. By 1900, the population had grown to more than 5,000, and Columbia was firmly established as a regional trading center.<sup>3</sup>

Broadway was created by the original plat of Columbia, and it has been a major artery through the community since the town was founded. The road was part of the cross-state Boonslick Trail in the 1820s, and in the 1860s it connected to gravel toll roads at the east and west edges of town.<sup>4</sup> The western toll road ran between Columbia and the Missouri River town of Rocheport. It became known as the Rocheport Road, and was still referred to by that name into the first decade of the 20<sup>th</sup> century.<sup>5</sup> The western toll gate was established at what is now West Boulevard and Broadway before 1875, and travelers were

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<sup>3</sup> Census figures, cited in Columbia, the Heart of America, (Columbia, MO: Columbia Commercial Club, ca. 1922.)

<sup>4</sup> Three toll roads were established in Columbia and Boone County in 1866; one east to the county line, one south to Claysville, and the Rocheport road to the west. William F. Switzler, History of Boone County, Missouri, (St. Louis: Western Historical Company, 1882. 1970 indexed reprint by Ramfre Press, Cape Girardeau, Missouri.) p. 489.

<sup>5</sup> The federal population census labels the road within district boundaries as the Rocheport Road in 1910, and as West Broadway in 1920.

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still paying to use the road in 1911.<sup>6</sup> (See Figure Three.)

It was from the Rocheport Road that many visitors gained their first look at Columbia. Because the city had limited passenger railroad service until the 1890s, many visitors to the city, including incoming students, traveled to Rocheport on the river and then came overland to Columbia on the toll road. At least one commercial hack service operated on the road almost every day. A 1911 newspaper article about the longtime driver of the Rocheport hack, William Ridgeway, noted that he had driven the 30-mile round trip 6 times a week for 18 years. The article explained that before the MKT railroad spur was established in the 1890s, the Rocheport Gravel Road was "practically the only means for entrance and exit of the university students."<sup>7</sup> Although the hack service was discontinued in 1898, the article noted that the road was still in use and still charging tolls in 1911.

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

In 1899, Walter Warren Garth filed a plat for Garth's Addition to the City of Columbia. That plat subdivided the former estate of Garth's father, Jefferson Garth. All told, Garth's addition encompassed more than 500 acres of land north of Broadway. The addition included long narrow 3-acre house lots all along West Broadway between Garth Avenue and the toll gates. All of the district properties that are on the north side of West Broadway are within Garth's Addition or a related subdivision.

Just a few years later, Judge John A. Stewart filed a plat for Westwood, which created house lots on the south side of the same stretch of road. Westwood encompasses all of the district properties south of Broadway, except

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<sup>6</sup> The gate shows up on the 1875 and 1898 County atlas maps, as well as a promotional map published by John Stewart in 1911.

<sup>7</sup> "Seven World Trips Bus Drivers Record," University Missourian, Jan 4, 1911, p. 4.

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for four houses in the 300 block. (Those four are in Park Hill Addition, which was also platted by Stewart, in 1922.) The east half of Westwood was divided into house lots, and the west part was left in larger parcels. The plat shows that Stewart expected Broadway to play an important role in neighborhood development; the house lots that faced Broadway were slightly larger than those to the south. Although Stewart did not file the plat for Westwood until 1906, he may have begun working on the development about the time Garth's Addition was created. Deed records for several of the properties in Westwood document a protracted struggle to clear the title to the estate of E. T. Maupin, which was to become the eastern half of Westwood.<sup>8</sup>

Stewart also owned many of the Broadway lots of Gath's Addition when it was new; deed and tax records show that at one time or another he owned all except for nine of the district lots on the north side of Broadway. Although most of those were unimproved properties when he owned them, he also built several of the houses there. He was involved in the construction of some of the oldest houses in the district. He did not own any of them for long and appears to have built them specifically to sell. A later newspaper article about his career in real estate noted that by 1924, he had built and sold some 75 houses.<sup>9</sup>

The two oldest known contributing houses in the district were built ca. 1905 in what is now the 600 block of West Broadway. (Street numbers have changed over the years.) Both are large frame foursquares, set well back from the street on generous lots. The house at 611 W. Broadway was built between 1904 and 1906 by or for Stewart, and by 1909 was owned by M. H. Pemberton. The house at 605 was also built between 1904 and 1906. Stewart owned that empty lot in 1904, and by 1906 the house had been built and the property belonged to L. T. Searcy. It is possible that Stewart had the house built and then sold it to Searcy.

