

NORTH-CENTRAL COLUMBIA NEIGHBORHOOD

RECONNAISSANCE LEVEL ARCHITECTURAL SURVEY - PHASE III

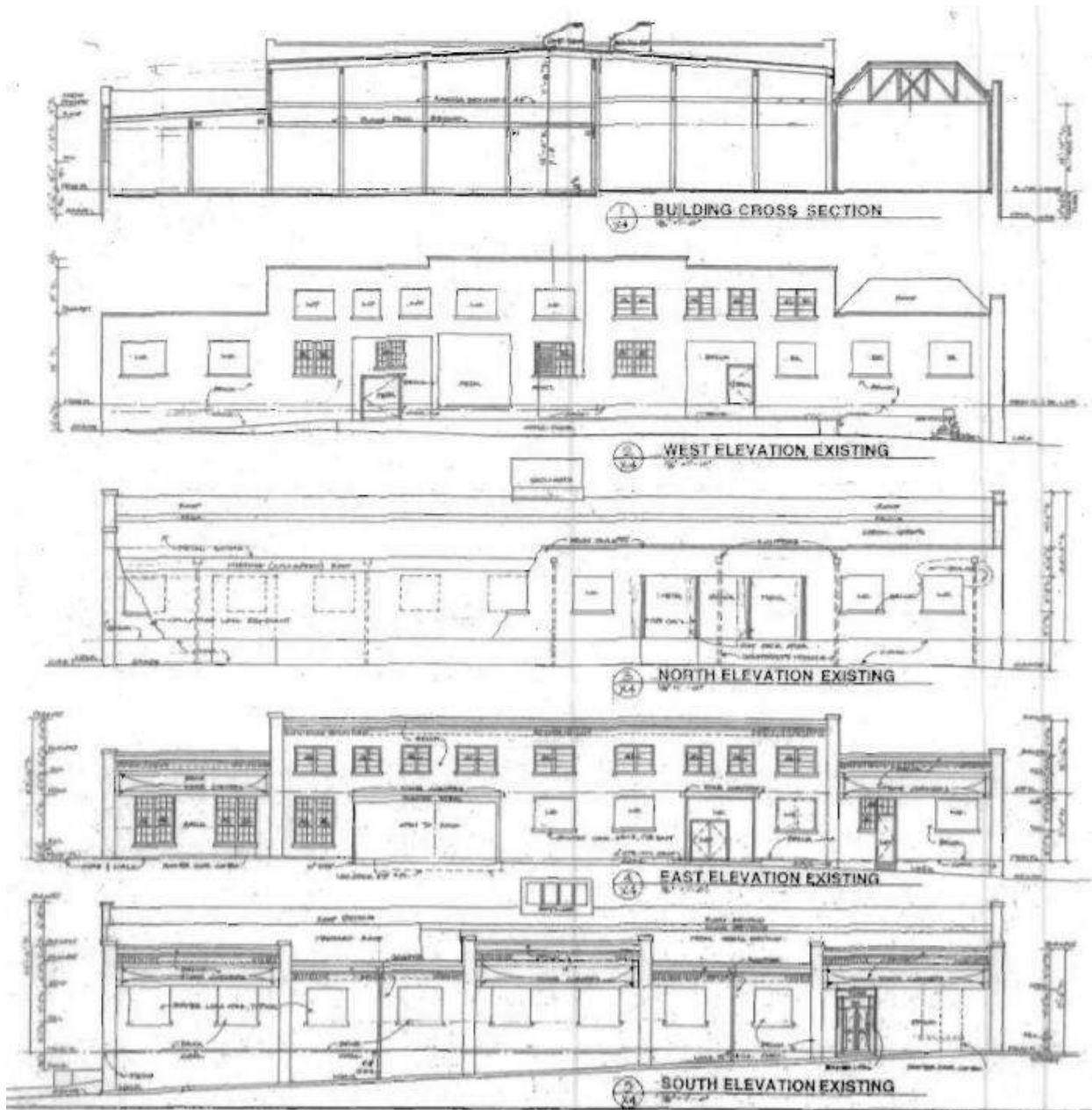
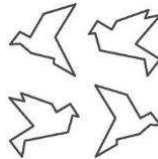


Figure 1. Architectural drawings of Wright Brothers Mule Barn, by Brian Pape.
Source: National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119

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OBJECTIVES

On October 21, 2020, the City of Columbia issued RFP 6-2021 soliciting a Historian Consultant for the North Central Columbia Neighborhood Reconnaissance Level Architectural Survey Phase III. The City of Columbia secured a grant for this survey from the Missouri Department of Natural Resources, State Historic Preservation Office and the U.S. Department of the Interior. This survey project is Phase III of a larger survey project, which builds on the context developed during Phase I in 2017 and Phase II in 2019. The City announced its intention to carry out these Phases I-III surveys in 2016.¹ The Phase III project was awarded to Peckham Architecture and Adam Flock Design of Columbia, MO.

The purpose of the survey was to document properties located in this North Central Columbia Neighborhood and to identify properties within the neighborhood that appear eligible for the National Register of Historic Places. The Phase III survey area is situated between Phase I and Phase II and is bound by the following streets: North Providence Road to the west, Wilkes Boulevard to the north, North College Avenue to the east, and Rogers Street to the south. (See Figure 1) This area encompasses 112.5 acres and, according to the original RFP issued by the City of Columbia, incorporates approximately 271 properties.

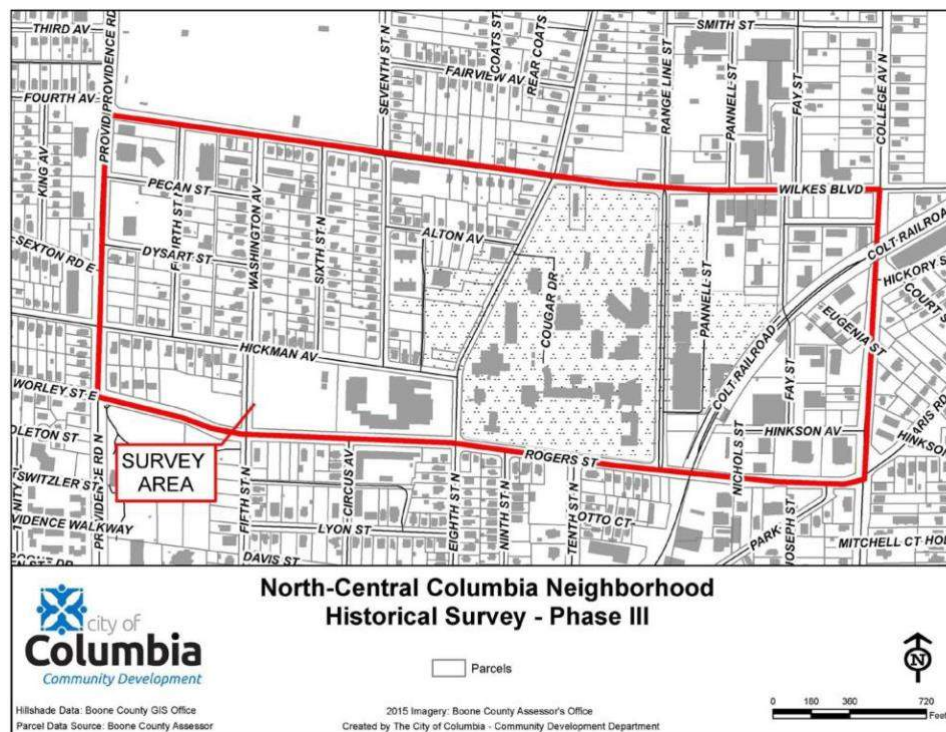


Figure 2. North Central Columbia Neighborhood Historical Survey Phase III Boundary
Source: City of Columbia, Community Development, Columbia, MO. 2019.

¹ Samantha Brown, "Historical survey to be conducted for North-Central neighborhood" Columbia, Missourian, August 11, 2016, http://www.columbiamissourian.com/news/local/historical-survey-to-be-conducted-for-north-centralneighborhood/article_6b7f9dd2-5fe4-11e6-8c3d-9f4816baa299.html

Phase I Survey

The Phase I survey of the North Central Columbia neighborhood was completed in 2017 by Row 10 Historic Preservation Solutions LLC.² The survey area is located directly south of the Phase III survey, sharing its northern boundary line with the southern boundary line of the Phase III survey. It is bound by North Providence Road to the west, Rogers Street to the north, North College Avenue to the east and Park Avenue / East Ash Street / East Walnut Street to the south (See Figure 3).

A copy of the 2017 report, map, and survey forms are located at the following addresses:

<https://mostateparks.com/sites/mostateparks/files/Columbia%20NCN%20Report.pdf>

<https://mostateparks.com/sites/mostateparks/files/Columbia%20NCN%20Map.pdf>

<https://mostateparks.com/sites/mostateparks/files/Columbia%20NCN%20Survey.pdf>



Figure 3. North Central Columbia Neighborhood Historical Survey Phase I Boundary

Source: Columbia North Central Neighborhood Phase I Survey Report, Row 10 Historic Preservation Solutions LLC, 2017.

² Columbia North Central Neighborhood Phase I Survey, Row 10 Historic Preservation Solutions, 2017, <https://mostateparks.com/sites/mostateparks/files/Columbia%20NCN%20Report.pdf>

Phase II Survey

The Phase II survey of the North Central Columbia neighborhood was completed in 2019 by Keenoy Preservation. It is located directly north of the Phase III survey, sharing its southern boundary line with the northern boundary line of the Phase III survey. It is bound by North Providence Road to the west, Business Loop 70 to the north, North College Avenue to the east and Wilkes Boulevard to the south (See Figure 3).

A copy of the 2019 survey information is not currently available. It will eventually be posted in the same location as the Phase I survey online at:

<https://mostateparks.com/page/85671/sampling-architectural-surveys>

under “Boone County > Columbia – North Central Neighborhood, Phase II (2019)”.

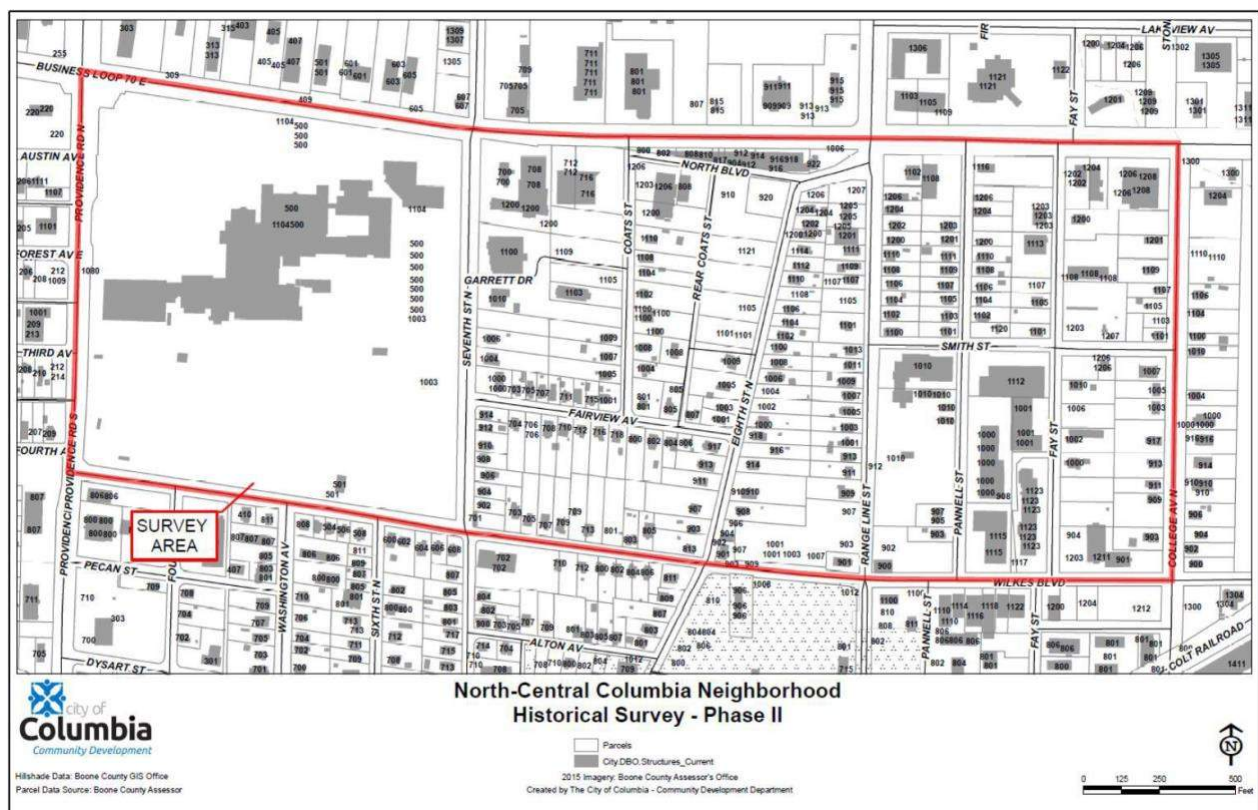


Figure 4. North Central Columbia Neighborhood Historical Survey Phase II Boundary.
Source: City of Columbia, Community Development, Columbia, MO, 2019.

Phase III Survey

The objectives of this Phase III architectural survey of the North Central Columbia neighborhood were to engage in a reconnaissance level assessment of all properties within the boundary area. This includes completing field work, uncovering research, photographing each property, mapping the survey area, entering data for inventory forms, and creating this final report. Other objectives were to call attention to any currently listed National Register of Historic Places properties as well as any other properties that appear to be eligible. This includes both individual buildings and groupings of buildings into historic districts.

One property within the boundary area is currently listed on the National Register of Historic Places, namely the Wright Brothers Mule Barn located at 501 Fay Street. Other properties determined individually eligible include 803 Alton Avenue, a single-family residential dwelling, and 504 N. 8th Street, known as Hughes Hall on the Columbia College campus.

The Phase III survey area as a whole does not support a historic district. It is the survey team's determination that no historic district potential exists among any groupings in the survey area at this time. However, a case could be made that very specific portions of the Columbia College campus could be grouped together to have potential NR district eligibility. The main Columbia College campus building complex, known here as St. Clair building complex, interconnects and displays various historic and contemporary time periods of construction. This grouping of buildings has a designation of "Not Eligible". This is due to the various time periods of construction of one large interconnected complex of buildings and the non-historic replacement of windows and other building elements in the most historic structures, namely Williams Hall.

More detailed research into those buildings and their alterations, additions, and building component replacements over time would need to be conducted to make a different determination of eligibility for these properties as well as others. These include Jefferson Middle School and Wilkes Boulevard United Methodist church, which are designated "Not Eligible" for the National Register as well. Like the Columbia College buildings, significant alterations, additions, and building component replacements have made it unclear as to the NR eligibility of these two larger building complexes. More detailed research into the alterations, additions, and building component replacements would need to be conducted to make a different determination as to its eligibility. This research may reveal information that would allow for a series of different determinations of eligibility.

METHODOLOGY

The North Central Neighborhood Phase III survey was initiated in January 2021 and concluded in August 2021. A methodology for the survey work was established in the Research Design document submitted to the City of Columbia and Missouri State Historic Preservation Office. This formed the basis of the project methodology and is outlined below.

Introductions

The Phase III project began with an initial Zoom meeting with the project team, including Nick Peckham, Teresa Basye, Megan Knapp, and Adam Flock. Also in attendance were Rusty Palmer of the City of Columbia and Allison Archambo of the Missouri State Historic Preservation Office. This initial meeting set the rules and expectations of the survey project.

Public Meetings

On March 2, 2021 the City of Columbia held the Initial Public Meeting for this Phase III historic architectural survey. The meeting was held as a hybrid format, which was both an in-person meeting at City Hall and online via Zoom. In attendance were Nick Peckham, Teresa Basye (via Zoom), and Adam Flock of the project team, as well as Rusty Palmer with the City of Columbia and members of the Historic Preservation Commission. These members included James Roark-Gruender, Stephen Bybee, Melissa Hagen, Michael Ohnersorgen, Amada Harrison, and Heather Richenberger. The meeting provided an overview of the survey to those attending. No property owners other than anyone listed previously were in attendance. Upon completion of the survey, the final public meeting will occur at City Hall on Tuesday August 3rd, 2021, where the results of this survey are to be presented by the project team.

Research

Preliminary and on-going research throughout the project was conducted by Adam Flock, a consultant that meets the Secretary of the Interior's Professional Qualifications Standards, as outlined in the Code of Federal Regulations, 36 CFR Part 61 for historian or architectural historian. The research undertaken was of the various local historic resources, maps, city directories, online resources, and GIS data. Mr. Flock conducted initial research at local institutions such as the Columbia Public Library, the Ellis Library of the University of Missouri, and the archives of the State Historical Society of Missouri. A research design was submitted to the City of Columbia and forwarded to the Missouri SHPO, along with five (5) sample inventory forms. Other research and resources utilized throughout the project include guidelines provided by the National Parks Service, the previous two Phase I and Phase II surveys of the North Central Columbia Neighborhood, and many other sources listed in the bibliography located in the Appendix.

