SURVEY REPORT

LOCUST HISTORIC STUDY AREA

COLUMBIA (BOONE COUNTY), MISSOURI

FEBRUARY 2009

Project No. 29-08-23730-010

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Summary

The following report provides the results of the Locust Historic Study Area survey project, completed in June – September 2008. The survey was funded in part by the State Historic Preservation Office of Missouri's Department of Natural Resources. The purpose of the study was to identify and recommend properties within the study area that appear eligible for the National Register of Historic Places (NRHP). This documentation is necessary to fulfill the city's planning needs and determine whether it would be prudent and feasible to extend Elm Street as an east/west connector between College Avenue and South Ninth Street through the neighborhood.

The survey area is situated in downtown Columbia (Boone County) Missouri, just south of the Stephens College campus. The area is bounded at the north by Locust Street, at the west by Ninth Street, at the south by University Avenue, and at the east by College Avenue. The project was completed by Ruth Keenoy and Terri Foley, historic preservation consultants, for the City of Columbia. Fieldwork was conducted on July 30-31, 2008. A total of 57 buildings were recorded during the course of the survey. No outbuildings or additional buildings or structures were recorded during the course of the study.

The consultants recommend five properties as individually eligible for the NRHP. These properties include four apartment complexes and one school which are: The Beverly (BOAS001-0023); The Belvedere (BOAS001-0022); The Dumas (BOAS001-0017); Frederick Apartments (BOAS001-0018); and Robert E. Lee School (BOAS001-0033). All of the NRHP-eligible properties meet the NRHP standards for Criterion C: Architecture.

One property within the project area is listed in the NRHP – Missouri United Methodist Church (BOAS001-0037). This building was listed in the NRHP in 1980 and is within the boundaries of the Downtown Columbia Historic District, listed in 2006.

The "Results" section of this document provides a complete list of the inventoried properties, addresses, and eligibility recommendations, as well as an overview of the associated historic contexts and recommendations for future survey/research.

Methodology

The fieldwork for the Locust Historic Study Area survey was conducted on July 30-31, 2008. The consultants recorded 57 properties; five of which are potentially eligible for the NRHP and one that is listed in the NRHP. The survey was completed following the guidelines provided by National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1985) and draft inventory guidelines recently issued (2008) by the Missouri State Historic Preservation Office (MO-SHPO).

Prior to conducting the inventory, preliminary research was completed at Ellis Library and the Missouri Historical Society in Columbia, Missouri. The intent of the preliminary research was to establish an understanding of the project area, as well as to assist in the development of historic contexts. A windshield survey was conducted prior to the intensive survey by driving along all of the streets identified in the Locust Historic Study Area (see Figure 1).

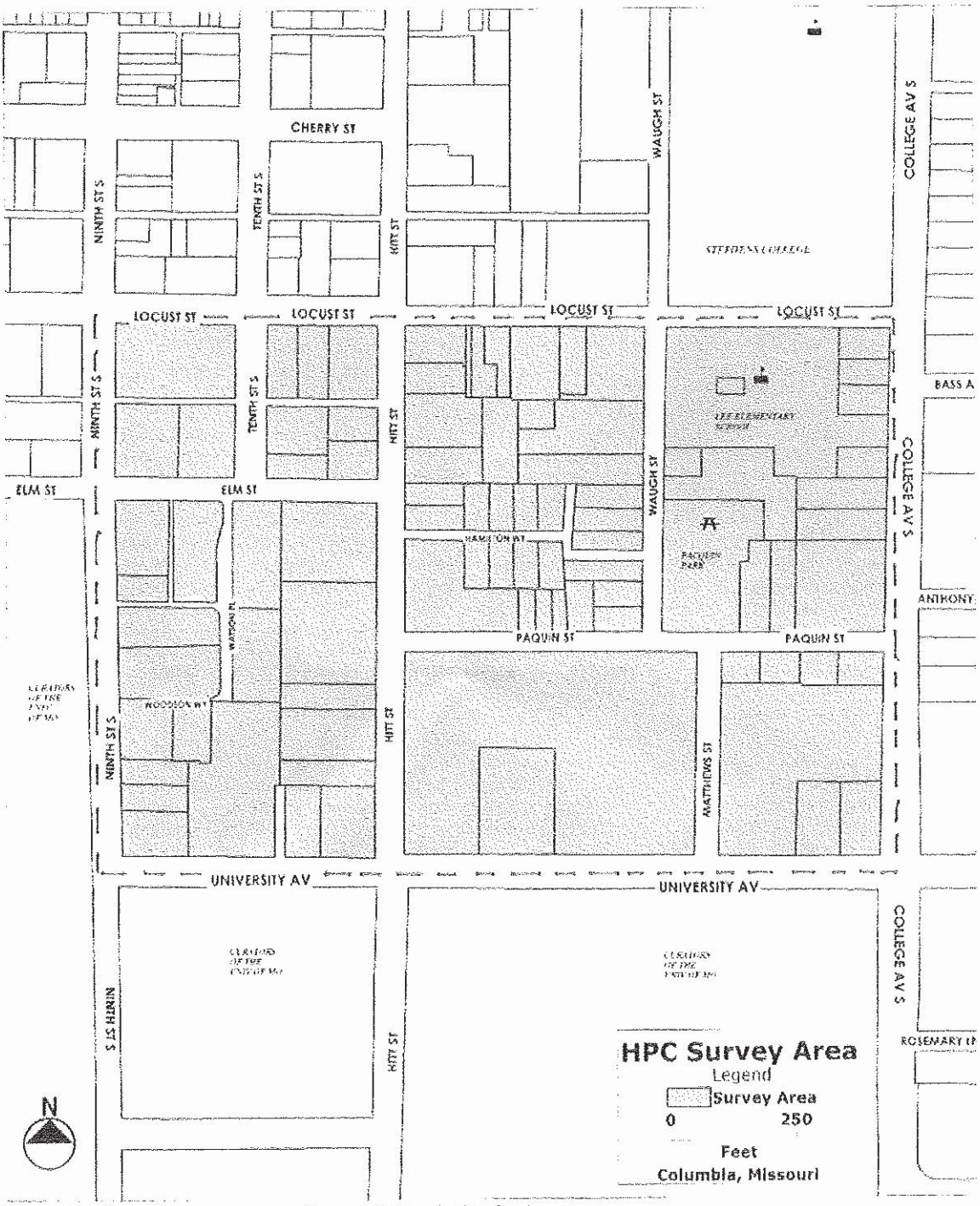

Figure 1. Map of survey area – Locust Historic Study Area.

The consultants recorded 57 properties by completing individual Architectural/Historic Inventory Forms provided by the Missouri State Historic Preservation Office for each property, as well as photography of individual properties. Photography included both 35 mm black/white film and color digital photographs. A map provided by the City of Columbia and a USGS topographic map were used during the course of the inventory.

Following completion of the field inventory, historical research was conducted (in addition to Ellis Library and the Missouri Historical Society – Columbia) at the following repositories: St. Louis County Library (Headquarters), St. Louis Public Library, Missouri Historical Society (St. Louis), Mercantile Library, and Western Manuscripts Collection (University of Missouri-St. Louis).

Geographical Description

The study area is located in Columbia, Missouri, south of Stephens College and north of the University of Missouri (MU). The area is bounded at the north by Locust Street, at the west by South Ninth Street, at the south by University Avenue, and at the east by College Avenue. This sector of Columbia was developed as a residential neighborhood during the early twentieth-century. The character of the study area supports a grid-pattern layout of streets that intersect at major routes (Locust, Ninth, College, and Broadway). Streets within the project study area include the following east-to-west routes: Elm and Locust Streets, and Paquin and Hamilton Way and University Avenue. Routes extending north-to-south within the study area include: College Avenue, Hitt, Matthews, S. Ninth, S. Tenth and Waugh Streets, and Watson Place. The east end of the Locust Historic Study Area retains many early twentieth-century residences, with single-family housing (most of which has been modified as student housing in recent years) and modest-sized apartment buildings. The north and west ends of the study area support small one-part commercial blocks located along South Ninth and Locust Streets. The commercial core of the study area appears to have reached its height of development during the 1940s-1960s. Homes and apartments have small yards, and concrete sidewalks border all of the streets. Parking lots and large modern parking structures are prevalent throughout the study area, particularly along Hitt Street and University Avenue – serving both MU (to the south) and commercial activity (to the east and north).

Results

The consultants surveyed 57 individual properties within the Locust Historic Study Area. These properties include 36 residential properties constructed as single-family dwellings, eight apartment buildings, eight commercial properties, two religious buildings, two properties utilized by the University of Missouri, and one public school facility. Twenty-two of the 36 single-family dwellings have been converted for use as multi-family housing.

The consultants identified five properties as individually eligible for the NRHP within the study area. One property, the Missouri United Methodist Church, is listed in the NRHP both individually and as a member of the Downtown Columbia Historic District. Table 1 provides property identification numbers, addresses, and NRHP recommendations. The consultants did not identify a collection of properties within the study area that appear eligible for the NRHP as a district.

