

WEST MAIN STREET HISTORIC RESOURCES SURVEY



PREPARED FOR:
The City of Jefferson, MO

PREPARED BY:
Rosin Preservation, LLC

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Mayor Carrie Tergin

City of Jefferson City Council

Rick Prather
J. Rick Mihalevich
Ken Hussey
Carlos Graham
Jon Hensley
David Kemma
Laura A. Ward
Erin L. Wiseman
Ron L. Fitzwater
Mark Schreiber

City of Jefferson Historic Preservation Commission

Gregory Bemboom
Donna Deetz
Steven Hoffman
Gail Jones
Angela Lucero
Nathan Percy
Doug Record
Mary Schantz
Alan Wheat

City of Jefferson

Planning and Protective Services Department Staff

Jayne Abbott, Neighborhood Services Manager

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INTRODUCTION

The City of Jefferson (City) contracted with Rosin Preservation, LLC to conduct a reconnaissance-level survey of historic residential resources within a portion of the West Main Street neighborhood which includes three early twentieth-century plats. The entire West Main Street neighborhood, which is a roughly forty-five-acre area, contains a mixture of commercial, residential, educational, and industrial resources associated with the City's early development through the present. The objective of this survey is to generate up-to-date and accurate information to identify historic resources within the project area to assist with preservation and planning activities. Preservation activities include, but are not limited to, the identification of properties eligible for listing in the National Register of Historic Places or for a local conservation district. A further objective is to identify additional areas which merit survey. The Survey Area encompasses only a portion of the West Main Street neighborhood and is the first step in resource identification within the wider West Main Street Neighborhood area.

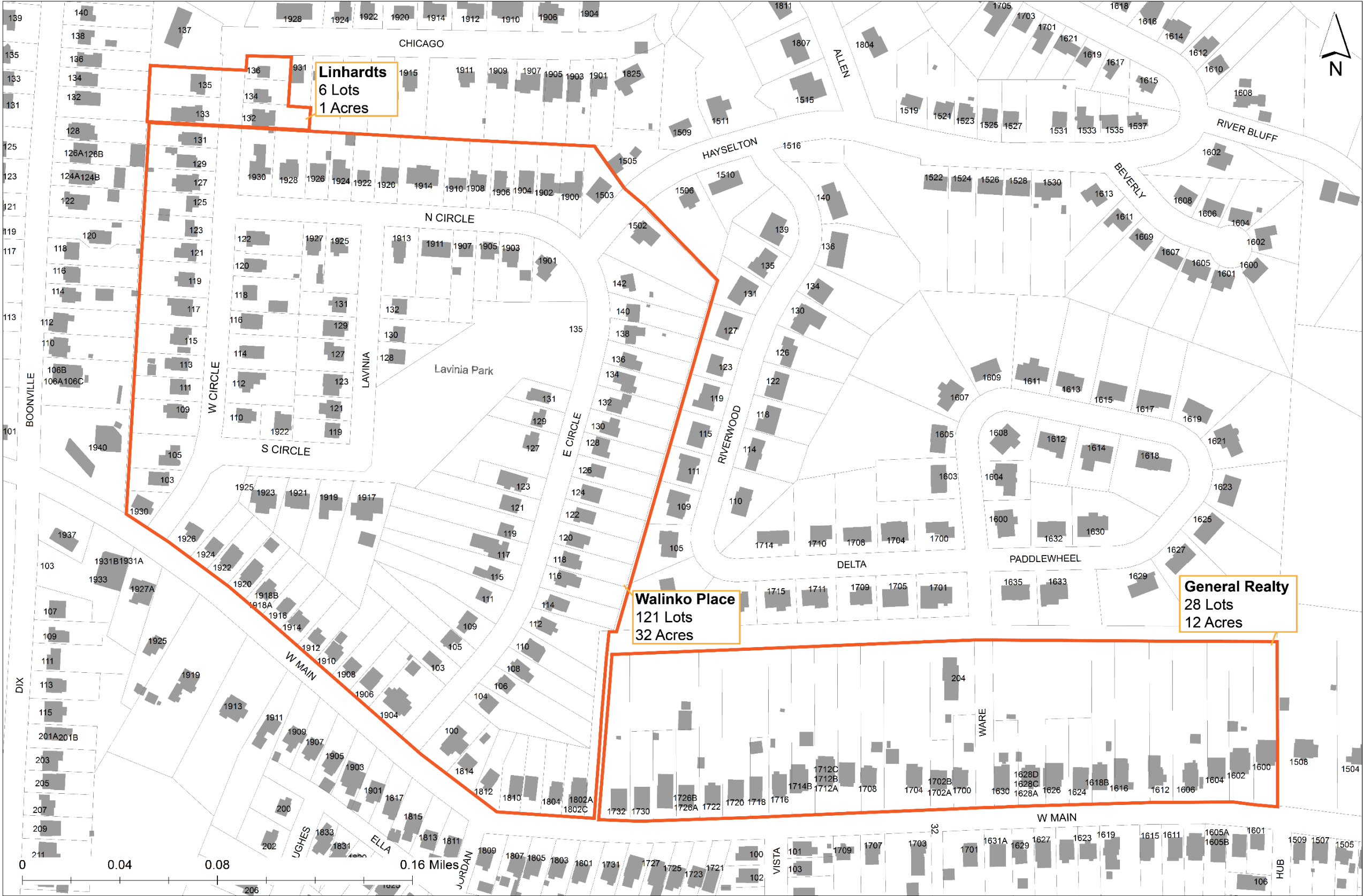
The Survey Area contains 145 primary resources (*Figure 1*). The irregular Survey Area contains resources typical of residential neighborhoods, primarily single-family residences and landscape resources. The majority of the primary resources, in this case defined as single-family or multi-family residences, maintain their historic functions. Nearly 33 percent of the primary resources have auxiliary resources such as garages or outbuildings. The primary resources represent a range of construction dates, from ca.1900 to 2007. Approximately 66 percent were constructed between 1930 and 1945 while roughly 15 percent were built during the Post World War II period (1945-1959). These dates correspond to the platting of the area and renewed construction activities following World War II. They reflect the early and mid-twentieth-century residential expansion of Jefferson City as families moved away from the commercial center and into less developed areas.

