

Survey Report for the Moreau Drive Neighborhood Survey, Jefferson City, Cole County, Missouri September 2008¹

Introduction

The Moreau Drive Neighborhood Survey was conducted by staff at the State Historic Preservation Office (SHPO) in the spring of 2008 as a training exercise for new SHPO employees. Because of the close vicinity, availability of information, type of architecture and intact historic materials this neighborhood was considered an ideal location for this project. The purpose of the survey was to identify properties within the neighborhood that are eligible for listing in the National Register of Historic Places. As this was primarily a training exercise and staff time and resources were limited, the Moreau Drive Neighborhood Survey is not considered intensive. The survey products include a map and boundary of the survey area, field forms, inventory forms, printed digital photos for each property, a research design and survey report. Histories, 35mm photos, site plans, and UTM references for individual properties were not completed.

The survey name was derived from the centrality of Moreau Drive and proximity to the old Moreau Heights School at 900 Moreau Drive (now called the Moreau Montessori School).² The school, built in 1914, is a visual landmark seated on the southeast corner of Moreau Drive and East Atchison Street where the north survey boundary lies and where the field survey began.

The project was conducted by Michelle Diedrich and Rebecca Prater, who surveyed 274 houses and two park structures. Of these properties, at least six are potentially individually eligible for National Register listing and 214 contribute (including at least four individually eligible properties) to a potential National Register Historic District. Sixty properties had lost integrity, were outside the proposed district boundaries or were outside the period of significance (1847-1950). There are approximately 63 outbuildings.*

**Note: See the individual inventory forms for contributing status of outbuildings.*

¹ Report completed in February 2010.

² The survey area should not be confused with the Moreau Heights Subdivision, which is a modern subdivision around the new Moreau Heights School outside of the survey boundary to the southwest.

Methodology and Timeframe

The architectural survey of the Moreau Drive Neighborhood was accomplished according to guidelines provided by the Department of Natural Resources, SHPO and the National Park Service's *National Register Bulletin 24: Guidelines for Local Surveys: a Basis for Preservation Planning* (rev. 1985).

Based upon a casual drive-through, a Research Design was compiled in April 2008. A more thorough drive-through was conducted later that month to gain a better indication of architectural styles, integrity, and rough construction dates. Several areas of the proposed boundaries outlined in the Research Design were found to be predominately modern in-fill, lacked integrity, or were missing structures entirely.

Likewise, more properties further south on Moreau Drive onto Green Berry Road had the possibility of fitting within the period of significance than previously expected or were potentially individually eligible. Thus the survey boundary was modified to accommodate these changes.

Previous research of the area has been conducted by the Historic City of Jefferson via their annual home tours. The pamphlets³ from the 2006 *Bungalow Homes Tour* and 2007

Moreau Heights Neighborhood Tour are referenced in this report. Likewise Dr. Gary Kremer provided an overview of the area in his 2003 book, Exploring Historic Jefferson City⁴, which was heavily relied upon for general context.



Figure 1: Original Survey Boundary in Research Design

Preliminary archival research for the survey project was completed at Western Historical Manuscript Collections and the State Historical Society of Missouri in Columbia, Missouri and at the Secretary of State's Library and the State Historic Preservation Office in Jefferson City. After completion of the fieldwork, further research was conducted in June 2008 at the Cole County Historical Society in Jefferson City and again in August at Western Historical Manuscripts Collection in Columbia. Research from these facilities provided further information on the development of the Moreau Drive Neighborhood.

The Cole County Tax Assessor's website provided a link to MIDMOGIS at <http://www.midmogis.org/Maininteractivemapdisclaimer.asp>. This website was utilized in July 2008 for maps of subdivisions and build dates of individual properties. It should be noted that while this site provided a general construction date for the surveyed

³ Pamphlets courtesy Roger Maserang at the SHPO. June 2008.

⁴ Kremer, *Exploring Historic Jefferson City*. 2003. pp. 1-5 and 99-107

properties, the accuracy of this information has not yet been determined. Staff consulted additional sources, such as Sanborn Fire Insurance Maps, where available to provide the most accurate information possible within the constraints of the project's time frame. Further investigation could yield different dates.

Field work was conducted between April 29 and May 12, 2008 by Rebecca Prater and Michelle Diedrich of the State Historic Preservation Office.⁵ Staff assessed the streets one side at a time (east, west) before proceeding to another street. The only exception to this was Moreau Drive, which was evaluated in two phases when it became clear the boundary had to expand south onto Green Berry Road to include possible eligible properties.

A field form provided by the SHPO was completed for each property within the survey boundary regardless of age or integrity. Only permanent and semi-permanent buildings visible from the street were considered as outbuildings notable to include in the survey; mostly garages and sheds. Such properties are included within the field and inventory forms for the primary property marked with a contributing or historic status. Digital photos were taken for each primary property and any associated outbuildings visible from the street. These are included on discs (labeled by street) and noted on the inventory forms. 35 mm black and white streetscape photos were taken for each street or road.

As the fieldwork was completed in the late spring, there was a problem with foliage obstructing the views of houses in many of the photographs. In November 2008 digital photos were retaken of most of the properties with visibility issues, however a few remain obscured by year-round vegetation.

Changes in the Survey Boundary:

A windshield survey of the Moreau Drive neighborhood in April 2008 revealed the properties on Harding and Dockery Streets had a different development history, lost historic integrity due to modern alterations, or were built after the period of significance. Likewise there are no longer any properties on Lee Lane. This street appears to be a back entrance to properties on Moreau Drive and Dockery Street. Thus, Lee Lane, Dockery Street, and Harding Street were left out of the survey boundaries. Lee Street initially appeared to have many of the same issues as Dockery and Harding Streets, so it too was left out of the survey boundary. However, further investigation is recommended (see Results.)

It was determined properties further south on Moreau Drive and Green Berry Road may fit within potential themes of development. Therefore the boundary was extended south to include Green Berry Road to terminate at the intersection of Dixon Drive. Development to the east of this section (Leslie Boulevard, Hough Park Road, Kolb Drive and Major Drive) is modern and not included within the boundary. Likewise, only the

⁵ Tiffany Patterson of the SHPO was available part of a day during the fieldwork to provide guidance and additional assistance with streetscape photos.

first block of Moreland Avenue is within the period of significance as the remainder of the street was developed primarily after 1950. The survey boundary for this street terminates at the intersection of Landsdowne Lane (See Figure II.)

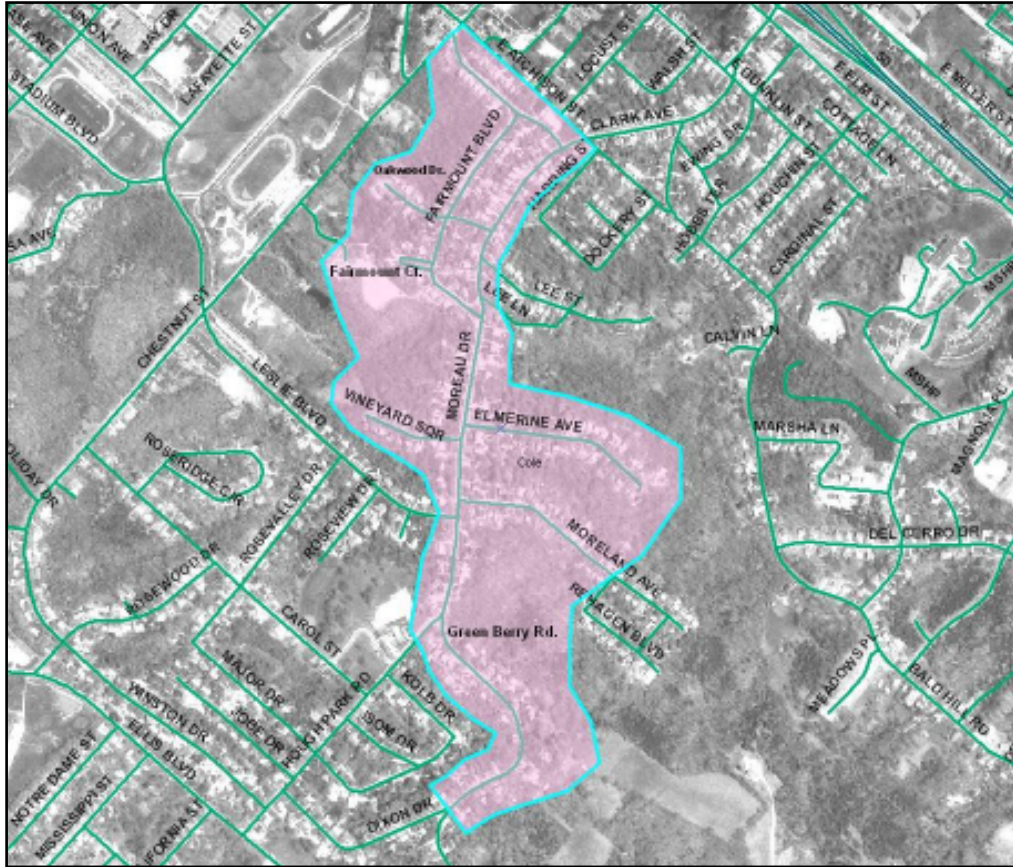


Figure II: Actual Moreau Drive Neighborhood Survey Boundary

Geographical Description

The Moreau Drive neighborhood is a residential community in southeast Jefferson City in Cole County, Missouri. The neighborhood is located between the junction of Highway 54 to the northwest and Highway 50 (this portion is also known as the Rex Whitton Expressway) to the northeast, and the Moreau River to the south. This survey boundary is irregular but generally centers on Moreau Drive, so named no doubt because it once led to the Moreau River (See Figure III.)

The survey boundary begins at Moreau Drive, which originates at the intersection of Clark Avenue and East Atchison Street. From this point, the boundary branches east to include Hillcrest Avenue,⁶ Fairmount Boulevard, Fairmount Court, Oakwood Drive and Vineyard Square. Continuing south on Moreau Drive, the boundary branches to the west to include Elmerine Avenue and the first block of Moreland Avenue. It continues south where Moreau Drive becomes Green Berry Road at the intersection of Hough Park Road and finally terminates at the intersection of Dixon Drive (See Figure II.) The survey covers approximately 128 acres.