Stewart owned property at the west end of Garth's Addition as well. He owned a large parcel next to 917 West Broadway in 1908. The ca. 1908 house at 917 is a large frame foursquare that is similar to the houses at 605 and 611.

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<sup>8</sup> Boone County Abstract Company, "Abstract of Title" for a part of Lots 97 and 98 of Westwood Addition.

<sup>9</sup> "Is for City Progress," University Missourian, March 18, 1924, p. 4.

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The house at 917 is said to have been built by or for D. E. Hulett, who owned the lot from 1902 until sometime after 1904. By 1908 the house was built and occupied by George L. Williamson. Stewart may have been involved in that project somehow. The 1907 city directory lists his residence as "W. Broadway, limits" which would indicate he was close to the city limits at West Boulevard; 917 was the only house in the area at that time.

Whatever Stewart's original connection was with 917, it is clear that he liked the way the house was situated on its large lot. When he sold the lot directly to the east of it, #19, in early 1908 he included restrictions in the deed that stipulated "that no dwelling shall be erected on lot number 19, the main front of which shall be nearer the street known as Broadway, than the residence now occupied and owned by G. L. Williamson."<sup>10</sup> Stewart's involvement with those three early houses established the deep set-backs that characterize the lots on the north side of Broadway.

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

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

Now, along came a man who proposed to sell lots in an addition having macadamized streets with curbs and gutters, cement walks and connections for water, sewer, electricity and gas on every lot....<sup>11</sup>

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<sup>10</sup> Boone County Deed Book 121, p. 605, from the abstract for 915 W. Broadway.

<sup>11</sup> Winterton C. Curtis, *A Damned Yankee Professor in Little Dixie*, (Reprinted from the Columbia Missourian, 1957. Book on file at the State Historical Society of Missouri.)

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Judge Stewart's vision for the neighborhood went beyond utilities and gutters. He also had definite ideas of the types of houses that should be built there and what the streetscapes should look like. He routinely added deed restrictions when selling empty lots to be sure the area developed into a premium neighborhood. As he put it himself in a 1910 publication: "building restrictions prevent the erection of any house that is not in keeping with that section of the city."<sup>12</sup> Owners of the new lots on the south side of Broadway were required to build their houses 80-90 feet back from the street, with the front wall of the house parallel to the front line of the lot, and at least 15 feet on either side of the house. The houses themselves had to be at least two stories and cost no less than \$2,000. Kitchens and other service areas were to be located at the back of the house.<sup>13</sup>

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

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

In 1908, Stewart built the house at 700 West Broadway for his second wife Clara and their family. That house is the most intact Late Victorian house

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<sup>12</sup> "Columbia, the Coming City of Central Missouri," (Columbia, MO: Statesman Publishing Company, 1910) p. 120.

<sup>13</sup> Bayless Title Company, Abstract for 408 West Broadway.

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in the district. It is of frame, with a typically Victorian richness of wall materials that include two different types of weatherboards, fishscale shingles, and elaborate eave brackets. The property also has the only two-story outbuilding in the district. The outbuilding, which appears to be the same age as the house, served as a combination garage-carriage house and servants' quarters. The 1910 population census for the household records a large number of residents. John and Clara Stewart shared the house with five children and Mrs. Stewart's mother, and there were also two servants, one of which had two children.

Westwood proved to be a popular addition to Columbia. The 1911 newspaper ad claimed that 28 houses were built there in 1911 alone. A short biography of Stewart that was published in the local paper in 1913 noted that "where seven years ago were barren fields are now sixty of the most attractive homes in Columbia."<sup>14</sup> By 1920, nine houses in the West Broadway District had been erected within the boundaries of Westwood.

Early houses on the Broadway lots of Westwood include the two largest houses in the district. The John and Elizabeth Taylor house was built at 716 West Broadway ca. 1909, and the John and Belle Mitchell house was built at 604 around 1914. The Taylor house was one of the first houses to be built on the extra large lots at the west end of Stewarts plat. The Taylors purchased six of those oversized lots, and built a massive new house facing Broadway on the northeast part of that property. (See Figure Four.)