Fieldwork

Project fieldwork was led by Adam Flock and supported by Megan Knapp and Teresa Basye. Digital photography was captured of all properties including outbuildings and vacant properties within the survey area during the months of February and March. Custom fieldwork forms were used throughout the data collection process to record on site observations. Existing exterior conditions of buildings, properties, structures, and other resources were observed and recorded. Copies of public meeting fliers were handed out to residents who inquired about the purpose fieldwork.

Columbia College fieldwork included an initial meeting via Zoom with the campus personnel, including Clifford Jarvis, Vice President of Facilities Operations, and David Heffer, also of Facilities Operations. The team visited Columbia College in March during spring break so that no students were present on campus. The team was instructed to obtain ID badges and proceed through the campus for photography and fieldwork observation.

Survey Forms

Following completion of the field survey work, the historic inventory forms were completed using the data gathered during the fieldwork process. Those involved in the completion of these forms were Christina Clagett, Teresa Basye, Adam Flock, Jackson Reeves, Megan Knapp, and Jackie Dowil. The forms were reviewed to ensure the consultant team followed the instructions in the Standards for Professional Architectural and Historic Surveys and the Instructions for Completing the Architectural/Historic Inventory Form. This document is located here:

<https://mostateparks.com/page/85651/standards-professional-architectural-and-historic-surveys>

The Sanborn Fire Insurance Company maps as well as GIS City View digital map and the Boone County Parcel Information Viewer were instrumental in gathering data for completing the inventory forms. For making determinations on construction dates for survey resources, the Boone County Parcel Information Viewer was the primary resource. Other secondary resources include the previously mentioned Sanborn Maps and the GIS City View digital map. Other resources are listed in the bibliography located in the Appendix.

Report

The final survey report was authored by Adam Flock and Jackson Reeves.

GEOGRAPHICAL DESCRIPTION

Columbia is the seat of Boone County, and the largest city in the county. Its population is currently estimated via 2020 Census data as 126,254 and its population in 2010 was roughly 108,500.³ It is located approximately halfway between the cities of Kansas City and St. Louis, roughly in the geographic center of the State of Missouri. The Missouri River runs along the western and southwest edges of the city just a few miles from the municipal boundary. Columbia is the home various institutions of higher education, including the University of Missouri, Columbia College, and Stephens College.



Figure 5. Boone County Parcel Information Viewer. https://maps.showmeboone.com/viewers/AS_ParcelMapping_v1/Default.asp

As previously noted, the survey area is bound by North Providence Road to the west, Wilkes Boulevard to the north, North College Avenue to the east, and Rogers Street to the south. (See Figures 2) This area encompasses 112.5 acres and approximately 271 properties. There is one property currently listed on the National Register of Historic Places, which is the Wright Brothers Mule Barn located at 501 Fay Street.⁴ (See Figure 6)

³ "Find a County". National Association of Counties. Boone County, MO. https://ce.naco.org/?county_info=29019

⁴ National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119.

<https://mostateparks.com/sites/mostateparks/files/Wright%20Brothers%20Mule%20Barn.pdf>

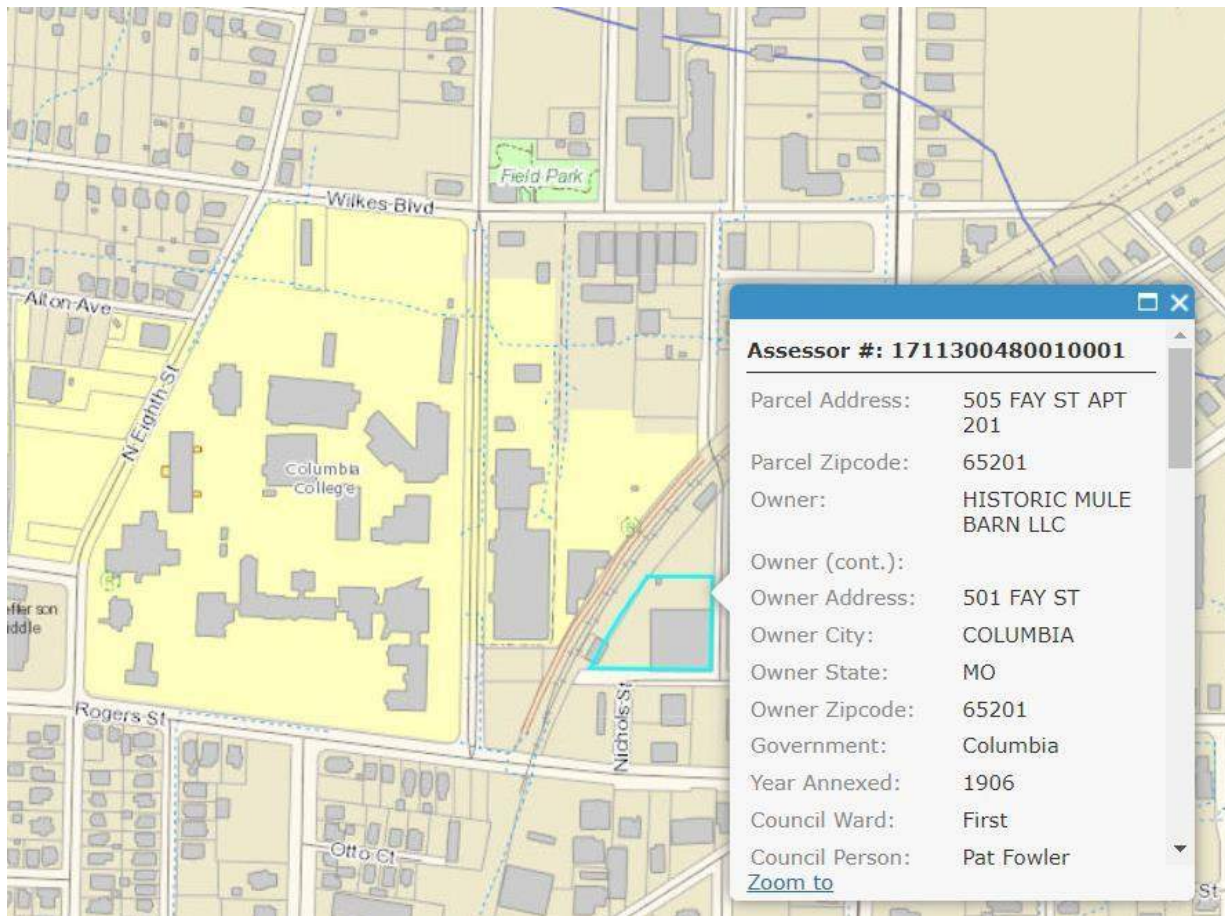


Figure 6. City of Columbia GIS City View. <https://gis.gocolumbiamo.com/CityView/>

Currently, the survey area is comprised of the following uses: residential, commercial, industrial, educational, and religious. Most residential properties exist in the central western portion of the survey area. Commercial and some light industrial properties exist in the eastern portion of the survey area between Rangeline Street and College Ave, and some commercial properties exist along the far western edge of the survey along N. Providence Road. The survey area includes one public school, Jefferson Middle School, and one religious property, the Wilkes Boulevard United Methodist Church.

The central portion of the survey area is composed primarily of the Columbia College Campus. This area contains a few large contiguous properties with multiple campus buildings on them all owned by Columbia College. The Columbia College campus includes a variety of uses including multi-family residential, educational, large assembly buildings including indoor and outdoor athletic complexes, administration, and a variety of outdoor public spaces.

The neighborhood as a whole is located in an urban setting with many concrete public sidewalks, many small and mature trees, asphalt paved streets, and large swaths of pedestrian pathways and outdoor public spaces located primarily within the educational properties. Most residential lots are modest in size, usually including driveways. According to the Sanborn maps

of various years, this neighborhood contained many more residential homes but has undergone extensive demolition and redevelopment in areas associated with the Columbia College campus as well as the commercial and industrial areas east of the railroad tracks.⁵

This eastern portion of the survey area contains the old COLT rail line that is no longer in use. The City of Columbia is the current owner of a portion of this rail line, whose property lines extend as far northeast as Business Loop 70 East. (See Figure 7) The property that contains the tracks is partially located within the Phase III survey boundary and continues well outside of the Phase III survey boundary. This piece of infrastructure continues past this property northeast for many miles eventually connecting with the town of Centralia, MO.



Figure 7. Boone County Assessor Parcel Information Viewer. https://maps.showmeboone.com/viewers/AS_ParcelMapping_v1/Default.asp

⁵ Sanborn Fire Insurance Company, "Columbia, Missouri," 1925. Library of Congress. <https://www.loc.gov/collections/sanborn-maps/?fa=location:missouri%7Clocation:boone+county%7Clocation:columbia>

HISTORICAL CONTEXT

Note: The Historical Context in this report builds upon the historic contexts previously established from the previous Phase I and Phase II surveys of the North Central Columbia neighborhood.

Overview

Founded in 1821, the City of Columbia is the seat of Boone County and is the main city of the five-county Columbia metropolitan surrounding area.⁶ It contains three higher educational institutions: Columbia College (within the Phase III survey boundary), the University of Missouri, and Stephens College. These institutions have been a major economic driver in the community for decades, encouraging growth throughout the city and its various neighborhoods.⁷ Another key driver of Columbia's growth and development was the Wabash Railroad. The Wabash Station and Freight House, a National Register listed property, was central in the development of North Central Columbia neighborhoods, as many settlers, workers, and academics throughout the Midwest came to Columbia to engage in the various industries associated with the city.⁸

COLT Rail Line

The development of this neighborhood is largely due to its close proximity to both the previously mentioned three institutions of higher learning as well as the Wabash Railroad Station and Freight House and the rail line leading up to it. The presence of this Columbia Terminal Railroad, or COLT, rail line, also referred to as the North Missouri Railroad line, resulted in various types of passenger travel, including many academics, as well as industrial activity.⁹ Sanborn maps show the old COLT railroad line ran from downtown Columbia northeast and through the survey area (See Figure 7).

⁶ "U.S. Census Bureau QuickFacts: Columbia, Missouri"

<https://www.census.gov/quickfacts/fact/table/columbiacitymissouri/PST045219>

⁷ Havig, Alan R. Columbia: An Illustrated History, Windsor Publications, Inc. Woodland Hills, California, 1984.

⁸ National Register of Historic Places, Wabash Railroad Station and Freight House, Columbia, Boone County, MO.

Reference Number: 79001351

<https://mostateparks.com/sites/mostateparks/files/Wabash%20Railroad%20Station%20and%20Freight%20House%2C%20Columbia.pdf>

⁹ Colville, Waverly. "A Rich Track Record: 150-Year-Old RAILROAD Played Big Part in Growth of Columbia, University of Missouri." Columbia Daily Tribune, 23 Oct. 2017, www.columbiatribune.com/news/20171022/rich-track-record-150-year-old-railroad-played-big-part-in-growth-of-columbia-university-of-missouri.



Figure 8. Cover Page, Sanborn Fire Insurance Company, "Columbia, Missouri," 1925. Library of Congress.

Before its completion in late October of 1867, the Columbia Branch Railroad, as it was originally referred to, became the newest way to get from Columbia to Missouri's largest city, St. Louis, which previously was only by steamboat or stagecoach. These methods of transportation proved to be unreliable due to rough river conditions and long travel times, so a Missouri politician and lawyer named James S. Rollins pushed for railroad construction to attract more students to the University of Missouri. During the Civil War era, the university was rumored to be moving to Sedalia, since they had an existing railroad system.¹⁰ However, the construction of the rail tracks in Columbia allowed the universities to flourish, attracting more students not only to the University of Missouri, but also to Stephens College and Christian College.

The telegraph was along the railroad which was a major addition to the Universities. Incorporating this innovative technology allowed a lot of different types of businesses to exist and thrive along the rail line and nearby. Unfortunately, due to its poor construction and

¹⁰ Paten, Marty. The Columbia Branch Railroad: celebrating the past with the present, Columbia, MO, 2012.

condition, and it being one of the busiest railroads in the United States, the track found about 350 accidents resulting in hundreds of injuries and deaths in its 150-year history.¹¹

In 1969 the railroad stopped offering passenger service and instead transported more industrial materials such as lumber, steel, chemicals, automobiles, and drywall. This became more cost efficient than transporting by trucks due to the drastic increase in load capacity.¹² An integral part of the COLT railroad was Wabash Station and Freight House which served as the last stop in Columbia and furthered the development of the city until its eventual merge with Norfolk in 1964. Serving as a busy passenger hub for the rail line for many years¹³, this National Register listed property is located in the Phase I survey.

In recent years, the City of Columbia took over operation of COLT rail line doing so in 1987. As a result, traffic on the line has increased from 600 freight cars per year to more than 1,400 cars in 2011. During that time, the railway hauled a variety of industrial materials including steel, coal, plastics, wax, lumber, scrap metal and paper.¹⁴

The COLT rail line generated economic growth through passenger travel, commerce, and industrial activity. As a result, the nearby institutions of higher learning grew, as did local industry. The Brown Shoe Factory, as mentioned in the Phase II survey, opened in July 1907 and employed over 400 individuals.¹⁵ Other notable industrial uses in the survey area were lumber yards, oil companies, and agricultural uses. Like the Wright Brother's Mule Barn, a National Register property located in the Phase III survey area, other industrial buildings associated with the rail line gathered around the COLT tracks, as seen in the Sanborn Fire Insurance maps from 1925. (See Figure 9)

¹¹ Brown, Andrew. "COLT railway marks 25 years of city-run operation", Columbia Missourian, 2 October 2012, https://www.columbiamissourian.com/news/colt-railway-marks-25-years-of-city-run-operation/article_e52500aa-e668-5a1f-b7c5-edd4ccdc3d75.html

¹² Paten, Marty. The Columbia Branch Railroad: celebrating the past with the present, Columbia, MO, 2012.

¹³ National Register of Historic Places, Wabash Railroad Station and Freight House, Columbia, Boone County, MO. Reference Number: 79001351.

<https://mostateparks.com/sites/mostateparks/files/Wabash%20Railroad%20Station%20and%20Freight%20House%2C%20Columbia.pdf>

¹⁴ Brown, Andrew. "COLT railway marks 25 years of city-run operation", Columbia Missourian, 2 October 2012, https://www.columbiamissourian.com/news/colt-railway-marks-25-years-of-city-run-operation/article_e52500aa-e668-5a1f-b7c5-edd4ccdc3d75.html

¹⁵ Columbia-North Central Neighborhood Reconnaissance Level Architectural Survey Phase II (2019). Keenoy Preservation.

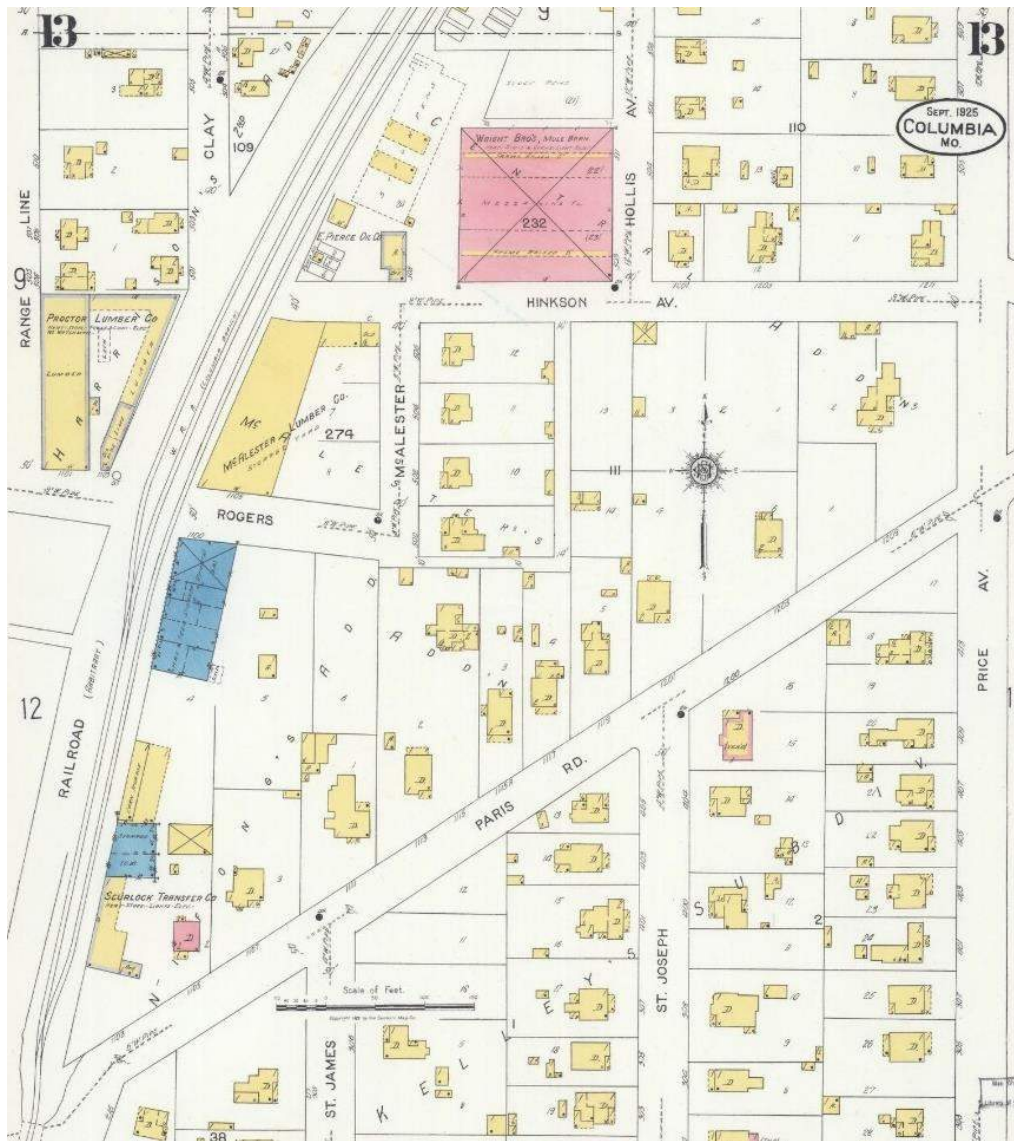


Figure 9. Sanborn Map 13, Columbia, MO, 1925. Depicts the Wright Brothers Mule Barn and other industrial uses along the COLT railroad tracks.