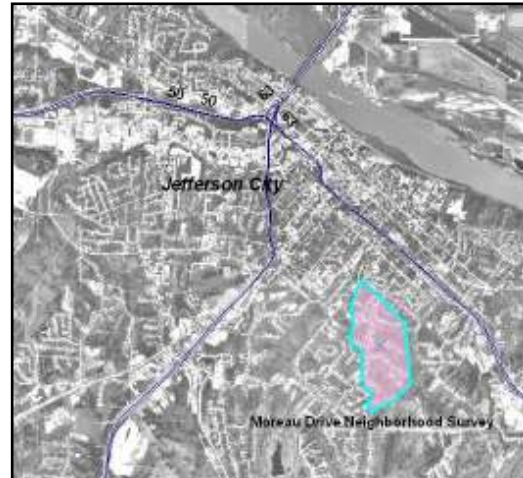


Figure III: Map of Jefferson City and Survey Boundary

The properties within the survey area were developed in various phases and platted as different subdivisions. Yet, they represent a single cohesive neighborhood consisting of middle to upper income homes with one school; the historic Moreau Heights School (now named the Moreau Montessori School). Bungalows and four-squares make up the majority of the property types in the area, demonstrating a mix of architectural styles.

The homes within the survey area are generally set far from the street. Although lot size varies, parcels are usually large enough to accommodate a generous front and back yard. There is usually enough space between houses to convey the impression of privacy. In addition many of the homes have mature trees and vegetation that aid in the sense of seclusion. McClung Park, situated between Oakwood Drive to the north and Vineyard Square to the south, provides additional green space for the community.

The development of the neighborhood followed the natural contours of the land thus some properties are at street level while others are perched on hillsides. Sidewalks, segmented by mature trees, line both Moreau Drive and Fairmount Boulevard although many of the trees have been replaced by saplings or removed entirely. The sidewalks are now mostly concrete but were likely constructed of brick historically as evidenced by a portion of brick sidewalk on a northeast section of Fairmount Boulevard.

⁶ Hillcrest Avenue is a short span of road that connects Moreau Drive to Fairmount Boulevard. There are no properties on Hillcrest Avenue, thus it is not discussed further in the survey report.

Surrounding Neighborhoods

South and east of the survey boundary are modern subdivisions (predominantly ranch houses) developed after the establishment of the Moreau Drive neighborhoods. However the survey abuts an older mesh of low-income, rental, and commercial properties to the northeast which fans out from East Atchison Street and Clark Avenue. The housing in this area mirrors, albeit on a more scaled-down degree, that in the survey boundary consisting primarily of bungalows and four-squares. Loss of integrity and infill is an issue but further study is recommended. To the northwest, Dunklin Street between Jackson and Locust streets close to Lincoln University is a historically African American neighborhood. This area has also declined but it appears there may be district potential for some of the residential properties. Although further investigation is needed, the creation of Highway 50/Rex Whitton Expressway in 1959-1960 was likely a contributing factor to the deterioration of these areas as it displaced many of the families, businesses, and institutions that were long established here.⁷

⁷ Archaeological Resource Center, *Cultural Resource Archival Review of the Proposed Improvements to the Rex Whitton Expressway, Jefferson City, Cole County, Missouri*. 2008. p. 37.

Historic Context

Jefferson City

The area to be Jefferson City was little more than a trading post on the Missouri River before the Missouri State Legislature appointed it to serve as the state capital in 1821. The location was chosen due to the state constitutional mandate specifying the state capitol must be on the Missouri River, within forty miles of the mouth of the Osage River. Jefferson City was named after third president Thomas Jefferson and platted by Daniel Boon's son, Daniel Morgan Boon. It was incorporated as a town in 1825 and as a city in 1839.⁸

During Jefferson City's establishment, other cities vied for the seat of state government. However, their plans were waylaid by a bill passed in 1833 to build a penitentiary in Jefferson City, which helped secure its place as the state capital. The Missouri State Penitentiary was built along the Missouri River and by 1835 incarcerated its first prisoner.⁹

Jefferson City was growing with the help of steamboats, trade, and the introduction of the railroad in 1855. The Civil War halted progress and caused strife in Jefferson City as it did everywhere else in the country. Although not the site of an actual battle, Union troops overtook the city in response to Missouri Governor Claiborne Jackson's refusal to accept the federal decision to keep Missouri in the Union. Not long after in 1864, Confederate general Sterling Price (another former Missouri governor) and his men marched within four miles of Jefferson City. It did not amount to much as after a short exchange of fire, Price fled.

Recovery from the impact of the Civil War was slow with little development before the end of the nineteenth century. However, the new century brought a surge of industry. The Supreme Court Building and St. Mary's Hospital was built by 1905 and by 1911 a streetcar system was installed in the city. In the same year, the state capitol building was destroyed by fire in its current location for the second time (the first in 1837.) It was rebuilt, expanded, and dedicated in 1924. The capitol redevelopment project expanded the capitol grounds, displacing many from their homes. These homes largely belonged to the wealthy and with the availability of the new streetcar line the well-to-do were able to look beyond the city center to relocate.

The Moreau Drive Neighborhood: Pre-development

Before the neighborhood was platted in the early twentieth century the Moreau Drive area was generally undeveloped. It most notably was the site of the county fairgrounds and the Lincoln Institute Farm.

⁸ City of Jefferson online accessed September 26, 2008,
<http://www.jeffcitymo.org/main/historyheritage.asp>

⁹ Summers and Dallmeyer, *Images of America: Jefferson City Missouri*. p.7. 2000.



Figure IV: 1898 Map of Jefferson City.¹⁰ Survey area is within red boundary.

The Lincoln Institute Farm was located where Elmerine Avenue is currently and was likely the result of Lincoln Institute's (now Lincoln University) designation as a land-grant university

under the 1890 Morrill Act.¹¹ There is little evidence of the farm today, although some associate 1203 Moreau Drive as a 1890s structure that was originally part of the farm.¹² If this is true, it has been so substantially altered that it no longer portrays any historic association to the period. It is more likely the property was removed and replaced with a 1930s bungalow that currently sits at the site.

The original fairgrounds were directly northwest of the Lincoln Institute Farm where Fairmount Boulevard, Oakwood Drive, and Fairmount Court are today. Not surprisingly, Fairmount derives its namesake from the fairgrounds. Fairmount Court was the location of the fairground's dog racetrack and retains its shape today.¹³

Prior to its residential development, this area was a host to some of the Civil War activities previously mentioned. Union troops preparing for General Sterling Price's attack on Jefferson City were said to have stayed at 1122 Moreau Drive.¹⁴ Luckily for the Union, not but two block south, General Price ceased his advance in 1864 at what is now the intersection of Hough Park Street and Moreau Drive.¹⁵ A monument to this event was placed at this site but was moved in the 1950s to its current location at the intersection of Fairmount Boulevard and Moreau Drive. 1122 Moreau Drive, built in 1847, still survives and is one of only two buildings within the survey area that has a firm build date before 1900 (the history of 1122 Moreau Drive is discussed in more detail in the results section of this report under *Individually Eligible Properties*.) The other pre-1900s building is at 1302 Moreau Drive. It was built in 1870 and was apparently the main structure of the

¹⁰ 1889 Map of Jefferson City available at the Cole County Historical Society's website at www.colecohistosoc.org. Accessed June 2008.

¹¹ Lincoln University Home Page, accessed January 25, 2010, <http://www.lincolnu.edu/pages/211.asp>

¹² Historic City of Jefferson's *Moreau Heights Neighborhood Home Tour* pamphlet, June 3, 2007. Courtesy Roger Maserang, June 2008.

¹³ Historic City of Jefferson's *Bungalow Homes Tour: Historic Moreau Heights Neighborhood* pamphlet, May 14, 2006. Courtesy Roger Maserang, June 2008.

¹⁴ Kremer. pp. 99-100. 2003.

¹⁵ Ibid. p. 102.

Leslie Dairy Farm.¹⁶ This property is at the intersection of Moreau Drive and Leslie Boulevard, which likely derived its name from the family that owned the dairy.

Development of the Moreau Drive Neighborhood

The introduction of the streetcar to Jefferson City in 1910 and the redevelopment plan for the state capitol destroyed in 1911 were contributing factors to the creation of Moreau Drive's neighborhoods. The redevelopment plan expanded the capitol's grounds, which displaced several affluent families from their homes. Although some moved west, many were keen to relocate in a new neighborhood catering to the wealthy. With new modes of transportation, the Moreau Drive area soon became highly desirable.

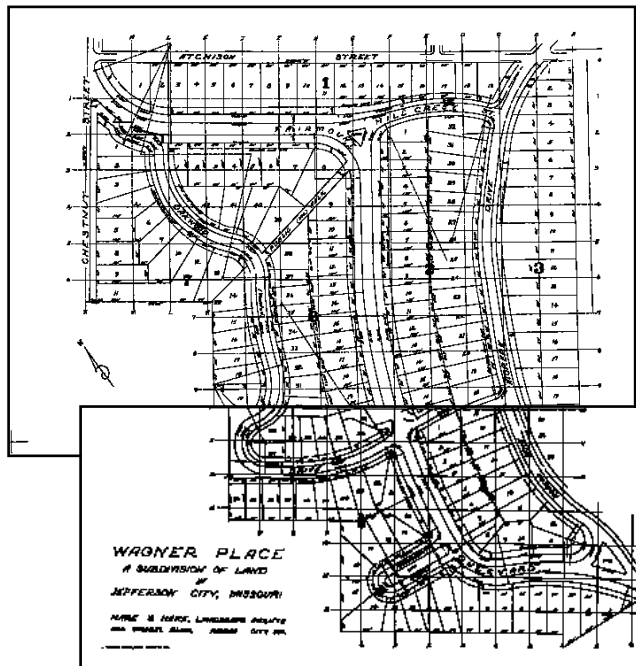


Figure V: Wagner Place Subdivision Plat (divided into north and south portions.) From Cole County Tax Assessors Website.