The West Main Street Historic Resources Survey encompasses three objectives:

- 1) to identify, record, photograph, and evaluate through architectural/historic survey those individual properties and potential historic districts in the project area that on the basis of age, integrity, and significance meet the eligibility criteria for listing in the National Register of Historic Places, as a local historic landmark, or as a conservation district and
- 2) to identify and characterize those portions of the project area that on the basis of insufficient age, integrity, or significance warrant no further study to exclude them from consideration for nomination in the National Register of Historic Places, as a local historic landmark, or as a conservation district; and
- 3) to provide recommendations for future preservation activities.

During February 2019, Rosin Preservation associate Emily Lenhausen and sub-consultant Brad Finch performed survey activities. Ms. Lenhausen and Mr. Finch completed field survey and photography. Ms. Lenhausen entered data into a Microsoft Access Database. Finally, Ms. Lenhausen and Rosin Preservation associate Rachel Nugent analyzed the data, prepared the historic context, developed survey recommendations, and prepared this report of findings.

FIGURE 1- SURVEY AREA



METHODOLOGY

Rosin Preservation completed the West Main Street Historic Resources Survey in conformance with the procedures for historic resources survey outlined in *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning* and the Missouri State Historic Preservation Office *Standards for Professional Architectural and Historic Surveys*. Evaluation of resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

The scope of work included the following:

- Public meetings.
- Field survey and photography of individual properties.
- Compilation of physical and historical information in a database and preparation of a report that summarizes the findings.
- Preliminary identification of each resource's architectural style or property type, period of construction, and architectural integrity.
- Preliminary identification of all architecturally significant sites, objects, buildings, structures, and districts within the Survey Area.
- Evaluation and determination of properties and districts that appear eligible for listing in the National Register of Historic Places.
- Recommendations for future preservation of historic resources identified in the Survey Area.

PUBLIC MEETINGS

Two public meetings were held during the project. An initial public meeting was held in February 2019 to inform property owners within the survey area and the general public of the scope and goals of the project. A subsequent public meeting was held at the conclusion of the project to inform the public of the results and recommendations.

FIELD SURVEY

During field survey the consultants examined every resource in the Survey Area regardless of age. The team took high-resolution digital photographs and recorded information about the exterior physical appearance of each resource, specifically building materials, architectural style, and condition. Primary elevation photographs conform to standards for survey documentation set forth by the Missouri State Historic Preservation Office (SHPO).

COMPILATION OF DATA

Rosin Preservation compiled survey information for each resource in a Microsoft Access database. The database fields record each building's physical features (e.g., plan, materials, architectural style and/or property type, outbuildings, etc.) as well as historical information (e.g., date of construction, original and current function). This database was then used to prepare inventory forms in accordance with SHPO guidelines.

DATA ANALYSIS

The consultants analyzed three categories of data to identify contiguous historic districts and/or individual properties that appear potentially eligible for National Register listing. The following three categories address issues important in determining the significance of a property and its National Register eligibility.

- Architectural Style/Property Type
- Date of Construction
- Architectural Integrity

The "Survey Results" section of this report provides a detailed description of this analysis and the survey findings for the Survey Area.

ARCHITECTURAL ANALYSIS

After compiling and reviewing the results of the field survey, Rosin Preservation analyzed architectural styles and vernacular property types by reviewing photographs and database information. Rosin Preservation assigned each building an architectural style and/or vernacular property type. *A Field Guide to American Houses* by Virginia McAlester provided guidance for identifying properties by architectural style or building form and ensured the use of terminology consistent with National Register nomenclature.

ESTABLISHING DATES OF CONSTRUCTION AND PROPERTY HISTORIES

Date of construction and property histories were compiled utilizing historic maps, county tax assessor records, city directories, and aerial imagery.

EVALUATION OF INTEGRITY

For this survey, properties were evaluated for integrity following the general standards provided by the National Park Service (NPS) and Missouri State Historic Preservation Office (SHPO). All properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain sufficient architectural integrity to convey the period of time in which they are significant.¹ The National Park Service uses the following areas to define integrity. A property must retain integrity in a majority of these areas to be eligible for the register.

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.²

Based on visual inspection, each building received an integrity rating of Excellent, Good, Fair, or Poor reflecting how much of the original design, workmanship, exterior materials, and overall feeling of a past period of time remain.³ The consultants employed a “glass half-full” approach to integrity evaluation, considering the reversibility of alterations as well as the quality of alterations.

¹ A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but it must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

² U.S. Department of the Interior, National Park Service, National Register of Historic Places, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Register Publications, 1998), 45.

³ Architectural integrity differs from physical condition. A building with excellent integrity may be in very poor condition and, conversely, a building with very poor integrity may be in excellent condition.

Rosin Preservation developed the following criteria to serve as the basis for rating architectural integrity in this survey.

Excellent

- The original form and massing of the building are intact;
- The exterior cladding material has not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If over fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;
- Alterations to the building are reversible and the historic character of the property could be easily restored;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;
- The historic feeling or character of the building is slightly weakened by change or lack of maintenance; and

- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing.

Fair

- The original form and massing of the building are intact;
- Exterior cladding material has been altered or added; however, the cladding is similar in appearance to the original cladding or there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;⁴
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches;
- Additions generally respect the materials, scale, and character of the original building design, but may be more difficult to reverse without altering the essential form of the building;
- Historic feeling or character of the building is retained despite alterations; and
- If the property has associations with a district's area of significance, the property might be a contributing resource to a historic district.

Poor

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;
- The overall historic feeling and character of the building is significantly compromised; and

⁴ Per National Register of Historic Places standards, a resource must be assessed *as is* when considered for listing. Although some alterations may be reversible, a property may not be considered eligible until these alterations have been reversed. Furthermore, the reversal of alterations does not guarantee the eligibility of the property.

- Further investigations after removal of non-historic materials and alterations may reveal that the structure retains greater architectural integrity than originally apparent and should be re-evaluated.

In order to determine the presence of and understand alterations made to buildings within the survey area, each property was examined closely. A visual inspection of each property noted the presence of non-historic materials and suspected alterations in form, massing, or plan. Aerial imagery and available Sanborn Insurance Maps were utilized to narrow down periods of alteration. In most cases, exact dates of alteration were not able to be determined and, consequently estimates were provided. Estimates were determined using the above comparison data as well as general knowledge concerning the availability or popularity of elements such as asbestos shingle. The determination of alteration dates proved challenging due to a general unavailability of historic imagery or records concerning many alterations.