Wright Brothers Mule Barn

The Wright Brothers Mule Barn (Rader Packing Co.), located at 501 Fay Street, served as an agriculture animal processing facility from 1920-1957. The one and two-part industrial block building, with asphalt, metal and steel-clad roofing, brick and wood siding, and concrete foundation was designed by Jesse(y) Gedney and built by Joe Strickler.¹⁶ The 150' x 150' building occupying the nearly the entirety of the site at that time, presenting the neighborhood with a historical precedent of a zero-lot line in its orientation along the south and east sides of

¹⁶ National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119, <https://mostateparks.com/sites/mostateparks/files/Wright%20Brothers%20Mule%20Barn.pdf>

the property. The Mule Barn served as an important agricultural/industrial economic driver for the city of Columbia and surrounding region.

The barn was built at the peak of Missouri's mule breeding industry. Playing an important role in the prosperity of the region since their introduction in 1822, mules brought notoriety to the state's agricultural community. The mule business at the Mule Barn thrived for many years, as the barn was used as Columbia's only place to buy and sell mules. Key shipping and trade routes and infrastructure played an important role in this success.¹⁷

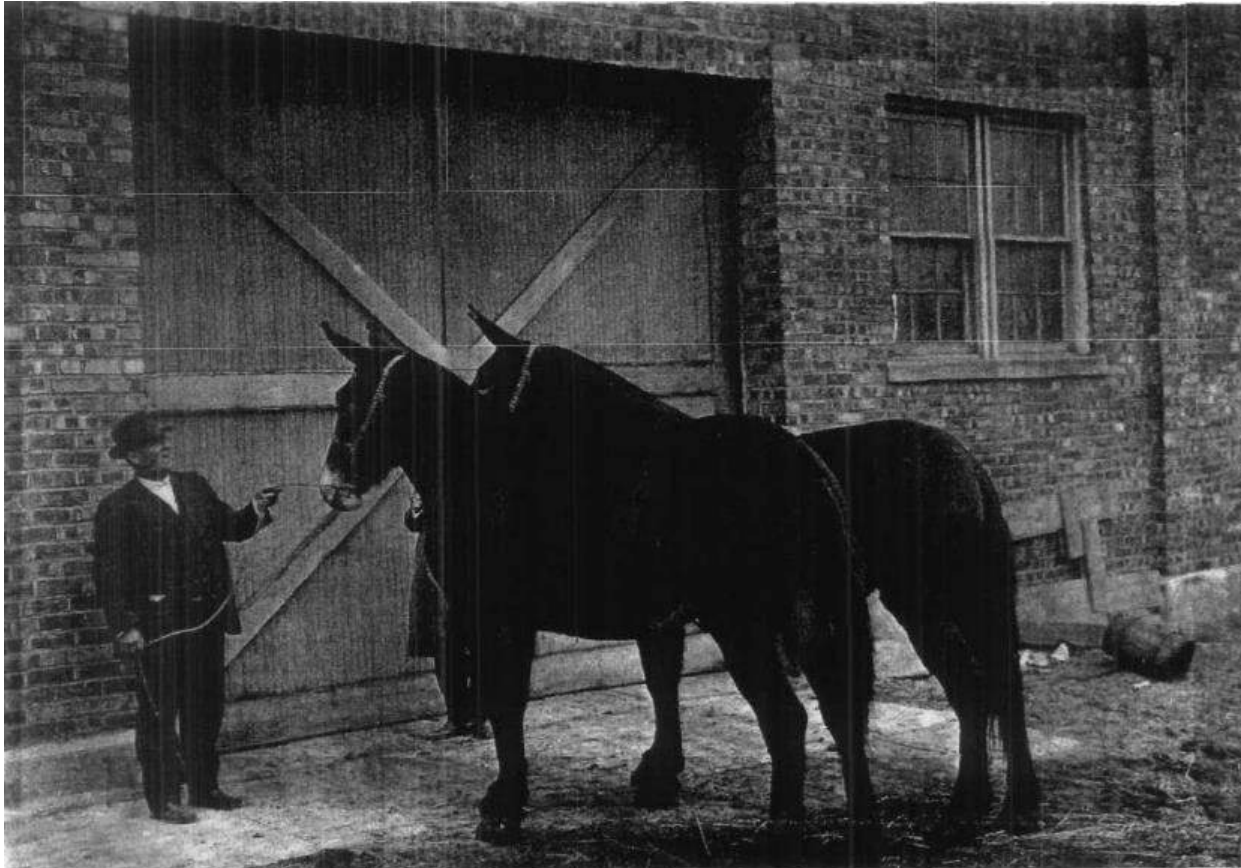


Figure 10. Wright Brothers Mule Barn, view looking North, ca. 1924.

Source: National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119

By the mid-19th century, the railroad became a dominant economic engine, as \$100,000 was pledged to railroad stock by the Boone County court to get a rail line through Columbia to St. Louis. It was this key piece of infrastructure that helped the Wright Brothers plan their mule operation to embark the animals from the building onto railroad cars out the west façade. (See Figures 11 and 12) Additionally, several miles north of Columbia was the Boon's Lick Trail, serving as a shipping and trade route for Missouri's more than 110,000 mules. The barn became

¹⁷ "\$30,000 Mule Barn Puts City in Lead," *The Evening Missourian*, 2 August, 1920.

a significant economic driver in the community due to the success of mule breeding and the local trade routes in Mid-Missouri.¹⁸

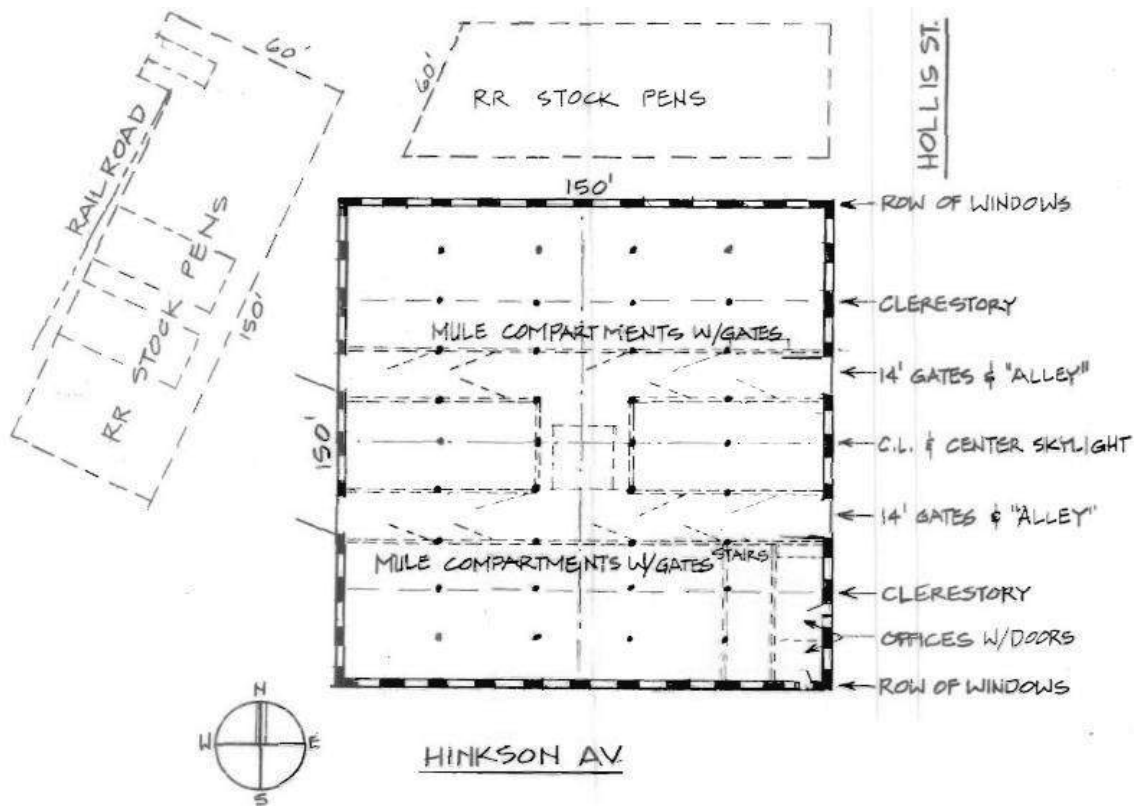


Figure 11. Wright Brothers Mule Barn, floor plan showing two "alleys". Drawing by Brian Pape, 2007.

Source: National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119

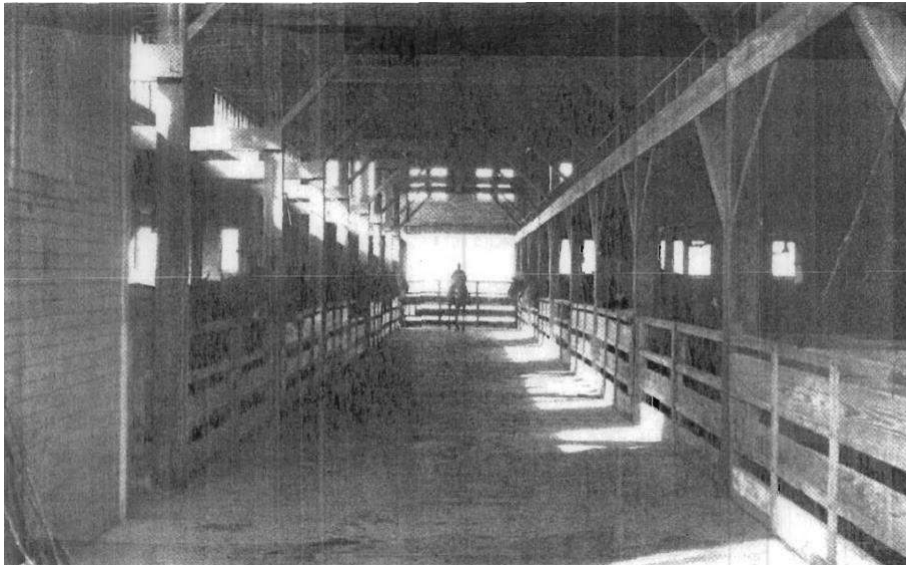


Figure 12. View of south internal alley looking west, 1924.

Source: National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119

¹⁸ Bradley, Melvin, *The Missouri Mule: His Origin and Time-Volumes I & 2*. Columbia, MO, University of Missouri-Columbia Extension Division, Missouri Mule Skinners Society, 1993.

The barn was part of an industrial area of employment that included lumberyards, oil companies, stockyards, small shops, and the Hamilton-Brown Shoe Factory, within the Phase II survey boundary, which was one of the largest drivers of development to the North-Central Columbia survey areas. Upon opening, the shoe factory projected 500 employees and more future expansions.¹⁹ The subject area was annexed in 1861 and served as the industrial zone and for stock pens after the building of Wabash Railroad spur to Centralia in 1867. The Mule Barn's two-story height, zero lot line orientation, and strategic location near the railroad tracks and Columbia College make this building an important urban building within the neighborhood.

Christian College (Columbia College)

Columbia College, formerly known as Christian College, was founded in 1851 as the first women's college west of the Mississippi River. It acted as a "sister college" to the University of Missouri, the first public state college west of the Mississippi River. Created by leaders of the nearby Disciples of Christ Christian Church, the school was founded on nonsectarian principles in its charter, as a liberal-arts, nondenominational college.²⁰ Currently, the college's undergraduate enrollment as of 2018 was roughly 11,000.²¹

The original structure that incorporated the Christian College was the Bennet Mansion of 1851, including an unfinished residence and twenty-nine acres. This was purchased from Dr. James H. Bennett for the purposes of use the property as the original Christian College campus. Later renamed Old Main, and subsequently Williams Hall, the central portion of Williams Hall was the original Bennet Mansion, where in 1872 wings were added to both sides of the original structure.²² (See Figure 11) This increased boarding capacity by 100. In 1902 the wings were razed returning the building to its original design.

¹⁹ "The Hamilton-Brown Shoe Factory is Columbia's Largest Industry," *University Missourian*, 28 August 1910.

²⁰ Hale, Allean Lemmon. *Petticoat Pioneer: The Story of Christian College*. St. Paul MN: North Central Publishing Co.: 1968.

²¹ U.S. Department of Education, *College Scorecard Data*, Columbia College, Columbia, MO. 2018-2019 statistics.

²² Batterson, Paulina A. *Columbia College: 150 Years of Courage, Commitment, and Change*. University of Missouri Press: 2001.



Figure 13. Williams Hall, 1873. Depicts the original Bennett mansion with the central, hipped roof portion that remains today. The added wings on either side were built to support a larger dormitory and then demolished c. 1902.

Source: Devoy, Annie Miller. *A Look Through Rogers Gate: A Pictorial History of Columbia College*, Columbia College: 2013.

Over the course of many decades, the campus has grown significantly. The period of growth between 1890 – 1920 under President Luella St. Clair saw the construction of four large campus buildings, including St. Clair Hall, Dorsey Hall, Launer Auditorium, and Missouri Hall.²³

Construction dates of many of the campus buildings include St. Clair Hall in 1900, the chapel and auditorium in 1903 renamed Launder Auditorium in 1972, Dorsey Hall in 1911, Rogers Memorial Gate in 1912, Gerard Pool in 1919, Missouri Hall in 1920, Hughes Hall in 1939, Miller Hall in 1960, Dulany Hall in 1964, Banks Hall in 1965, Robnett-Spence Building in 1969, Buchanan Hall in 1977, Southwell Athletic Complex in 1980, Southwell Gymnasium in 1988, Stafford Library, Brown Hall in 1995, Atkins-Holman Student Commons in 2003, and the Brouder Science Center in 2013.^{24 25}

²³ Columbia College History page. Columbia College. <https://web.ccis.edu/about/history.aspx>

²⁴ Devoy, Annie Miller. *A Look Through Rogers Gate: A Pictorial History of Columbia College*, Columbia College: 2013.

²⁵ Columbia College Interactive Map, https://www.ccis.edu/about/map?gclid=Cj0KCQjwg7KJBhDyARIsAHrAXaEHhepmLCDFo1Isdq8WgaXP5eak7Ub14JGvFZodqNjdd4_XCtbIFlaAuQ9EALw_wcB

The historic building development of a large complex of campus buildings, classified under the name of the St. Clair Building Complex by the survey team for the purposes of this survey, can be seen from 1883 to 1925 by referring to the Sanborn Fire Insurance Company maps. (See Figures 14 – 19)

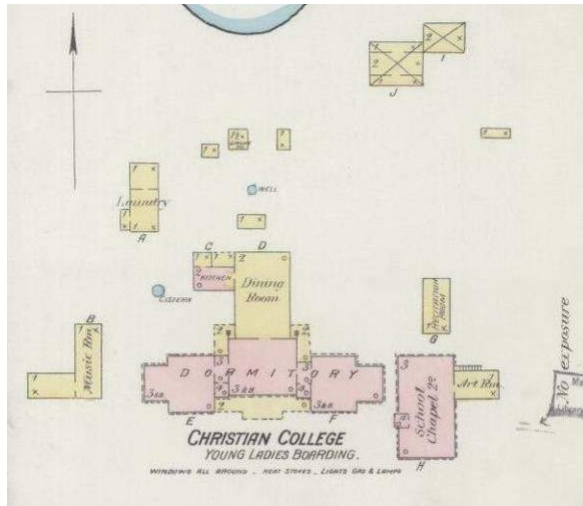


Figure 14. Sanborn Map showing Williams Hall and the chapel, 1883.