The survey area's principal developers were George W. Wagner, Louis Ott, and Mayme Vineyard. George W. Wagner developed the first subdivision known as Wagner Place (See Figure V.) Wagner owned an estate north of the Lincoln Institute Farm and hired architectural firm Hare and Hare out of Kansas City to plan the new subdivision on the site of the fairgrounds.¹⁷ The boundaries for this subdivision were Atchison Street to the north, Moreau Drive to the east, Fairmount Boulevard to the west and south, and included Oakwood Drive and Fairmount Court. By 1912 the subdivision was in place with plans to arrange

the name of the streets, grading of the roads, and extension of the sewer

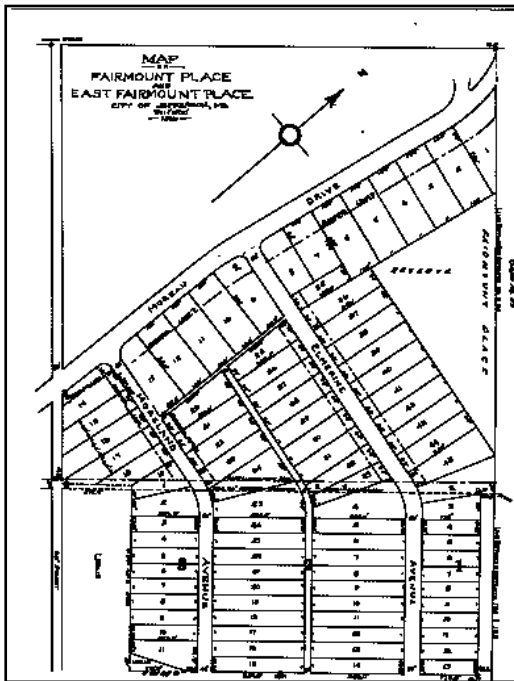
lines. By 1913 Wagner partnered with Louis Ott, his cousin's husband, and purchased the land the Lincoln Institute Farm occupied. Hiring Hare and Hare again they developed it into a subdivision called Fairmount Place, which included the development of the east portion of Moreau Drive, and the establishment of Elmerine and Moreland Avenues. During planning, Wagner discussed plans to extend the streetcar lines into what he expected to be an elite neighborhood. He specified lot sizes with frontages of 80 to 100 feet along Moreau Drive to "develope [sic] into the best residence section of the City."¹⁸

¹⁶ Historic City of Jefferson's *Bungalow Homes Tour*. 2006.

¹⁷ Hare and Hare Collection, letters from Geo. W. Wagner (1912-1913), accessed at Western Historical Manuscript Collection August 2008.

¹⁸ Ibid. Letter dated Feb. 27, 1913.

Although lots were sold by 1913, the Fairmount Place subdivision was not officially platted until 1916.¹⁹



The area attracted lawyers, doctors, attorneys, judges, and other prominent citizens. Many of them had moved from downtown,²⁰ likely in part due to the capitol grounds expansion project. The extension of the streetcar line to the neighborhood, the parks, and the close proximity to the Moreau River and new Moreau Park Resort (NR listed 09/30/09) which opened in 1914,²¹ were likely big draws. Wagner Place was apparently the first “grated” (graded?) neighborhood in the city and one of the first to have trash pick-up and phone service. At some point it even boasted its own night watchman.²²

The population of Wagner Place and the planning of Fairmount Place was enough to warrant the construction of the Moreau Heights School in 1914. In addition to the Moreau Park Resort, the residents had local parks for recreational enjoyment. McClung Park was established in 1915 abutting the

Figure VI: Fairmount Place Subdivision Plat. From Cole County Tax Assessors Website. www.midmogis.org accessed September

southern boundary of the Wagner Place subdivision. The park was named after Warden McClung who used prison labor to build the park. The park featured a swimming pool, bathhouse, pavilion, and dance halls. It apparently started out as state owned but was transferred to the City in 1935.²³ The swimming pool has since been removed and the bathhouse converted to use as a community theatre. It has been isolated from the rest of the park (accessible only from Chestnut Street) and therefore was not included in the survey boundary. Additionally Louis Ott established a playground in Fairmount Place that featured a lake, island, cave and 100 pine trees.²⁴

In the late 1920s the area experienced another housing boom which resulted in the creation of the Vineyard Place and Shaw and Pollock subdivisions south of Wagner and Fairmount Place. They likewise attracted wealthy home owners. Development in the 1930s and 1940s primarily consisted of building homes in the open lots of these subdivisions. It was not until the 1950s that a new subdivision was platted within the

¹⁹ Fairmount Place Subdivision Plat, available at the Cole County Tax Assessors Office Website; www.midmogis.org accessed September 2009.

²⁰ Historic City of Jefferson’s *Moreau Heights Neighborhood Home Tour*. 2007.

²¹ Beetem, *Moreau Park Historic District* National Register nomination. 2009.

²² Historic City of Jefferson’s *Bungalow Homes Tour*. 2006.

²³ Ibid.

²⁴ Ford, *History of Jefferson City*. 1938. pp. 505-506

survey boundary. Moreland Heights developed off of Moreland Avenue in 1959 and due to the date was not included in the survey. More research is needed to accurately date the Virginia Place subdivision which includes Lee Street and Dockery Street.

George W. Wagner

During Wagner Place's establishment, George W. Wagner worked as an insurance agent under the Home Life Insurance Company of New York, operating the "Geo. W. Wagner & Co. Real Estate. Stocks, Bonds, and Insurance" in Jefferson City.²⁵ His family was prominent in Jefferson City. His grandparents emigrated from Germany. His grandfather George Wagner moved from Schwarzach, Bavaria in 1821 at the age of 20. Settling in Cole County he (George Sr.) operated the first brewery in the county. He also served as sheriff of Cole County and Alderman of Jefferson City. He had seven (surviving – 13 total) children: Conrad, Lawrence, William, Henry, Christopher, Louis, and Katharine. William W. Wagner, George W. Wagner's father, was born in Cole County in 1855. He worked as Deputy Sheriff under his father, was the director of Jefferson City Water Works Co. and the Bridge and Transit Co. He was the president of Jefferson City Heat Light and Power Co. and became the proprietor of the Monroe House (NR listed 6/18/76) at the current address of 231-235 High Street in downtown Jefferson City. William married Lena Bohrer in 1876 and had six children.²⁶ George W. Wagner was the third child and by 1900 was working as a day clerk and residing at the Monroe House.²⁷ By 1904 he is listed as an Insurance Agent in Jefferson City.²⁸ More research specific to George's life is needed, however his family was involved in developing other parts of Jefferson City. The Wagner family was connected in marriage to the Zuendt family who helped develop Atchison Street. William Zuendt was Christopher Wagner's (George's uncle) son-in-law and business partner. Unfortunately this partnership ended in tragedy. In 1885 Christopher Wagner, along with Green C. Berry (Green Berry Road is named after him) died in a rail accident in Russellville. William Zuendt was also on board and was badly injured in the wreck but apparently survived.²⁹

Louis Ott

Like Wagner's family, Louis Ott's family originated from Bavaria. His father, Judge Philipp Ott, was born in Bayreuth in 1831. In 1849 he immigrated to America landing in New Orleans and then moved to St. Louis to work for his uncle. In 1853 he married Elizabeth Wippenback, also from Germany. During this time Philipp moved to Marion in Cole County to work in general merchandise before becoming Marion's postmaster for the next twenty-five years. He eventually settled in Jefferson City and ran a lumber

²⁵ Hare and Hare Collection, letters from Geo. W. Wagner (1912-1913), accessed at Western Historical Manuscript Collection August 2008.

²⁶ Biographical Sketches, Cole County Historic Society website, http://www.colecohistsoc.org/bios/bio_w.html, accessed January 2010.

²⁷ Johnson (Ed.) *The Illustrated Sketch Book and Directory of Jefferson City and Cole County*. 1900.

²⁸ The Insurance Year Book 1904-1905, Vol. 32, available on Google Books website, http://books.google.com/books?id=l-AMAAAAYAAJ&dq=Geo+Wagner+Jefferson+City&source=gbp_navlinks_s Accessed January 2010.

²⁹ Beetem, *The William E. and Frederica M. Zuendt House* National Register nomination. 2002. and GenDisasters webpage, <http://www3.gendisasters.com/missouri/7470/russelville-mo-train-wreck-dec-1881>, accessed January 2010.

business at the corner of Main and Jefferson Streets.³⁰ He served a number of political roles: in 1885 he became the Cole County Judge, served as Deputy Sheriff, and finally as the Mayor of Jefferson City in 1889. Philipp and Elizabeth had three surviving children: Francis, Katie, and Louis.³¹

“Dr.” Louis Ott, the “Daddy of Fairmount”³² was born in Marion, Cole County in 1869. In 1882 he worked with his father in the lumber business in Jefferson City and as of 1900 lived at 200 Jefferson Street (historic address).³³ He became known as the “Lumber Dr.” via his *Lumber Doctor* articles for various lumber publications throughout the Midwest. He married Hilda C. Wagner, the daughter of Lawrence Wagner.³⁴ They had two children: Elmer and Irene (Elmerine Avenue is a combination of their names.) After platting Fairmount Place with his wife’s cousin, George W. Wagner, Ott built his luxurious family home at 1201 Moreau Drive in 1930. He also built sizable homes for his children and their spouses at 1117 and 1119 Moreau Drive; the former for his daughter and the latter for his son. Louis Ott designed “Ott Park” on Elmerine Avenue which included a playground, pond, island, and cave. Apparently parts of it still exist behind 1117 Moreau Drive, however it is private property and not readily accessible.³⁵

Mayme Vineyard

After the establishment of the Wagner Fairmount Place subdivisions the area experienced a housing boom. Vineyard Square, south of Wagner Place and directly across from Fairmount Place, was developed in the late 1920s and early 1930s by Mayme (or Mary by some accounts³⁶) Vineyard. Mayme’s father was New Yorker Frank Haviland, of the Haviland china company. Frank came to Missouri to explore business opportunities and while he was in Jefferson City he met and married Mary Hammen. They returned to New York and started a family.

More research is needed about the specifics of Mayme’s life during this period (number of siblings, Frank’s job, etc.), but sometime after her father died, her

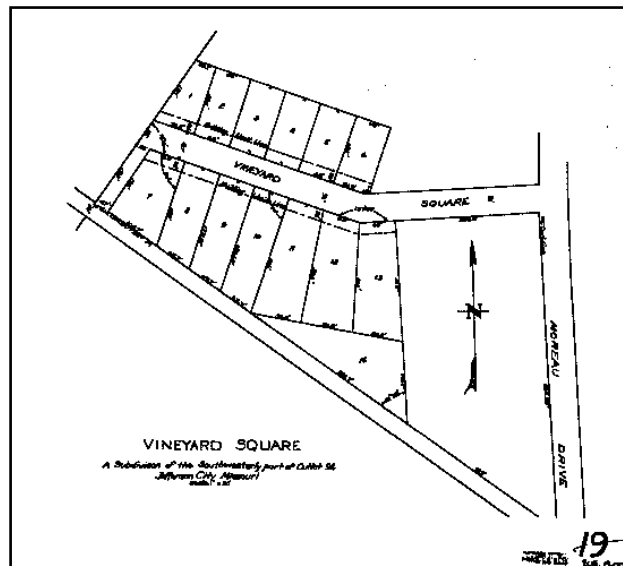


Figure VII: Vineyard Subdivision Plat. From Cole County Tax Assessors Website. www.midmogs.org accessed September 2009

³⁰ Johnson (Ed) 1900. p. 33

³¹ Biographical Sketches, Cole County Historic Society website, accessed January 2010.