NATIONAL REGISTER ELIGIBILITY

Following data analysis, the consultants made preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the National Park Service. This included a preliminary assessment of individual eligibility for listing in the National Register and/or as contributing elements to a National Register historic district.

EVALUATING NATIONAL REGISTER ELIGIBILITY

In addition to retaining integrity of their historic architectural design, properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance.

To be listed in the National Register, properties must have significance in at least one of the following areas.

- Criterion A: Association with events, activities, or broad patterns of history.
- Criterion B: Association with the lives of persons significant in our past.
- Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

The consultants analyzed data relating to the architectural integrity and historic significance of each surveyed property to identify contiguous districts and individual properties that appear

potentially eligible for National Register listing.⁵ Rosin Preservation used the following terminology to complete this analysis.

- **Individually Eligible** applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for Evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district's areas of significance.
- **Contributing to a District** applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district. A National Register district is a significant concentration of sites, buildings, structures, or objects that are united historically or aesthetically by design, physical development, or historic events. Contributing properties do not have to be individually distinctive but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Contributing buildings typically have "Excellent" or "Good" integrity, although there may be occasions where resources with "Fair" integrity are contributing.
- **Non-Contributing to a District** applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district. In some cases, non-contributing buildings, those with integrity ratings of "Fair," can be reclassified as contributing if alterations are reversed to reveal intact historic fabric and features.
- **Not Eligible** applies to individual properties located outside an area of resources that could potentially form a historic district. These resources either no longer possess historical integrity due to alterations or do not represent significant associations with historical events or provide excellent examples of an architectural styles.
- **Less than Fifty Years of Age** applies to properties that are less than fifty years old and have not reached the general threshold for National Register eligibility. The National Park Service considers fifty years to be the length of time needed to develop historical perspective and to evaluate significance. The National Register Criteria do allow the designation of properties that are less than fifty years of age if they can document exceptional significance. Buildings in this category that received integrity ratings of excellent or good may be eligible for the National Register once they reach fifty years.

⁵ SHPO staff makes official determinations of National Register eligibility for properties in Missouri.

HISTORIC CONTEXT

THE CITY OF JEFFERSON

The City of Jefferson is in Washington Township, Cole County, Missouri. William Jones and Josiah Ramsey constructed the first dwellings c. 1819.⁶ Missouri was granted statehood in 1821 and later that year Howard's Bluff was selected as a site for the future state capital.⁷ In 1822, a legislative commission was established to select the state capital. State legislation determined the state capital must lie within forty miles of the Osage River mouth and limited the possible sites.⁸ Prospective sites included Franklin, Co Sans Dessein, Osage City, and Jefferson City.⁹ The legislative commission selected Jefferson City and the townsite was established. The city officially incorporated three years later. While Jefferson City was designated the state capital in 1822 and incorporated in 1825, the incorporation was not observed until approximately 1839.¹⁰ Although the legislative commission chose Jefferson City as the state capital, doubts lingered over its viability. Recognizing the benefits associated with being a capital city, many Missouri cities campaigned for the capital's relocation. The demand for relocation ultimately reached its height in 1844 when Congressman John Cummins Edwards sought the governorship. Edwards campaigned on a platform favoring Jefferson City while his opponent, Charles H. Allen advocated removal.¹¹ Edwards won the election, temporarily ending the threat of removal. Despite this victory, intermittent campaigns for the capital's relocation continued through the nineteenth century.

Sited on the Missouri River's south bank, the fledgling city was well positioned for river trade. A steamboat landing anchored the early development, which then spread perpendicularly along the riverbank. In 1857, railroad trade blossomed when the Missouri and Pacific Railroad became the first railroad to establish a stop in Jefferson City.¹² However, the Civil War soon brought development in Jefferson City to a standstill and it did not resume until after the war. Although development resumed, it did so slowly. The next significant infrastructure improvement in Jefferson City did not occur until 1887 when the first electric lights were installed.¹³ A water works shortly followed and in 1896 the Missouri River Bridge was built to connect the north and south riverbanks.¹⁴

Despite significant infrastructure development in Jefferson City during the late nineteenth and early twentieth centuries, calls to relocate the capital continued. Concern mounted in 1911 when the capitol building was destroyed in a fire. With the capitol destroyed, calls for relocation

⁶ Gene Gosch. *Preface* in Jefferson City Con Survey City Directory, Mullin-Kille Company and the New Day Press, 1955:3.

⁷ Jane Rodes Beetem. "Capitol Avenue Historic District." National Register of Historic Places Registration Form, Jefferson City, Missouri, November 5, 2005:45.

⁸ Jefferson City Chamber of Commerce. *Preface* in Jefferson City, Missouri, City Directory, 1951:5.

⁹ Gosch, 7.

¹⁰ Gosch, 3.

¹¹ Jefferson City Chamber of Commerce, 5.

¹² Jefferson City Chamber of Commerce, 3.

¹³ James E. Ford. *A History of Jefferson City-Missouri's State Capitol and of Cole County*. Jefferson City: New Day Press, 1938:174. 174.

¹⁴ Jefferson City Chamber of Commerce, 5.

intensified. However, the issue was formally settled when the state legislature reaffirmed its decision to designate Jefferson City the capital when it put forth a statewide bond issue to rebuild and expand the capitol on the site.¹⁵ The measure passed and with its status as capital secured, Jefferson City boomed.

Commercial and residential development rapidly expanded in the early 1910s. Infrastructure improvements accompanied the expanding developments. A streetcar line was established near the capitol building in 1910.¹⁶ Paved streets were introduced to the city the following year, easing transportation within the city limits, and Jefferson City rapidly expanded to the east, south, and west. Significant residential expansion on the city's west side occurred during the inter-war years, with many subdivisions platted on former farmland. Post-war, expansion continued and was concentrated along Highway 50. Similar expansion patterns continued into the twenty-first century and new suburban developments were established in all directions.

Properties within the survey area reflect primarily early twentieth-century residential development as well as mid-century and post-World War II suburban expansion within Jefferson City.

THE WEST MAIN STREET NEIGHBORHOOD

The West Main Street neighborhood contains multiple individual plats platted over an approximately thirty-year period. The Survey Area encompasses the central portion and includes three plats: The General Realty Company's Subdivision (1912), Walinko Place (c. 1929), and Linhardt's Plat (1939).¹⁷ The West Main Street Neighborhood is located within the West Side region of Jefferson City. Prior to the early twentieth century, the area was primarily farm and homestead land. As the Jefferson City population increased rapidly in the early twentieth century, residential expansion occurred to the east, south, and west.