The Taylor house is two and one-half stories tall, with a high stone foundation and early or original weatherboard siding. It has a wide front porch and side *porte cochere*, both of which have posts and railings of rock-faced limestone blocks. It is the only resource in the district that has already been listed in the National Register. It was listed 5/25/01 for significance in the area of Architecture.

The John and Belle Mitchell house was built a block away, at 604 West Broadway, about five years after the Taylor house. That large brick house occupies one of the most spacious lots in the district; it and the house at 610 share a full city block, with three original lots each. The Mitchell house is two and one half stories tall, with a symmetrical façade and carefully rendered

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

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Colonial Revival styling. Although no architect has been associated with this house, the high level of styling invites speculation that it is the work of a professional.

At least district house did benefit from the services of a professional. Moberly based architect Ludwig Abt is said to have designed the house at 709 West Broadway for the Eugene Heidman family around 1919. Abt was born in Germany in 1882 and emigrated to the United State around the turn of the century. In 1911, after working in a number of cities in the US, he settled in Moberly.<sup>15</sup> He developed a successful practice there and did a good deal of work for the Moberly public school system. He also designed other types of public and commercial buildings in Moberly and other communities in Mid-Missouri, including churches, hospitals governmental offices, private schools, a theatre, and commercial storefronts. One of his better known buildings is the Moberly Municipal Auditorium, which was built in 1939 as a WPA project. It is not clear how he came to design the Broadway house, but it was far from the only residence he designed. He is credited with dozens of houses in Moberly as well.

Development along West Broadway followed the pattern established by Stewart and other early homeowners through the mid-1920s. District houses built before 1920 tend to be somewhat large, usually two stories tall, with cubic forms and simple Victorian or Colonial revival styling. Lots were also s relatively large, and deep setbacks continued to be the norm.

That changed somewhat in the 1920s, with the introduction of the bungalow house type and a relaxation of earlier building restrictions. Interestingly enough, it was John Stewart who platted the first row of smaller lots that came to house modest bungalows. The district houses on the south side of the 300 block are part of the Park Hill neighborhood, which Stewart created in 1922. Those lots are notably smaller than his Westwood lots, and the houses that were built there in the 1920 are smaller and closer to the street that their older neighbors.

Just a few years after Park Hill was created, several large lots at the other end of the district were replatted to form smaller more bungalow-friendly lots.

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<sup>15</sup> "Ludwig Abt Dies; Noted Architect," Moberly Monitor-Index, January 12, 1967, pp. 1-2.

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In 1924, the plat for the A. J. Estes Subdivision was filed to create a row of modest lots on the south side of the 900 block. Estes followed Stewarts lead and included deed restrictions in his subdivision. His rules were less stringent, requiring only a fifty foot setback on Broadway (30 feet on side streets), and dropping the two story requirement. He also raised the minimum price, to reflect prices of the day. Houses in the subdiviosn had to cost at least \$3,500.<sup>16</sup> The new smaller lots were a success and within a few years all contained a new house.

**Architecture**

The houses of the district are typical of those found in early twentieth century American suburbs, and the district is significant under Criterion C, in the area of ARCHITECTURE. As was the case in many residential developments of the time, the houses of the West Broadway district fall somewhere between vernacular and high style architecture. Although the builders often used common house types, the influence of pattern books and popular styles is evident, and most are more accurately classified as popular architecture than either high-style or vernacular. There are a few notable exceptions that were either professionally designed or built from top-quality standardized plans.

The houses of the district are often defined more by their building type than architectural styling, and have been categorized here by dominant, rather than exclusive, characteristics of form or style. The four major categories discussed below represent a mix of style and type, much like the houses of the district: Late Victorian, Colonial Revival, American Foursquare, Craftsman/Bungalow

**Late Victorian** Nationwide--ca. 1890-1915; West Broadway--ca. 1906-1912

The term Late Victorian is used to describe late 19<sup>th</sup> and early 20<sup>th</sup> century houses that exhibit general characteristics of Victorian architecture, such as an attention to surface ornamentation and irregular massing. In most cases, these houses are not highly styled enough to be categorized more

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<sup>16</sup> Abstract for 910 West Broadway.

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specifically into styles such as Queen Ann.