³² Ford. 1938. pp. 505-506

³³ Johnson (Ed.) 1900. p. 115

³⁴ Biographical Sketches, Cole County Historic Society website, accessed January 2010.

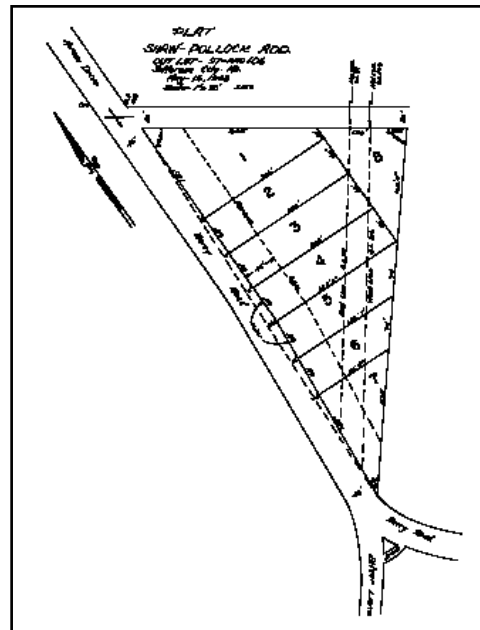
³⁵ Historic City of Jefferson’s *Bungalow Homes Tour*. 2006.

³⁶ Biographical Sketches, Cole County Historic Society website, accessed January 2010.

mother and she moved to Kansas City. While in Kansas City Mayme married W.E. Vineyard, after his death she moved to Jefferson City.³⁷ In 1894 Mayme's mother purchased 1122 Moreau Drive from Mrs. Lou Bolton (who bought the property in 1888 from Christopher Wagner's widow, Elizabeth.) Mayme later inherited or purchased the house and the 15 acres surrounding the property. She developed it into the Vineyard Place subdivision, which consists of the homes on Vineyard Square. Acting as her own contractor she built 20 two-story homes that were "designed to appeal to the most desirable class of people."³⁸

The rest of the Moreau Drive neighborhood appears to have developed in a similar vein as Vineyard Square. The Shaw and Pollock Addition (See Figure VIII) was established in 1928 and consisted of eight parcels where Moreau Drive becomes Green Berry Road. It was platted by Orin H. Shaw and Chester J. Pollock.³⁹ Chester Pollock was born in Boone County in 1887 and served as Jefferson City's milk inspector.⁴⁰ More research is needed for Orin Shaw but he, or Pollock, may have had a tie to Green C. Berry. It is unclear if Green Berry Road was already established at this time but may have been created with the Shaw and Pollock Addition. Green C. Berry, for whom the road is named, was a successful farmer and stock dealer who served as Cole County's Sheriff from 1871 to 1875. As mentioned previously, he died in a rail accident with Christopher Wagner in December of 1881.⁴¹

Figure VIII: Shaw and Pollock Addition Plat. From Cole County Tax Assessors Website. www.midmogis.org accessed September 2009



³⁷ Ibid.

³⁸ Ford. 1938. pp. 567-568.

³⁹ Shaw and Pollock Plat map available at the Cole County Tax Assessors Website. <http://www.midmogis.org> Accessed June 2008.

⁴⁰ Biographical Sketches, Cole County Historic Society website, accessed January 2010.

⁴¹ GenDisasters webpage, <http://www3.gendisasters.com/missouri/7470/russellville-mo-train-wreck-dec-1881>, accessed January 2010.

Results

The following subsections are the results of the survey training exercise. They include the architectural development and the architectural style and types represented in the survey boundary. In addition, there is a discussion of individually eligible properties in the neighborhood and the potential for a National Register District.

Moderate historic research revealed several patterns of development and some background information for several of the properties. It should be stressed the results of the training exercise are bounded by the scope of the survey project. Further research and/or fieldwork may reveal additional information that could impact the information in this report.

Architectural Development

The properties within the survey boundary reflect development primarily between 1915 and 1940. The properties built before 1900 are largely those originally associated with large rural estates. The majority of property types are bungalows or four-squares, however there are several architectural styles represented within the survey area (see Appendix I). These are variations of the Classical and/or Greek Revival, Tudor Revival, Cape Cod, Dutch Colonial, French Eclectic, Craftsman, Minimal Traditional, Italian Renaissance, Prairie, and Colonial Revival styles. Between 1941 and 1950 only a handful of homes were built reflecting these designs. During this period it appears the Cape Cod was a popular choice, with its development in the survey area extending into the 1950s. Circa 1951 the first ranch houses were built at 1420 and 1417 Green Berry Road. Its introduction to the neighborhood marks a stylistic shift in architectural preference for ‘modern,’ open-plan housing.

Architectural Styles

Most individual homes in the Moreau Drive neighborhood are vernacular, displaying a mix of various stylistic features. There is especially a mix in designs between the American four-square type, Colonial Revival and Prairie styles. As there are very few absolute examples, the majority of features specific to an architectural style on a property was considered to minimally represent that style and was classified as such. For instance, a house may have features characteristic of the Prairie and Colonial Revival styles. However if there are more features representing the latter, the property is considered a Colonial Revival on the inventory sheet, although minimal Prairie features may be noted. Listed below are the contributing architectural styles and corresponding example properties represented in the survey boundary.⁴²

⁴² Architectural style subsections list prime examples, they are not comprehensive. See the inventory forms and Appendix I for specific addresses and corresponding style and/or property type classification.

Classical Revival (Institutional)

The Moreau Heights School (historic name) at 900 Moreau Drive is the only contributing institutional building in the Moreau Drive Neighborhood.⁴³ Typical of school buildings, the Classical Revival elements represented in this building are restrained. The 1914 brick building features decorative limestone string courses, parapet, columns, and ornamental reliefs. The curved parapet is reminiscent of the Spanish Mission style. However, the prominent Doric columns, entablature and carved reliefs in the protruding entrance bay suggest the building is predominately Classical Revival in style.



Greek Revival

Although many properties have classical characteristics, most commonly in the form of columned porches, there are only a few homes in the neighborhood that qualify as Greek Revival. 1119 and 1122 Moreau Drive, 1504 Green Berry Road and 1204 Moreland Avenue are fine examples of this style. All of the properties feature two-story, full-width, open porches supported by large columns and a decorative door surround. 1508 Green Berry is a good example of a two-story Greek Revival with a one-story columned porch with decorative balustrade. The earliest example, 1122 Moreau Drive, dates to 1847. However, the rest of the construction dates are sporadic for this style, dating anywhere from the early part of the century up to the late 1940s.



Tudor Revival

Tudor or Tudor-inspired properties are the second most prevalent style in the survey boundary. There are both the traditional one or one-and-a-half story Tudors and many two-story variations of the style. There are a variety of facades materials but the majority in the survey area is brick, with only a couple of properties featuring stucco and half-timbering. The most defining feature of this style within the survey boundary is the acutely-gabled roof peaks. 1212 Moreland Avenue, 934 Moreau Drive, 901 and 904 Oakwood Drive are



⁴³ The Baptist Student Center at 804 Fairmount Boulevard is the only other institutional building within the survey boundary, however it is of modern construction and thus does not contribute to a possible NR district.

good examples of the Tudor Revival style. The date of construction for the Tudor style in the neighborhood is between the mid-1920s and the early 1940s.

Cape Cod (modern)



The majority of Cape Cod style houses in the survey boundary were built primarily in the early 1950s, although a few date in the early 1940s. Although there are only seven Cape Cods within the survey boundary, they appear to be the preferred home of choice in the early 1950s. This was during a transitional period when the ranch house was first introduced in the neighborhood. The Cape Cod homes were built at a time when prefabricated homes of this style were popular due to their simple floor plan and traditional shape.⁴⁴ Thus it is likely

these homes were ordered from a catalog. Some even incorporate lower story garages. 1320 Elmerine Avenue and 1326 Moreland are good examples of this property type in the survey boundary.

Dutch Colonial

With its distinctive gambrel roof, the Dutch Colonial was built between circa 1917 and 1940 in the Moreau Drive neighborhood. There are eleven examples within the survey boundary. The examples have different siding materials, stylistic details, fenestration, and even façade placement. Yet, they are all two stories tall and have a gambrel roof. Although some have been altered slightly over the years, 935 Fairmount Boulevard, 1305 and 1206 Moreau Drive are good examples of the styles within the survey boundary.



French Eclectic

There are only two examples of French Eclectic architecture in the survey boundary. The first, built circa 1927, is at 1318 Elmerine Avenue. It is a modest version of the style but has the steeply pitched hipped roof and flared eaves largely associated with French Eclectic properties. The second is on a much grander scale. Built around 1925, the large chateau-like property at 1117 Moreau Drive (built by Louis Ott) is one of the most majestic properties in the survey. It lacks the hipped roof and flared eaves but has the

⁴⁴ Walker, *American Shelter*. p. 91

tower, gabled windows, and steeply-pitched roofline that are also associated with the French Eclectic Style (See Results for image.)



Craftsman

Many of the properties, primarily bungalows, within the survey boundary feature Craftsman stylization in the form of decorative brackets, exposed rafters, and square column supports in the porch. 1212 Elmerine Avenue demonstrates the characteristics of the style on a four-square. 1004

Fairmount Court and 1427 Green Berry Road differ very much from one another but are also both examples of this style. 1004 Fairmount Court is a one-story brick bungalow that was built around 1930. It has a low-pitched double gable roofline, decorative brackets and exposed rafters. Built around 1910, 1427 Green Berry Road is a massive two-and-a-half-



1004 Fairmount Ct.

story stone bungalow with brackets and a large porch with square stone columns. Although it is currently enclosed with windows and large wooden doors, the porch was probably once open, which is another characteristic of the Craftsman style.