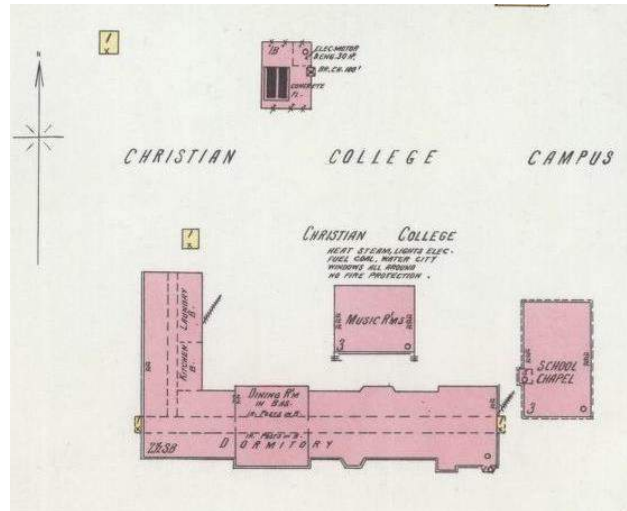


Figure 15. Sanborn Map showing Williams, chapel, & St. Clair, 1902

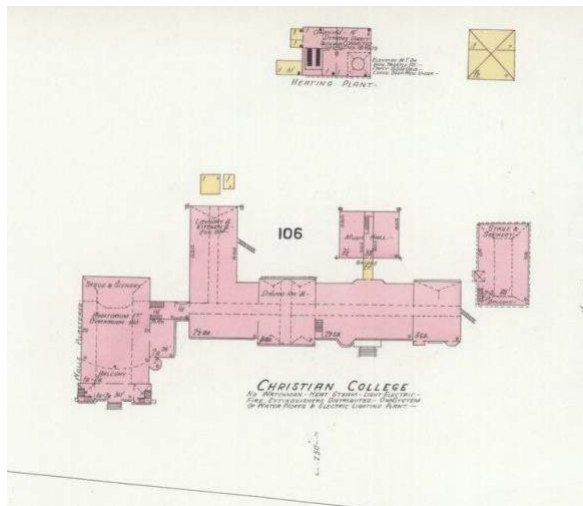


Figure 16. Sanborn Map showing Williams, chapel, St. Clair, and Launer, 1908

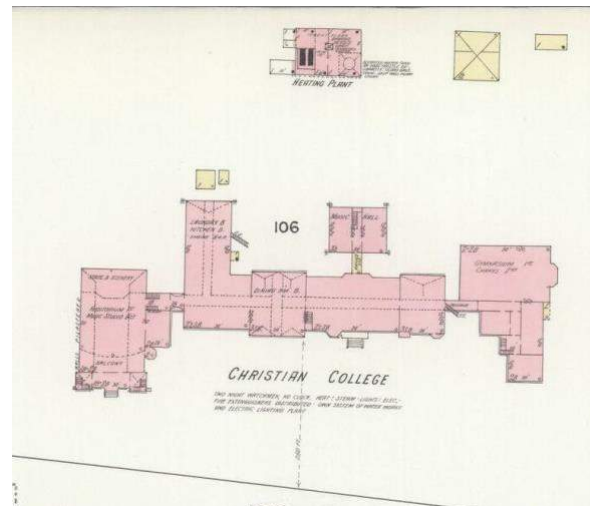


Figure 17. Sanborn Map showing Williams Hall, Dorsey (old chapel), St. Clair, and Launer 1914.

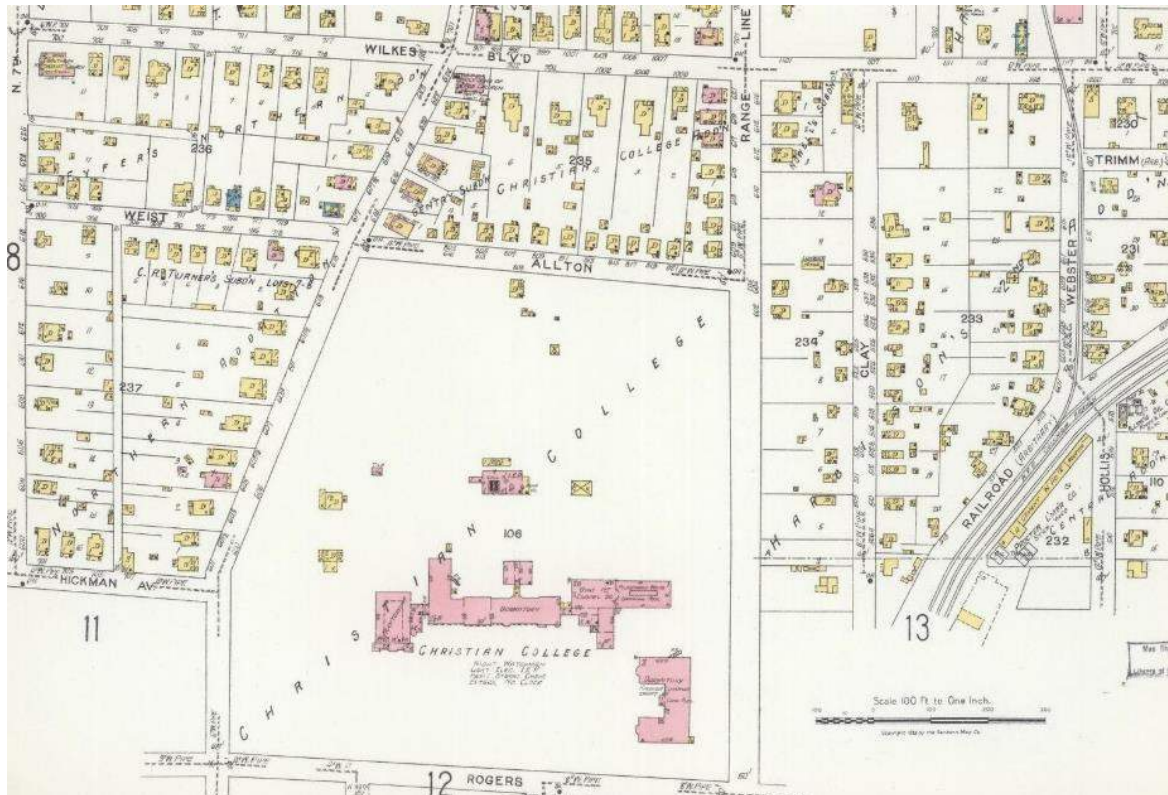


Figure 18. Sanborn Map showing Williams Hall, St. Clair Hall, Launer Auditorium, Dorsey Hall, and Missouri Hall. Also depicts surrounding residential, commercial, and industrial developments, 1925.

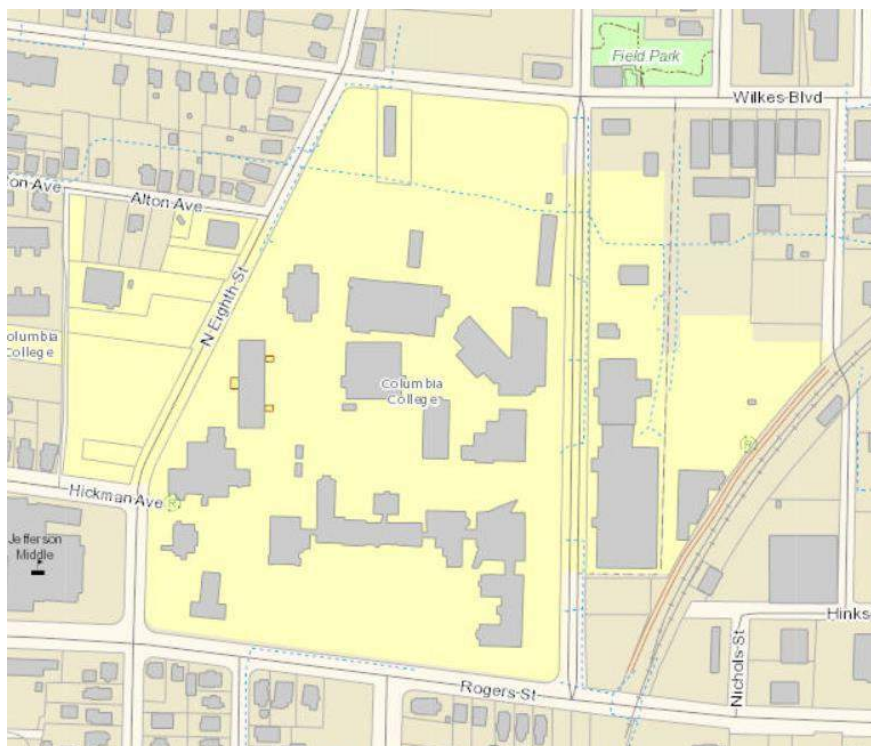


Figure 19. Columbia College, present day. Campus property is shown in yellow. Columbia City View. 2021

Jefferson Middle School

Built in 1881, the original Columbia High School located within the survey boundary sat on the corner of 8th Street and Rogers Street. The new elementary school, the Benton School, named after Missouri's 19th senator, opened more space for the new high school in the 1881 building, and the board purchased additional equipment for the science rooms and expanded the course of study to a four-year program.²⁶ (See Figures 20-22)

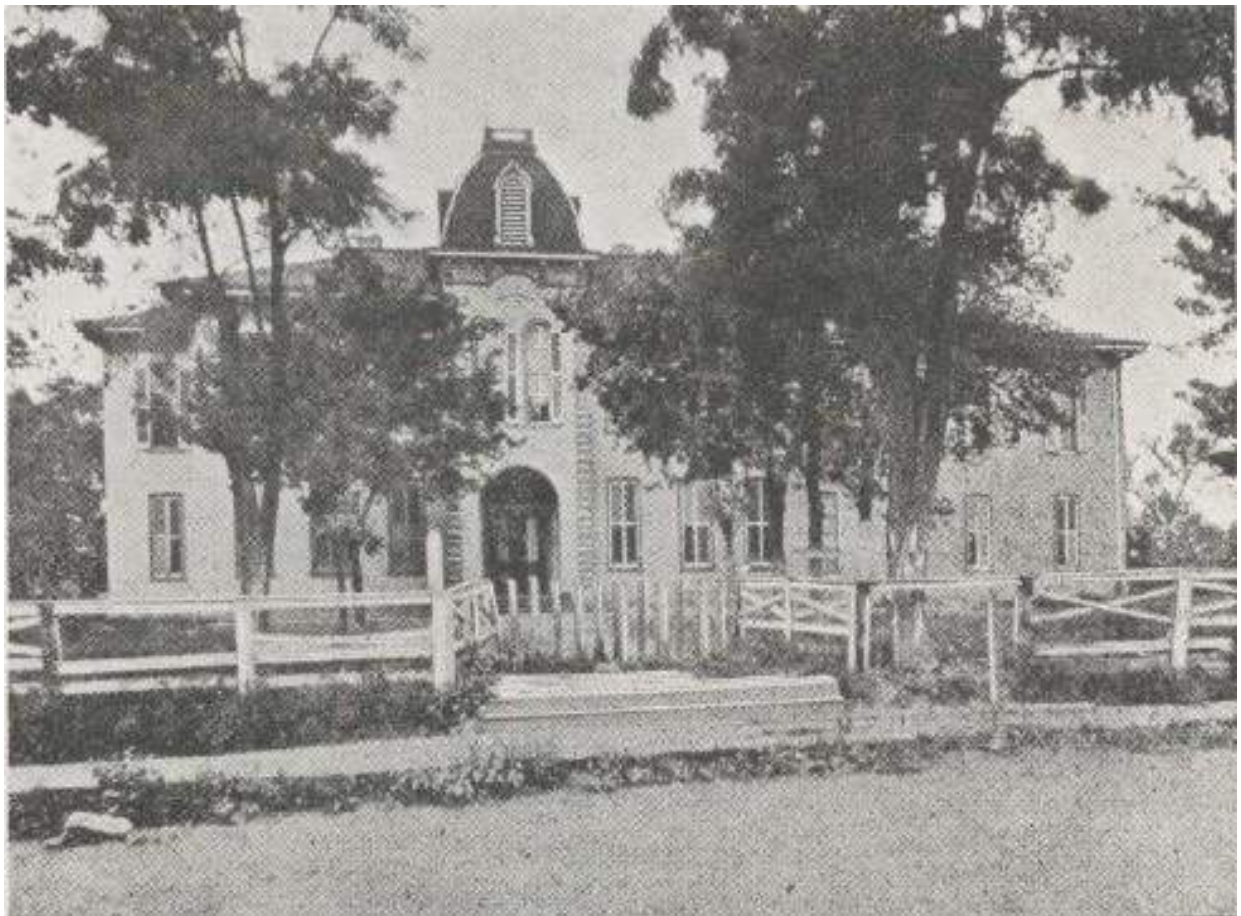


Figure 20. Original Columbia High School. 1881

Architect F. P. Miller designed a new, two-story brick building containing 10 classrooms. The construction began in the summer of 1899 and was completed before the end of the year. In the fall of 1898, a literary society was organized and met weekly. The boys formed baseball and football teams and played squads from the University Academy and other nearby schools. Columbia High School, after the elementary grades were replaced by the high school classes,

²⁶ Gafke, Roger A. A History of Public School Education in Columbia. Columbia: Public School District, 1978.

was renamed “Jefferson School” in 1902. By 1900 Columbia had the curriculum, students, staff, and a building for its white high-school.²⁷ (See Figure 19, 21-22)

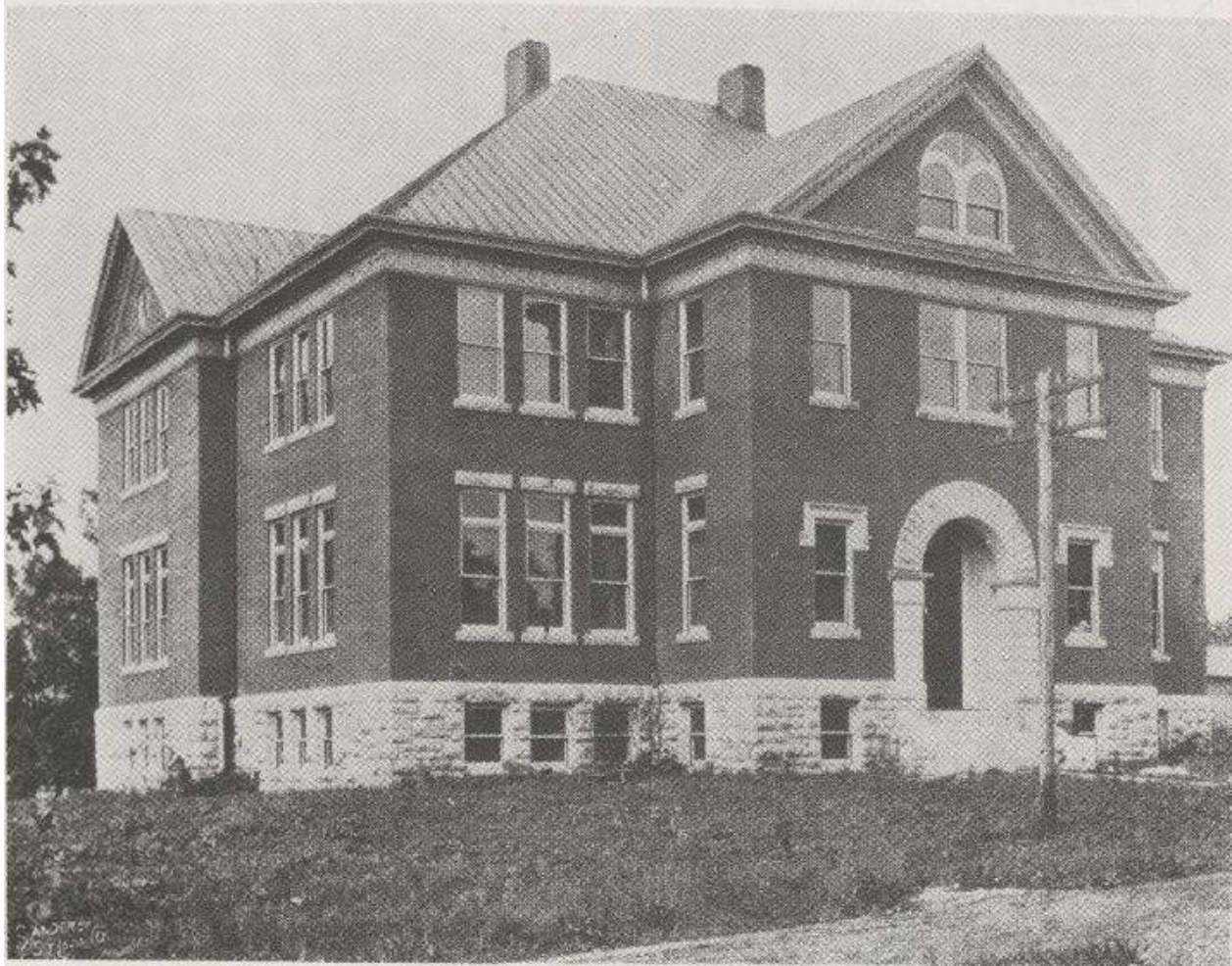


Figure 21. Original Jefferson School 1899

Columbia High School went under construction in 1910 with a two-tower addition. The addition featured an extension to the original facades, including new classrooms for students. The new building with 15 classrooms and laboratories was constructed north of the 1885 building. The old structure and a three-room wooden annex were razed when the new building was completed. Until these new changes were put in place, students had dropped out due to poor facilities.²⁸ (See Figure 22-24)

²⁷ McKinney, Roger. “Marker goes up at Jefferson Middle School to celebrate site’s history”, Columbia Tribune, 4 June 2014, <https://www.columbiatribune.com/article/20140604/News/306049914>

²⁸ Gafke, Roger A. A History of Public School Education in Columbia. Columbia: Public School District, 1978.