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

**American Foursquare** Nationwide--ca. 1890-1930; West Broadway--ca. 1905-1935

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 styling used, the solid cubic shape and the defining hipped roof make the shape of this house type its most recognizable feature. 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.

**Craftsman/Bungalow**

Nationwide--ca. 1905-1930; West Broadway--ca. 1911-1935

Bungalows are by generally one story tall, 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 piers, or

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by heavy square brick posts.

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. 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 the house type became nearly ubiquitous in residential neighborhoods of the 1920s.

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.

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. Although none of the bungalows in the West Broadway district have proven to be fully pre-cut, many do appear to use at least some prefabricated elements, such as porch posts and ornamental roof brackets.

The Craftsman style was the dominant style in the West Broadway District into the 1930s. The last Craftsman style house to be erected in the district is a small American Foursquare with Craftsman styling that was built at

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708 ca. 1935. Houses continued to be built there through the 1940s and early 1950s, albeit at a slower pace than in the 1920s. Several of the 1930s houses are modest dwellings with simple Tudor Revival or Colonial Revival styling. The newest of the contributing buildings took advantage of the latest style of the 1950s, one modern ranch house was built at 712 West Broadway in 1953.

**Integrity**

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

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

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**Verbal Boundary Description**

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

**Boundary Justification**

The boundaries have been drawn to encompass the intact historic residences that face the oldest residential section of West Broadway, which was the only street in the area when Garth's Addition and Westwood were added to the city limits. They encompass all of the land currently associated with the buildings of the district.

**Photographs**

The following information is the same for all photographs:

West Broadway  
Boone County, MO  
Debbie Sheals  
November ----, 2009

**List of Photographs**

See photo key for description of camera angle.

Preparer's note—photos will be taken after all of the leaves have dropped, in a couple of weeks. Inventory forms with photos have been included for each district property, for reference.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

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**Figures.**

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

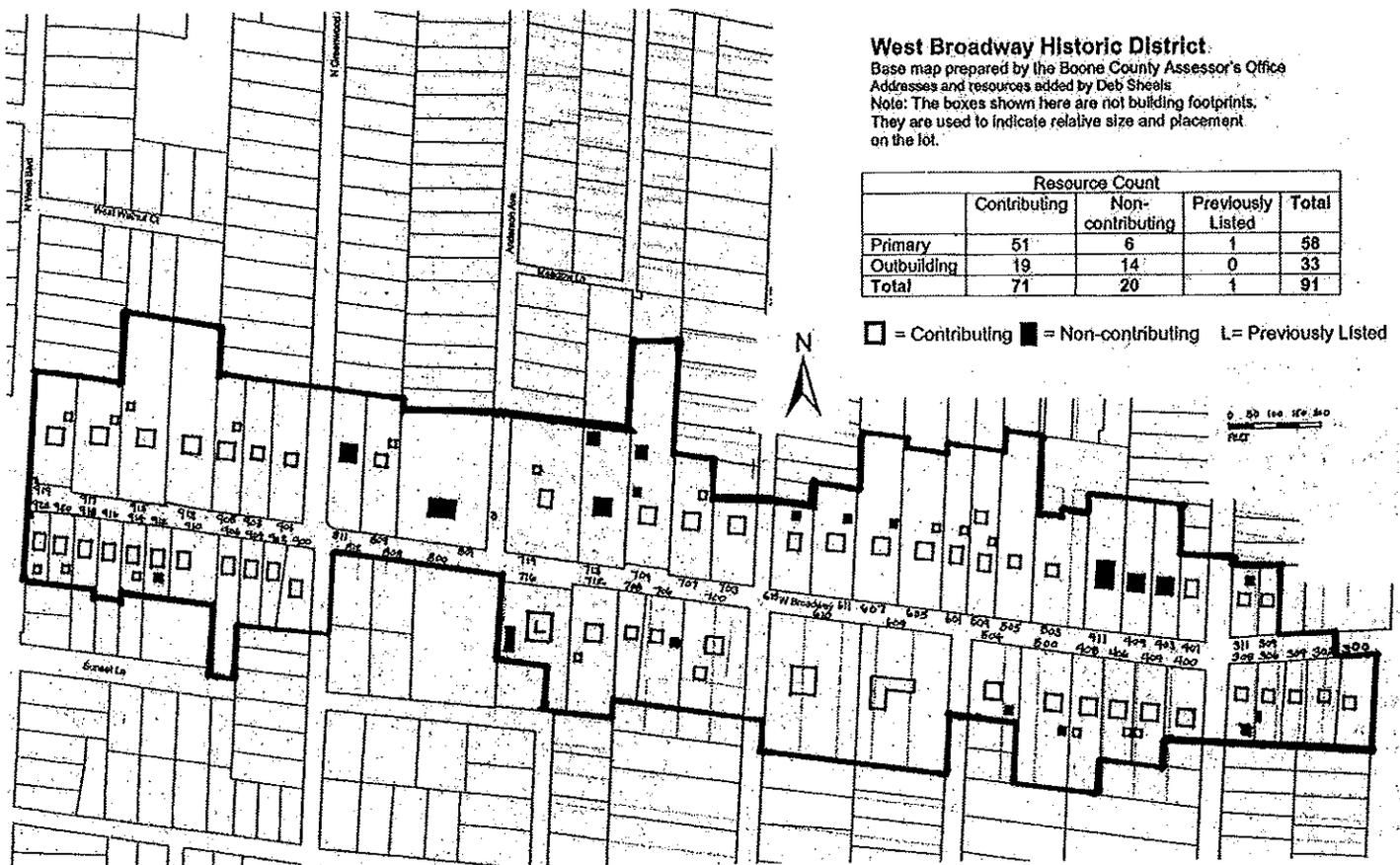
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**Figure One. Site Plan.**