Table 1. Surveyed Properties – Locust Historic Study Area, Columbia, Missouri

Survey Number	Property Address	Property Name	Eligible Y/N
BOAS001-0001	401 S. College Street	n/a	N
BOAS001-0002	211 S. College Street	n/a	N
BOAS001-0003	209 S. College Street	n/a	N
BOAS001-0004	205 S. College Street	n/a	N
BOAS001-0005	203 S. College Street	n/a	N
BOAS001-0006	201 S. College	n/a	N
BOAS001-0007	1116 Locust Street	n/a	N
BOAS001-0008	1114 Locust Street	n/a	N
BOAS001-0009	1119 Locust Street	n/a	N
BOAS001-00010	1110 Locust Street	n/a	N
BOAS001-00011	400 S. Ninth Street	South Ninth Street Condos	N
BOAS001-00012	402 S. Ninth Street	South Ninth Street Condos	N
BOAS001-00013	410 S. Ninth Street	The Heidelberg	N
BOAS001-0014	406 S. Ninth Street	The Noodle Company	N
BOAS001-0015	1211 University Avenue	Lihanna House Community of Christ	N
BOAS001-0016	1101 University Avenue	Fine Arts Annex (MU)	N
BOAS001-0017	413 Hitt Street	Dumas Apartments	Y
BOAS001-0018	1001 University Avenue	Frederick Apartments	Y
BOAS001-0019	University Avenue (no #)	Hendricks Hall	N
BOAS001-0020	903 University Avenue	Flying Cow	N
BOAS001-0021	1108 Locust Street	n/a	N
BOAS001-0022	206 Hitt Street	Belvedere Apartments	Y
BOAS001-0023	211 Hitt Street	Beverly Apartments	Y
BOAS001-0024	210 Hitt Street	n/a	N
BOAS001-0025	300 Hitt Street	n/a	N
BOAS001-0026	302 Hitt Street	n/a	N
BOAS001-0027	1212 Paquin Way	n/a	N
BOAS001-0028	1210 Paquin Way	n/a	N
BOAS001-0029	1209 Paquin Way	n/a	N
BOAS001-0030	1207 Paquin Way	n/a	N
BOAS001-0031	400 Matthews Street	n/a	N
BOAS001-0032	1208 Paquin Way	n/a	N
BOAS001-0033	1208 Locust Street	Robert E. Lee School	Y

Survey Number	Property Address	Property Name	Eligible Y/N
BOAS001-0034	904 Elm Street	Elm Street Plaza	N
BOAS001-0035	306 S. Ninth Street	Chipotle	N
BOAS001-0036	300-304 S. Ninth Street	Campus Corner	N
BOAS001-0037	204 S. Ninth Street	Missouri United Methodist Church	Y-NRL
BOAS001-0038	1002 Locust Street	Headquarters – Democratic Party	N
BOAS001-0039	1104-1100 Locust Street	New York Famous Pizza	N
BOAS001-0040	1104-06 Hamilton Way	n/a	N
BOAS001-0041	1112 Hamilton Way	n/a	N
BOAS001-0042	1113 Hamilton Way	n/a	N
BOAS001-0043	1111 Hamilton Way	n/a	N
BOAS001-0044	1105 Hamilton Way	n/a	N
BOAS001-0045	1107 Paquin Way	n/a	N
BOAS001-0046	1109 Paquin Way	n/a	N
BOAS001-0047	1109 Hamilton Way	n/a	N
BOAS001-0048	1110 Hamilton Way	n/a	N
BOAS001-0049	1108 Hamilton Way	n/a	N
BOAS001-0050	1111 Paquin Way	n/a	N
BOAS001-0051	213 Waugh Street	n/a	N
BOAS001-0052	301 Waugh Street	n/a	N
BOAS001-0053	303 Waugh Street	n/a	N
BOAS001-0054	1113 Paquin Way	n/a	N
BOAS001-0055	305 Waugh Street	n/a	N
BOAS001-0056	309 Waugh Street	n/a	N
BOAS001-0057	210 Waugh Street	n/a	N

Historical Context

Overview of Columbia's Development and Early History, 1821 - 1900

The City of Columbia is the county seat of Boone County. The community originated as a small settlement, Smithton, established ca. 1818 approximately a mile west of the present Boone County Courthouse. Smithton was named for Thomas A. Smith, an agent of the United States Land Office in Franklin, Howard County.[1] Its residents relocated due to a water shortage in 1820 and settled near Flat Branch Creek.[2] Among the 35 stockholders who established Smithton were Lilburn W. Boggs – who later served as

[1] (William F. Switzler), *History of Boone County, Missouri* (St. Louis: Western Historical Company, 1882), 144 and Malcolm Rohrbough, *The Land Office Business: The Settlement and Administration of American Public Lands, 1878-1837* (New York: Oxford University Press, 1968), 104.

[2] Works Project Administration, *Missouri: The WPA Guide to the "Show Me" State* (St. Louis: Missouri Historical Society Press; reprint edition, 1998), 208-209 and (Switzler), 146.

Missouri governor in 1836; David Todd, Boone County's first circuit court judge; and Nichols S. Burkhartt, Howard County's first sheriff. In 1820, at about the same time that Smithton's residents relocated and the community became known as Columbia, Boone County was created from eastern Howard County. To secure its status as the county seat, Columbia's developers agreed to provide land (50-70 acres; sources vary), cash ($2,000), two wells, and two public squares. The offer was accepted by the Missouri Legislature in August 1821, at which time Columbia was formally established.[3]

Columbia was laid out in 1821 as a gridiron plan supporting approximately 400 lots.[4] The town's original plan was designed by surveyor, Peter Wright. Wright's plan for Columbia was described by early admirers as "systematic and elaborate," featuring a wide central avenue, Broadway, "the most beautiful street in Missouri."[5] Following incorporation in 1826, Columbia grew steadily, with an estimated 600 residents in 1830 and 1,000 residents by 1837.[6] These numbers reflect what was happening throughout Boone County. In 1830, the county supported 8,859 residents and 13,561 residents in 1840.[7] Columbia's growth after 1840 was directly related to its educational institutions, particularly the University of Missouri (MU), established in 1839.[8] In 1850, the city supported 651 residents (excluding African-Americans). By 1860, the city's population had burgeoned to 3,207 citizens.[9]

From its inception, Columbia's developers set aside land for a university.[10] Construction of MU's campus began in 1840 – by the following year, the campus held a solitary building, Academic Hall.[11] The university enrolled 75 students in 1843 and supported five faculty members, graduating its first class that same year.[12] Although MU only accepted male students until 1869, Columbia also supported two women's colleges by the mid-nineteenth century. Both of these facilities remain in existence today: Columbia College, established in 1851 (originally Christian Female College), and Stephens College, chartered in 1856.[13]

Expanding commercial development and the growth of Columbia's educational system throughout the nineteenth century spurred extension of the city's limits. The first

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[3] (Switzler), 160-161 and Debbie Sheals, "East Campus Neighborhood Historic District," *National Register of Historic Places Registration Form* (NRL 1995), 8:72.
[4] Sheals, 8:72.
[5] (Switzler), 163.
[6] Works Project Administration, 209.
[7] United States Census Bureau, *Census of Population and Housing* (Available online at: http://www.census.gov/prod/www/abs/decennial/), Access date: 15 October 2008.
[8] Claude Phillips, *A History of Education in Missouri – The Essential Facts Concerning the History and Organization of Missouri's Schools* (Jefferson City, MO: Self-published, [1912]), 171.
[9] United States Census Bureau.
[10] Sheals, 8:72.
[11] State of Missouri Secretary of State (comp), *State of Missouri – Official Manual – For Years Nineteen Twenty-one and Nineteen Twenty-two* (Jefferson City, MO: Self-published, [1922]), 75.
[12] "M.U. Steeped in 90 Years of Rich Tradition – Early Vestiges Remain," *Columbia Missourian* (30 April 1929), 1.
[13] Works Project Administration, 210 and Debbie Sheals, "Stephens College, South Campus," *National Register of Historic Places Registration Form* (NRL 2005), 8:9.

expansion occurred in 1845, when Columbia's eastern limits were extended to parallel what is today College Avenue.[14] Much of the area within the expanded limits (which included the Locust Historic Study Area) remained undeveloped until after the Civil War, which also led to a brief closure of MU. Following the war, Columbia began once again to grow quickly aided in part by MU's acceptance of federal funding through the Morrill Act of 1862 – which led to establishment of MU's agricultural college in 1865.[15] The agricultural college became one of MU's most popular and well-received programs, furthering Columbia's growth and status throughout the 1870s – 1890s.

In the 1890s, Columbia began an active campaign to upgrade its infrastructure, prompted by a devastating fire at MU in 1892. The fire was attributed to poor electrical wiring, complicated by the city's inability to contain the fire. Columbia responded by establishing a permanent fire department, upgrading its utilities, and paving/widening city streets.[16] The results were emphatically commended in 1901, as noted below.

> From the small and unpretentious beginnings . . . with wide expanses of unsubdued forests and wild prairie about it, Columbia has grown to be recognized as one of the most beautiful, cultivated and wealthy little cities of the State, and the business, social and educational center of an agricultural district of unsurpassed fertility, enterprise and intelligence. Its streets are broad and shady, and many of them well paved, with more miles of granitoid, brick and plank sidewalks than any town of its population in Missouri. Many of its business blocks, and its three banks, are attractive in architecture and models of convenience, and its suburban homes, and a large proportion of those in the central portion of the city, are unsurpassed in size and beautify of their adjacent grounds. The streets of the city are lighted by electricity, and its waterworks furnish an abundant supply of the best water.[17]

Twentieth-Century Progress and Post World War I Expansion, 1900 – 1940

The first decade of the twentieth-century brought Columbia another period of aggressive growth. In 1900, the city held 5,561 residents; by 1910, the city supported 9,662 residents. As was true during the nineteenth century, Columbia's escalating growth rate was in large part to its superior collection of public and private educational facilities.[18] Additional factors that spurred the city's progression were Columbia's continued path of modernization and infrastructure improvements. Within the Locust Historic Study Area,

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[14] Sheals, (1995), 8:72
[15] (Switzler), 292-294.
[16] Sheals (1995), 8:74.
[17] Howard L. Conard, *Encyclopedia of the History of Missouri* (New York: The Southern History Company, 1901), 59.
[18] Sanborn a Fire Insurance Map, *Columbia, Boone County, MO* (New York: Sanborn Fire Insurance Company, 1902) and Sheals (2005), 8:8.

the city's residential expansion was fully evident by the early 1900s. This area developed very rapidly after 1900, supporting numerous single-family homes with large lots. Most houses were one and two-stories in height, surrounded by large yards. At the turn of the century, the area held several subdivisions: Samuel's second and third additions; E. Hamilton's addition; Price's Addition; O. Paquin's Addition; Swallow's Addition; Anderson's Addition; and Woodson Addition (see Figure 1). Most of these subdivisions, as well as many streets within them, were named for Columbia's most prominent citizens.