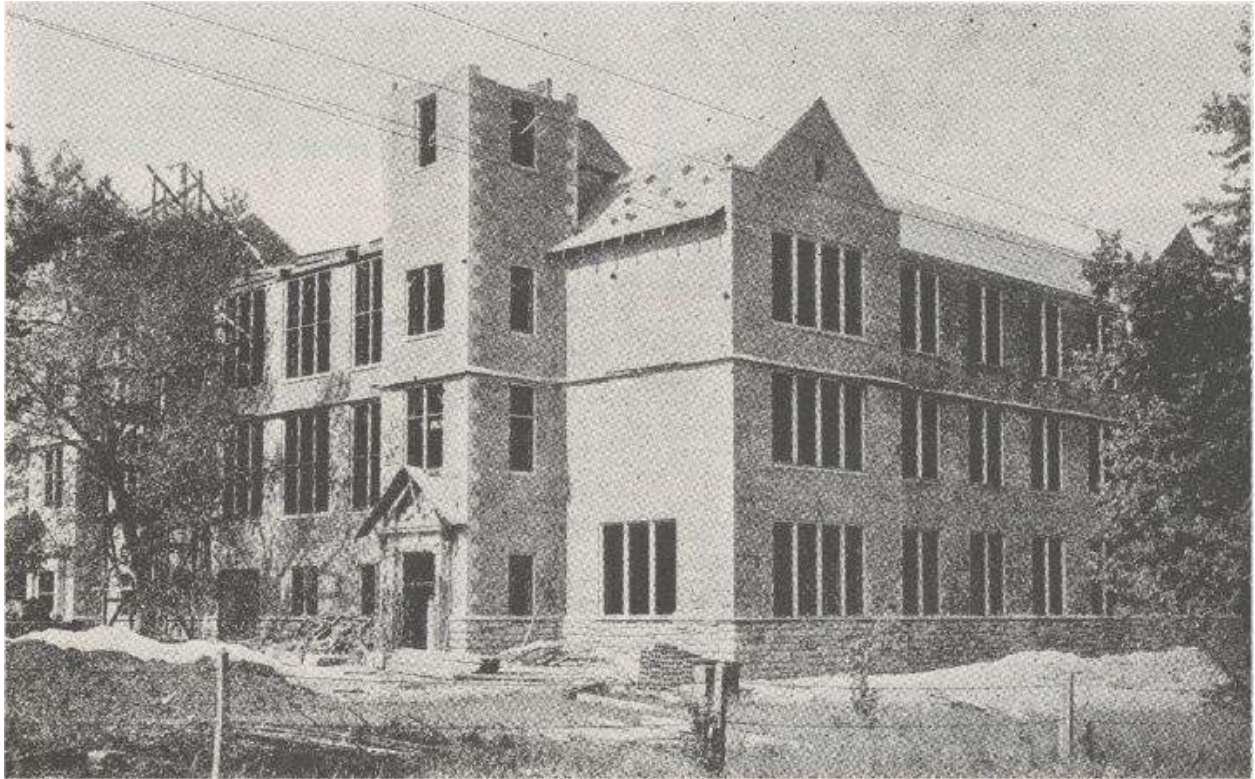


Figure 22. New High School Building, now Jefferson Middle School, under construction. c. 1914

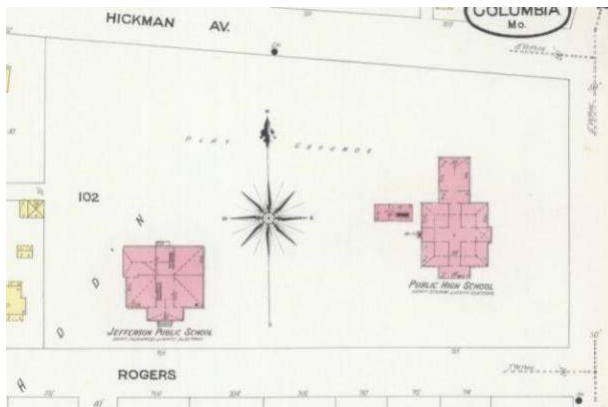


Figure 23. Sanborn Map showing original "Public High School" and "Jefferson Public School". 1908

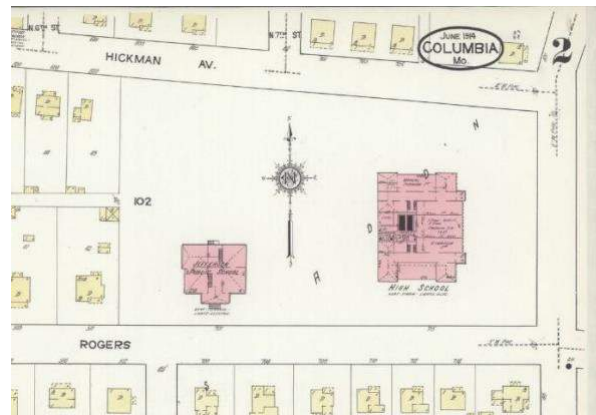


Figure 24. Sanborn Map showing "Jefferson Public School" and new "High School building, known today as Jefferson Middle School, 1914.

RESULTS

The North Central Neighborhood Phase III survey area was evaluated in 2021 with a set of reconnaissance level inventory forms, photographs, research, and fieldwork data. The original RFP noted that “approximately 271 properties” were to be surveyed for this Phase III work. Due to the complex nature of some larger parcels in the survey area, the survey team combined some properties into one survey form for some of the larger complexes of building groupings. Other groupings of buildings which shared one large parcel were split up into individual survey forms. This was due to the Columbia College campus buildings and their complex series of conjoined and grouped buildings on large parcels.

The survey team identified 237 parcels, many of which contain multiple properties both as stand-alone buildings and as interconnected building complexes. The total number of individual properties with addresses identified by the survey team is 251.

As previously stated, due to the Columbia College campus and its consolidation of many smaller parcels into very large parcels, many buildings were often held on one single property. In cases where large properties held many buildings, the survey team assessed buildings individually when they had significant historic and/or architectural integrity and created individual survey forms for these structures, such as in the case of Hughes Hall on the Columbia College campus at 504 N. 8th Street. In other cases, the survey team combined various buildings into one large survey parcel, such as in the case of 804 Pannell, which contains the primary resource of the Southwell Gymnasium as well as a total of 10 other campus facility buildings on this one large parcel.

All buildings and structures within the survey area were constructed between the years c. 1851 - 2021. The survey area includes 121 single family dwellings, 9 duplex dwellings, 18 multi-family dwellings, one church, one public school, 24 academic buildings, 35 commercial buildings, 2 mixed use buildings, and 30 parking and/or vacant lots.

The survey team located 89 outbuildings. The large parcel at 804 Pannell Street has 10 secondary building resources deemed outbuildings which share the large parcel with the Southwell Athletic gymnasium, which if included brings the total number of outbuildings to 99.

Property Types and Styles

The following list shows the full inventory of property types and architectural styles. These were classified primarily using the following resource: McAlester, Virginia. A Field Guide to American Houses: A Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf: New York, 2018. Some properties were classified as having both a property type and an architectural style, while some were given only a property type or an architectural style.

Property types:

Front gable-and-wing:	37
Bungalow:	33
Front-gabled:	18
Pre-manufactured:	14
Cross-gabled	11
Cross-hipped.....	1
One-Part Commercial Block	11
One-Part Industrial Block.....	2
Apartment.....	7
Pyramidal	8
Hall and Parlor	6
Mansard:	4
One & Two Part Commercial Block.....	2
One Part Industrial Block:.....	2
I-house.....	2
One & Two Part Industrial Block	1
Gable-and-wing:.....	1
Gable on Hip:.....	1
Recreational.....	1
Senior Care Facility:.....	1

Architectural Styles:

Modern	20
Folk Victorian	19
Craftsman:.....	17
Ranch:.....	5
Folk National:	2
Minimal Traditional:	17
Renaissance Revival:	3
Gothic Revival:.....	2
Colonial Revival:.....	2
Late Gothic Revival:	1
Classical Revival:	1
Spanish Revival:.....	1
Post-Modern:.....	1

Property Type: Front Gable and Wing, Architectural Style: None



Figure 25: Front view, 601 North 4th Street, Columbia, MO.

This non-stylistic folk type of building is the most common property type found in the survey area and is always found as a residential type of property use. Throughout the survey area,

these property types are typically not indicative of an architectural style, as seen in Figure 25, although sometimes they are of Folk Victorian architectural style as in the next category. (See Figure 26) In the cases where no style is present, typical characteristic features of the Front Gable and Wing property type are present such as a front gabled volume located to the far left or right, usually one (1) or one and one half (1.5) stories in height. A gabled or hipped wing connects to the front gabled volume and a partial gallery porch is located alongside the wing volume. These property types typically have medium pitched gables and a single one over one (1/1) window located on center within the front gable, and at times, a louvered vent is present above within the front gable.

Property Type: Front Gable and Wing, Architectural Style: Folk Victorian



Figure 26: Front view, 811 North 8th Street, Columbia, MO.

This Front Gable and Wing property type with Folk Victorian architectural style is of the more common residential findings within the survey area. The primary architectural features found include gallery style porches with more intricate detailing than the basic Front Gable and Wing property type, including spindled posts and lattice detailing. Some of these examples also contain hexagonal volumes in plan, typically below the front gable, resembling the form of a bay window. Such is the case at 811 North 8th Street, which also has a hexagonally shaped in plan gallery porch, which also includes original historic 1/1 windows with the upper portion including a patterned arrangement of colored glass.

Property Type: Bungalow



Figure 27: Front view, 805 North 6th Street, Columbia, MO.

Another common property type is the Bungalow with no architectural style. These are the second most common property type within the residential portions of the survey. Some have been well maintained with little alteration to the historic integrity of the original structure, allowing for a classification of Craftsman architectural style, but many have had significant alteration that do not conform to the original historic character in the window and siding replacements.

Property Type: Bungalow, Architectural Style: Craftsman



Figure 28: Front view, 809 North 6th Street, Columbia, MO.

Some bungalows found within the survey area display the original characteristics of the Craftsman architectural style. Elements present include columns and piers that support an upper gallery or portico gabled porch and continue down to the level of the ground. In the case of 809 North 6th Street, the decorative posts are present as well as historic 4/1 windows and historically appropriate siding.

Property Type: Front Gable



Figure 29: Front view, 605 North 6th Street, Columbia, MO.

The Front Gable property type is commonly found in the survey boundary. These structures include a variety of roof pitches, some low and some medium. In the case of 605 North 6th Street, the first floor of the dwelling sits just above grade and has a low gable and portico porch, which characterize this common folk building as the Front Gable property type.

Property Type: Cross Gable



Figure 30: Front view, 703 North 6th Street, Columbia, MO.

Property Type: Cross Gable, Architectural Style: Folk Victorian



Figure 31: Front view, 610 Washington Avenue, Columbia, MO.

Property Type: Cross Gable, Architectural Style: Folk National



Figure 32: Front view, 703 Hickman Avenue, Columbia, MO.

Property Type: Cross Gable, Architectural Style: Craftsman



Figure 33: Front view, 804 Wilkes Avenue, Columbia, MO.

The Cross Gable property type is present throughout the district, but not as commonly present as the more common Front Gable & Wing and the Bungalow types. This property type displays a number of common elements including a “T-shaped” plan, where the gable facing the street crosses through a longer gable that runs parallel with the street. At 703 North 6th Street, the

shed porch connection is takes up the full width of the front façade and connects at either end of the central cross gable volume.

Some Cross Gable property types contain architectural features that constitute a Folk Victorian architectural style. At 610 Washington, the hexanal volume below the primary street facing gable is present as well as the historic siding. This structure's unique roof volume contains the primary cross gable volumes normally present as well as a pyramidal central roof volume, with a wrap-around shed roof porch.

Other Cross Gables contain Folk National architectural style elements, such as the dwelling at 703 Hickman Avenue. This medium gabled, 1.5 story dwelling has its cross gable as roughly a square in plan, as opposed to the "T-shape" plan. Its centered, low hipped roof gallery porch stops short of either end of the façade.

One example of the Cross Gable property type has Craftsman architectural style elements. At 804 Wilkes Avenue, the dwelling displays a gallery porch with columns resting on a set of four vertical masonry piers. These piers rest directly on the ground and allow the porch to be located significantly above grade.

Property Type: Pyramidal



Figure 34: Front view, 508 Wilkes Avenue, Columbia, MO.

Property Type: Pyramidal, Architectural Style: Folk National



Figure 35: Front view, 600 Wilkes Avenue, Columbia, MO.

The Pyramidal property type is present within the district in the form of residential dwellings with no style and some with Folk National architectural style elements. At 508 Wilkes Avenue, this square plan dwelling has an attached shed roof connecting to the upper pyramidal low sloped roof volume.

The dwelling at 600 Wilkes Avenue contains similar features. Additionally, it has a full width gallery porch and an upper dormer window centered on each façade of the pyramidal roof each with a low hipped roof.

Property Type: Mansard, Architectural Style: Modern



Figure 36: Front view, 800 North 6th Street, Columbia, MO.

The mansard property type is present within the survey boundary with architectural elements of Modern style. The multi-family dwelling includes a unique mansard roof, with a flat roof that contains an entire livable upper story and bell-like slope or curvature at the eaves.

Property Type: Apartment



Figure 37: Front view, 407 Pecan Street, Columbia, MO.

A number of the Apartment building property types are located at varying locations throughout the survey area. Typically, these contain at least four or more living units, some of which containing more than ten per building. Duplexes as well as multi-family dwellings are present. These property types are not of any architectural style.

Property Type: Hall and Parlor



Figure 38: Front view, 709 North 7th Street, Columbia, MO.

Some Hall and Parlor property types are present within the district, although they are not as common as the Front Gable & Wing and Bungalow types. Most of these houses are two rooms

wide and one room deep with small centered and offset to the left or right portico porches as well as side gabled roofs oriented parallel with the street.

Property Type: I-house



Figure 39: Front view, 602 Wilkes Avenue, Columbia, MO.

I-house property types are also present. Like the Hall and Parlor property type, they are not as common as the Front Gable & Wing and Bungalow types. These property types, such as at 602 Wilkes Avenue, are side gabled, two-story structures that are two rooms wide and one room deep. This dwelling's front porch contains a low gable and hip gallery porch centered on the front façade.

Property Type: Gable and Wing



Figure 40: Front view, 809 North 8th Street, Columbia, MO.

The Gable and Wing property type found at 809 North 8th Street is the only this particular property type. It is similar to the other Cross Gable property types in the district, except in this version the gable volume facing the street is much longer in length and the crossing gabled wing is shorter in length.

Property Type: Gable on Hip, Architectural Style: Folk Victorian



Figure 41: Front view, 609 Washington Avenue, Columbia, MO.

This Gable on Hip property type is the only of its kind in the survey boundary and has an architectural style of Folk Victorian. This dwelling is situated on a corner lot and has side gables with hexagonal shaped volumes beneath. The side gables connect to a larger hipped roof volume beyond. The large gallery porch is full width and contains tapered columns with masonry piers. Historically appropriate wall cladding is present including painted shakes within the front gable.

Property Type: Senior Living Facility



Figure 42: Front view, 703 North 8th Street, Columbia, MO.

One senior living facility is present within the district and is set back far from the public right of way. The multi-family dwelling contains a large massed plan with low slope “gabled” / hipped roof.

Property Type: Pre-manufactured



Figure 43: Front view, 711 North College Avenue, Columbia, MO.

Many of the commercial and industrial buildings within the eastern portion of the survey area are of the Pre-manufactured property type. These metal and steel structures often contain very low gables, barrel-vaulted or Quonset roofs, or flat roofs. They also typically contain large accessibility doors, and vertical metal siding. Some of these structures contain other types of cladding such as masonry, as seen at 711 North College Avenue.

Property Type: One-Part Commercial Block



Figure 44: Front view, 504 Fay Street, Columbia, MO.

The survey area contains a variety of One-Part Commercial Block property types, including this one located at 504 Fay Street. These properties include one story of commercial activity and a variety of commercial window openings and exterior wall claddings such as metal siding, brick and stone masonry, and wood. Most have flat roofs and are located set back within the center of the property.

Property Type: One-and-Two-Part Industrial Block



Figure 45: Front view, 501 Fay Street, Columbia, MO.

The One-and-Two-Part Industrial Block property type is only present in the case of the NR listed Wright Brothers Mule barn. The property is now adaptively reused as a mixed-use commercial and residential property, containing various commercial office spaces and residential living units. It displays a zero-lot line condition, where the south and east facades coincide with the south and east property lines respectively, directly adjacent to the sidewalk.

Property Type: One-and-Two-Part Commercial Block



Figure 46: Front view, 602 Fay Street, Columbia, MO.

The One-and-Two-Part Commercial Block property type is only present at 602 Fay Street. This commercial building contains one and two story commercial spaces. Its exterior cladding of brick masonry and metal siding combine with the large commercial configurations.

Property Type: One-Part Industrial Block



Figure 47: Front view, 800 Fay Street, Columbia, MO.