In 1910, residential and commercial development in Jefferson City spurred the introduction of electric streetcars. Jefferson City Bridge and Transit Company, led by Thomas Lawson Price, was granted the construction contract.¹⁸ The original route circulated in downtown Jefferson City near the capitol building. On April 1, 1910 the streetcar officially opened with great fanfare.¹⁹ Crowds lined the route and local dignitaries, including Cecil Warren Thomas, who was the brother-in-law to Thomas Lawson Price, multiple city council members, and Mayor John F. Heinrichs were among the first riders.²⁰ Regular streetcar service commenced with four cars the following day-election day. Cecil Warren Thomas was elected mayor.

¹⁵ Karen Grace, "Jefferson City: An Architectural Biography." *Preservation Issues*, Vol. 5, No. 6:1.

¹⁶ "Appearance of First Street Car [sic] in City Was Cause for Big Celebration." *The Sunday News and Tribune* (14 September 1947):5.

¹⁷ Although the West Main Street neighborhood includes additional plats contemporary to the Survey Area, only three plats were included in this Survey. Additional plats meriting survey are discussed in the survey recommendations.

¹⁸ Ibid. While J.C.B. and T Co. were awarded the construction contract, the Jefferson City Bridge and Transit Company and the Jefferson City Power and Light Company operated the streetcar system.

¹⁹ Ibid.

²⁰ Ibid.

The route was successful and, in the following year, extensions were made to reach developments outside the city center.²¹ The Jefferson City Bridge and Transit Company and the Jefferson City Power and Light Company streetcar route along West Main Street was established in 1911 and connected downtown Jefferson City to the West Side. The route originated in Tower Park in the 900 block of West Main Street and ran approximately one mile westward, terminating near Vista Road in the 1700 block of West Main Street.²² The streetcar line facilitated increased commuter traffic and, as a result, residential development near the line gained momentum with bankers, politicians, doctors, and other professionals purchasing property along the line.

Local real estate interests began to purchase land along the line as well. In 1911, the General Realty Company purchased a portion of property held by Clement A. and Lutitia F.N. Ware and their children, Virginia Ware and Luvenia Ware Sutton.²³ The property fronted West High Street, renamed West Main Street c. 1939, and extended approximately fourteen hundred feet, encompassing the 1600 and 1700 blocks of West Main Street.²⁴ The following year, the General Realty Company filed a plat for the General Realty Subdivision, which included a uniform setback established at approximately thirty feet and a minimum construction cost set at three thousand dollars per dwelling (*Figure 2*).²⁵ The General Realty Company was notable for its real estate transactions as well as its executives. Jefferson City mayor Cecil Warren Thomas led the company as President. The company immediately began to sell lots within the new subdivision. Purchasers were middle- and upper-middle-class residents. Residents recorded in the 1915 city directory included transfer company proprietor John C. Johnson (1606 West Main Street) and clothing merchant Lafé Bacon (1626 West Main Street). The 1920 Census included Civil Engineer Felix J. Kersting (1616 West Main Street) and saddle factory owner Paul Schallenberger (1708 West Main Street) in addition to Johnson and Bacon. Dwellings within the General Realty plat remained popular with middle and upper-middle class through the 1930s and 1940s.²⁶ Engineers, a newspaper publisher, and Chief Auditor for the state Bernard Rosche all resided within the plat in 1930.²⁷ Public school superintendent Roger Smith resided at 1700 West Main Street in 1940 while attorney R.W. Hadlick occupied 1716 West Main Street.²⁸

While most dwellings were constructed for single families, four resources in the General Realty plat are multi-family dwellings. The earliest, 1618 West Main Street, is a bungalow constructed c. 1920 and is the only multi-family dwelling constructed prior to World War II. While the 1939 Sanborn map indicates the building was a multi-family dwelling at that time, prior city directories list only one occupant. It is possible 1618 West Main Street represents an early conversion from a single-family dwelling to a two-family dwelling. The remaining three were built between c. 1945 and c. 1959 and include one Four-Family Flat and two Modern Movement duplex dwellings. These

²¹ Ibid.

²² Gary R. Kremer. *Exploring Historic Jefferson City*. Jefferson City, MO: City of Jefferson, 2003:113.

²³ Abstract of Title, Lots 3+4, Block 2. General Realty Company's Subdivision, Jefferson City, Cole County, Missouri:11. Ware and Lavinia Streets are purportedly named in honor of Ware family members.

²⁴ Portions of West High Street were named West Main Street in the 1920 Census; however, it is unknown when this section was officially renamed.

²⁵ Equivalent to \$79,035.46 in 2019 currency. Ibid, 12.

²⁶ The 1940 census is the last census publicly available in 2019. Federal law prevents the public release of census data for seventy-two years following the census date.

²⁷ United States Federal Census, 1930.

²⁸ United States Federal Census, 1940.

multi-family dwellings reflect development within the General Realty plat as residential expansion in Jefferson City accelerated following World War II. City directories indicate all four multi-family dwellings were consistently occupied through the 1960s.