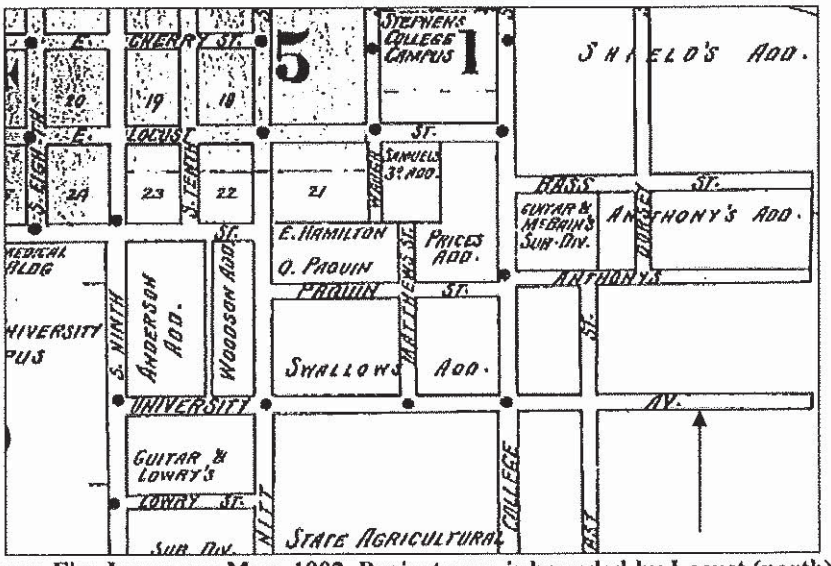

Figure 2. Sanborn Fire Insurance Map, 1902. Project area is bounded by Locust (north), College (east), University (south), and S. Ninth (west).

William Thomas Anderson (Anderson's Addition) was a native of Boone County and attended MU, graduating in 1868. Anderson was an active businessman – he owned a grocery, mercantile business, and a mill that later was associated with Columbia Mills – one of the city's largest nineteenth-century industrial complexes.[19] George C. Swallow (Swallow's Addition) established an agricultural college in Maine during the 1840s and moved to Columbia in 1850 when he accepted a position as professor of chemistry and geology at MU. Swallow was Missouri's first appointed geologist (1853) and served as Dean of MU's Agricultural College (1870).[20] Waugh Street, which bordered Samuel's Additions at the west, was named for James H. Waugh, who moved from Kentucky to Columbia in 1854. Waugh worked at a dry goods store and became sheriff of Columbia in the 1860s. He later worked as a banker and was actively involved with the railroad.[21]

Bracketed by MU (to the south), Stephens College (to the north) and Baptist College (to the north), the Locust Study Area during the 1910s supported a large number of frame single-family dwellings and a public elementary school constructed in 1904. The

[19] (Switzler), 812-13, 832.
[20] Ibid, 959-60.
[21] Ibid, 968.

neighborhood's expansion and development was fully supported by Columbia's improvements established by 1915. These included a citywide sewer system, electrical plant, telephone service, new post office and modern courthouse.[22] Streets in the project area were laid out (and remain today) 50 feet in width. Exceptions to this rule are Locust, University, South Ninth and College Streets which were 75 feet wide in 1914.[23]

The 1920s-30s continued to feed Columbia's growth and progress. During the 1910s-20s, the state extended State Highways 63 and 40, which intersected near Columbia. The road improvements solidified the city's status as a "regional crossroads and . . . a commercial hub."[24] By 1920, the town held a new hospital, several new public schools, and hotels. Columbia's population in 1920 was 10,392. During the 1930s, Columbia received assistance through New Deal programs, the city to continue its improvements. Upgrades during the 1930s included street widening and construction of a 3-million gallon reservoir for a "water and light plant."[25] Columbia recorded a considerable increase in its population by 1930, supporting 14,967 residents. The city's success throughout the Great Depression is demonstrated by its growth in population, recorded in 1940 as 21,457 residents.[26]

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[22] Conard, 59 and Columbia Daily Tribune, *Images of Our Lives Since 1901* (Columbia: Self-published, 2001), 3.
[23] Sanborn Fire Insurance Map, 1914.
[24] Columbia Daily Tribune, 47.
[25] Ibid, 61.
[26] United States Census Bureau.

Figure 3. Unidentified location, Columbia. Improved street, ca. 1915. Source: Digital Library, Boone County Historical Society/MU.

Within the study area, single-family housing began to diminish prior to World War I, and the neighborhood began to show early signs of its current character that primarily supports student and multi-family housing. Sanborn maps from 1914 illustrate the presence of a single three-story building – probably a dormitory – at the southeast corner of Paquin and Hitt Streets. This brick building was the first of several multi-family housing units constructed between 1914 and 1931. Also of note by 1914 is the Robert E. Lee School, a public elementary school constructed in 1904 on the south side of Locust Street. Another slight change to the neighborhood by 1914 was that several houses supported "auto garages," indicating the impact that the automobile had on Columbia.[27] Larger lots were subdivided during the 1920s-30s, and many frame dwellings were replaced by brick houses and apartment buildings. Subdivisions within the project area by 1925 included Matthews, Swallows, Guitar, Hamilton, Perkins, Samuels (2nd and 3rd), Anderson, Woodson, and Watson Place. By 1925, the project area also supported a large church – the Missouri United Methodist Church situated at the southeast corner of Locust and S. Ninth Streets. North of Woodson Way, blocks were cleared for commercial development that soon followed. Today, the Locust Study Area retains its overall layout

[27] Sanborn Fire Insurance Map, 1914.

prevalent by the 1930s, though many properties constructed during these years have been significantly modified in recent years.

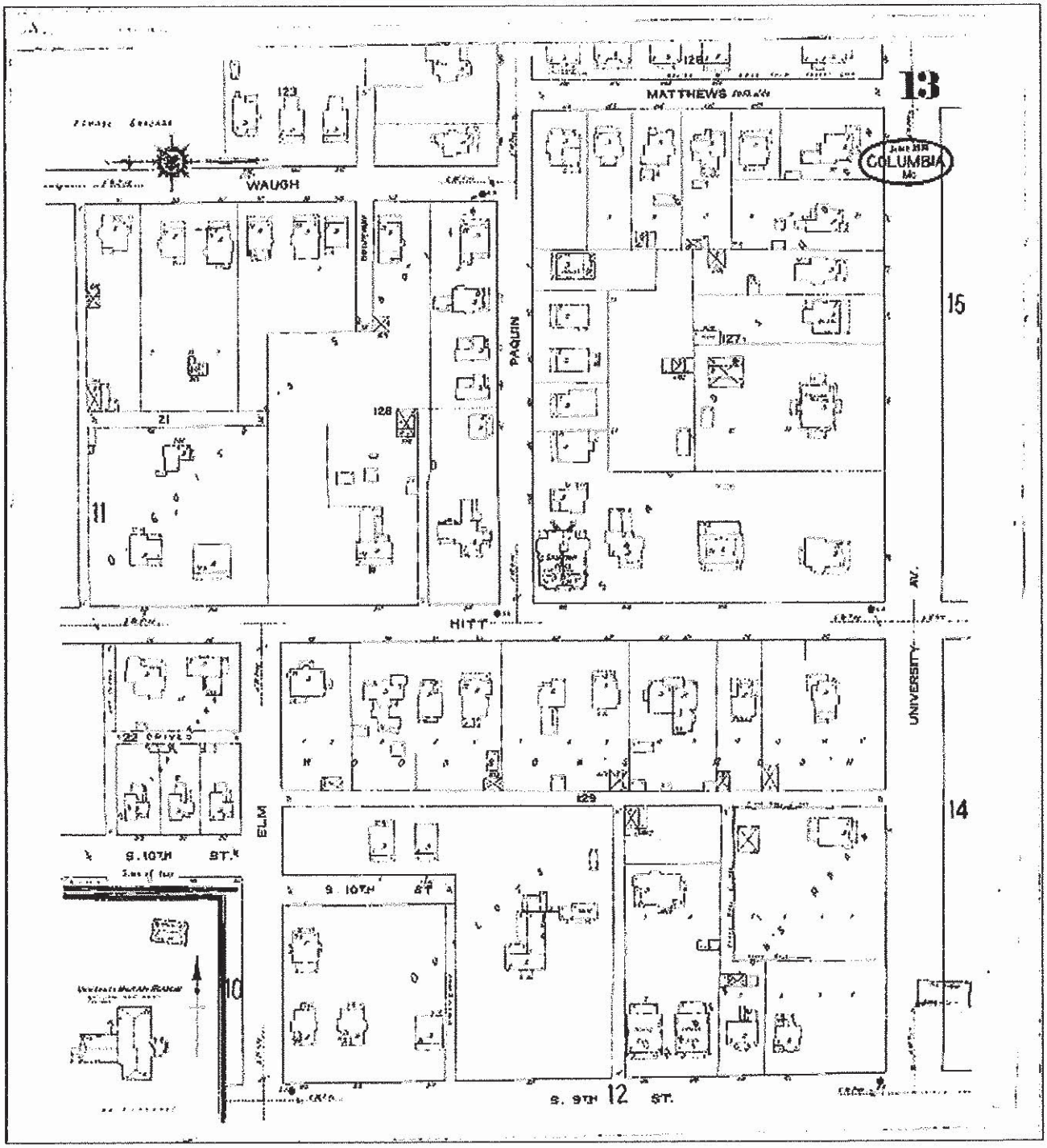

Figure 4. Sanborn Map, 1914. Locust Historic Study Area, Robert E. Lee property (but not the school building) is situated at the upper left corner of the map (Locust and Waugh). South Ninth Street retains large lots with single-family homes, which is no longer characteristic of the street.