This One-Part Industrial Block building is one of the few of this property type. This painted concrete block masonry structure contains a flat roof and various industrial window openings.

Architectural Style: Modern



Figure 48: Front view, 508 North 8th Street, Columbia, MO.



Figure 49: Front view, 508 North 8th Street, Columbia, MO.

The Modern architectural style is the most common present in the survey area. Many of properties were mostly constructed in the middle of the 20th century while some were later in the 20th or early 21st century. Therefore, they have a variety of elements typical of these periods of construction. Mid-century examples such as 508 and 602 North 8th Street, both on the Columbia College campus, are flat roofed with brick masonry or concrete construction and detailing. They hold large glass window and door arrangements situated between vertical columns and pilasters. Other more contemporary examples include 700 Cougar drive, containing much larger glass curtain walls, long horizontal bands of commercial grade window and doors on the ground floor, an eclectic variety of materials, and free-form metal canopy structures.



Figure 50: Front view, 508 North 8th Street, Columbia, MO.

Architectural Style: Colonial Revival



Figure 52: Angled view, 801 North 8th Street, Columbia, MO.

This property located at 801 North 8th Street is of the Colonial Revival architectural style and displays a significant amount of historic integrity compared to most of the residential resources within the survey area. The dwelling boasts a unique to the district cross-gambrel roof and an entire first floor of rough-cut limestone masonry. The gallery porch has unique features to the district of full height limestone masonry piers and an upper balcony.

Architectural Style: Ranch



Figure 53: Front view, 515 North 5th Street, Columbia, MO.

The Ranch architectural style is present somewhat sparingly throughout the district when compared to the more prevalent property types and architectural styles of Front Gable & Wing and Folk Victorian. This style of residential construction, as shown in 515 North 5th Street, contains typically contains a one low sloped hip roof volume that stretches beyond the extents of the exterior shell to create a deeper overhang. As in the case of this property, posts are present to allow a much larger overhang that creates a porch condition. Windows are located just below the roof eaves, sometimes wrapping the corners of the dwelling.

Architectural Style: Late Gothic Revival



Figure 54: Front view, 504 North 8th Street, Columbia, MO.

The Late Gothic Revival architectural style is present in some of the academic buildings within the Columbia College campus. The academic building at 504 North 8th Street contains brick and limestone masonry construction, various 1/1 double hung window openings, and a wide variety of classical ornamentation and detailing. The main entrance is the most decorated portion of the façade with large wood panel doors, smooth cut limestone accents around the windows above the entrance, decorative finials along the roofline, and many other ornamented architectural elements of this style. Other campus buildings such as the St. Clair Building Complex, containing multiple interconnected structures, contain similar Late Gothic Revival architectural elements, such as those in Missouri Hall and Launer Auditorium.

Architectural Style: Post-Modern



Figure 55: Front view, 709 North 8th Street, Columbia, MO.

This Post-Modern architecturally styled academic building is located within the Columbia College and is the only of its kind in the survey area. The building contains elements of traditional architecture such as the shape of a gables within its front façade as well as some abstract “eyebrow” detailing around the windows. The facades are stripped of ornamentation with smooth, scored stucco finishes. The front façade’s volumes set back multiple times, emphasizing the central volume and its entrance. This building is particularly unique to the district.

Architectural Style: Minimal Traditional



Figure 56: Front view, 707 Alton Avenue, Columbia, MO.

The survey area contains some examples of Minimal Traditional architectural style single family residential dwellings. These low pitched roofs are typically side gabled, as in 707 Alton Avenue, and are small dwellings with minimal detailing.

Architectural Style: Classical Revival



Figure 57: Front view, 803 Alton Avenue, Columbia, MO.

The Classical Revival architectural style is present only at 803 Alton Avenue. This single-family dwelling is highly unique to the district, not only in its ornate architectural detailing but also in its unconventional front parapeted roof, its curvilinear window openings and detailing, and rough concrete block construction. It is determined that this property is individually eligible for the National Register of Historic Places. More information is located in the upcoming summary portion of the “Results” section of this report.

Architectural Style: Renaissance Revival



Figure 58: Angled view, 713 Rogers Street, Columbia, MO.

The Renaissance Revival architectural style is present within the survey area within various educational buildings and structures. At 713 Rogers Street is the Jefferson Middle School, which is primarily of Renaissance Revival architectural style, however, the building has multiple additions and alterations over the course of many decades. The elements of brick and limestone masonry construction, ornamental limestone entries, smooth cut limestone corner detailing, parapeted gables, and the unique shapes of the two tower elements with “onion-domes” characterize this particular property.

Architectural Style: Gothic Revival



Figure 59: Angled view, 702 Wilkes Avenue, Columbia, MO.

The Gothic Revival architectural style is present only in the Wilke United Methodist Church property. This property has had multiple alterations and additions over time as well. The religious structure contains brick and rough-cut limestone masonry construction, a corner tower element with turret like parapet features, gabled parapets, and large pointed arch Gothic lancet style windows.

Summary

All properties and their buildings, structures, and sites within the project boundary were considered for listing in the National Register of Historic Places. The National Register serves as the official federal list of historic properties based on integrity and historical significance. Properties may be listed individually or as districts. Districts are composed of individual buildings, sites, structures, and/or objects that make a contribution to the architectural and/or historical significance of a place. Buildings that have replacements, additions, or alterations to elements and features that are constructed less than fifty years ago and diminish the integrity of the property are considered non-contributing elements to both individual properties and districts.

According to the National Park Service document “How to Apply the National Register Criteria for Evaluation”, Criteria Consideration G is “Properties that Have Achieved Significance Within the Past Fifty Years.” It states: “A property achieving significance within the last fifty years is eligible if it is of exceptional importance.”²⁹ Many of the properties within this survey area are older than 50 years. However, many of them have not maintained architectural integrity over time. These properties, particularly the single-family residential buildings, have had many windows and exterior wall cladding replacements. Other properties within the survey area are complex in nature, due to the number of alterations, additions, and conjoining properties that have developed over time. The following summary presents data on which properties have maintained historic and/or architectural integrity.

All buildings and structures were constructed between the years c. 1851 - 2021. The Appendix includes a Database on Page 38 which includes all properties with survey number, address, current use, and each property’s NR eligibility. Based on the survey findings, it is clear that portions of the Phase III North Central survey area were developed at a variety of time periods. Many single-family residential homes were largely developed prior to 1930, while others between 1930-1970, and a few others still were built after 1970. This development is related to the various key constituents within the survey area, primarily Columbia College and its property acquisitions, demolitions, and new construction projects over time. Most of the surveyed single-family dwellings reflect front gable and wing and bungalow property types. The most

²⁹ National Register Bulletin: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, National Parks Service, Cultural Resources, 1990.

prominent architectural styles for the residential dwellings were of the Folk Victorian architectural style.

The majority of commercial buildings present within the survey boundary were mostly property types of Pre-manufactured and One-part commercial block without any architectural style.

The following is a detailed summary of the most architecturally and historically significant resource based on use:

Eastern Commercial District



Figure 58. Old Wright Brother's Mule Barn, now Fay Street Lofts / Woodruff / multiple other commercial office spaces. March 2021.

The survey area's eastern edge, adjacent to the old railroad tracks and N. College Ave support the largest number commercial buildings, many of which are of one part and one & two part commercial block property type. This historically industrial and now commercial district, known today as the Arcade District³⁰, was the result of the COLT railroad line, Wabash Depot and Freight building, and the momentum built by various industrial business, of which the Wright Brothers Mule Barn looks to be the only remaining structure. This eastern commercial district within the survey area became more commercial in nature within the last 40 years. Many of the buildings built during this time period are pre-manufactured metal structures that in some cases have recently been renovated and converted into newer commercial, retail, office, and

³⁰ Dunlap, Charles. "Arcade District in Columbia a draw for business innovators, restaurants, and entertainment venues", Columbia's Arcade District. Columbia Tribune, 2021, <https://www.columbiatribune.com/story/business/2021/07/05/columbia-arcade-district-start-ups-restaurants-entertainment-near-downtown-missouri/7824615002/>

industrial spaces. Most of them are without architectural style, however some such as Logboat Brewing Company display elements of Modern architectural style.

The Wright Brother's Mule Barn, now known as the Fay Street Lofts / Woodruff building, is the only currently individually (or as part of a district) listed National Register property. The mule barn is a rare remaining example of masonry structures built for industrial, agricultural, or manufacturing business uses in Columbia. In 1930, the Rader Packing Co. began sharing the use of the building and would eventually occupy the entirety of the building in 1953. The building remained in use as a packing company for many decades after.³¹ Currently, the building is used as a mixed use residential and commercial office building, with roughly eight loft style apartments and a number of commercial office spaces on the ground floor and upper level. The building is well maintained as an individually listed National Register of Historic Places nomination and is a model for development to be cherished for the neighborhood and city at large.

Columbia College

Columbia College has grown its footprint tremendously since the original 29 acres established the old Christian College. In its growth, the college has acquired, demolished, and developed property, while choosing not to maintain the historic character of the original parcels containing houses, commercial, and industrial structures that once stood on its current footprint. It is unclear as to how much effect the college has had on residential development, since the college has had multiple large dormitory structures on its campus since inception.

Columbia College has a long historical presence in the past, with a variety of historic buildings many of which having strong architectural and historical significance. However, many of the buildings have largely been altered, modernized, infilled, conjoined, and/or added on to create giant complexes of stand-alone and interconnected buildings. Many of these have varying dates of construction and architectural style, particularly the St. Clair Building Complex. It is difficult to see how a National Register of Historic Places nomination would be justified among the most historically significant structures, since these now conjoining buildings lack a clear, contiguous architectural style and contain various alterations, replacements, and contemporary additions. This makes each building's potential individual National Register eligibility or any potential district eligibility "Not Eligible" at this time. Additionally, many of these buildings have had alterations, renovations, and contemporary building additions which do not conform to the original historic and architectural character, also contributing to the classification of "Not Eligible". These buildings are complex in their history, architecture, socio-cultural impact, and integrity and would benefit from additional research which may reveal important information. This information could impact the National Register eligibility determination of these properties as individuals and as potential district groupings.

³¹ National Register of Historic Places, Wright Brothers Mule Barn, Columbia, Boone County, MO. Reference Number: 07001119

Hughes Hall

Of the Columbia College campus buildings, few have as clear a set of individually eligible characteristics as Hughes Hall. A historically women's only dormitory of 64 living suites, this Late Gothic Revival style building has been well maintained with what looks to be its window and door replacements keeping with the architectural and historic character of the original construction. The interior would need to be examined for integrity, however it is the survey team's opinion that based on the research and exterior conditions of this all women's college dormitory, the architectural character, and the integrity of the structure, the building is individually eligible for the National Register of Historic Places.



Figure 58. Side view, Hughes Hall, Columbia, MO.

St. Clair Building Complex

The St. Clair complex, as the survey team has designated the building, contains a variety of issues that would affect its historic integrity. A giant, contiguous structure, the St. Clair complex contains buildings of various architectural styles, construction dates, and replacement techniques which damage the historic character of any one of the historic structures. For instance, the Atkins-Holman Student Commons, c. 2003, contains large glass box style modern windows and other modern features, while connecting in large part to cover the original facades of the historic Dorsey (c. 1911) and Missouri Hall (c. 1920) on their east and north facades respectively. For this reason, it has been classified as undetermined at this time.



Figure 59. St. Clair building complex, including Launer Auditorium and St. Clair Hall, March 2021.



Figure 60. St. Clair building complex, view of Williams Hall connector. March 2021.



Figure 61. St. Clair building complex, showing Atkins-Holman Student Commons and Dorsey Hall contemporary connector. March 2021.



Figure 62. St. Clair building complex, view of St. Clair contemporary addition. March 2021.



Figure 63. St. Clair building complex, showing Missouri Hall and Atkins-Holman Student Commons modern connector. March 2021.

Rogers Gate and Bass Commons

Rogers Gate, perhaps including Bass Commons area beyond to the north, has significant architectural, historic, and urban character, while serving as a sort of urban pedestrian monument to the main campus. This Renaissance Revival historical entrance marker serves as a picturesque, visual marker, establishing a clear location of the College when traveling north down North 10th Street as well. The structure is well maintained and appears to have modernized portions to the original configuration, such as the channel letter signs, however it is unclear as to whether the original architectural integrity is present in the structures themselves. It is also unclear as to the historic impact that the pedestrian structure and large greenspace beyond has. Further research is recommended to fully assess the property's significance in relation to its history under Criterion A: History and Criterion C: Architecture. This information could impact the potential historic eligibility of the property.



Figure 64. Rogers Memorial Gateway, Bass Commons, and St. Clair building complex. March 2021.

Jefferson Middle School and Wilkes Boulevard United Methodist Church

The survey results yield two more properties deemed historic and/or architecturally significant in nature but were determined “Not Eligible” at this time. This is due to these properties having complex conditions, including significant alterations, replacements, and additions to the original historic buildings originally constructed. These properties include Jefferson Middle School and the Wilkes United Methodist Church.



Figure 65. Rear additions, Jefferson Middle School, Columbia, MO.



Figure 66. Western additions, Jefferson Middle School, Columbia, MO.



Figure 67. Wilkes Boulevard United Methodist Church, March 2021.

As per this survey, it does not appear that either of these two large, complex properties with numerous additions is individually eligible for the National Register of Historic Places under Criterion C: Architecture. However, further research may yield new information that would fully assess the two properties' significance in relation to its history under Criterion A: History. This information could impact the potential historic eligibility of the property.

Residential Neighborhoods

The central and western residential portions to the west of Columbia college do not support any potential historic districts. This is because of the many alterations and additions using non-historic siding, windows, and doors present in many of more architecturally significant historic dwellings.

One property currently individually eligible for the National Register of Historic Places is the single-family house located at 803 Alton Avenue. This building of Classical Revival architectural style is unique to the district due to its concrete construction, unconventional shaped fenestration, coloration, ornamentation, and unique story of its owner.³²

³² Dohack, Caroline. "This Old House: Woman restores vision of 100-year-old home's first resident", Columbia Daily Tribune, 21 September, 2014, <https://www.columbiatribune.com/article/20140921/lifestyle/309219962>

The Samuel Baumgardner house, a cement worker who built his own house from the period of 1910 – 1914, used concrete to sculpt various elements of the house, even including the flower pots. The house contains concrete blocks with pictures illustrating events in his life.³³

A non-historic addition is present, but it is determined that this does not affect the National Register eligibility of this property.



Figure 68. Angled view, Samuel Baumgardner House, Columbia, MO.

³³ "History in Concrete, This Man's Dream", University Missourian, 4 May, 1914.

Previous Surveys

The area of this study is related to previously documented adjacent and overlapping properties via reconnaissance level surveys and National Register of Historic Places Nominations.

The Survey to Identify Historic Resources within the North-Central Neighborhood (PHASE I) Columbia, MO, was conducted in 2017. The reconnaissance-level survey identified 220 properties in a project area located north of downtown Columbia within part of the North-Central Neighborhood that includes Stephens and Columbia Colleges and is adjacent to the University of Missouri. The buildings surveyed were over 75% residential including homes and multi-family housing developments; with the balance comprised of commercial sites, municipal resources, churches, and a school. Additional resources include empty lots and a park. The survey noted that the North-Central neighborhood has been the site of several demolitions in recent years due to its proximity to downtown Columbia and adjacency to the University of Missouri. That survey recommended an additional survey of the remaining neighborhood to identify small historic districts, and individual properties eligible for listing in the National Register of Historic Places and with the City of Columbia as a Notable Historic Property.

The Reconnaissance Level survey, Phase II, of the North Central neighborhood, called the Survey Report North Central Neighborhood (PHASE II) COLUMBIA, MO, was conducted in 2019. It was set in motion by a Request for Proposal from the City of Columbia. The Phase II survey area is situated just north of Columbia College in the City of Columbia and encompasses 113.7 acres and includes 209 properties constructed between 1890-2019. The survey findings did not support a National Register eligible historic district. It was stated that most of the neighborhood's housing has been altered through the addition of non-historic siding. Six properties were found to be individually eligible for the National Register of Historic Places. The former Hamilton-Brown Shoe Factory at 1123 Wilkes Boulevard was mentioned as already being listed on the National Register of Historic Places.

The National Register of Historic Places includes a campus listed in the project area. **The Stephens College South Campus Historic District was listed in 2005.** The district occupies a full city block, at the southwest corner of the intersection of East Broadway and College Avenue. The site covers roughly 7 acres of land, with mature trees and an open, park-like setting. There are five large buildings and one structure within the district boundaries. One of the buildings, Senior Hall, has already been listed in the National Register. The buildings contributing to the listing include Hickman Hall, a pair of dormitories, and the President's House. All the buildings are brick and similar in scale and detailing.

RECOMMENDATIONS

As of August 2021, there are no National Register of Historic Places historic districts established within the project area nor are there any potential districts that have been uncovered as per this survey work. As noted above, one property within the survey area is currently listed in the National Register of Historic Places: The Wright Brother's Mule Barn. It is the survey team's opinion that this property retains sufficient integrity to remain listed in the National Register of

Historic Places.