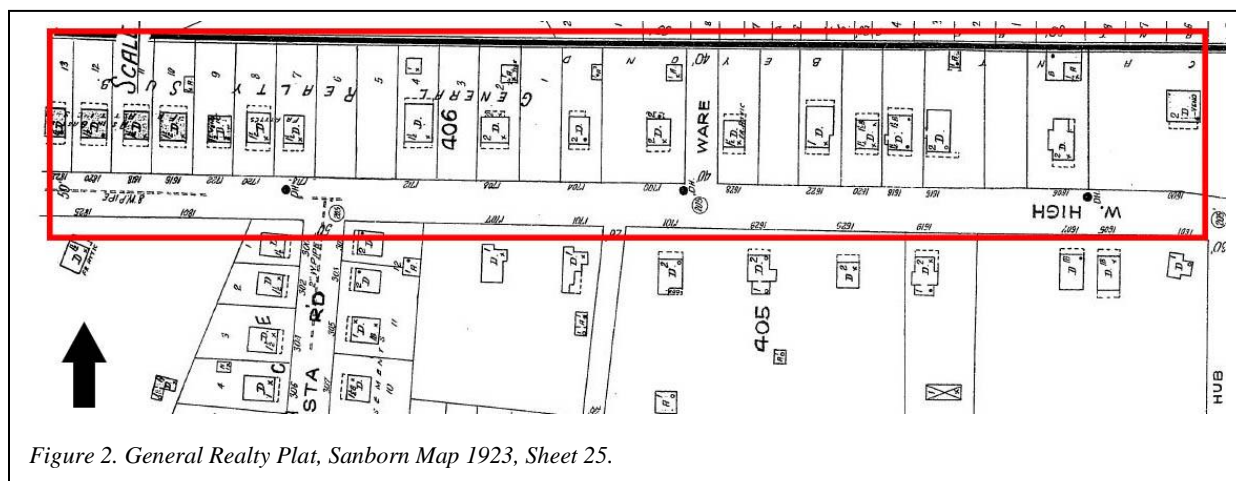


Figure 2. General Realty Plat, Sanborn Map 1923, Sheet 25.

George W. Wagner, Joseph Kolkmeier, and Jefferson City Postmaster Benjamin H. Linhardt established the Walinko Place plat west of the General Realty Subdivision c. 1929. In October 1929, a contest was held to name the recently opened subdivision. Two matching entries were submitted, both suggesting the name “Walinko” which combined the first two or three letters of each man’s last name.²⁹ The two entrants, Mrs. H.J. Hauser and Edward J. Rodeman split the twenty-five-dollar prize.³⁰ Two months later, the Walinko Real Estate Company formally incorporated with Wagner as President, Kolkmeier as Vice President, and Linhardt serving as both Secretary and Treasurer.³¹

Construction began soon after, with Linhardt erecting his own residence at 100 East Circle Drive in February 1930.³² With an estimated ten-thousand-dollar construction cost, the Colonial Revival residence reflected Linhardt’s personal success and set both architectural and economic standards for the new plat.³³ The realty company advertised Walinko Place as both beautiful and convenient with a “wholesome environment” in which a family could flourish, provided they owned a home.³⁴ A March 1930 article in the “Modern Homes and City Beautification” section of the *Jefferson City Post-Tribune* published the plat and highlighted the attractive drives (Figure 3). The article named Walinko Place one of the largest real estate



Figure 3. 119 East Circle Drive, 2019.

²⁹ “Two Win in Subdivision Contest.” *Jefferson City Post-Tribune* (20 October 1929):1.

³⁰ Ibid.

³¹ “Walinko Real Estate Company is Incorporated.” *Jefferson City Post-Tribune* (28 December 1929):1.

³² “Linhardt Will Build \$10,000 Resident Soon.” *Jefferson City Post-Tribune* (19 February 1930):8.

³³ Equivalent to \$153,022.75 in 2019 currency. Ibid.

³⁴ “A Real Home is the Home You Own.” *Jefferson City Post-Tribune* (26 February 1930):5.

development projects of the year.³⁵ That summer, George Linhardt completed a two-story Spanish Revival dwelling at 119 E. Circle Drive.³⁶ The public was invited to tour the dwelling, which was described as “one of the outstanding homes in the new addition.”³⁷ Although local news reports were complimentary to the new development, its establishment was unfortunately timed. The subdivision was platted just as the stock market crash of October 1929 precipitated the Great Depression. Despite a positive outlook garnered through continued construction, Walinko Place was not wholly immune to worsening economic conditions associated with the Depression. In September 1931, an auction was held to sell Walinko lots “regardless of price” and a raffle for a new Chevrolet car and three-hundred-dollar prize was offered to entice bidders to the sale.³⁸ The emphasis on sales at any price suggests sales were lagging during this period, reflecting the nationwide downturn in realty activity during the Depression.



While the Depression dramatically slowed construction in Jefferson City, development in Walinko Place continued, although at a reduced rate. In October 1932, the *Jefferson City Post-Tribune* reported only three dwellings were under construction in Walinko Place with construction costs ranging from five to seven thousand dollars.³⁹ Construction suffered city-wide in subsequent years as the Depression continued. In 1934, only twenty-two new homes were built in Jefferson City.⁴⁰ However, Walinko Place fared better than most. Six of the twenty-two dwellings, or approximately 27 percent, were built in the subdivision.⁴¹ The average construction cost was forty-eight hundred dollars.⁴² Dwellings built in

Walinko Place during the Depression continued to incorporate the modern amenities, fine finishes, and comfortable size the realty company originally intended, despite the economic downturn. A dwelling completed in 1936 at 1926 North Circle Drive boasted five rooms, hardwood floors, built-ins, and a terraced landscape (Figure 4). As demand for housing in Walinko Place continued, so did the demand for schools. In 1938 the Jefferson City School Board purchased approximately five acres to build a new elementary school. The site was located one block southwest of Walinko Place

³⁵ “Another New and Beautiful Subdivision for the Capital City.” *Jefferson City Post-Tribune* (15 March 1930):8.

³⁶ The relationship between George and Benjamin Linhardt is currently unknown.

³⁷ “Spanish Design Homes is Opened in Walinko Place.” *Jefferson City Post-Tribune* (26 July 1930):5.

³⁸ “A Genuine Auction Sale of Homesites in Walinko Place.” *Jefferson City Post-Tribune* (24 September 1931):8.

³⁹ Equivalent to \$93,265.69 and \$130,571.92 in 2019 currency. “Walinko and Sunset Hill Subdivisions are Developing.” *Jefferson City Post-Tribune* (16 October 1932):3.

⁴⁰ “22 New Homes Built in Capital City During 1934.” *Jefferson City Post-Tribune* (30 December 1934):4.

⁴¹ Ibid.