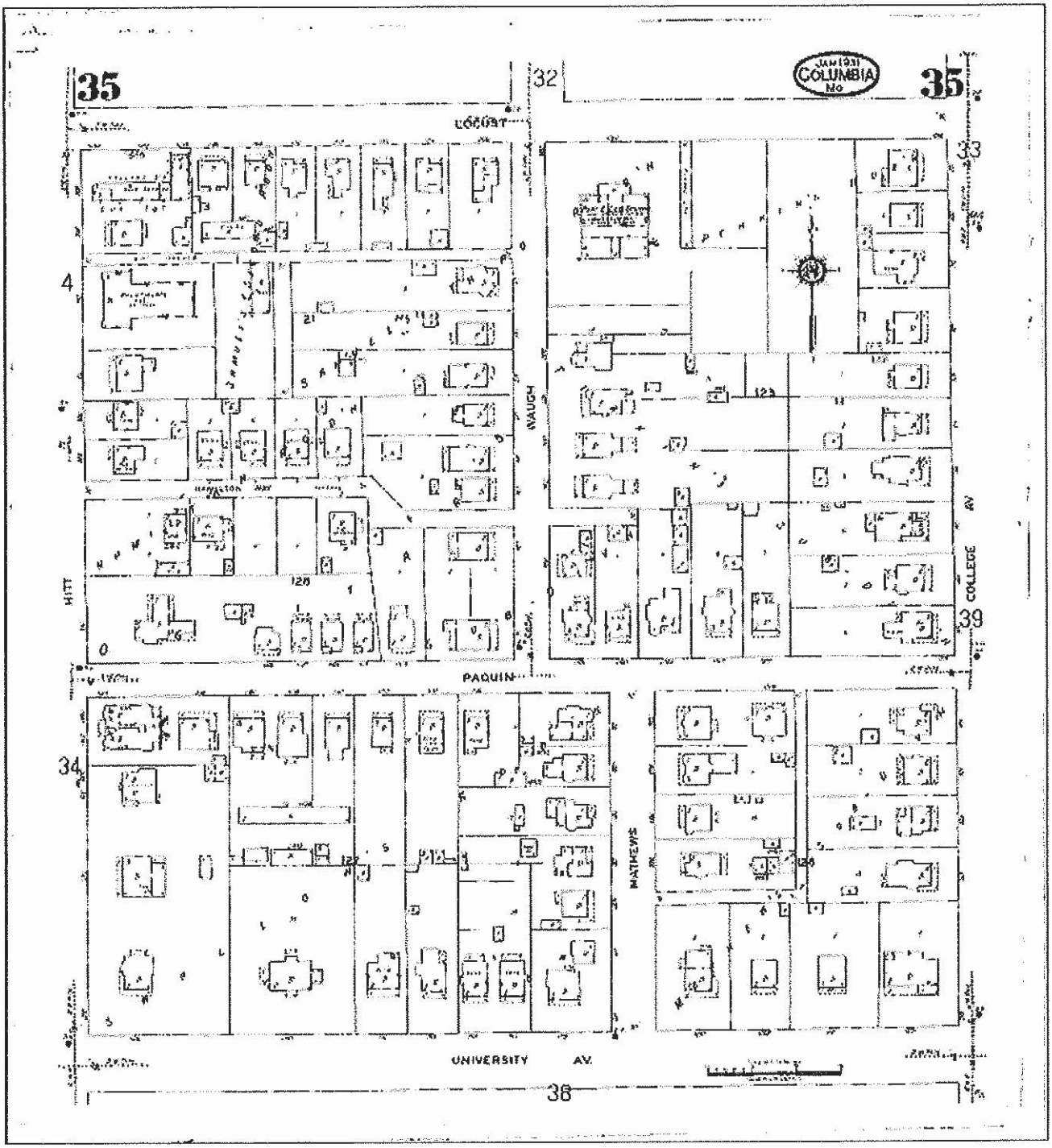

Figure 5. Sanborn Map, 1931. Locust Historic Study Area, western section, 1931. Note the patterns along South Ninth Street and University Avenue that formerly held only single-family homes.

Locust Historic Study Area, Modernization Period – 1940-1960

After World War II, Columbia experienced its most rapid period of growth. In 1940, the city supported 18,399 residents; a decade later, this number increased to 31,397

citizens.[28] The rapidly increasing population in Columbia after World War II is largely attributed to veterans who came to MU under the 1944 GI Bill of Rights. In addition to educational assistance for veterans, the bill provided funds for health care, education, on-the-job training, and affordable housing.[29] It is estimated that by the mid-1940s, 70% of MU's student population consisted of veterans. The rapid influx created a tremendous housing shortage; and Columbia began to build student housing "all over the city."[30] This was followed during the 1950s by a massive slum clearance project – most of which occurred in areas occupied by the city's African-American residents.[31]

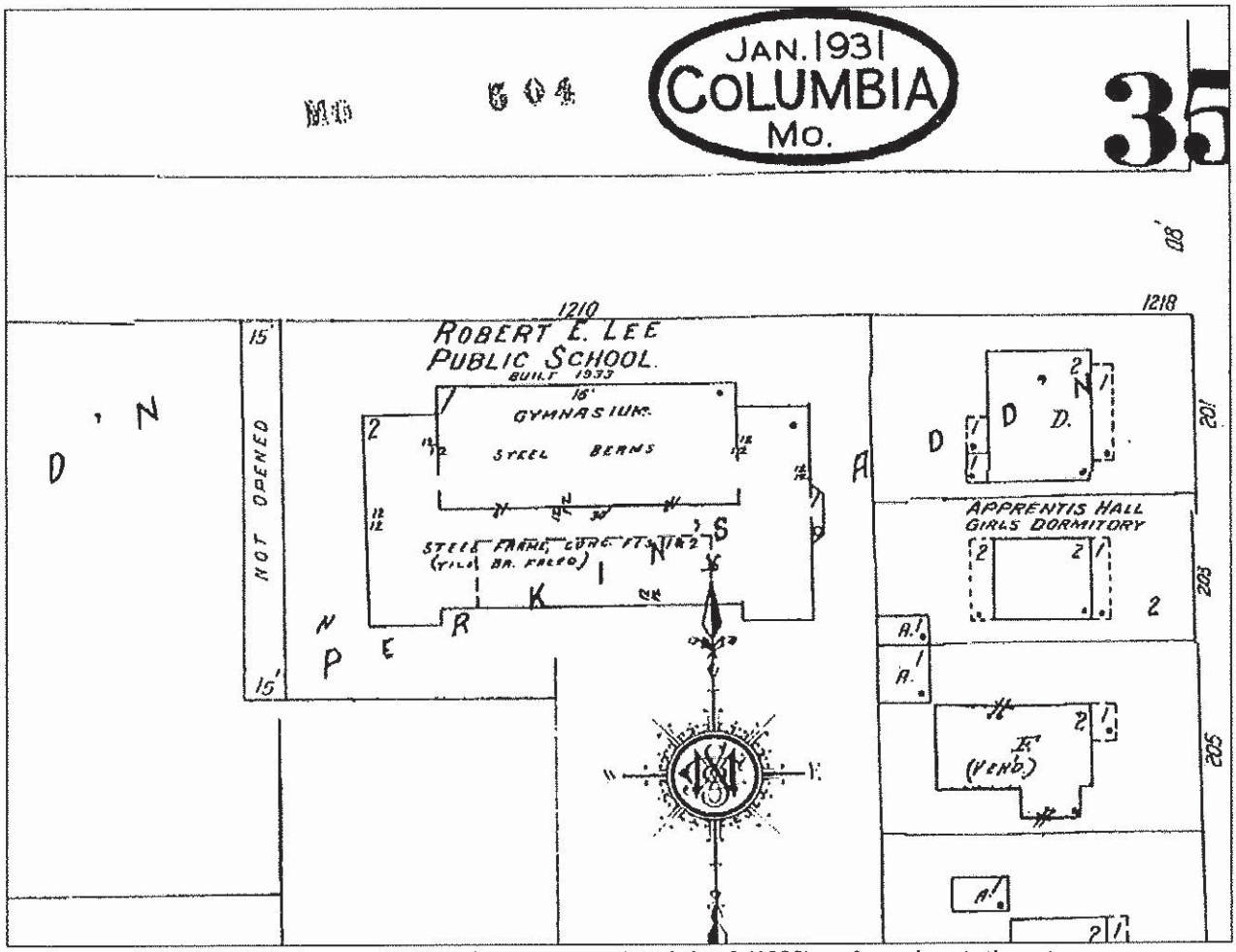

Figure 6. Sanborn Map, 1931 – revised 1948. Robert E. Lee School (1933) and service station at Locust and Hitt Streets.

The Locust Historic Study Area did not change dramatically between 1931 and 1948. However, subtle changes did occur that paved the way for the neighborhood's post-1948 transformations. In 1931 and 1948, the neighborhood's biggest alteration relates to the

[28] Columbia Daily Tribune, 93.
[29] Jenny J. Lee, "History of Education: Selected Moments of the 20th Century: 1944 – GI Bill of Rights." The Ontario Institute for Studies in Education of the University of Toronto (Available at: http://www.oise.utoronto.ca/research/edu20/moments/1944gibill.htm), Access date: 1 October 2008.
[30] Columbia Daily Tribune, 95.
[31] Ibid, 122, 162.

1904 Robert E. Lee School, which was replaced by a modern building in 1934. By 1931, two single-family dwellings east of the original school lot had been removed to create space for a new building, which was considerably larger than the 1904 school.[32] By the late 1940s, the area south of Watson Place and north of Woodson Way was also cleared of residential properties to make room for commercial buildings that were constructed along S. Ninth Street during the 1950s-60s.[33]

The Locust Historic Study Area has been developed, impacted, and shaped by its surrounding environs. Immediately north and south of the project area are Stephens College (north) and MU (south) – two of the state's oldest institutions of higher learning. As noted previously, both schools have had tremendous impacts on the city's growth. After World War II, many neighborhoods – including the Locust Historic Study Area – began to direct efforts toward accommodating students. Single family housing, though still dominant in the project area after 1946, was increasingly re-developed and subdivided into multi-family units. In addition to MU's post-war veteran population, Stephens College also experienced substantial student population increases – both during and after World War II. Between 1930 and 1940, enrollment at Stephens tripled. The school registered 618 women during the 1930-31 school year. This number catapulted to 1,706 students by 1940-41.[34] After 1940, the college's enrollment continued to increase steadily when Stephens offered the nation's first commercial pilot training program for women, instituted in 1942.[35] The increasing enrollment at all of the area's colleges – particularly during the 1940s – necessitated the Locust neighborhood's restructured environment. Even today, this area's focus remains centered on its dominant student population.

Currently, MU's growth, more than any other single factor, dominates the character of the Locust Street Historic Study Area. Changes brought about by the university in recent decades include the construction of multi-story parking garages and conversion of existing buildings to accommodate student housing and university administration. An increasing presence of commercial establishments along South Ninth Street has also risen in direct relation to the university's presence. Although single family homes remain in large numbers, at least 90% of these houses have been significantly modified to serve as student housing.

Architectural Context

The Locust Study Area of Columbia, in Boone County, Missouri consists of a profusion of historic architecture dating from the late nineteenth century to the mid-twentieth century. This area of Columbia has a particularly sizeable concentration of early twentieth century dwellings. The survey area is comprised of commercial buildings mainly designed in mid-twentieth to late-twentieth century styles. The project area holds

[32] Sanborn Fire Insurance Maps, 1931 – 1948.
[33] Sanborn Fire Insurance Map, 1948.
[34] Sheals (2005), 8:20.
[35] Columbia Daily Tribune, 91.

one Gothic Revival Church and a Collegiate Gothic school building, as well as several early twentieth-century apartment buildings.