Minimal Traditional

There are three properties in the survey boundary that can be classed as Minimal Traditional. 1211 Moreland Avenue (1950), 919 Moreau Drive (circa 1943), and 1223 Elmerine Avenue (circa 1920) all have brick facades and are one story in height. 919 Moreau Drive has a gable and wing form while the other two are rectangular. According to sources, 1223



Elmerine Avenue was built in the early 1920s, which predates the style, however based upon physical appearance the building probably has a much later build date (possibly

1940s or early 1950s). Minimal Traditional properties were part of the modern movement in residential architecture, based loosely on the Tudor form without the steeply pitched roof.⁴⁵ They appear to be a precursor to the ranch house in the neighborhood.



Italian Renaissance

Italian Renaissance is a rare style within the Moreau Drive survey. 905 Fairmount Boulevard (1925) is a brick four-square that features a hipped red tile roof and an arched entryway that minimally reflects the Italian Renaissance style. 1201 Moreau Drive, however, is a slightly more solid example. Arguably the grandest home in the neighborhood, it was built in 1930 by lumber baron, Louis Ott. It is a massive two-story buff brick

property with a cross-hipped red tile roof, arched entry way with decorative surround, and wide eaves. Although this property has other decorative Art Deco, Classical, and Spanish Eclectic details, due to the roof, it represents Italian Renaissance more so than any other style.

Prairie

Like the Craftsman style, the elements associated with the Prairie style are on quite a few of the properties in the neighborhood. They most often appear on four-squares and Colonial Revivals. This is usually in the form of widely overhanging eaves or a low-pitched roofline. However, there are a few solid examples within the survey boundary. The home at 1303 Elmerine Avenue is a strong example of the style. Built circa 1928, it is a one-story building with a low-pitched roofline over each of the two asymmetrical square bays of the front facade. In addition to the roofline, the home has wide overhanging eaves and a row of windows on each square bay. This application of these details stresses the straight lines of the building, which is distinctive to the Prairie Style. 1118 Moreau Drive (circa 1931) is a two-story example. It features wide overhanging eaves but also a one-story wing and a one-story porch with large square supports, which are distinctive of the style as well. The style appears in the survey boundary mostly between the 1920s and the late 1930s.



⁴⁵ McAlester, McAlester, p. 477-478

Colonial Revival⁴⁶

The Colonial Revival style appears to be the most common style in the neighborhood. There was some difficulty differentiating between a plain American four-square as a type and Colonial Revival as a style, and in which instances a property would qualify as both.



In addition, Prairie style features are often added to buildings, usually in the form of wide overhanging eaves and low-pitched roofs, making it difficult to determine style. In consideration of these factors and the varying opinions concerning the distinguishing characteristics of this style,⁴⁷ staff conducting the survey restricted the Colonial Revival classification to properties that reflect the Adam and Georgian styles. Stylistic features of this style include paneling on the door, ornate entrance surrounds and shutters. In the Moreau Drive neighborhood many of the properties also have a secondary double-door entrance on the central façade. 1107 Moreau Drive (1936), 1216 Elmerine (1918), and 903 Oakwood Drive (1940) are good representations of Colonial Revivals.



1109 Vineyard Sq.

As mentioned, it appears adding characteristics specific to the Prairie style was a popular practice in the neighborhood, especially on four-squares and what would otherwise be classed as a Colonial Revival property. In these instances, the majority of associated features were used to determine the style of a property. 1109 Vineyard Square (1930), with its wide eaves, half one-story wing addition, multiple bays, and pitched roofline is a prime example of this phenomenon. As the wing is only partially formed and the eaves are not especially prominent, the house is considered Colonial Revival, although the Prairie features were noted in the inventory form.

As described, the Colonial Revival style was constructed in the neighborhood between 1910 to approximately 1950.

⁴⁶ The Colonial Revival style specified in the survey refers to the type based upon the Georgian or Adam styles. The subtypes of the style, the Dutch Colonial and Cape Cod, are treated separately in the survey and have their own subsections.

⁴⁷ SHPO staff does not entirely agree with McAlester's examples of Colonial Revival in *A Field Guide to American Houses* (2005) pp 320-341.

National Register of Historic Places

Within the survey boundary a district and several individual properties are eligible for listing in the National Register of Historic Places. All of the individual properties are eligible under Criterion C: Architecture and one additionally for Criterion A: Education. The district is eligible for Criterion A: Community Planning and Development and Criterion C: Architecture.

Individually Eligible Properties

There are at least four individually eligible properties in the survey boundary. They are: the Moreau Heights School (historic name) at 900 Moreau Drive, the Ott-Steppleman House at 1117 Moreau Drive, the Louis Ott House at 1201 Moreau Drive, and the Edwards House at 1122 Moreau Drive.

900 Moreau Drive, Moreau Heights School:

Moreau Heights School (now the Moreau Montessori School) is eligible as an example of Classical Revival architecture in an institutional building. The building was constructed in 1914 at a cost of \$16,000 to serve as a public elementary school to residents in the newly developed Moreau Drive neighborhood.⁴⁸ In 1955 or 1956 the school moved out of the building to a new one at 1410 Hough Park Road, just outside the survey boundary.⁴⁹ It is eligible under Criterion A: Education and Criterion C: Architecture.



1117 Moreau Drive, The Ott-Steppleman House:



The Ott-Steppleman House was built circa 1930 by Louis Ott for Irene (his daughter) and Percy Steppleman. As noted, Louis Ott was a prominent citizen of Jefferson City due in part to his business in the lumber industry.⁵⁰ The home is arguably the most impressive in the neighborhood and is eligible under Criterion C as an excellent example of a French Eclectic home.

⁴⁸ Kremer, p. 99. 2003.

⁴⁹ Ibid. and *The Historic Schools of Jefferson City* brochure published by the Missouri Department of Natural Resources, Historic Preservation Program, p.8. Courtesy Roger Maserang, June 2008.

⁵⁰ Historic City of Jefferson's *Moreau Heights Neighborhood Home Tour* pamphlet, June 3, 2007. Courtesy Roger Maserang, June 2008.

1201 Moreau Drive, *The Louis Ott House*:

The home was built by Louis Ott as his private residence in 1930. Ott was a wealthy lumber baron and was partly responsible for the development of the Moreau Heights neighborhood. He built 1117 Moreau Drive for his daughter Irene and her husband and 1119 Moreau Drive for his son Elmer. Consequently Elmerine Avenue derives its name from his children.⁵¹ Ott's home is grand and somewhat eclectic in its detailing, however it most strongly represents the Italian Renaissance style. It is eligible for Criterion C in the area of Architecture. There may or may not be a case for Criterion B: Significant Persons. More research is needed.



1122 Moreau Drive, *The Edwards House*:

Across the street from the previous properties is the Edwards House. Built in 1847, it is the oldest property in the survey area and likely one of the oldest in Jefferson City. The house was built for Missouri's eighth governor, John C. Edwards. However he apparently sold the home soon after or during its construction.⁵² Sources are mixed, but there may have been activity at this location during the Civil War. One source claims a battle actually happened here,⁵³ although the most common, and more likely, claim is the



property housed Union soldiers during General Sterling Price's invasion of Jefferson City in 1864.⁵⁴ There is a monument to this event at the intersection of Moreau Drive and Fairmount Boulevard. In 1866 the property fell into the hands of Christopher Wagner (uncle of George Wagner) who died with Green C. Berry in the 1881 railcar accident mentioned above. In 1888, Christopher's widow Elizabeth sold the property to Mrs. Lou Bolton who then sold it to Mary J.

Haviland in 1894. Mary sold the property to her daughter Mayme Vineyard in 1934. As discussed, Vineyard was responsible for the development of Vineyard Square, thus this property is also known as Vineyard Place. The presence of this distinguished property may have influenced Louis Ott to build his and his children's homes in their current location across the street. Indeed it fell into the Ott Estate sometime after Mayme

⁵¹ Ibid.

⁵² Kremer, pp 101-102. 2003.

⁵³ Information Form Historical Site Survey Form for "The Old Vineyard Place" on file at the Cole County Historical Society. Accessed June 2008.

⁵⁴ Historic City of Jefferson's *Moreau Heights Neighborhood Tour*. 2007.

Vineyards ownership of the property (between 1935 and 1965.)⁵⁵ The property is eligible for Criterion C as a good example of a Greek Revival home. The property may be eligible for Criterion A: Military or Politics, although further research would be needed to support this argument.

There are two additional properties that are likely individually eligible. Although within the survey boundary, they are outside the recommended National Register District boundary.

1427 Green Berry Road, *The McHenry House*:

The McHenry House is a large two-and-a-half-story stone bungalow built in 1910 for Houck McHenry. McHenry, and later his son Foster, worked for the Capital City Telephone Company. James McHenry, a circuit court judge and Foster McHenry's son, inherited the house and lived in this property until his death in 2003.⁵⁶ The home was built by local architect Frank B. Miller (1859-1939). Miller is credited as Jefferson City's most prolific architect; some of his most well-known designs are the Central Bank Building (NR listed, 06/18/76), St. Peter's School (NR listed 06/18/76,) and the Cole County Courthouse (NR listed 04/03/73.)⁵⁷ 1427 Green Berry is a good example of the Craftsman style and is probably eligible under Criterion C: Architecture. Miller also designed 1503 and 1431 Green Berry (the Dewey House, a stone bungalow built circa 1904⁵⁸). A multi-property form or small district based on Miller's designs could possibly be explored for these properties.



1503 Green Berry Road, *The Nacy House*: Built circa 1909, the Nacy House is another of Miller's designs.⁵⁹ Its primary occupant was Richard Nacy who served as City Clerk of Jefferson City (1919-1923) and Cole County (1923-1932.) He was later the State Treasurer (1932) and became the vice president for the Missouri Trust Company in 1937.⁶⁰ The home has several contributing outbuildings and would

⁵⁵ Information Form Historical Site Survey Form for "The Old Vineyard Place" on file at the Cole County Historical Society. Accessed June 2008.

⁵⁶ Kremer, p. 105. 2003.

⁵⁷ Grace, Karen, *Missouri Architects and Builders: Frank B. Miller*, pg. 4 of the Missouri Department of Natural Resources Historic Preservation Program, *Preservation Issues*, Vol. 5. No.5. September/October 1995. Courtesy of Roger Maserang, June 2008.

⁵⁸ Ibid. and Kremer, p. 105. 2003.

⁵⁹ Ibid.