⁴² Equivalent to \$91,539.58 in 2019 currency. Ibid.

and cost five thousand dollars.⁴³ West Elementary was constructed through the Public Works Administration (PWA), a federal relief program, and initial enrollment totaled nearly two hundred students.⁴⁴

The first commercial grocery in Walinko Place was established between 1935 and 1937 when Edward “Eddie” Prenger opened Eddie Prenger’s Nation-Wide Grocery at 1802 West Main Street.⁴⁵ The Meyer family occupied the building in 1934, however it was not listed in previous city directories.⁴⁶ It is unknown if the building served a commercial function at the time. Prenger relocated his store from its former location at 301 Ash Street on the east side of Jefferson City to this location between 1935 and 1936.⁴⁷ The 1938 city directory lists Prenger’s grocery store and two residents, who likely occupied the upper floor. Prenger’s grocery remained at 1802 West Main Street until 1947, at which time the building was leased.⁴⁸ However, the building retained a similar function. In 1948, Quality Market and two residents were listed in the city directory. 1802 West Main Street continued to house grocery markets and two residents into the 1960s. In 1969, a dentist occupied the commercial space.⁴⁹

Continued construction within Walinko Place, combined with high construction costs, reflects Walinko Place demographics during its initial occupation. The Depression did not hinder the occupation of Walinko Place. Families who relocated here were less affected by the economic struggles of the era and thus able to acquire new property at the time. Similarly, high land costs paid by the School Board reflected the increased value placed on the neighborhood and its residents. The 1930 U.S. Federal Census indicates early Walinko Place residents held professional occupations such as state auditor, dentist, and physician.⁵⁰ These professions likely provided higher income and greater employment stability during the economic crisis, allowing residents to proceed with home construction or purchase despite widespread hardship. When the Great Depression ended in 1939, new dwellings were present on over half of Walinko Place lots (*Figure 5*). The 1940 U.S. Federal Census indicates Walinko Place residents continued to hold professional occupations including doctor, attorney, and engineer. While many residents were employed in private practices, a significant portion were state employees. State positions included statistician, court reporters, a public welfare director, law enforcement members, stenographers, and many chemical, bridge, or field engineers.⁵¹

⁴³ Equivalent to \$90,619.86 in 2019 currency. Kremer, *Exploring Historic Jefferson City*, 115.

⁴⁴ Ibid.

⁴⁵ Formerly 1824 West Main Street.

⁴⁶ “Permits Issued in Past Week Total \$14,000.” *The Sunday News and Tribune* (29 April 1934):5.

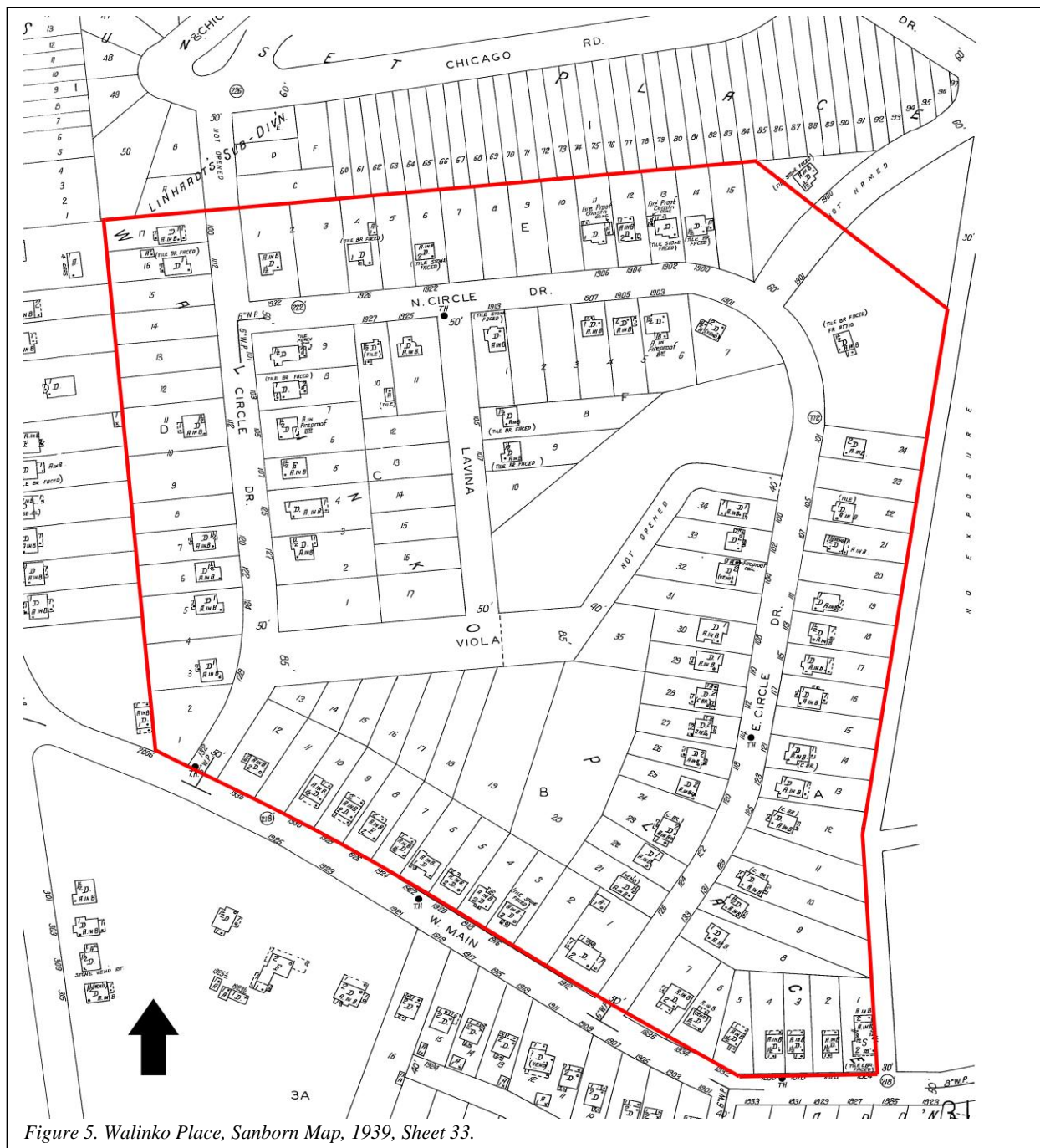
⁴⁷ Nation-Wide Grocery advertisement. *Jefferson City Post-Tribune* (20 March 1936):6.

⁴⁸ “To Open Grocery Store on West Main St.” *The Sunday News and Tribune* (16 March 1947):3.

⁴⁹ City Directory, 1969.

⁵⁰ United States Federal Census, 1930.

⁵¹ United States Federal Census, 1940.