Queen Anne (1880-1910)

The Queen Anne style was prevalent in the late nineteenth and early twentieth centuries in the United States; a reinterpretation of the Queen Anne style established in the early eighteenth century England during the reign of Queen Anne (1702-1714). Origination of the Queen Anne style is credited to Richard Norman Shaw (1831-1912), an English architect who focused his designs more on the Medieval and Gothic Revival tradition of architecture without the religious undertone. Although the new style was named for the eighteenth century Queen Anne style established during the reign of Queen Anne, it originated from the Elizabethan and Jacobean eras.[36] Shaw, in response to buildings designed in the classical styles, wanted a new architectural style without the classical influence. The outcome of Shaw's quest for a new style became known as the English Queen Anne movement and was swiftly replaced by the American Queen Anne style (1880-1910).[37]

The Queen Anne movement in America is credited to Henry Hobson Richardson, an American architect, knowledgeable of Shaw's work. Hobson designed the first American Queen Anne style house, Watts-Sherman house, in Newport, Rhode Island in 1874.[38] While a few more buildings designed in the American Queen Anne style were built, it was not until around 1880 that the style became more prevalent. The utilization of pattern books along with *The American Architect and Building News,* an architectural magazine, helped the style to gain recognition. As an outcome of the Industrial Revolution, building materials were being mass-produced and could easily be ordered and shipped by railroad. The Industrial Revolution allowed for building construction to evolve significantly with the introduction of balloon framing and mass production of intricate building elements like windows, doors, decorative details, spindles, hardware and roofing. With the advancement of balloon framing, architects were able to design more complicated footprints with a multitude of irregular plans, allowing for more embellished and ornate designs. In addition to mass-production of materials, catalog houses or entire houses in prefabricated sections could be ordered and shipped by railroad. The growing popularity of pattern books combined with catalog houses spurred on the American Queen Anne style and it continued to be prevalent until around 1910.[39]

Houses designed in the Queen Anne style are for the most part diverse and richly decorative. Buildings are an asymmetrical arrangement with a multiplicity of forms, textures, colors, and materials. It was a style that offered so much flexibility with its form and embellishment that it became a style for anyone. Large to small houses were

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[36] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 268.
[37] James C. Massey and Shirley Maxwell, *House Styles in America: The Old-House Journal Guide to the Architecture of American Homes* (New York: Penguin Studio, 1996), 127-131.
[38] Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home* (New York: Houghton Mifflin Company, 2004), 278-280.
[39] McAlester, 268.

designed in the style, and while some were excessive in ornamentation, others were considered plain in details.[40]

The identifying characteristics of the Queen Anne style are a complex and steeply pitched roof with front-facing gables, bay windows, towers with conical roofs, patterned shingles encircling a porch or verandah, verge boards, spindles, and an asymmetrical façade.[41] An example of the Queen Anne style within the Locust Study Area is property BOAS001-002, a dwelling located at 211 S. College Avenue.

Gothic Revival and Collegiate Gothic (1830-1930)

The Gothic Revival style replicates a variety of medieval Gothic architectural styles that date to the early nineteenth century. During the 1830s, American builders began to use the Gothic Revival style, primarily for classically designed buildings. Afterward, the style became prevalent, heavily used in churches, colleges, and residential properties. Collegiate Gothic reflected an architectural interpretation used by educational institutions – it was intended to represent strength and knowledge – which made the style even more popular, particularly for prestigious universities.[42] Characteristics of the Gothic style include steeply pitched roofs with cross gables, gable dormers, symmetrical facades, pointed-arch windows, dominant lines, finals and towers.[43] Although the style's popularity faded after the turn of the twentieth-century, it was not uncommon in school and church designs throughout the early twentieth-century. The Robert E. Lee School (BOAS001-0033) is a good example of the Collegiate Gothic style in the Locust Study Area neighborhood, located at 1208 Locust Street.

Colonial Revival (1880-1955)

The Colonial Revival style is an architectural and interior design movement dating to the 1870s – it was intended by its promoters to reflect the country's colonial past. Since the style's origination during the late nineteenth century, Colonial Revival has became an important "national" style, utilizing the forms, design, and symbols characteristic of the country's early history.[44] While Colonial Revival influences are also prevalent in furniture designs and decorative arts, the style itself is most fully articulated in the field of architecture, and most particularly in the single-dwelling house form. Colonial Revival examples may also appear in churches, public and government buildings, and commercial architecture – the style is prevalent in nearly every American city and town.[45]

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[40] Massey and Maxwell, 127-131.
[41] McAlester, 263.
[42] Ward Bucher, A.I.A. *Dictionary of Building Preservation* (New York: Preservation Press; John Wiley & Sons, Inc., 1996), 213 and Marcus Whiffen and Frederick Koeper, *American Architecture, Volume 2: 1860-1976.* (Cambridge, MA: The MIT Press, 1995), 180.
[43] Bucher, 213 and Robin Langley Sommer, *The Old Church Book* (New York: Barnes & Noble Books, 1999), 119.
[44] Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Contest* (Hanover and London: University Press of New England, 1999), 180.
[45] Richard Guy Wilson, *The Colonial Revival House* (New York: Abrams, 2004), 6.

The Colonial Revival style achieved significant momentum after the 1876 Philadelphia Centennial celebration, which sparked American interest in colonial-era heritage. For many Americans, the colonial period represented an idyllic world – a time when values were sound, life was uncomplicated, and the world around them was less materialistic. As an outgrowth of this renewed American pride in the past, as well as an increased interest in historic preservation, an enthusiasm developed for all things from the Colonial era, including the period's architecture.[46]

By the early 1880s, colonial-associated styles were also gaining recognition through the work of notable architectural firms such as McKim, Mead and White; and Peabody and Sterns, which pioneered the style's adaptation and associations with the American past.[47] With the development of new techniques in printing, periodicals and books became readily available for architects to draw upon. At the same time, publications helped guide the way for widespread public appreciation of the Colonial Revival style, including *American Architect and Building News* (1898), the *White Pine Series of Architectural Monographs* (1915), and *The Architectural Record.* It was through the influence of these publications and others that led to an increased awareness of the Colonial Revival style, both among practicing architects and the general public.[48]

Over the years, Colonial Revival has developed into one of the most fashionable and lasting styles in the United States. Features of the style include gabled pediments and cornices with dentilled details, porches with columns, simple gambrel and hipped roofs with predominant side gables, and a central main detailed with elaborate surrounds and fanlights.[49] Examples of Colonial Revival style homes within the Locust Study Area, include BOAS001-0001, 401 S. College Avenue and BOAS001-0006, 201 S. College Avenue.

Gable-Front and Wing (1870-1910)

The Gable-Front and Wing was one of several residential forms that dominated architecture during the 1870s and remained prevalent until around 1910. Popularity of the form and its widespread use is attributed to the railroad and mass-production of building materials, such as porch posts or columns, spindlework, and brackets. Such items easily and inexpensively produced by mills. Shipping by rail further reduced costs associated with construction of these types of homes, making them far less expensive than other types of housing. As Craftsman and Colonial Revival styles gained popularity in the early twentieth century, the Gable-Front and Wing dwelling was soon replaced as the nation's preferential housing type.[50] The Gable-Front and Wing dwelling is most often characterized by a symmetrical façade, brackets near rooflines, and large open porches with spindlework details.[51] Examples of the Gable-Front and Wing dwelling in the

[46] Gelernter, 180.
[47] Wilson, 41.
[48] McAlester,326 and Wilson, 37, 40.
[49] Massey and Maxwell, 182-184.
[50] McAlester, 310.
[51] McAlester, 309.

Locust Historic Study Area include BOAS001-0007, 1116 Locust Street and BOAS001-0009, 1112 Locust Street.

Tudor Revival (1890-1940)

The Tudor Revival style is freely based on late Medieval styles of the early sixteenth century – it is a reinterpretation of popular English house styles from the sixteenth and early seventeenth centuries.[52] In the United States, the earliest Tudor Revival houses date to the late nineteenth century.[53] These homes were substantial in size and appealed to the upper class of American society.[54] Following World War I, America experienced an eruption of suburban building. Builders at that time sought a style that offered something unique to twentieth-century residential housing. In this capacity, the Tudor Revival style appealed to many home owners.[55] Tudor Revival houses are characterized by false (ornamental) *half-timbering*, a medieval English building tradition, often with stucco or masonry veneered walls; steeply pitched roofs; cross-gabled plans; tall narrow windows with multi-pane glazing; patterned brick masonry; and large chimneys.[56] The dwelling at 1108 Hamilton Way is a good example of a Tudor Revival style dwelling (BOAS001-0049).

American Foursquare (1890-1930)

The American Foursquare is an American house form that became prevalent during the mid-1890s and continued as a popular building form through the late 1930s. It is commonly found in the Midwest, established during a time when architects and property owners wanted their homes to reflect the future – not the past. This required the need for a simple design, without the fussy ornamentation and complex massing typically associated with Queen Anne and other popular late nineteenth-century styles. With its simple and uncomplicated layout, the American Foursquare allowed for ample interior space without the need for costly materials. It was a suitable match for most families, integrating Craftsmen and Prairie styles. Offered frequently in mail-order catalogs, the American Foursquare was a much sought design. It could be easily ordered and shipped by railroad. The kit house provided instructions on how to assemble the house and included pre-cut parts with numbers for self-assembly.[57]

The American Foursquare is characterized by a square, boxy design, two-and-a-half stories, hipped roof with dormers, and a full-with porch. Its design is symmetrical with a centered front entrance and unpretentious detailing. A variety of materials were used to construct American Foursquare houses; however the most common was wood frame. Examples of brick, stone and stucco were also popular.[58] There are several examples of

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[52] McAlester, 358 and Foster, 320.
[53] McAlester, 358.
[54] Foster, 320.
[55] Massey and Maxwell, 219.
[56] McAlester, 355.
[57] Massey and Maxwell, 211-216.
[58] Ibid.

American Foursquare style dwellings in the Locust Study Area neighborhood, including BOAS001-0029, 1209 Paquin Way; BOAS001-0003, 209 S. College Avenue; and BOAS001-0005, 203 College Avenue.