⁶⁰ Kremer, p. 105. 2003.

be an excellent example of the Classical Revival style if not for the modern siding. Despite this, the character of the property remains intact and is likely individually eligible.

There are several other properties that may be individually eligible for architecture but more consideration is needed. For example, 1107 Moreau Drive is an excellent example of a Colonial Revival. Likewise 1119 Moreau Drive is a good example of the Greek Revival style. The individual inventory forms for the survey should be referenced and assessed for additional suggestions.

National Register Historic District

Based upon the results of the survey, there appears to be a solid district that is eligible for listing in the National Register of Historic Places. The proposed boundaries of the district are similar to the survey boundaries. The historic district begins at Moreau Drive, which originates at the intersection of Clark Avenue and East Atchison Street. From this point, the historic district boundary branches east to include Fairmount Boulevard, Fairmount Court, Oakwood Drive and Vineyard Square. Continuing south on Moreau Drive, the boundary branches to the west to include Elmerine Avenue and the first block of Moreland Avenue. It continues south and terminates where Moreau Drive becomes Green Berry Road. Due to the number of noncontributing properties within the survey boundary, Green Berry Road is excluded from the suggested historic district. However, there may be properties on Green Berry Road that are individually eligible for listing in the National Register (see above).

The historic district is mostly defined by the boundaries of subdivisions owned or platted by George W. Wagner and Louis Ott (see historic context.) Wagner Place, Fairmount Place, and East Fairmount Place subdivisions make up the majority of the historic district. Vineyard Square, Shaw and Pollock and a small portion of the Virginia Place and Moreland Heights subdivisions are also included in the boundaries. The proposed historic district includes the current boundaries of McClung Park. There are two structures, one contributing and one non-contributing to the historic district. The Little Theatre, once the pavilion and location of the McClung Park swimming pool is no longer connected to the park and is outside the survey boundaries. If included, it would be non-contributing to the district due to the extensive alterations to the property (the

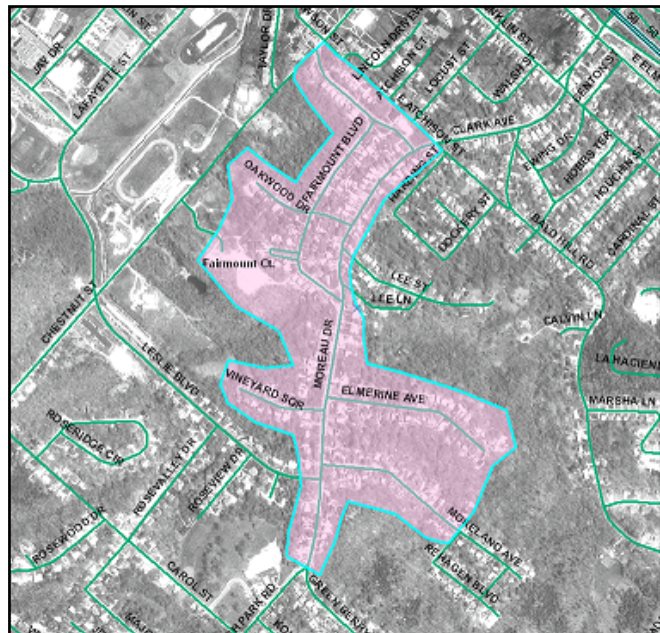


Figure IX: Proposed National Register Historic District

removal of the pool, changes to the building, etc.). At the time of the field work, Lee Street appeared to have too many integrity and in-fill concerns to be included within the survey boundaries. However, further assessment of Lee Street is recommended. There may be properties that could be included in the historic district. More research concerning the development of this street and field work recording the properties will reveal if this street contributes, at least in part, to the historic district.

There are 246 primary properties⁶¹ within the historic district boundary. Approximately 214 contribute to the district. The remaining 32 properties are considered non-contributing mostly due to a loss of integrity, although a few were built after the period of significance (1875-1950). The period of significance reflects the primary period of development in the Moreau Drive neighborhood, specific to the Wagner Place, Fairmount Place, East Fairmount Place, Shaw and Pollock, and Vineyard Square subdivisions. It begins with the construction date of the oldest home in 1875 and extends to 1950 when development in the survey area was beginning to slow and a shift in architectural preference to modern homes occurred.

The vast majority of properties within the proposed historic district reflect traditional designs (Classical and Colonial Revivals to Craftsman). In 1951 the first ranch houses were introduced to the subdivision. Although the Cape Cod was also very popular during the early 1950's, the appearance of the ranch house marks a distinct shift in architectural preference from traditional forms to the 'new' Modern Movement styles that soon dominated the residential built environment. Most of the ranch homes within the heart of the Moreau Drive neighborhood are infill; however there are developments of ranch properties on Leslie Boulevard, Green Berry Road, and the remaining blocks of Moreland Avenue.

A case could certainly be made to extend the period of significance to the late 1950s or early 1960s. It appears 36 properties within the survey boundary⁶² were built between 1951 and 1999. Of the 36, 28 were constructed between 1951 and 1964. In addition the Civil War monument at the intersection of Fairmount Boulevard and Moreau Drive could also be considered as part of the historic district. Its original location was at the intersection of Hough Park Street but during the construction of the new Moreau Heights School building was moved in 1954.⁶³ If a later period of significance is considered—and perhaps it should—additional survey work will be required. Further research and field work would be necessary to examine development contexts of the neighborhood and, more importantly, changes to the proposed district boundaries. Leslie Boulevard, Landsdowne Lane, Green Berry Road, and several other streets left out of the survey project would have to be evaluated for further consideration.

⁶¹ Two structures in McClung Park are included in this number but outbuildings for houses are not.

⁶² As opposed to the recommended historic district boundary.

⁶³ Kremer, p. 100. 2003.

Recommendations

The survey area contains several properties eligible for nomination to the National Register of Historic Places. Nominating the district described above and/or the individually eligible properties in the survey area is highly recommended. As this survey project was confined to time restraints and staff availability, further research is suggested for the following topics:

- Historic context and development of the current survey area
- Development of nearby subdivisions (see list below)
- Evaluation of period of significance (extending to 1960s)
- Re-evaluation of build dates

Further survey in relation to the Moreau Drive Neighborhood is recommended for:

- Lee Street
- Lee Lane
- Moreland Avenue
- Leslie Boulevard
- Green Berry Road

The developments of nearby subdivisions may reveal more about the Moreau Drive Neighborhood. Survey and research are recommended for:

- Ferguson Place Subdivision
- Virginia Place Subdivision
- Virginia Place Re-subdivision
- Moreland Heights Subdivision
- Nilges Subdivision
- Rackers Subdivision
- Leuthen Subdivision
- Oak Place Subdivision
- Houchins Addition
- Dirckx Subdivision
- Fair View Subdivision
- Moreau Heights Subdivision

Further research of the early developers and owners may also reveal more contextual themes. Research is recommended for:

- George W. Wagner
- Louis Ott
- Mayme (Mary) Vineyard
- Green C. Berry

- Michelle Diedrich

2008

Report finalized: February 2010

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Appendix I: Table

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
1	CO-AS-001-001	C	901 Moreau Dr		Bungalow	No
2	CO-AS-001-002	C	903 Moreau Dr		Bungalow	No
3	CO-AS-001-003C	C	905 Moreau Dr		Bungaloid	Yes
4	CO-AS-001-004	C	907 Moreau Dr		Four-Square	Yes
5	CO-AS-001-005	C	909 Moreau Dr		Bungalow	No
6	CO-AS-001-006	C	911 Moreau Dr		Four-Square	No
7	CO-AS-001-007	C	913 Moreau Dr		Bungalow	No
8	CO-AS-001-008	C	915 Moreau Dr		Bungalow	No
9	CO-AS-001-009	C	917 Moreau Dr	Dutch Colonial		No
10	CO-AS-001-010	C	919 Moreau Dr	Min. Traditional		No
11	CO-AS-001-011	NC	923 Moreau Dr		Ranch	No
12	CO-AS-001-012	NC	929 Moreau Dr		Ranch	No
13	CO-AS-001-013	NC	931 Moreau Dr		Ranch	No
14	CO-AS-001-014	C	933 Moreau Dr		Four-Square	No
15	CO-AS-001-015	C	939 Moreau Dr		Bungalow	No
16	CO-AS-001-016	C	1001 Moreau Dr		Cross-Gable	No
17	CO-AS-001-017	C	1003 Moreau Dr		Bungalow	No
18	CO-AS-001-018	C	1005 Moreau Dr		Bungalow	No
19	CO-AS-001-019	C	1015 Moreau Dr		Bungalow	No
20	CO-AS-001-020	C	1017 Moreau Dr		Bungalow	No
21	CO-AS-001-021	C	1019 Moreau Dr		Bungalow	No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
22	CO-AS-001-022	C	1103 Moreau Dr		Four-Square	Yes Historic
23	CO-AS-001-023	C	1105 Moreau Dr	Craftsman	Bungalow	No
24	CO-AS-001-024	C Ind?	1107 Moreau Dr	Col. Revival		Yes Historic
25	CO-AS-001-25	C	1111 Moreau Dr	Col. Revival	Four-Square	Not Historic
26	CO-AS-001-26	C Ind	1117 Moreau Dr	French Eclectic		No
27	CO-AS-001-27	C Ind?	1119 Moreau Dr	Greek Revival		No
28	CO-AS-001-28	C Ind	1201 Moreau Dr	Italian Renaissance		No
29	CO-AS-001-29	C	1203 Moreau Dr	??1890	Bungalow	Not historic
30	CO-AS-001-30	C	1205 Moreau Dr	Prairie		Not historic
31	CO-AS-001-31	C	1207 Moreau Dr	Col. Revival		Yes
32	CO-AS-001-32	C	1209 Moreau Dr	Prarie elements	Four-Square	No
33	CO-AS-001-33	C Ind?	1305 Moreau Dr	Dutch		Not historic
34	CO-AS-001-34	C	1307 Moreau Dr	Dutch		No
35	CO-AS-001-35	C	1309 Moreau Dr	Tudor		No
36	CO-AS-001-36	C	1311 Moreau Dr	Tudor		No
37	CO-AS-001-37	C	1313 Moreau Dr	Tudor		No
38	CO-AS-001-38	C	1315 Moreau Dr	Tudor		No
39	CO-AS-001-39	C	1317 Moreau Dr		Four-Square	No
40	CO-AS-001-40	C Ind	900 Moreau Dr	Classical Revival	School building	No
41	CO-AS-001-41	C	908 Moreau Dr		Four-Square	
42	CO-AS-001-42	NC	910 Moreau Dr		Split Level	Yes
43	CO-AS-001-43	C	912 Moreau Dr		Bungalow	No
44	CO-AS-001-44	C	914 Moreau Dr		Bungalow	No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
45	CO-AS-001-45	C	916 Moreau Dr		Four-Square	Yes
46	CO-AS-001-46	C	918 Moreau Dr		Four-Square	No
47	CO-AS-001-47	C	920 Moreau Dr		Four-Square	No
48	CO-AS-001-48	C	922 Moreau Dr		Four-Square	No
49	CO-AS-001-49	C	924 Moreau Dr		Four-Square	Yes historic
50	CO-AS-001-50	C	928 Moreau Dr		Four-Square	No
51	CO-AS-001-51	C	930 Moreau Dr		Bungalow	Not Historic
52	CO-AS-001-52	C	932 Moreau Dr		Multi-Family	No
53	CO-AS-001-53	C	934 Moreau Dr	Tudor		Yes historic
54	CO-AS-001-54	C	936 Moreau Dr		Four-Square	Not historic
55	CO-AS-001-55	C	1000 Moreau Dr	Dutch		Not historic
56	CO-AS-001-56	C	1004 Moreau Dr		Four-Square	No
57	CO-AS-001-57	C	1006 Moreau Dr		Four-Square	No
58	CO-AS-001-58	C	1008 Moreau Dr		Four-Square	Yes
59	CO-AS-001-59	C	1010 Moreau Dr		Four-Square	Yes
60	CO-AS-001-60	C	1012 Moreau Dr		Bungalow	No
61	CO-AS-001-61	C	1014 Moreau Dr		Bungalow	No
62	CO-AS-001-62	NC	1108 Moreau Dr		Ranch	No
63	CO-AS-001-63	NC	1110 Moreau Dr		Bungalow	Yes historic
64	CO-AS-001-64	NC	1112 Moreau Dr		Ranch	
65	CO-AS-001-65	C	1114 Moreau Dr	Min Italian Ren	Four-Square	No
66	CO-AS-001-66	C	1116 Moreau Dr	Col Revival		No
67	CO-AS-001-67	C	1118 Moreau Dr	Prairie? Col Rev?		Not historic