When platted, Walinko Place was designated a racially restricted subdivision. Advertisements for the September 1931 lot auction specifically excluded any non-white person from auction events, including raffle prizes.⁵² The restricted status was often referenced in advertisements and newspaper reporting, typically as a supposed benefit to prospective residents.⁵³ The 1930 and 1940 US Federal Censuses reflect the restriction. In 1930, census records indicate no non-white citizens

⁵² "A Genuine Auction Sale of Homesites in Walinko Place." *Jefferson City Post-Tribune* (24 September 1931):8.

⁵³ "Walinko and Sunset Hill Subdivisions are Developing." *Jefferson City Post-Tribune* (16 October 1932):3.

lived in Walinko Place.⁵⁴ During the 1940 census, only one non-white resident was noted. Mildred Whittler resided at 124 West Circle Drive, now 109 West Circle Drive, where she was employed as a maid for State Superintendent of Education E.F. Daniels.⁵⁵

As the Depression ended, Walinko Place founder Benjamin Linhardt expanded his real estate holdings once again. In 1939, he platted the eponymous Linhardt's Addition. The addition adjoined Walinko Place at West Circle Drive and Chicago Road marked the north boundary (Figure 6). The new plat was substantially smaller in scale and contained only six lots. The modestly sized addition likely reflected the lingering financial strain still felt throughout the nation or perhaps Linhardt's own financial interests. Within four years, all lots in the addition contained houses.⁵⁶ Single-family houses were constructed on the lots and were similar in size, scale, and style to those in Linhardt's Walinko Place.

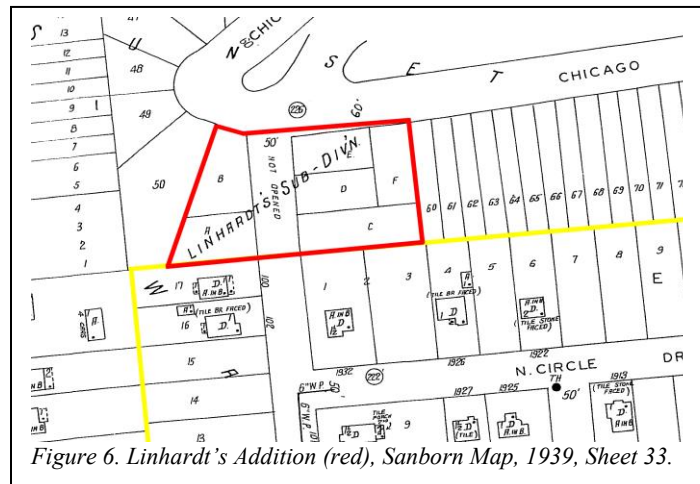


Figure 6. Linhardt's Addition (red), Sanborn Map, 1939, Sheet 33.

While Linhardt's Addition was fully occupied in 1943, construction within the Survey Area continued into the early 1960s. Between 1942 and 1964, property owners constructed thirty-six residences. Construction was concentrated within the Walinko Place subdivision with the final dwelling, 1924 West Main Street, completed in 1964. These residences reflect ongoing trends in residential development in Jefferson City during the Post-War period. During the mid-twentieth century, residential development expanded north of the Survey Area, terminating near the river. As the twentieth century progressed, residential expansion shifted primarily to the south and west city boundaries with concentrations near Highway 50. As residential expansion shifted, construction activities in the Survey Area were limited. Three dwellings were constructed on vacant lots between 1999 and 2007. Small additions at rear elevations, porch enclosures, new outbuildings, and general upkeep characterize the remaining activities within the Survey Area.

United States Federal Census, 1910-1940 [digitized online] available from Ancestry <https://www.ancestry.com/search/categories/usfedcen/> (accessed 22 March 2019).⁵⁴

⁵⁵ Ibid.

⁵⁶ Sanborn Map Company. Jefferson City, Cole County, Missouri, 1943. New York: The Sanborn Map Company, 1943.

SURVEY RESULTS

PHYSICAL DESCRIPTION OF SURVEY AREA

LOCATION AND SETTING

The “West Main Street” Historic Resources Survey includes a portion of the West Main Street neighborhood in Jefferson City, Cole County, Missouri. The approximate boundaries of the West Main Street neighborhood are the Missouri River to the north; Hart Street to the east; Industrial Drive to the south; and Forest Hill Avenue to the west. The Survey Area totals approximately forty-five acres and captures the central portion of the neighborhood. It contains 178 total resources bounded roughly by West Circle Drive on the west, Chicago Road and North Circle Drive on the north, West Main Street on the south, and East Circle Drive and Hub Street on the east (*Figure 1*). The Survey Area contains three plats. Walinko Place is located roughly centered in the Survey Area. The pentagonal plat is bound to the east by East Circle Drive; West Main Street to the south; West Circle Drive to the west; and North Circle Drive to the north. It is the largest plat and contains 112 or approximately 77 percent of the 145 primary resources. The rectangular General Realty plat abuts Walinko Place to the east. It is bound by West Main Street to the south and a narrow easement to the north. The 1600 block of Main Street marks the eastern boundary. The narrow linear plat is one lot deep. The General Realty plat contains twenty-eight, approximately 18 percent, of the primary resources. Linhardt’s Addition is the smallest plat and contains only five primary resources. Linhardt’s Addition abuts Walinko Place to the north. The irregularly shaped plat is bound by West Circle Drive to the west; Chicago Road to the north; and the 900 block of Chicago Road to the east. In total, the survey examined 145 primary resources, including single- and multi-family dwellings, one commercial building, and landscape resources plus thirty-three additional secondary resources, such as garages or sheds.

The Survey Area is relatively flat and follows an irregular street grid characterized by gently curving streets. The size and number of lots varies within each block. Concrete sidewalks line both sides of most streets. Concrete sidewalks are absent from South Circle Drive and Lavinia Street. The Survey Area is largely residential with one commercial resource along West Main Street. A park is located roughly center in the west half of the survey area. The majority of resources were constructed between 1930 and 1945. Three resources within the survey area date from c. 1999 to c. 2007. One vacant lot is located within the Survey Area. Variations in the style and types of resources provide information about the historic patterns of development that occurred in Jefferson City.

The majority of the residential resources are set back from the street and surrounded by open lawns. Mature trees, shrubbery, and ornamental lawns characterize the landscaping. Wood or chain link fences enclose the rear portion of some lots. Many residential properties have secondary resources such as garages or sheds. Some of these secondary resources reflect the style and materials of the primary resource; others are simple, utilitarian buildings. Concrete curbs line all streets within the Survey Area.