Neoclassical and Classical Revival (1895-1950)

At the World's Columbian Exposition of 1893 held in Chicago, the Neoclassical and Classical Revival stood out as the most popular architectural styles. American classical styles regenerated an awareness of symmetrical design and formal architecture. With the Exposition so broadly attended, the Classical style was heavily photographed and written about, which contributed to its popularity.[59] Neoclassical and Classical Revival styles were prevalent in public and government buildings. The styles were also popular in residential buildings across the United States during the early twentieth century, and remained common through the 1950s.[60] Common features of the Neoclassical and Classical Revival styles include a full-height porch with classical columns, symmetrical design features, substantial eaves and cornices, and smooth facades with a primary decorative entry.[61] The Beverly Apartments at 211 Hitt Street provide an excellent example of a Classical Revival style property (BOAS001-0023).

Prairie (1900-1920)

The Prairie architectural movement was led by a group of architects spearheaded by Frank Lloyd Wright, during the time that Wright was working in the Chicago area. Wright embarked on the development of a completely new residential style of American architecture. He and his followers rejected historic styles and forms while embracing machine-made materials.[62] The style never became as popular as other residential styles and was short-lived. During its heyday, the style was popularized through pattern books and magazines. It was most extensively used in suburbs across the country during the early twentieth century.[63] The Prairie style is characterized by low-pitched hip roofs with wide eaves, casement windows, two-story heights and porches, one-story wings, cornices, substantial square porch supports, and linear ornamentation emphasizing the dwelling's horizontal lines.[64] The dwelling at 205 S. College Avenue, BOAS001-0004, is an example of the Prairie style.

Craftsman (1905-1930)

The Craftsman style is often credited to Charles Sumner Greene and Henry Mather Greene, brothers who worked together as an architectural team in Pasadena, California from 1893 to 1904. The style is a direct development of the Arts and Crafts movement that originated in England during the late nineteenth century. Greene and Greene began to

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[59] McAlester,344.
[60] Ibid.
[61] Ibid, 343.
[62] McAlester, 440 and Massey and Maxwell, 201-208.
[63] Ibid.
[64] McAlester, 439.

design Craftsman bungalows starting in about 1903. Their Craftsman style houses were considered to be the greatest of sophisticated craftsmanship, illustrating some of style's the most elaborate designs. The Greenes' work appeared in popular magazines such as *The Architect, Good Housekeeping, Ladies' Home Journal,* and *Country Life in America.* With the increased popularity of the Craftsman style, pattern books also offered the style as did catalog home companies such as Sears and Aladdin. These companies sold precut houses that could be shipped for self-assembly. House kits offered the absolute building package complete with instructions, doors, trim, and plumbing essentials.[65]

The Craftsman dwelling became a prevalent style of housing in the United States from 1905 through the mid-1920s, when the style's popularity began to decline.[66] Characteristics of the style include low-pitched gabled roofs, wide overhanging eaves with exposed roof rafters, decorative brackets, full or partial-width porches, and square (often oversized) porch columns.[67] The Locust Study Area includes many examples of dwellings with Craftsman style influences, including 1107 and 1109 Paquin Way (BOAS001-0045 and BOAS001-0046), and 1105 Hamilton Way (BOAS001-0044).

Spanish Eclectic (1915-1940)

The Spanish Eclectic style first gained attention at the 1915 Panama-California Exposition in San Diego. Prior to the Exposition, Spanish design-influenced buildings often reflected the Mission style. Bertram Grosvenor Goodhue, who designed the Exposition, wished to illustrate that Spanish architectural design offered much more than the Mission style. His work at the Exposition accentuated other forms Spanish heritage in Latin America. As an outcome, architects began to study Spain's architectural history. The Spanish Eclectic style reached its popularity in the 1920s – 1930s, followed by a decline during the 1940s. The style was first prevalent in California and Arizona, though its popularity eventually spread across the country.[68]

Characteristics of the Spanish Eclectic style include low-pitched (often clay tile) roofs, arched windows and doors, stucco and/or brick wall surfaces, asymmetrical plans, casement windows, balconets, and carved, low-relief ornamentation.[69] The study area holds one building with Spanish Eclectic style influences, BOAS001-0022, the Belvedere Apartments at 206 Hitt Street.

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[65] McAlester 454 and John Milnes Baker, *American House Styles; A Concise Guide* (New York: W.W. Norton & Company, 1994), 114.
[66] McAlester, 454.
[67] Ibid, 453.
[68] Ibid, 418.
[69] Ibid, 417-419.

Modern (1935 to present)

Modern style residential architecture is comprised of five primary styles: Minimal Traditional, Ranch, Split-Level, Contemporary and Shed. Minimal Traditional was the earliest of the styles to be established. It made an appearance prior to World War II and was considered basic in form. The style borrowed elements of the Tudor Revival style that was popular during 1920s and 1930s. Minimal Traditional was the prevailing style after World War II and remained popular throughout the 1950s.[70]

By the 1950s, the Ranch style emerged. This style remained popular into the 1960s and is still widely used today. The Ranch style is characterized by its single story height, low-pitched roof, wide shutters, and porch supports. Its origination occurred at about the same time as the Split-Level, which also emerged during the 1950s. Split-Level houses were designed with one-half-story wings, and sunken garages. While the style is considered to be modern, it does have traditional detailing.[71]

During the 1950s – 1970s, the Contemporary style transpired. Not as common as the Ranch style, it was an architect-inspired type of housing. The Contemporary style is characterized by low-pitched or flat roofs, wide over-hanging eaves, front-facing gables, and exposed beams. The Shed style is also considered to be an architect-design style. This influence became popular in the late 1960s and early 1970s. The Shed style is characterized by high-pitched shed-roof elements that overshadow the facade and provide an appearance of geometric shapes.[72] The dwelling located at 210 Waugh Street, BOAS001-0057, illustrates features of the Ranch style.

One-Part Commercial Block (1850-present)

One-part commercial block commercial buildings provide a simple overall shape with an ornamental façade. The style's origination dates to the mid-nineteenth century. Due to its simplicity, it became a very popular style for commercial buildings and remains so even today. One-part commercial blocks grew in popularity primarily because they were relatively inexpensive to build. During periods when commercial service was growing rapidly in a community, these buildings allowed an investor to construct a small commercial building fairly quickly for a low cost – unlike larger commercial buildings. The majority of one-part commercial blocks are used for retail space. One-part commercial blocks are characterized by their one-story height and large wall surface area between storefront windows and the cornice line. The area between the storefront windows and cornice line provides space for an advertisement or sign while creating a sense that the building's façade is larger than it appears.[73] Most of the neighborhood's commercial properties, which border Locust and S. Ninth Streets, are one-part commercial style buildings.

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[70] McAlester, 477.
[71] Ibid.
[72] Ibid.
[73] Longstreth, 54-55.

National Register Eligible and Listed Properties – Locust Historic Study Area

The consultants recommend the five properties (see Table 2) as individually eligible for the NRHP under Criterion C (Architecture). Additionally, the study area holds one property – the Missouri United Methodist Church, listed as an individual resource to the NRHP in 1980 and as a contributing member of the Downtown Columbia Historic District in 2006.

Table 2. National Register Eligible (or Listed) Properties – Locust Historic Study Area

Name of Property	Address	Property ID
Dumas Apartments	413 Hitt Street	BOAS001-0017
Frederick Apartments	1001 University Avenue	BOAS001-0018
Belvedere Apartments	206 Hitt Street	BOAS001-0022
Beverly Apartments	211 Hitt Street	BOAS001-0023
Robert E. Lee School	1208 Locust Street	BOAS001-0033
(Missouri United Methodist Church)	204 S. Ninth Street	BOAS001-0037

The consultants did not identify a historic district within the study area due to extensive late twentieth-century modifications that include alterations to most of the existing single-family homes. Conversion of these houses to multi-family housing use has resulted in the addition of exterior synthetic siding, window replacement, and removal of many original exterior features. Additionally, the study area holds a number of modern commercial buildings and parking garages. Due to the extensive changes to the neighborhood that have occurred in the past two decades, the study area does not hold an intact collection of resources that would qualify for the NRHP as a historic district.

BOAS001-00017 – Dumas Apartment Building, 413 Hitt Street

The Dumas Apartment Building, situated at the northwest corner of University and Hitt Streets was constructed ca. 1916 by the L.W. Dumas Construction Company of Columbia. This three-story walk-up apartment building is eligible for the NRHP under Criterion C (Architecture). The building is a multi-family residence with Craftsman style influences. The building retains its architectural integrity with many original details and materials, including exterior patterned brick walls, a faux clay-tiled roof along the existing flat roofline, multi-light original windows, and decorative terra cotta detailing around windows and entries. The building was constructed during the period of time that the neighborhoods surrounding the University of Missouri (MU) and Stephens College gave rise to the construction of multi-family units, replacing existing single-family housing. These new apartment buildings not only provided housing for university students, but also catered to professors, university staff, and young professionals working in Columbia.

Apartment construction within the Locust Historic Study Area coincides with Columbia's progressive movement that occurred prior to World War I, initiated by the 1892 fire at

MU. The city's plans to improve its existing infrastructure and upgrade the appearance of its city plan parallels the City Beautiful movement in the United States; a period of time in which architects and city planners – as well as other social advocates – sought to improve urban America by providing an improved physical environment.

> Generally stated, the City Beautiful advocates sought to improve their city through beautification, which would have a number of effects: 1) social ills would be swept away, as the beauty of the city would inspire civic loyalty and moral rectitude in the impoverished; 2) American cities would be brought to cultural parity with their European competitors through the use of the European Beaux-Arts idiom; and 3) a more inviting city center still would not bring the upper classes back to live, but certainly to work and spend money in the urban areas. The premise of the movement was the idea that beauty could be an effective social control device.[74]

Craftsman and Prairie styles of architecture – such as seen in the Dumas – became quite popular in multi-family building designs by the mid-1910s. These styles, more than other popular architectural trends (i.e., Classical Revival), were interpreted as distinctively American. Many apartment designers meshed a number of stylistic influences, creating "fanciful combination" of embellishments, particularly surrounding entrances, rooflines, and windows.[75]

The Dumas Apartment complex in Columbia is an excellent example of a pre-World War II multiple family residence. This distinctive building demonstrates unique Craftsman style details. The building retains its architectural integrity and is eligible for the NRHP under Criterion C: Architecture.