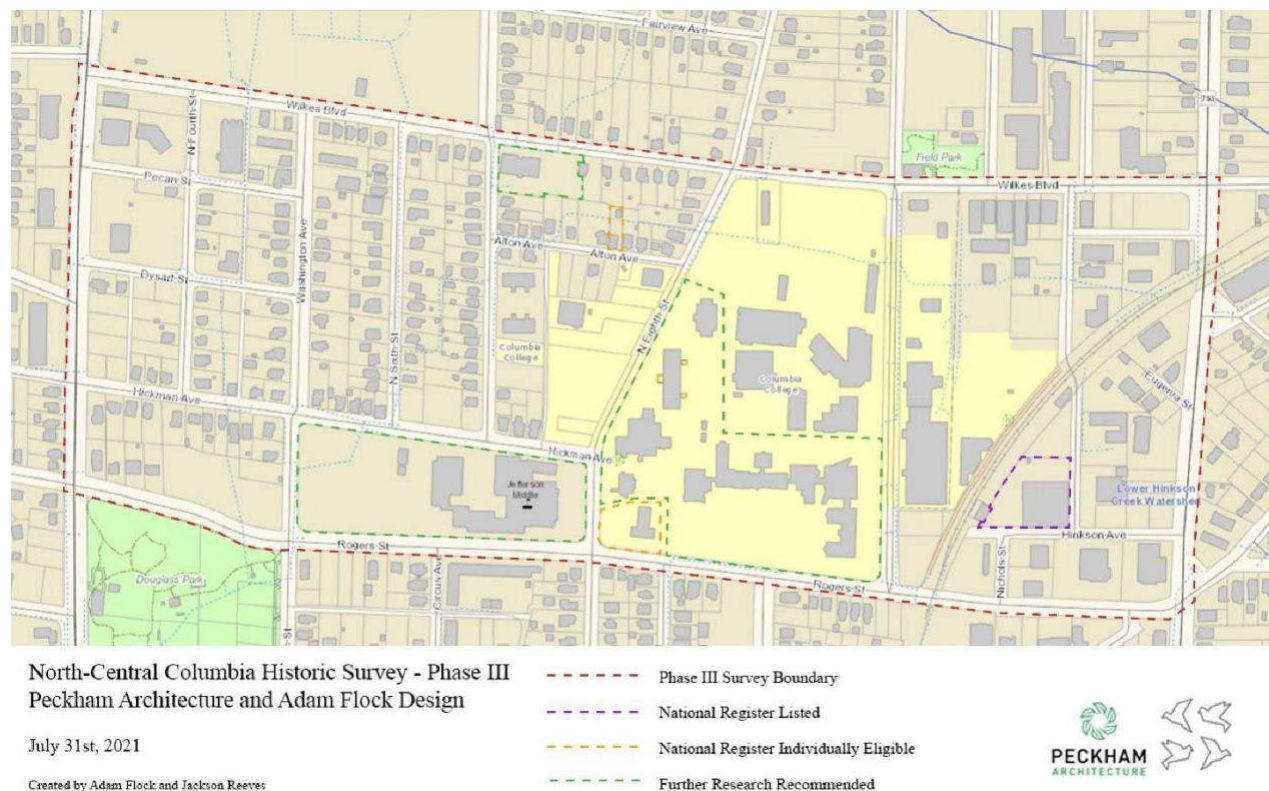


Figure 70. Map Summary of Phase III Survey Results, August 2021.

An intensive level survey for the entire Phase III survey area is not recommended. Two properties within the survey boundary are currently eligible to be individually listed in the National Register of Historic Places. The first is the single-family dwelling located at 803 Alton Street. It is recommended that the City of Columbia contact the owner with these findings, gauge interest and encourage them to pursue a National Register nomination, and provide the owner(s) with resources on how to proceed with this work.

The second individually eligible property is Hughes Hall on the Columbia College campus. Normally, a recommendation would be for the City of Columbia to reach out to the Columbia College administration for the purposes of gauging interest in pursuing an NR nomination for this resource. This is likely to yield an individually National Register listing for this property. Before this is pursued, it is recommended that the City of Columbia, Columbia College, and/or

the Historic Preservation Commission begin the process of further research into the various large complexes of building on the Columbia College campus to determine the most advantageous and efficient way to achieve potentially multiple National Register nominations. It is the survey team's recommendation that much further and deeper research into the Columbia College campus buildings, highlighted in the map above as "Further Research Recommended", could uncover new information that would impact the eligibility of individual properties and groups of properties as potential districts.

Due to the complexity of these and other groupings of buildings within the survey area, the survey team recommends that the following further research be conducted for the following building complexes and building groupings which could potentially yield new information that would impact the National Register individual or potential district eligibility of these properties:

- a. Columbia College main campus - St. Clair Hall Building Complex, including Launer Auditorium, St. Clair Hall, Williams Hall, Dorsey Hall, Atkins-Holman Student Commons (not historic, c. 2003), and Missouri Hall, constructed between 1851-1920.
- b. Columbia College main campus – buildings along western portion, including Banks Hall, Dulaney Hall, Miller Hall, and Robnett-Spence, constructed between 1960-1969.
- c. Jefferson Middle School with its various additions and alterations, constructed between the years 1911-1970
- d. Wilkes Street United Methodist Church with its various additions and alterations, constructed between 1920-1970

One recommended action for continuing research is for the City of Columbia and the Historic Preservation Commission to complete Eligibility Assessment forms for each of the above properties. According to the Missouri State Historic Preservation Office, submission of an eligibility assessment form will help assess the National Register eligibility of an individual property or a small complex of buildings. More information regarding listing a property in the National Register and on whether a property is eligible can be found here:

<https://mostateparks.com/page/85626/my-property-eligible-listing-national-register>

The Eligibility Assessment forms can be found here:

<https://mostateparks.com/sites/mostateparks/files/780-1878-f.pdf>

The information contained in this survey will be helpful for inclusion in these E.A. forms. Once this work as well as deeper research and analysis of the existing structure is complete, it may be determined that individual nominations for Jefferson Middle School and/or Wilkes Street Methodist Church should be undertaken.

It may also be determined that an intensive level survey that focuses on these portions of the Columbia College campus would be beneficial to yield any potential NR district(s). At this time, it is determined that Hughes Hall is individually eligible due to the previously mentioned factors, however, it may be determined that parts of St. Clair building complex could be

grouped as an NR district with Hughes Hall. This would allow for multiple buildings to be included in any future NR nomination as a district rather than one individual resource. An additional district nomination could also potentially be determined for the 8th Street portions of the campus, due to their Modern architectural styles and similar periods of construction. The eligibility assessment work will help in furthering the research necessary to determine whether individual nominations should be pursued as well as if an intensive level survey should be pursued for multiple Columbia College properties.

Local Historic Designation: “Most Notable Properties” Program

Locally designated historic buildings have been given the status of Notable Properties in the city of Columbia for over 20 years. This has been a successful program, particularly for residential properties, in creating awareness for historic preservation and maintaining a quality architecturally and historically significant housing stock.

From the City of Columbia Community Development Website:

“Since 1998, the City’s Historic Preservation Commission (HPC) has been recognizing Most Notable Historic Properties. These properties are at least 50 years old, located within the City of Columbia corporate limits, and have architectural or historical characteristics which contribute to our City’s social and/or aesthetic resources. They may be endangered, derelict, recently restored, or nicely maintained. They may be modest or grand, hidden away or in public view. Stephens Stables, Columbia’s Brick Streets, the Blue Note, Ragtag Cinema/Uprise Bakery, Booches, Wabash Station, the Tiger Hotel, and Frederick Douglas High School are some of the 140 recognized Most Notable Properties.”

It is also important to note that the City of Columbia has a useful resource named the “Interactive Historic Map”. This displays all properties deemed historic by the HPC and Community Development. The map can be found here:

<https://gocolumbiamo.maps.arcgis.com/apps/webappviewer/index.html?id=94cb16f1ef6b48adb89c642d023619e>



Figure 71. Notable Properties Interactive Map, City of Columbia. <https://www.como.gov/community-development/planning/historic-preservation/2015-most-notable-properties-program/>

The properties within the survey boundary that are currently listed as “Notable Properties” are the following:

St. Clair Hall, Launer Auditorium, Missouri Hall, Williams Hall, Jefferson Middle School, Wilkes Boulevard United Methodist Church, 803 Alton Avenue, and the Wright Brother’s Mule Barn.

It is our team’s recommendation that the local Historic Preservation Commission continue this program and apply its useful designation to a variety of properties within the Phases I, II, and III. These include a variety of single-family residential dwellings throughout all three survey areas and all properties in this Phase III survey area highlighted and mentioned in our report that are not currently listed. Our team believes this will generate additional awareness to historic preservation efforts and the value these historic properties bring to the community.

More information about the program can be found here on the City of Columbia Community Development website.

<https://www.como.gov/community-development/planning/historic-preservation/2015-most-notable-properties-program/>

<https://www.como.gov/community-development/wp-content/uploads/sites/14/2015/09/WhatdoesitmeantobeMNrevised2013.pdf>

APPENDIX

The following Appendix includes supplemental information regarding the survey project. This includes a database of properties within the survey boundary, including all National Register of Historic Places listed, potentially eligible properties, and those deemed not determined. Other resources include project press in regards to the survey project, team of important persons involved in completing the project, and a bibliography.

DATABASE

<i>SHPO NUMBER</i>	<i>Street No.</i>	<i>Date of Construction</i>	<i>Type</i>	<i>Current Use</i>	<i>Property Type</i>	<i>Arch. Style</i>	<i>NRHP Eligibility</i>
North Fourth Street							
BO-AS-012-0001	601	c. 1925	Building	Single-Family Residential	Front gable and wing	none	Not Eligible
BO-AS-012-0002	603		Site	Lot	None	None	Not Eligible
BO-AS-012-0003	604	c. 1925	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0004	605	c. 1938	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0005	606	c. 1920	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0006	607		Site	Lot	None	None	Not Eligible
BO-AS-012-0007	608	c. 1925	Building	Single-Family Residential	Cross gable	Minimal Traditional	Not Eligible
BO-AS-012-0008	610	c. 1920	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0009	611		Site	Lot	None	None	Not Eligible
BO-AS-012-0010	702	c. 1925	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible

BO-AS-012-0011	704	c. 1920	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0012	708	c. 1930	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0013	709	c. 1925	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
North Fifth Street							
BO-AS-012-0014	513	c. 1935	Building	Single-Family Residential	Front Gable	Spanish Revival Craftsman	Not Eligible
BO-AS-012-0015	515	c. 1960	Building	Single-Family Residential	Cross Hipped	Ranch	Not Eligible
North Sixth Street							
BO-AS-012-0016	603	c. 1922	Building	Single-Family Residential	Gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0017	605	c. 1922	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0018	606	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0019	607	c. 1920	Building	Single-Family Residential	Gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0020	608	c. 1920	Building	Single-Family Residential	Front gable and wing	Minimal Traditional	Not Eligible
BO-AS-012-0021	612	c. 1920	Building	Single-Family Residential	Pyramidal	None	Not Eligible
BO-AS-012-0022	613	1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0023	700	1920	Building	Single-Family Residential	Pyramidal	None	Not Eligible

BO-AS-012-0024	702	c. 1920	Building	Single-Family Residential	Pyramidal	None	Not Eligible
BO-AS-012-0025	703	c. 1920	Building	Multi-Family Residential	Cross gable	Central Hall House	Not Eligible
BO-AS-012-0026	706	c. 1920	Building	Duplex Dwelling	Front gable and wing	None	Not Eligible
BO-AS-012-0027	707	2005	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0028	708	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0029	709	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0030	711	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0031	712	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0032	713	1976	Building	Multi-Family Residential	Mansard	Modern	Not Eligible
BO-AS-012-0033	800	1972	Building	Multi-Family Residential	Mansard	Modern	Not Eligible
BO-AS-012-0034	801	c. 1960	Building	Multi-Family Residential	None	Ranch	Not Eligible
BO-AS-012-0035	802	1998	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0036	805	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0037	807	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible

BO-AS-012-0038	809	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0039	811	Currently under construction	Building	Single-Family Residential	Minimal	None	Not Eligible
North Seventh Street							
BO-AS-012-0040	00000		Site	Lot	None	None	Not Eligible
BO-AS-012-0041	603	c. 1890	Building	Single-Family Residential	None	Folk Victorian	Not Eligible
BO-AS-012-0042	604	1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0043	605	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0044	607	1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0045	608		Site	Lot	None	None	Not Eligible
BO-AS-012-0046	609	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0047	700		Site	Lot	None	None	Not Eligible
BO-AS-012-0048	701	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0049	703	1998	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0050	704	2000	Building	Multi-Family Residential	Apartment	None	Not Eligible
BO-AS-012-0051	705	1998	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0052	707	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible

BO-AS-012-0053	708	c. 2000	Building	Multi-Family Residential	Apartment	None	Not Eligible
BO-AS-012-0054	709	c. 1920	Building	Single-Family Residential	Hall and parlor	None	Not Eligible
BO-AS-012-0055	713	c. 1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0056	714	1920	Building	Single-Family Residential	Hall and parlor	None	Not Eligible
BO-AS-012-0057	715	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0058	717	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0059	800	1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0060	801	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0061	802	1999	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0062	803	c. 1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0063	804	1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0064	805	1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0065	807	c. 1920	Building	Single-Family Residential	Pyramidal	None	Not Eligible
North Eighth Street							

BO-AS-012-0066	504	1939	Building	Academic - Dormitory	None	Late Gothic Revival	Individually Eligible
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BO-AS-012-0067	508	1969	Building	Academic	None	Modern	Not Eligible
BO-AS-012-0068	600	1965	Building	Academic – Dining Hall	None	Modern	Not Eligible
BO-AS-012-0069	602	1960	Building	Academic - Dormitory	None	Modern	Not Eligible
BO-AS-012-0070	603		Site	Lot	None	None	Not Eligible
BO-AS-012-0071	605		Site	Lot	None	None	Not Eligible
BO-AS-012-0072	607		Site	Lot	None	None	Not Eligible
BO-AS-012-0073	703	c. 1980	Building	Residential	Senior living facility	None	Not Eligible
BO-AS-012-0074	706	1965	Building	Academic - Dormitory	None	Modern	Not Eligible
BO-AS-012-0075	707		Site	Lot	None	None	Not Eligible
BO-AS-012-0076	709	c. 1980	Building	Academic	None	Post-modern	Not Eligible
BO-AS-012-0077	798	c. 1991	Building	Athletics/ Ticketing	None	Modern	Not Eligible
BO-AS-012-0078	801	c. 1920	Building	Single-Family Residential	None	Colonial Revival	Not Eligible
BO-AS-012-0079	803	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0080	807	1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0081	809	c. 1920	Building	Single-Family Residential	Gable and wing	None	Not Eligible
BO-AS-012-0082	811	1920	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible

Alton Avenue

BO-AS-012-0083	703	c. 1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
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BO-AS-012-0084	704	c. 1920	Building	Single-Family Residential	Hall and parlor	None	Not Eligible
BO-AS-012-0085	705	1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0086	706		Site	Lot	None	None	Not Eligible
BO-AS-012-0087	707	1955	Building	Single-Family Residential	None	Minimal Traditional	Not Eligible
BO-AS-012-0088	708		Site	Lot	None	None	Not Eligible
BO-AS-012-0089	709	1955	Building	Single-Family Residential	None	Minimal Traditional	Not Eligible
BO-AS-012-0090	710		Site	Lot	None	None	Not Eligible
BO-AS-012-0091	800	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0092	801	1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0093	802		Site	Lot	None	None	Not Eligible
BO-AS-012-0094	803	1914	Building	Single-Family Residential	None	Classical Revival	Individually Eligible
BO-AS-012-0095	804	c. 2013	Building	Lot	None	None	Not Eligible
BO-AS-012-0096	805	1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0097	807	1920	Building	Single-Family Residential	Hall and parlor	None	Not Eligible
North College Avenue							
BO-AS-012-0098	507		Site	Lot	None	None	Not Eligible

BO-AS-012-0099	509		Site	Lot	None	None	Not Eligible
BO-AS-012-0100	515	c. 1970	Building	Commercial	One-part commercial block	Modern	Not Eligible
BO-AS-012-0101	601	c. 1970	Building	Commercial	One-part commercial block	None	Not Eligible
BO-AS-012-0102	711	c. 1960	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0103	800 UTL		Site	Railroad Tracks	None	None	Not Eligible
BO-AS-012-0104	801 Ste. A and B		Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0105	801 Ste. C	c. 1970	Building	Commercial	Pre-manufactured /Quonset	None	Not Eligible
Cougar Drive							
BO-AS-012-0106	606	1977	Building	Academic	None	Modern	Not Eligible
BO-AS-012-0107	608	1995	Building	Academic	None	Modern	Not Eligible
BO-AS-012-0108	700	2019	Building	Multi-Use - Academic & Dormitory	None	Modern	Not Eligible
Dysart Street							
BO-AS-012-0109	302	c. 1923	Building	Single-Family Residential	Hall and parlor	None	Not Eligible
BO-AS-012-0110	306		Site	Lot	None	None	Not Eligible
BO-AS-012-0111	403	c. 1963	Building	Commercial	One-part commercial block	None	Not Eligible
BO-AS-012-0112	406		Site	Lot	None	None	Not Eligible
Eugenia Street							
BO-AS-012-113	00000		Site	Lot	None	None	Not Eligible