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
68	CO-AS-001-68	C	1120 Moreau Dr		Four-Square	No
69	CO-AS-001-69	C Ind	1122 Moreau Dr	Greek Revival		Not historic
70	CO-AS-001-70	C	1202 Moreau Dr	Col Revival?		No
71	CO-AS-001-71	C	1204 Moreau Dr		Four-Square	No
72	CO-AS-001-72	C Ind?	1206 Moreau Dr	Dutch		No
73	CO-AS-001-73	C	1210 Moreau Dr		Four-Square	Not historic
74	CO-AS-001-74	C	1212 Moreau Dr	Col Revival?		No
75	CO-AS-001-75	C	1214 Moreau Dr		Four-Square	No
76	CO-AS-001-76	C	1302 Moreau Dr	Col Revival		historic
77	CO-AS-001-77	NC	1306 Moreau Dr		Ranch	No
78	CO-AS-001-78	C	1308 Moreau Dr	Col Revival?		No
79	CO-AS-001-79	NC	1310 Moreau Dr	NeoTudor		No
80	CO-AS-001-80	C	1314 Moreau Dr	Col Revival		No
81	CO-AS-001-81	C	1316 Moreau Dr	Col Revival		No
82	CO-AS-001-82	C	1318 Moreau Dr	Tudor		No
83	CO-AS-001-83	C	1320 Moreau Dr	Tudoresque		No
84	CO-AS-001-84	C	823 Fairmount Blvd		Side Gable	No
85	CO-AS-001-85	C	821 Fairmount Blvd	Tudor		No
86	CO-AS-001-86	C	819 Fairmount Blvd		Bungalow	No
87	CO-AS-001-87	C	817 Fairmount Blvd		Bungalow	No
88	CO-AS-001-88	NC	815 Fairmount Blvd	Tudoresque		No
89	CO-AS-001-89	NC	813 Fairmount Blvd	Dutch		No
90	CO-AS-001-90	C	811 Fairmount Blvd		Four-Square	No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
91	CO-AS-001-91	C	809 Fairmount Blvd	Tudor		No
92	CO-AS-001-92	C	807 Fairmount Blvd		Cross Gable	No
93	CO-AS-001-93	NC	805 Fairmount Blvd		Side Gable	No
94	CO-AS-001-94	C	803 Fairmount Blvd	Tudor		No
95	CO-AS-001-95	NC	804 Fairmount Blvd		Commercial Block	No
96	CO-AS-001-96	C	806 Fairmount Blvd		Four-Square	Yes
97	CO-AS-001-97	C	808 Fairmount Blvd		Bungalow	No
98	CO-AS-001-98	C	810 Fairmount Blvd		Bungalow	No
99	CO-AS-001-99	C	812 Fairmount Blvd		Bungalow	No
100	CO-AS-001-100	C	814 Fairmount Blvd		Bungalow	No
101	CO-AS-001-101	C	816 Fairmount Blvd		Bungalow	No
102	CO-AS-001-102	C	820 Fairmount Blvd		Bungalow	No
103	CO-AS-001-103	C	824 Fairmount Blvd		Four-Square	No
104	CO-AS-001-104	NC	914 Fairmount Blvd		Ranch	No
105	CO-AS-001-105	NC	916 Fairmount Blvd		Ranch	No
106	CO-AS-001-106	NC	918 Fairmount Blvd		Ranch	No
107	CO-AS-001-107	C	920 Fairmount Blvd		Bungalow	No
108	CO-AS-001-108	C	922 Fairmount Blvd		Bungalow	No
109	CO-AS-001-109	C	924 Fairmount Blvd		Bungalow	Not Historic
110	CO-AS-001-110	C	926 Fairmount Blvd		Bungalow	No
111	CO-AS-001-111	C	928 Fairmount Blvd		Bungalow	No
112	CO-AS-001-112	C	930 Fairmount Blvd	Craftsman	Bungalow	No
113	CO-AS-001-113	C	932 Fairmount Blvd		Four-Square	No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
114	CO-AS-001-114	C	938 Fairmount Blvd	Craftsman	Bungalow	No
115	CO-AS-001-115	C Ind?	1000 Fairmount Blvd	Col. Revival		No
116	CO-AS-001-116	C	1006 Fairmount Blvd	Col. Revival	Four-Square	No
117	CO-AS-001-117	C	1008 Fairmount Blvd	Col. Revival		No
118	CO-AS-001-118	C	1005 Fairmount Court		Bungalow	No
119	CO-AS-001-119	C	1016 Fairmount Court		Bungalow	No
120	CO-AS-001-120	C	1000 Fairmount Court	Craftsman	Bungalow	No
121	CO-AS-001-121	C Ind?	1004 Fairmount Court	Craftsman	Bungalow	Yes
122	CO-AS-001-122	C	1006 Fairmount Court		Bungalow	Not historic
123	CO-AS-001-123	C	1008 Fairmount Court	Craftsman	Bungalow	No
124	CO-AS-001-124	C	1014 Fairmount Blvd	Craftsman	Bungalow	No
125	CO-AS-001-125	C	1016 Fairmount Blvd		Bungalow	No
126	CO-AS-001-126	NC	1018 Fairmount Blvd		Bungalow	No
127	CO-AS-001-127	NC	1020 Fairmount Blvd		Bungalow	No
128	CO-AS-001-128	NC	1022 Fairmount Blvd		Bungalow	No
129	CO-AS-001-129	NC	1024 Fairmount Blvd		Ranch	No
130	CO-AS-001-130	C	905 Fairmount Blvd	Italian Renaissance	Four-Square	Yes historic?
131	CO-AS-001-131	C	907 Fairmount Blvd		Bungalow	No
132	CO-AS-001-132	C	911 Fairmount Blvd		Four-Square	No
133	CO-AS-001-133	C	913 Fairmount Blvd		Four-Square	No
134	CO-AS-001-134	C	915 Fairmount Blvd		Four-Square	No
135	CO-AS-001-135	C	917 Fairmount Blvd	Cape Cod		?Not historic
136	CO-AS-001-136	C?	919 Fairmount Blvd	Col. Revival		Not historic

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
137	CO-AS-001-137	C	921 Fairmount Blvd		Four-Square	No
138	CO-AS-001-138	C	923 Fairmount Blvd		Four-Square	Yes
139	CO-AS-001-139	C	925 Fairmount Blvd		Four-Square	Yes
140	CO-AS-001-140	C	927 Fairmount Blvd		Four-Square	Yes
141	CO-AS-001-141	C	929 Fairmount Blvd		Bungalow	No
142	CO-AS-001-142	C	933 Fairmount Blvd	Col. Revival		Yes
143	CO-AS-001-143	C	935 Fairmount Blvd	Dutch		Yes?
144	CO-AS-001-144	C	1001 Fairmount Blvd	Col. Revival		Not historic
145	CO-AS-001-145	C?	1007 Fairmount Blvd	Col. Revival		No
146	CO-AS-001-146	C	1009 Fairmount Blvd	Col. Revival influence		Not historic
147	CO-AS-001-147	C	1013 Fairmount Blvd	Craftsman	Bungalow	Not historic
148	CO-AS-001-148	NC?	1017 Fairmount Blvd		Bungalow	No
149	CO-AS-001-149	C	1021 Fairmount Blvd		Bungalow	No
150	CO-AS-001-150	C	1202 Elmerine Ave	Tudor Influence		No
151	CO-AS-001-151	C	1204 Elmerine Ave		Cross Gable	Yes
152	CO-AS-001-152	C	1208 Elmerine Ave	Col. Revival		No
153	CO-AS-001-153	C	1212 Elmerine Ave	Craftsman Influence		No
154	CO-AS-001-154	C	1214 Elmerine Ave		Four-Square	No
155	CO-AS-001-155	C	1216 Elmerine Ave	Col. Revival		No
156	CO-AS-001-156	C	1220 Elmerine Ave		Salt Box	No
157	CO-AS-001-157	C	1222 Elmerine Ave	Col. Revival		No
158	CO-AS-001-158	C	1302 Elmerine Ave		Bungalow	No
159	CO-AS-001-159	C	1308 Elmerine Ave		Four-Square	Yes