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[74] Julie K. Rose, "City Beautiful: The 1901 Plan for Washington, D.C." (Available at: http://xroads.virginia.edu/~CAP/CITYBEAUTIFUL/dchome.html. 1996), Access date: 12 September 2008.

[75] Sally F. Schwenck, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." *National Register of Historic Places Multiple Property Documentation Form* (NRL 2007), E:36.

Figure 7. Dumas Apartments (BOAS001-0017), view is northwest.

BOAS001-0018 – Frederick Apartments, 1001 University Avenue

The Frederick Apartment Building, located along the north side of University Avenue between the blocks border Hitt and South Ninth Streets is eligible for the NRHP under Criterion C (Architecture). The building is a good example of an early twentieth-century, Classical Revival style multi-family residence constructed in 1925 by Frederick W. Neidermeyer, Sr. The building retains its architectural integrity with original details and materials, including double-hung multi-light windows and a classical style portico at the primary (south) elevation, which features a projecting curved pediment with dentils. Within this pediment is the building's name, "Frederick," assigned to the property in honor of the developer's son, Frederick Jr., who died in an airplane crash in 1922. The eagle's wings and shield above the building's name (also within the pediment) commemorate Frederick Neidermeyer, Jr.'s stint as an aerobatic officer for the United States Air Service during World War I.[76]

[76] Committee on Historic Sites and Tours of the Columbia Boone Sesquicentennial Commission, *A Boone County Album* (Columbia: Self-published, 1971), 82.

Figure 8. Frederick Apartments (BOAS001-0018), view is northeast.

The Frederick Apartment Building was constructed prior to World War II, during a period of time that the Locust Study Area was becoming an area increasingly populated by university students, teachers, and other professionals associated with MU and Stephens College. The Frederick provided the very latest in modern improvements, as noted in the advertisement that follows – including an elevator and a "terrace garden court."[77] Although the building mimics a "double 'triple-decker' style apartment building plan" popularized during the early twentieth-century; it incorporates what appear to be twelve – not six – triple-decker plan apartments, as seen in most examples.[78] The double triple-decker apartment incorporated two units per floor, divided by a central hallway. The style became popular in urban areas such as New York and Boston by the turn of the century. This type of apartment style dominated smaller multi-family buildings built in America prior to World War I.[79]

[77] Columbia Daily Tribune, 64.
[78] Schwenck, E:15.
[79] Ibid.

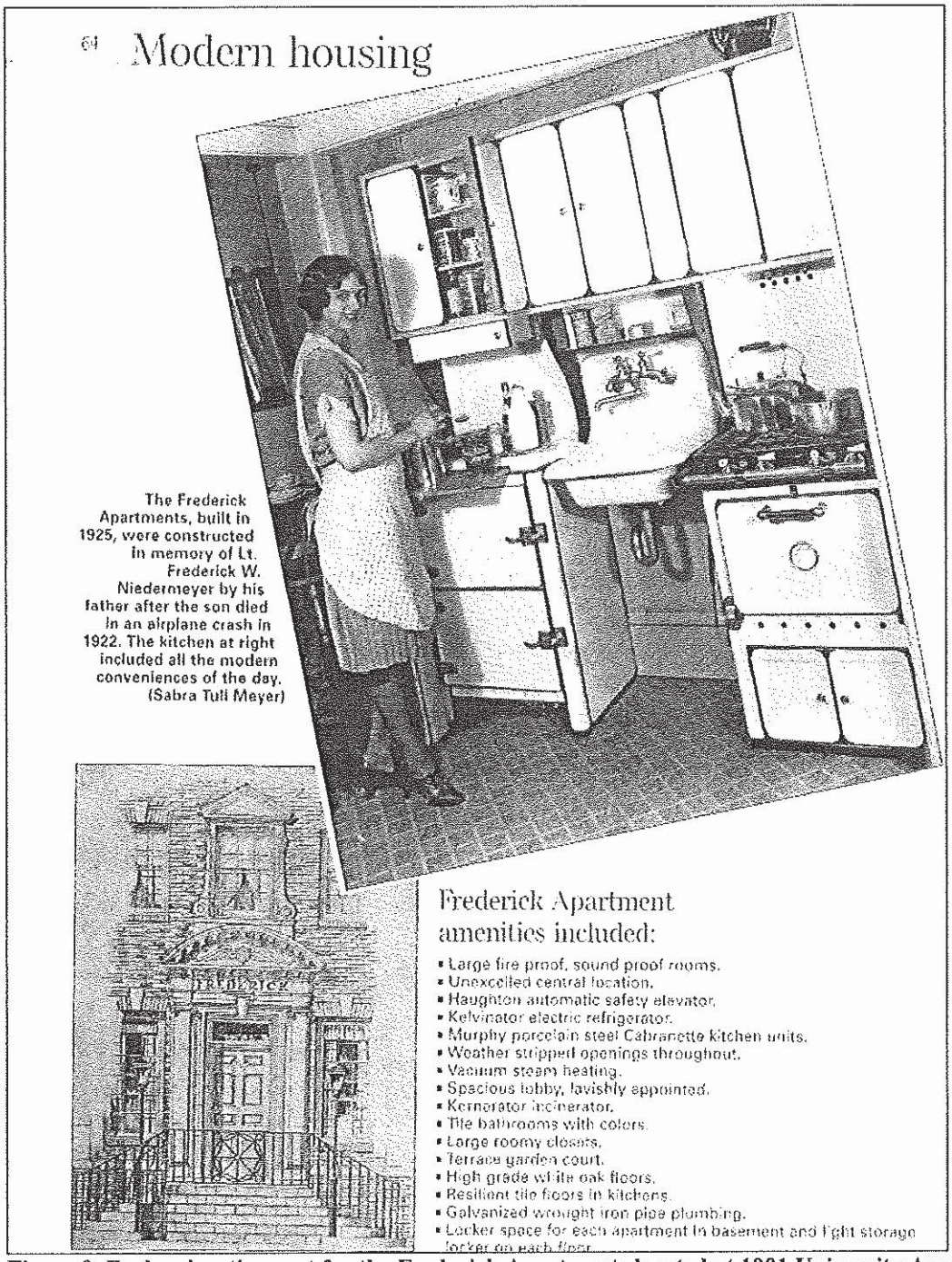

Figure 9. Early advertisement for the Frederick Apartments located at 1001 University Avenue. (Source: *Columbia Missouri – Images of Our Lives Since 1901* [2001], p. 64).

The Frederick incorporates a combination of Classical Revival styles; emanating a popular trend in apartment design in which a mixture of several classical styles. The building is a notable example of an early twentieth-century apartment complex and an outstanding example of its design. The Frederick Apartment Building clearly interprets a movement to construct multi-family apartments in downtown areas – a trend that by the mid-1920s had infiltrated nearly every small town. The building retains its architectural integrity and is individually eligible for the NRHP under Criterion C: Architecture.

BOAS001-0022 – Belvedere Apartments, 206 Hitt Street

The Belvedere Apartment Building, located along the east side of Hitt Street, is eligible for the NRHP under Criterion C (Architecture). The property is a good example of an early twentieth-century, Spanish Eclectic style multi-family residence constructed in 1927 by Beverly Realty Company, which purchased the land for the building from Columbia College in 1927.[80] The building retains its architectural integrity with original details and materials, including double-hung multi-light windows, a multi-colored tile visor roof, terra cotta detailing, iron balconies, and low-relief ornamentation. Above the stoop porch and multi-colored tile roof is the building's name, "Belvedere."

Figure 10. Belvedere Apartments (BOAS001-0022), view is of the façade entrance facing Hitt Street.

The Belvedere Apartment Building was constructed prior to World War II, a time period when the Locust Study Area was becoming increasingly populated by university students, teachers, and other professionals associated with MU and Stephens College. The Belvedere predominantly housed young professionals and students. One of those residents was Columbia's current mayor, Darwin Hindman. The three-story Belvedere consists of 30 studio style apartments with one- and two-bedrooms. The apartments

[80] Laura Fredman, "Apartments honored for long-standing service," *Columbia Missourian*. 8 March 2008 (Available at: http://www.columbiamissourian.com/stories/2008/03/08/apartments-honored-long-standing-service/), Access date 19 Sept. 2008.

Figure 11. Beverly Apartments (BOAS001-0023), view is northwest.

The Beverly Apartment Building was constructed prior to World War II, a time period when the Locust Study Area was becoming increasingly populated by students and professionals associated with MU and Stephens College. Like the Belvedere, The Beverly also housed young professionals and students. One of those students was graduate Babe Didrikson Zaharias, a track athlete who won two gold medals and one silver medal in the 1932 Olympic Games. The three-story Beverly consists of 26 small and large studio style apartments. Two of the apartments are located in the building's basement. The apartments were equipped with Murphy beds, gate-leg tables, and ice doors, similar to the Belvedere. Today the apartments retain these interior features, as well as original kitchen and bath fixtures. The lobby has stucco walls and original wrought-iron decorative trim.[84] Ownership of the building mirrors that of the Beverly since 1969, when Jack and Evelyn Richardson purchased the property. Today the Robinsons' daughter and son-in-law (Linda and Joe Doles) retain ownership.

The Beverly is an excellent example of the Classical Revival style and a noteworthy early twentieth-century apartment complex. The property illustrates the historical changes that took place in the Locust Study Area during the 1920s, as single-family dwellings began to be replaced by multi-story apartment buildings. The Beverly retains its architectural integrity and is individually eligible for the NRHP under Criterion C: Architecture.

[84] Ibid.

BOAS001-0033 – Robert E. Lee School, 1208 Locust Street

The Robert E. Lee School, situated at the southwest corner of East Locust and Waugh Streets, was constructed in 1934 by the Epple Construction Company of Ferguson, Missouri for the Columbia Public School District. This two-story public school building is eligible for the NRHP under Criterion C (Architecture). The property may also be eligible under Criterion A for its role in Columbia's educational history. The building is a public school building designed in the Collegiate Gothic style. The building retains its architectural integrity with many original details and materials including exterior brick walls, brick chimneys, limestone foundation, and stone detailing, which includes arched entrances and window details, low-relief ornamentation, and stone accents in the gable fields and along the roofline.