A larger copy of this is also being submitted separately.



**West Broadway Historic District**  
 Base map prepared by the Boone County Assessor's Office  
 Addresses and resources added by Deb Sheels  
 Note: The boxes shown here are not building footprints.  
 They are used to indicate relative size and placement  
 on the lot.

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

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

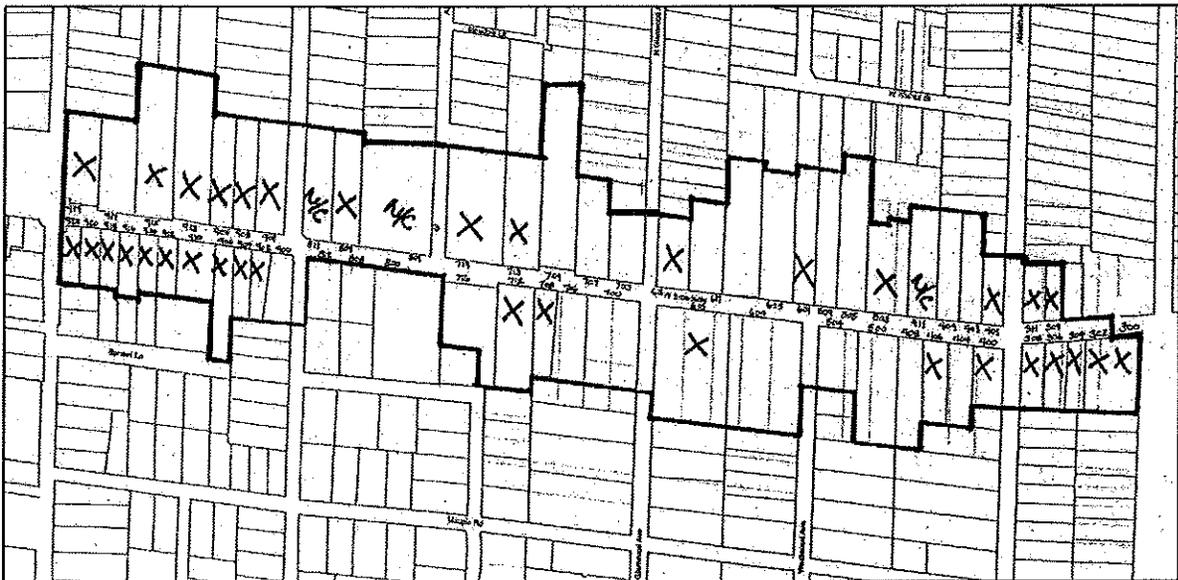
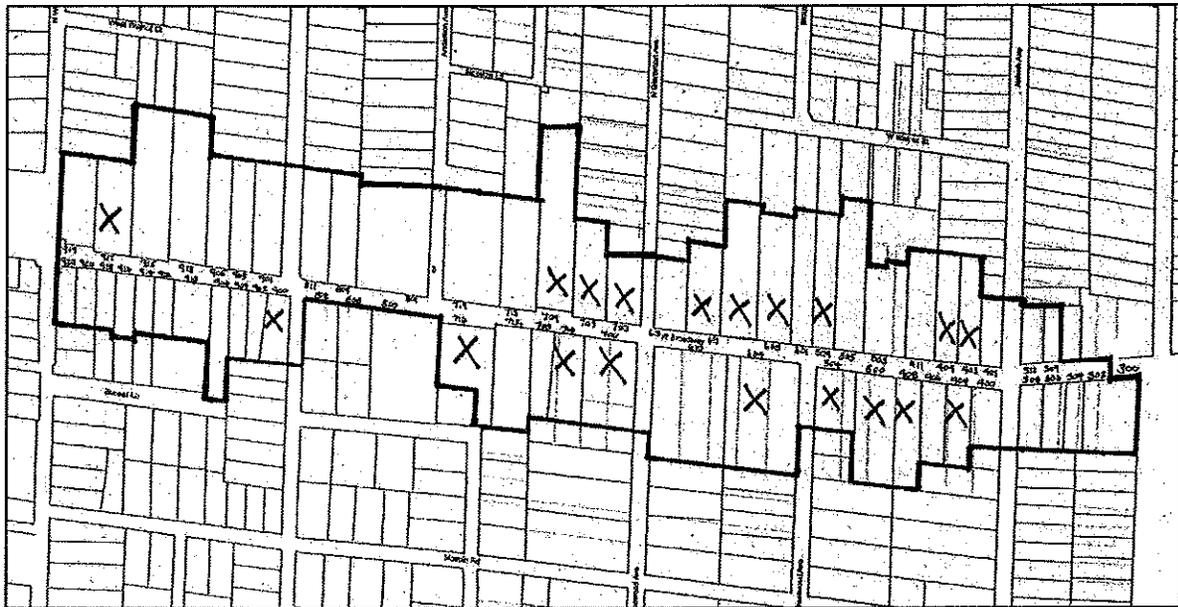
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**Figure Two.**