BO-AS-012-0114	1206	c. 1980	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0115	1214	c. 1970	Building	Commercial	Pre-manufactured	None	Not Eligible
Fay Street							
BO-AS-012-0116	00000		Site	Lot	None	None	Not Eligible
BO-AS-012-0117	501	c. 1920	Building	Mixed Use – Commercial & Multi-Family Residential	One & two part industrial block	None	Individually NR Listed
BO-AS-012-0118	504	c. 1970	Building	Commercial /Industrial	One-part commercial block	Modern	Not Eligible
BO-AS-012-0119	509		Site	Lot	None	None	Not Eligible
BO-AS-012-0120	602	c. 1970	Building	Commercial	One & two part commercial block	None	Not Eligible
BO-AS-012-0121	700	c. 2005	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0122	709	Under Construction	Building	Mixed Use – Commercial & Office	None	None	Not Eligible
BO-AS-012-0123	800	c. 1970	Building	Commercial	One part industrial block	None	Not Eligible
BO-AS-012-0124	801	c. 1980	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0125	806	c. 1970	Building	Commercial	Pre-manufactured	None	Not Eligible
Hickman Avenue							
BO-AS-012-0126	300	1962	Building	Multi-Family Residential	None	Modern	Not Eligible
BO-AS-012-0127	301		Site	Lot	None	None	Not Eligible
BO-AS-012-0128	302	1962	Building	Single-Family Residential	None	Minimal Traditional	Not Eligible

BO-AS-012-0129	303		Site	Lot	None	None	Not Eligible
BO-AS-012-0130	304	c. 1930	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0131	305	c. 1930	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0132	306	1930	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0133	307	c. 1930	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0134	400	c. 1903	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0135	401	2007	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0136	402	1963	Building	Single-Family Residential	None	Ranch	Not Eligible
BO-AS-012-0137	404	c. 1920	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0138	405	c. 1940	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0139	406	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0140	407	c. 1940	Building	Single-Family Residential	Cross gable	None	Not Eligible
BO-AS-012-0141	408	c. 1950	Building	Single-Family Residential	None	Minimal Traditional	Not Eligible

BO-AS-012-0142	410	2003	Building	Single-Family Residential	Bungalow	None	Not Eligible
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BO-AS-012-0143	501	c. 1920	Building	Single-Family Residential	Cross gable	None	Not Eligible
BO-AS-012-0144	507	1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0145	511	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0146	513	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0147	515	c. 1920	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0148	601		Site	Lot	None	None	Not Eligible
BO-AS-012-0149	605		Site	Lot	None	None	Not Eligible
BO-AS-012-0150	701	c. 1920	Building	Duplex Dwelling	Cross gable	None	Not Eligible
BO-AS-012-0151	703	c. 1920	Building	Multi-family Dwelling	Cross gable	Folk National	Not Eligible
BO-AS-012-0152	705	c. 1960	Building	Multi-family dwelling	Cross gable	Folk National	Not Eligible
Hinkson Avenue							
BO-AS-012-0153	1101	c. 1980	Building	Storage	One part industrial block	None	Not Eligible
BO-AS-012-0154	1205		Site	Lot	None	None	Not Eligible
BO-AS-012-0155	1207		Site	Lot	None	None	Not Eligible
BO-AS-012-0156	1211		Site	Lot	None	None	Not Eligible
Nichols Street							
BO-AS-012-0157	506	c. 1970	Building	Commercial	One-part commercial block	None	Not Eligible
Pannel Street							

BO-AS-012-0158	804	1988	Building	Gymnasium	Recreation	Modern	Not Eligible
Pecan Street							
BO-AS-012-0159	407	c. 1920	Building	Multi-Family Residential	Apartment	None	Not Eligible
North Providence Road							
BO-AS-012-0160	604		Site	Lot	None	None	Not Eligible
BO-AS-012-0161	606		Site	Lot	None	None	Not Eligible
BO-AS-012-0162	608		Site	Lot	None	None	Not Eligible
BO-AS-012-0163	610	c. 1923	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0164	700-710	c. 2004	Building	Commercial	One & two-part commercial block	None	Not Eligible
BO-AS-012-0165	800	c. 1970	Building	Commercial	One-part commercial block	None	Not Eligible
BO-AS-012-0166	802	c. 1990	Building	Commercial	One-part commercial block	None	Not Eligible
BO-AS-012-0167	806	c. 1970	Building	Commercial	One-part commercial block	None	Not Eligible
Rangeline Street							
BO-AS-012-0168	500		Site	Lot	None	None	Not Eligible
BO-AS-012-0169	600		Site	Lot	None	None	Not Eligible
BO-AS-012-0170	703	1989	Building	Library	None	Modern	Not Eligible
BO-AS-012-0171	705	2013	Building	Academic	None	Modern	Not Eligible
Rogers Street							
BO-AS-012-0172	301	c. 1965	Building	Single-Family Residential	None	Modern	Not Eligible

BO-AS-012-0173	303	1961	Building	Single-Family Residential	Hall and parlor	None	Not Eligible
BO-AS-012-0174	305	1961	Building	Multi-Family Residential	None	Ranch	Not Eligible
BO-AS-012-0175	309	c. 1958	Building	Single-Family Residential	None	Ranch	Not Eligible
BO-AS-012-0176	713	1911	Building	Academic	None	Renaissance Revival, Modern	Not Eligible
BO-AS-012-0177	999	1912	Structure	Academic / Historical Marker	None	Renaissance Revival	Not Eligible
BO-AS-012-0178	1001	Various	Building	Multi-Use – Academic & Dormitory	None	Renaissance Revival, Gothic Revival, Modern	Not Eligible
BO-AS-012-0179	1201		Site	Lot	Warehouse	None	Not Eligible
BO-AS-012-0180	1203	c. 1980	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0181	1207	c. 1970	Building	Commercial	One-part commercial block	Modern	Not Eligible
BO-AS-012-0182	1217	c. 1980	Building	Commercial	One-part commercial block	None	Not Eligible
Washington Avenue							
BO-AS-012-0183	601	2007	Building	Single-Family Residential	Front gable	None	Not Eligible
BO-AS-012-0184	603	c. 1930	Building	Multi-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0185	605	c. 1925	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0186	606	1926	Building	Single-Family Residential	Cross gable	None	Not Eligible

BO-AS-012-0187	607	c. 1935	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0188	609	c. 1920	Building	Single-Family Residential	Gable on hip	Folk Victorian	Not Eligible
BO-AS-012-0189	610	1920	Building	Duplex Dwelling	Cross gable	Folk Victorian	Not Eligible
BO-AS-012-0190	612	1920	Building	Multi-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0191	700	1920	Building	Duplex Dwelling	Front gable	None	Not Eligible
BO-AS-012-0192	701	c. 1915	Building	Single Family Res. operating as Commercial	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0193	702	1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0194	703	c. 1915	Building	Single Family Res. operating as Commercial	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0195	704	1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0196	705	c. 1925	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0197	706	1920	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0198	707	c. 1925	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0199	709	c. 1925	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0200	710	1922	Building	Single-Family Residential	Front gable and wing	None	Not Eligible

BO-AS-012-0201	800	c. 1980	Building	Multi-Family Residential	Apartment	None	Not Eligible
BO-AS-012-0202	803	c. 1925	Building	Multi-Family Residential	Cross gable	None	Not Eligible
BO-AS-012-0203	805	c. 1925	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0204	806	c. 1980	Building	Multi-Family Residential	Apartment	None	Not Eligible
BO-AS-012-0205	807	c. 1990	Building	Multi-Family Residential	Apartment	None	Not Eligible
BO-AS-012-0206	808	c. 1972	Building	Multi-Family Residential	Apartment	None	Not Eligible
BO-AS-012-0207	811	c. 1972	Building	Single-Family Residential	Mansard	Modern	Not Eligible
Wilkes Boulevard							
BO-AS-012-0208	400	c. 1970	Building	Commercial	One-part commercial block	None	Not Eligible
BO-AS-012-0209	410	c. 1933	Building	Single Family Residential acting as Commercial	Bungalow	Craftsman	Not Eligible
BO-AS-012-0210	502	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0211	504	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible
BO-AS-012-0212	506	c. 1920	Building	Single-Family Residential	Bungalow	None	Not Eligible

BO-AS-012-0213	508	c. 1920	Building	Single-Family Residential	Pyramidal	None	Not Eligible
BO-AS-012-0214	600	c. 1920	Building	Single Family Residential acting as Commercial	Pyramidal	None	Not Eligible
BO-AS-012-0215	602	1920	Building	Single Family Residential acting as Commercial	I-house	None	Not Eligible
BO-AS-012-0216	604	1998	Building	Single-Family Residential	Bungalow	None	Not Eligible
BO-AS-012-0217	606	1925	Building	Duplex Dwelling	Pyramidal	None	Not Eligible
BO-AS-012-0218	608	1925	Building	Single Family Dwelling	Pyramidal	None	Not Eligible
BO-AS-012-0219	702	c. 1920	Building	Church	None	Gothic Revival	Not Eligible
BO-AS-012-0220	710	1940	Building	Single-Family Residential	None	Minimal Traditional	Not Eligible
BO-AS-012-0221	712	c. 1920	Building	Single-Family Residential	Front gable and wing	None	Not Eligible
BO-AS-012-0222	800	1920	Building	Single-Family Residential	Front gable and wing	Folk Victorian	Not Eligible
BO-AS-012-0223	802	c. 1920	Building	Multi-Family Residential	I-house	Minimal Traditional	Not Eligible
BO-AS-012-0224	804	c. 1920	Building	Single-Family Residential	Cross gable	Craftsman	Not Eligible
BO-AS-012-0225	806	c. 1920	Building	Single-Family Residential	Bungalow	Craftsman	Not Eligible

BO-AS-012-0226	906	c. 1980	Building	Multi-Family Residential	Mansard	Modern	Not Eligible
BO-AS-012-0227	1008	1991	Building	Stadium	None	None	Not Eligible
BO-AS-012-0228	1116	c. 1980	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0229	1118	c. 1980	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0230	1120	c. 1960	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0231	1122	c. 1960	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-0232	1200	c. 1960	Building	Commercial	Pre-manufactured	None	Not Eligible
BO-AS-012-233	1202		Site	Lot	None	None	Not Eligible
BO-AS-012-234	1204		Site	Lot	None	None	Not Eligible
BO-AS-012-235	1212		Site	Lot	None	None	Not Eligible

PROJECT PRESS

8/1/2021

Historical survey to be conducted for North-Central neighborhood | Local | columbiamissourian.com

https://www.columbiamissourian.com/news/local/historical-survey-to-be-conducted-for-north-central-neighborhood/article_6b7f9dd2-5fe4-11e6-8c3d-9f4816baa299.html

Historical survey to be conducted for North-Central neighborhood

SAMANTHA BROWN

Aug 11, 2016

COLUMBIA — Based on the results of a historical and architectural survey, Columbia houses could go down in history.

Structures in the North-Central neighborhood, including St. Paul A.M.E. Church, will be undergoing the survey to create information sheets about houses in the area. The city's Historic Preservation Commission is in the process of hiring a surveyor to gather details, which will include photos, architectural data and notable residents.

"This helps us determine which structures are historically significant and if the neighborhood itself is historically significant," said Rusty Palmer, staff liaison for the Historic Preservation Commission.

The neighborhood will be split up into three sections, each surveyed in different phases of the project. The first phase of the survey will begin by Oct. 3 and will be completed by May 2017.

The first phase will include 220 structures in the area bordered by Rogers Street, College Avenue, Ash Street, Walnut Street and Park Avenue. While some of the buildings in the area could date back to the late 19th century, Palmer said, most were built during the 1920s and 1930s.

Facts from the survey will be used by the commission to recognize notable properties in Columbia, provide nominations to the National Register for Historic Places and create overlay districts.

Overlay districts aim to conserve the historic character, Palmer said, and require stricter zoning regulations that don't allow modern structures in older neighborhoods. The North-Central neighborhood association has expressed interest in becoming an overlay district in the past.

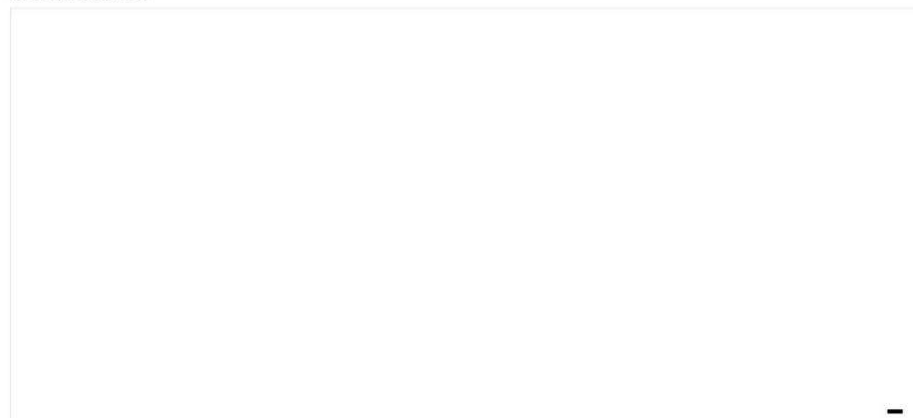
The survey is being funded by a grant from the Missouri Department of Natural Resources and the city of Columbia. The project cannot exceed \$20,000, with the state grant funding \$12,000 and the city paying \$8,000.

Palmer said the commission hopes to survey as many neighborhoods in Columbia as possible and has started with downtown areas. Other areas of Columbia that have undergone surveys include the East Campus area and the Benton-Stephens neighborhood. He said this survey will also help in making "better decisions" regarding demolitions in the downtown area.

Supervising editor is Jared Kaufman.

Samantha Brown is a reporter for the Columbia Missourian.

MORE INFORMATION



https://www.columbiamissourian.com/news/local/historical-survey-to-be-conducted-for-north-central-neighborhood/article_6b7f9dd2-5fe4-11e6-8c3d-9f4816baa299.html

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Columbia's most notable properties will be announced Tuesday

Samantha Brown

Samantha Brown is a student at the University of Missouri majoring in English and Journalism.

TEAM



Firm Description:

Nick Peckham and Brad Wright founded Peckham & Wright Architects in 1978, located in Columbia, Missouri, and while President of this firm Mr. Peckham oversaw the Blind Boone Home historic restoration project. Mr. Peckham has been working on similar projects with the City of Columbia and other governmental entities for over 40 years.

In 2012, Nick Peckham began Peckham Architecture to focus on **deep green architecture**. Deep green architecture meets the aesthetic and functional requirements of traditional design using materials and technologies that are cost effective, benefit the environment, and protect the health of the people that use them.

Peckham Architecture is a sole proprietorship and an equal opportunity employer that takes pride in its reputation and integrity. The firm has never been under investigation by any governmental regulatory authority, licensing body, or trade group or association.

Nick Peckham, FAIA

Other team members: Teresa Basye, Megan Knapp and Jackie Dowil

Jackson Reeves joined Peckham Architecture as an associate fall 2021

Contact:

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HOMEGROWN STUDIO

Firm Description:

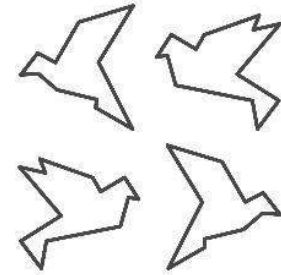
Christina Clagett founded Homegrown Studio in 2019. It is an architecture, design, and historic consulting business in St. Louis, Missouri. HGS focuses on projects that support the survival of our built environment and sense of place. It is a sustainably minded business with the end goal of improving urban cores and communities for people via research and thoughtful design.

Christina achieved her master's degree in architecture from Kansas State University in 2008. She is a licensed architect and historic preservation consultant meeting the Federal Standards for historic preservation professionals. She has over a decade experience in executing all phases of architectural projects and has developed a specialty in historic preservation. Christina believes you should save the building, and that exciting new design can get along very well with historic revitalization. She serves on the Missouri Preservation Board of Directors.

Peckham Architecture contracted with Homegrown Studio in winter of 2021 for the revision edits and to replace Adam Flock Design as the architectural historian consultant for the completion of this survey project.

Contact:

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Company Description:

Adam Flock founded Adam Flock Design in 2016. Located in Columbia, Missouri, the company engages in design and historic preservation services throughout the Mid Missouri region.

Adam Flock is a designer, historic preservationist, and entrepreneur originally from Moberly, Missouri and currently lives in Columbia, Missouri. He received his professional Bachelor of Architecture degree in 2007 from the University of Miami School of Architecture. The school's flagship project, the "Hometown Map", led him to eventually pursue historic revitalization efforts in the Mid Missouri area. He has completed a variety of historic preservation projects throughout the past decade. He has engaged in single family residential, urban design, graphic design, and real estate development projects in the past decade.

Jackson Reeves is an architecture student at the University of Missouri, and interns as a junior designer at Adam Flock Design

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