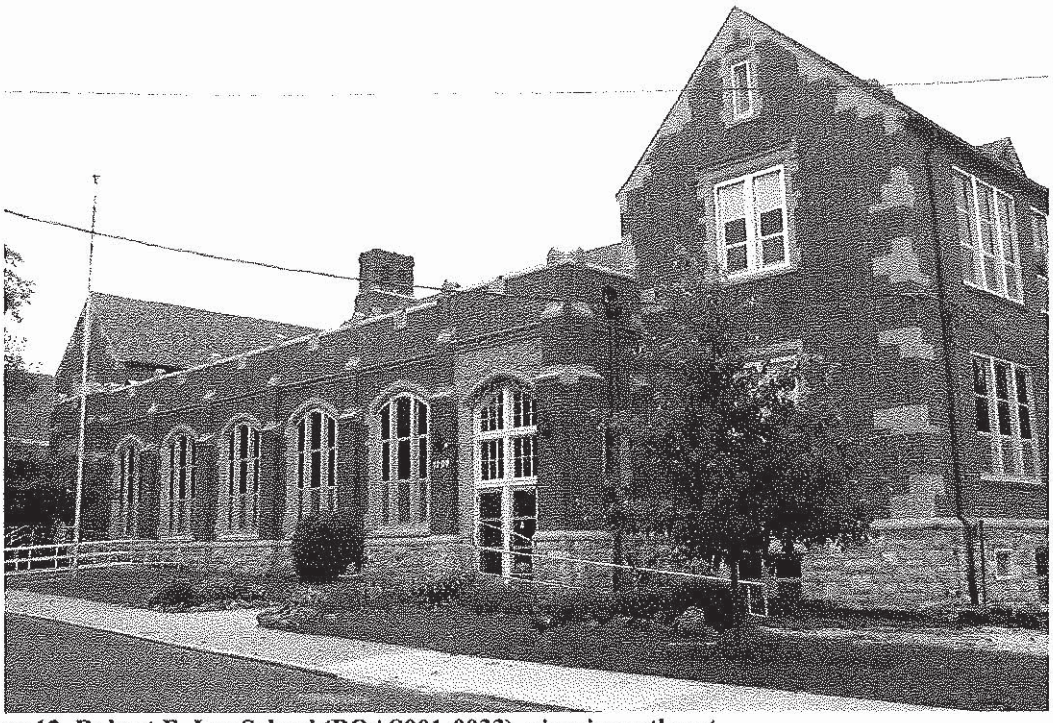

Figure 12. Robert E. Lee School (BOAS001-0033), view is southeast.

The building was constructed just east of the original Robert E. Lee School built in 1904 (see Figure 13). The Lee School was the fourth elementary school established in the Columbia School district. In 1934, Epple Construction Co. was commissioned to build the new Robert E. Lee School. Epple Construction Co. was founded by John Epple, a German craftsman who moved to Ferguson Missouri during the late nineteenth century. Epple and his son, John Jr., erected numerous building in Ferguson, as well as buildings

on the campuses of the University of Missouri, Stephens College, and Central State Missouri State University in Warrensburg.[85]

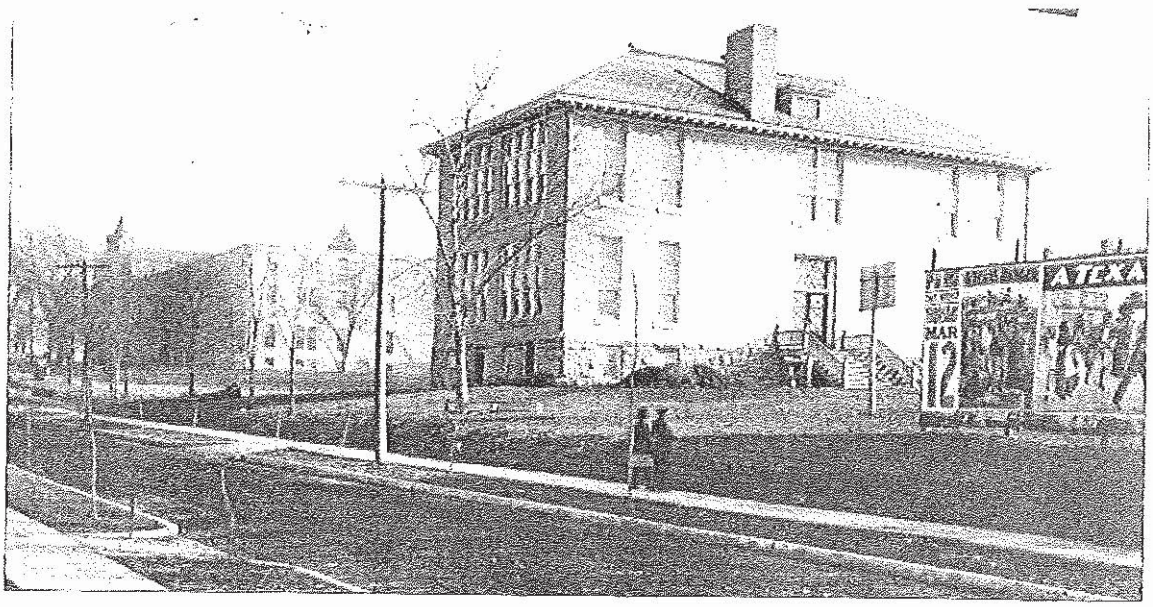

Figure 13. Robert E. Lee School (former building) constructed in 1904. View is northeast from Waugh Street (Source: *Columbia Missouri – Images of Our Lives Since 1901* [2001], p. 24).

Columbia's Public School District commissioned Epple to build a new school when the original 1904 Lee School began to deteriorate. The 1904 Lee School was Columbia's second public elementary school. Once the district realized that a new building was necessary, a bond issue was proposed by the school board to finance the construction. The current Lee School was completed by in March, 1935.[86]

The Robert E. Lee School building in Columbia is an excellent example of the Collegiate Gothic style. The building's style was one that became very popular in school design – particularly at prestigious universities. Collegiate Gothic style was often interpreted as a representation of strength and knowledge, which led to its widespread use in educational buildings.[87] Lee School retains its architectural integrity and is eligible for the NRHP under Criterion C: Architecture, and may also be eligible under Criterion A: History, for its role in Columbia's early twentieth-century public education movement.

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[85] Alan R. Havig, *From Southern Village to Midwestern City – Columbia, an Illustrated History* (Columbia, MO: Columbia Chamber of Commerce, 1984).

[86] "History of Robert E. Lee Elementary School" (Available at: http://www.kewpie.net/leeschool.html) Access date 19 September 2008.

[87] Bucher, 213 and Whiffen and Koeper, 180.

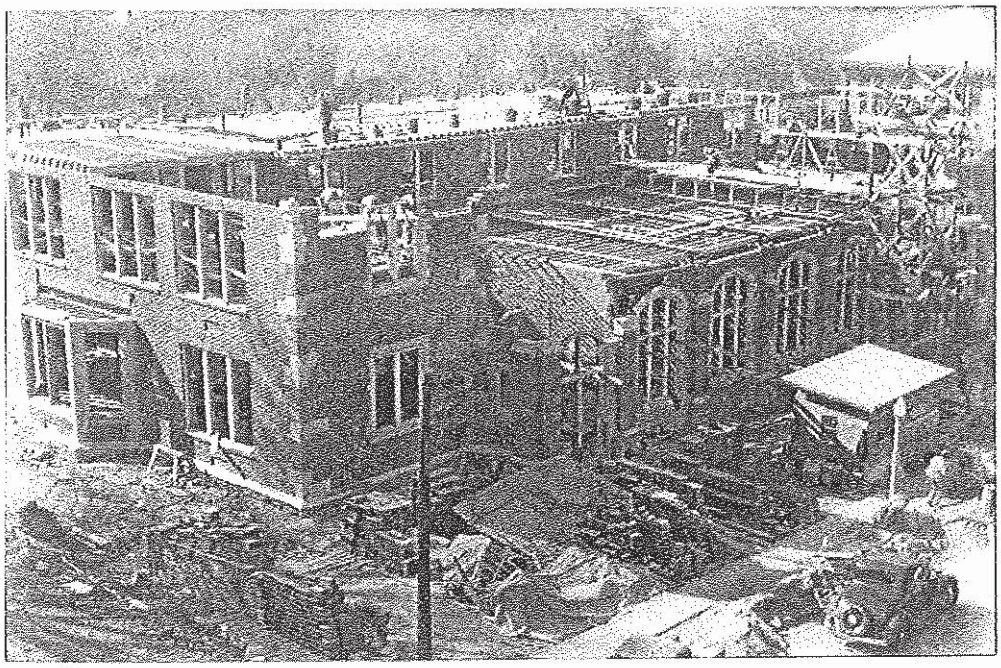

Figure 14. Robert E. Lee School (current building) under construction in 1933 (Source: *Columbia Missouri – Images of Our Lives Since 1901* [2001], p. 62).

BOAS001-0037 – Missouri United Methodist Church, 205 S. Ninth Street

The Missouri United Methodist Church, located at the southeast corner of Locust and South Ninth Streets, was individually listed to the NRHP in 1980 and is a contributing member of the Downtown Columbia Historic District, listed in 2006. The building is a Neo-Gothic Revival style church, constructed in 1925-30 by John A. Epple Construction Company. Plans for the building were issued by the Methodist Board of Church Extension.[88] The property is the first and only Methodist church in Missouri constructed through the combined efforts of three annual conferences of the Methodist Episcopal Church, South.[89] The building was listed to the NRHP under Criterion A: Religion and Criterion C: Architecture.

[88] Priscilla A. Evans, "Missouri United Methodist Church," *National Register of Historic Places Inventory – Nomination Form* (NRL 1980), 7:1.
[89] Ibid, 8:1.

identification of significant property types will insure that historic buildings and structures are taken into consideration to avoid negative impacts and promote Columbia's history. The studies will also contribute to the community's role in scholarship. Survey and identification of important property types, such as schools and historic apartment buildings, will enhance Columbia's ability to plan for and meet future state and federal review requirements.

Based on the findings of the survey and the limited information provided to the consultants regarding an extension of Elm Street, connecting S. Ninth Street with College Avenue, such plans have the potential to adversely impact two properties that are eligible for the NRHP: the Beverly Apartments (BOAS001-0023) and the Belvedere Apartments (BOAS001-0022), both of which are situated on Hitt Street.

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