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



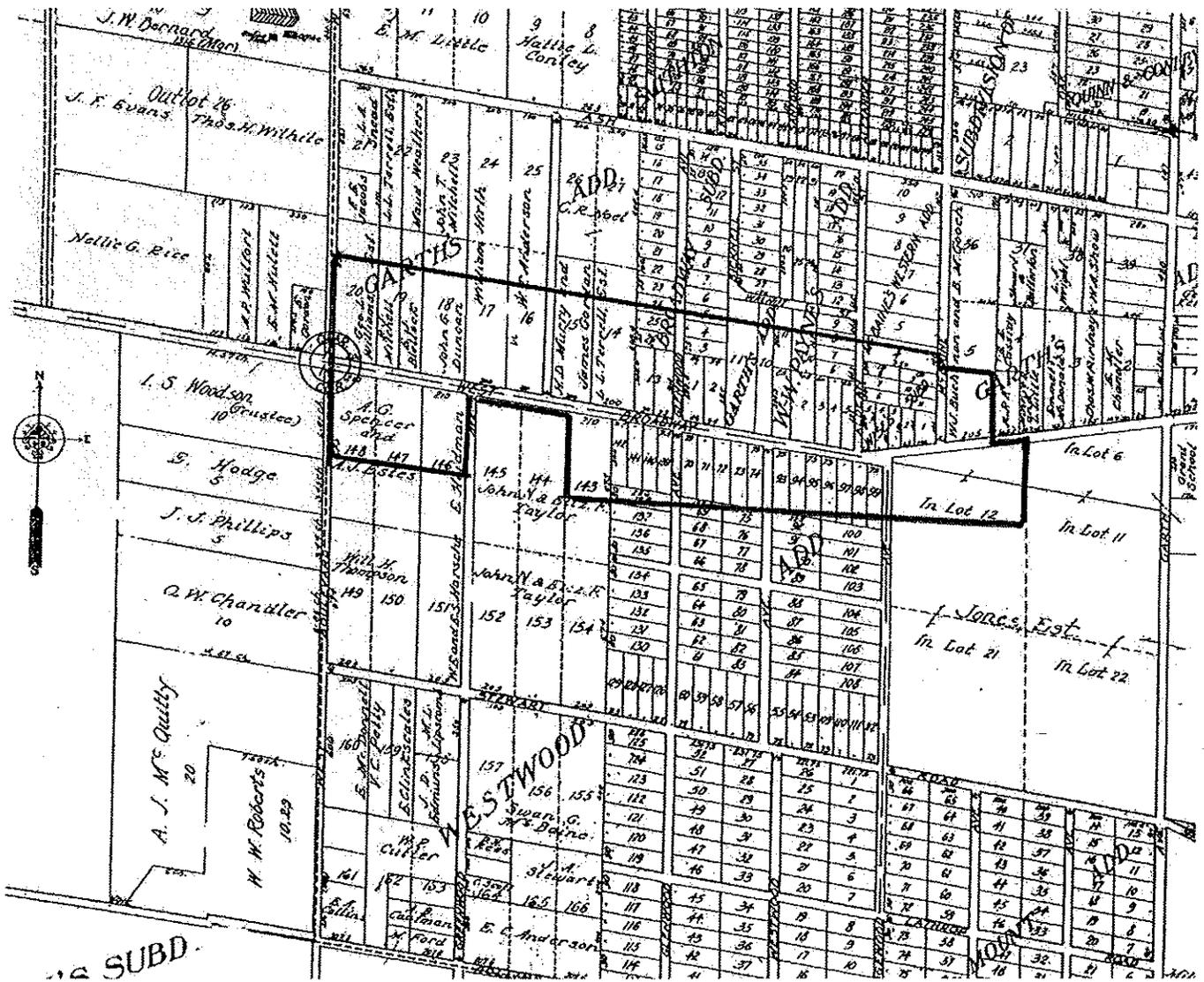


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Figure Four. 1917 Atlas Map  
With approximate district boundaries added.



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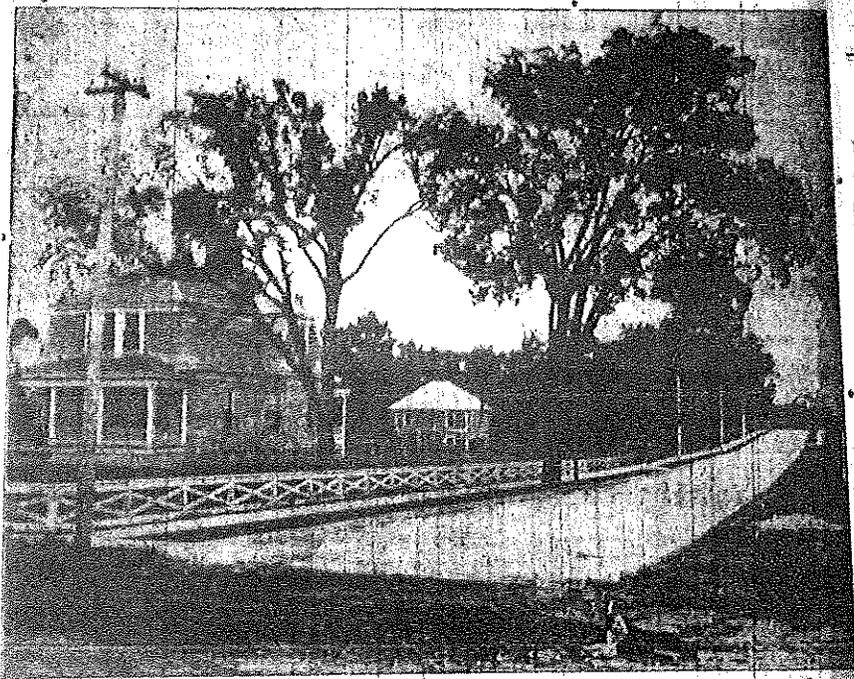
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**Figure Five.** Full Page Advertisement for Westwood, featuring 504 West Broadway. Looking south on Westwood Avenue from Broadway. See Figure Six for the bottom half of the page. From University Missourian, Jan. 12, 1911, p. 5.

UNIVERSITY MISSOURIAN

## Live in Beautiful Westwood.

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



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

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

GREATER COLUMBIA'S IDEAL HOME SECTION.