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
160	CO-AS-001-160	C	1310 Elmerine Ave	Tudor		No
161	CO-AS-001-161	C	1314 Elmerine Ave	Tudor		Yes historic?
162	CO-AS-001-162	C	1318 Elmerine Ave	French Eclectic		No
163	CO-AS-001-163	C	1320 Elmerine Ave	Cape Cod		No
164	CO-AS-001-164	C	1322 Elmerine Ave	Col. Revival	I-House	Not Historic
165	CO-AS-001-165	C	1203 Elmerine Ave		Four-Square	No
166	CO-AS-001-166	C	1205 Elmerine Ave		Four-Square	No
167	CO-AS-001-167	C	1207 Elmerine Ave	Col. Revival		Yes?
168	CO-AS-001-168	C	1209 Elmerine Ave		Four-Square	No
169	CO-AS-001-169	C	1211 Elmerine Ave		Side Gable	No
170	CO-AS-001-170	C	1213 Elmerine Ave		Hipped	No
171	CO-AS-001-171	C	1215 Elmerine Ave		Four-Square	Not Historic
172	CO-AS-001-172	C	1217 Elmerine Ave		Bungalow	No
173	CO-AS-001-173	C	1219 Elmerine Ave		Bungalow	No
174	CO-AS-001-174	C	1221 Elmerine Ave		Four-Square	No
175	CO-AS-001-175	C	1223 Elmerine Ave		Minimal Trad.	No
176	CO-AS-001-176	C	1225 Elmerine Ave		Bungalow	No
177	CO-AS-001-177	C	1301 Elmerine Ave		Bungalow	No
178	CO-AS-001-178	C	1303 Elmerine Ave	Prairie		No
179	CO-AS-001-179	C	1305 Elmerine Ave		Bungalow	No
180	CO-AS-001-180	C	1307 Elmerine Ave	Tudoresque		No
181	CO-AS-001-181	C	1311 Elmerine Ave	Tudoresque		No
182	CO-AS-001-182	C	1313 Elmerine Ave	Tudoresque		No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
183	CO-AS-001-183	C	1315 Elmerine Ave		Side Gable	No
184	CO-AS-001-184	C	1319 Elmerine Ave		Side Gable	No
185	CO-AS-001-185	C	1321 Elmerine Ave	Tudor		No
186	CO-AS-001-186	NC	1323 Elmerine Ave		Ranch	No
187	CO-AS-001-187	C	1200 Moreland Ave	Col. Revival		Yes
188	CO-AS-001-188	C Ind?	1204 Moreland Ave	Greek Revival		Not Historic
189	CO-AS-001-189	C	1206 Moreland Ave		Four Square	Not Historic
190	CO-AS-001-190	C	1208 Moreland Ave		Side Gable?	No
191	CO-AS-001-191	C	1210 Moreland Ave	Col. Revival		No
192	CO-AS-001-192	C Ind?	1212 Moreland Ave	Tudor		No
193	CO-AS-001-193	C	1300 Moreland Ave		Four-Square	No
194	CO-AS-001-194	C	1306 Moreland Ave		Bungalow	No
195	CO-AS-001-195	C	1310 Moreland Ave	Mission inspired		Not Historic
196	CO-AS-001-196	NC	1312 Moreland Ave		Ranch	No
197	CO-AS-001-197	NC	1320 Moreland Ave		Ranch	No
198	CO-AS-001-198	NC	1322 Moreland Ave	Cape Cod		No
199	CO-AS-001-199	C	1326 Moreland Ave	Cape Cod		No
200	CO-AS-001-200	NC	1329 Moreland Ave		Side Gable	No
201	CO-AS-001-201	NC	1327 Moreland Ave		Side Gable	No
202	CO-AS-001-202	C	1325 Moreland Ave		Cross Gable	No
203	CO-AS-001-203	C	1323 Moreland Ave	Tudoresque		No
204	CO-AS-001-204	C	1319 Moreland Ave	Col. Revival?	Four-Square	No
205	CO-AS-001-205	C	1317 Moreland Ave	Col. Revival?	Four-Square	No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
206	CO-AS-001-206	C	1315 Moreland Ave	Cape Cod		No
207	CO-AS-001-207	C	1313 Moreland Ave	Tudoresque	Side Gable	No
208	CO-AS-001-208	C	1311 Moreland Ave		Bungalow	No
209	CO-AS-001-209	C	1309 Moreland Ave	Tudor		No
210	CO-AS-001-210	C	1307 Moreland Ave	Tudor		No
211	CO-AS-001-211	C	1305 Moreland Ave	Tudor		No
212	CO-AS-001-212	C	1303 Moreland Ave	Tudor		No
213	CO-AS-001-213	NC	1301 Moreland Ave		Side Gable	No
214	CO-AS-001-214	C	1215 Moreland Ave		Cross Gable	No
215	CO-AS-001-215	C	1213 Moreland Ave	Dutch		No
216	CO-AS-001-216	C	1211 Moreland Ave	Min. Traditional		No
217	CO-AS-001-217	C	1209 Moreland Ave	Col. Revival		No
218	CO-AS-001-218	C	913 Oakwood Dr		Bungalow	No
219	CO-AS-001-219	C	911 Oakwood Dr		Bungalowoid	No
220	CO-AS-001-220	NC	909 Oakwood Dr		Side Gable	No
221	CO-AS-001-221	C	907 Oakwood Dr		Bungalow	No
222	CO-AS-001-222	C?	905 Oakwood Dr	Col. Revival	Four-Square?	No
223	CO-AS-001-223	C	903 Oakwood Dr	Col. Revival		No
224	CO-AS-001-224	C	901 Oakwood Dr	Tudor		No
225	CO-AS-001-225	NC	902 Oakwood Dr		Bungalow	No
226	CO-AS-001-226	C	904 Oakwood Dr	Tudor		No
227	CO-AS-001-227	C	908 Oakwood Dr	Tudoresque?	Cross Gable	No
228	CO-AS-001-228	C	910 Oakwood Dr		Bungalow	Yes

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
229	CO-AS-001-229	C	912 Oakwood Dr	Spanish Eclectic	Bungalow	No
230	CO-AS-001-230	NC	McClung Park		Pavillion/Visit center	
231	CO-AS-001-231	C	McClung Park		Pavillion	No
232	CO-AS-001-232		McClung Park E McCarty			
233	CO-AS-001-233	C	1114 Vineyard Square	Col. Revival		No
234	CO-AS-001-234	C	1112 Vineyard Square	Col. Revival		No
235	CO-AS-001-235	C	1108 Vineyard Square	Col. Revival	Four-Square	No
236	CO-AS-001-236	NC	1106 Vineyard Square		Cross Gable	No
237	CO-AS-001-237	C	1104 Vineyard Square		Four-Square	Not Historic
238	CO-AS-001-238	C	1102 Vineyard Square	Col. Revival		No
239	CO-AS-001-239	C	1100 Vineyard Square		Four Square	No
240	CO-AS-001-240	NC	1101 Vineyard Square	Dutch		No
241	CO-AS-001-241	C	1103 Vineyard Square	Col. Revival infl		No
242	CO-AS-001-242	C	1105 Vineyard Square	Col. Revival Prairie infl		No
243	CO-AS-001-243	C	1107 Vineyard Square	Prairie Infl		Yes?
244	CO-AS-001-244	C	1109 Vineyard Square	Col. Revival infl		No
245	CO-AS-001-245	C	1111 Vineyard Square	Col. Revival		Yes?
246	CO-AS-001-246	C	1113 Vineyard Square	Col. Revival Infl		No
247	CO-AS-001-247	C	1324 Moreland Ave	Tudor influence	Cross Gable	No
248	CO-AS-001-248	NA	1400 Green Berry Rd		Ranch	No
249	CO-AS-001-249	NA	1404 Green Berry Rd		Bungalow	No
250	CO-AS-001-250	NA	1406 Green Berry Rd		Bungalow	No
251	CO-AS-001-251	NA	1408 Green Berry Rd		Ranch	No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
252	CO-AS-001-252	NA	1410 Green Berry Rd		Ranch	No
253	CO-AS-001-253	NA	1412 Green Berry Rd	Cape Cod		No
254	CO-AS-001-254	NA	1414 Green Berry Rd		Ranch	No
255	CO-AS-001-255	NA	1416 Green Berry Rd	Col. Revival	Four-Square	No
256	CO-AS-001-256	NA	1418 Green Berry Rd		Side Gable	No
257	CO-AS-001-257	NA	1420 Green Berry Rd		Ranch	No
258	CO-AS-001-258	NA	1422 Green Berry Rd		Ranch	No
259	CO-AS-001-259	NA	1426 Green Berry Rd		Split Level	No
260	CO-AS-001-260	NA	1502 Green Berry Rd		Ranch	No
261	CO-AS-001-261	NA	1504 Green Berry Rd	Greek Revival		No
262	CO-AS-001-262	NA	1508 Green Berry Rd	Greek/Col Revival		No
263	CO-AS-001-263	NA	1510 Green Berry Rd	Col. Revival		No
264	CO-AS-001-264	NA	1519 Green Berry Rd		Cross Gable	Not Historic
265	CO-AS-001-265	NA	1513 Green Berry Rd	Dutch		No
266	CO-AS-001-266	NA	1507 Green Berry Rd		Side Gable	No
267	CO-AS-001-267	Ind/C	1503 Green Berry Rd	Classical/Col. Revival		Yes
268	CO-AS-001-268	C	1431 Green Berry Rd		Bungalow	Yes
269	CO-AS-001-269	Ind/C	1427 Green Berry Rd	Craftsman		Yes
270	CO-AS-001-270	NA	1423 Green Berry Rd	Neo-French		No
271	CO-AS-001-271	NA	1421 Green Berry Rd	Col. Revival		Not historic
272	CO-AS-001-272	NA	1419 Green Berry Rd		Side Gable	Not historic
273	CO-AS-001-273	NA	1417 Green Berry Rd		Ranch	No
274	CO-AS-001-274	NA	1413 Green Berry Rd	Dutch		No

Moreau Heights Survey						
ID	Survey No	NR Elig	Address	Style	Type	Outbuilding
275	CO-AS-001-275	NA	1411 Green Berry Rd	Cape Cod		Not historic
276	CO-AS-001-276	NA	1409 Green Berry Rd		Ranch	No
277	CO-AS-001-277	NA	1401 Green Berry Rd	Col. Revival		No