Early and mid-twentieth-century residential development characterizes the Survey Area. The resources represent a range of high style architecture and vernacular forms including Craftsman and Historical Revival styles, as well as Minimal Traditional and Post-War Housing Forms including the Ranch dwelling. Reflecting the time periods for these stylistic trends and waves of development in Jefferson City, approximately 81 percent were constructed between 1930 and 1959.

HISTORIC PROPERTY TYPES

To assist in understanding the historic property types found in the Survey Area, Rosin Preservation identified and surveyed properties based on their original function as well as their architectural style and/or vernacular building form/type. A property type is a set of individual resources that share physical or associative characteristics. Property types link the ideas incorporated in the historic contexts with the actual historic resources that illustrate those ideas. For example, in Jefferson City the concentration and frequency of inter-war residential property types within the Survey Area reflects the rapid increase in the city's population during the early twentieth century and following World War I. By examining resources according to (1) original function and (2) architectural style, the analysis addressed both shared associative (functional) characteristics as well as physical (architectural style/building form/type) characteristics.

ORIGINAL FUNCTIONAL PROPERTY TYPES

Drawn from the National Register subcategories for function and use, the consultant identified different categories of historic building functions for the surveyed properties. While the functions of some buildings have changed from their original use, this analysis was based on the original building function. Figure 7 shows the distribution of primary resources by historic function.

Figure 7: ORIGINAL PROPERTY TYPES

TYPE	TOTAL
DOMESTIC: SINGLE-FAMILY	138
DOMESTIC: MULTI-FAMILY	4
COMMERCIAL: DEPARTMENT STORE	1
LANDSCAPE: PARK	1
VACANT	1
TOTAL	145

Residential Property Types

Residential property types account for approximately 98 percent of the resources in the Survey Area. Although these structures express a limited range of building forms and architectural styles, they provide considerable information about the influences that shaped the city as it grew throughout the early-to-mid twentieth century.

Single-Family Residential Functional Property Type

With 138 total such resources in the Survey Area, single-family dwellings account for nearly all the residential property types surveyed. Their significance derives from the information they impart about the distribution and appearance of single-family dwellings erected in this community and reflect the socio-economic group that occupied the neighborhood as it grew. This property

type illustrates a variety of architectural styles and vernacular folk house forms that were popular during the era of their construction. All are detached dwellings located on roughly rectangular lots platted on a street system with gently curving drives. The width of street frontage varies by lot. In general, the single-family residences are one- to two-and-one-half-story buildings constructed with masonry or concrete foundations; masonry, wood, stucco, asbestos, or synthetic wall cladding; and asphalt shingle or tile roofs.

Multi-Family Residential Functional Property Type

The Survey Area includes four resources which originally functioned as multi-family dwellings. All multi-family residential resources are located on West Main Street. With the exception of one c. 1920 Craftsman/Bungalow duplex (**1618 West Main Street**), the multi-family residential resources date to the mid-twentieth century (c.1945-1959). The resources are set back from the street, similar to the surrounding single-family houses. The buildings have simple forms, square or rectangular plans, and restrained architectural styles. Although they are multi-family dwellings, they exhibit similarities with surrounding historic resources including scale and massing, cladding, and roof shape. They have minimal applied ornament in keeping with the mid-century Four-Family Flat form and Modern Movement style.⁵⁷

Commercial Property Types

Commercial property types account for less than one percent of the primary resources surveyed. One commercial resource was surveyed. The c. 1930 resource at **1802 West Main Street** has a concrete foundation, brick cladding, and hipped roof complimentary to the surrounding residential resources. This resource is not a typical commercial building and likely represents an early residential conversion c. 1936.

Other Property Types

One landscape, **Lavinia Park** or **135 East Circle Drive**, was identified within the Survey Area. The park was identified on the original Walinko Place plat map and retains its approximate historic borders, size, and location. Deciduous tree and shrub growth characterize the vegetation. One vacant lot, **1925 South Circle Drive**, lies within the Survey Area. Open grass lawn characterizes the lot which was historically vacant.

ARCHITECTURAL STYLES AND FORMS

Classifications based on shared physical attributes include categorization by architectural styles and/or vernacular building forms or types. The architectural styles and forms identified in the Survey Area and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. This hierarchy and nomenclature relies heavily on the forms and styles discussed for residential buildings in *A Field Guide to American Houses* by Virginia McAlester and the Transportation Research Board's report *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing. A Field Guide to*

⁵⁷ The Four-Family Flat property type contains two units per floor and is further described in the "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri" MPDF completed in 2007. Sally F. Schwenk. "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri." National Register of Historic Places Multiple Property Documentation Form. Sally Schwenk Associates, Inc. Kansas City, Missouri, September 20, 2007.

American Houses includes common vernacular forms of architecture adapted throughout the country under the category of “National Folk Houses.”⁵⁸

In 2012, the Transportation Research Board released the National Cooperative Highway Research Program Report 723, titled *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, (NCHRP Report 723). This report redefines Minimal Traditional, Ranch, and Split-Level dwellings as “forms” rather than “styles,” using massing, layout, and shape rather than applied ornament and materials to inform classification.⁵⁹ The NCHRP Report was used to identify post-war dwellings in the Survey Area.

The 143 buildings surveyed include thirty-four resources that represent a formal architectural style and 108 examples of building forms.⁶⁰ The majority of resources are classified by their form because stylistic ornament was never part of the original design or has since been removed. Figures 8 and 9 show the distribution of properties by building style and form.

Figure 8: ARCHITECTURAL STYLES

Style	Total
Colonial Revival	9
Craftsman/Bungalow	15
Modern Movement	2
Prairie	2
Folk Victorian	2
Spanish/Mission Revival	2
Tudor Revival	4
Total	34

Figure 9: ARCHITECTURAL FORMS

Form	Total
Foursquare	6
Gable-Front	3
Four-Family Flat	1
Minimal Traditional	78
Ranch	9
Transitional Ranch	8
Two-Part Commercial Block	1
Total	108

⁵⁸ The term “vernacular” is used in its broadest application and refers to common local and/or regional building forms and the use of materials specific to a particular period.

⁵⁹ Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012).

⁶⁰ There are 145 total primary resources. Lavinia Park and the vacant lot at 1925 South Circle Drive were not included in the architectural analysis. The building at 1728B West Main Street is only partially visible from the right of way, consequently the style or form could not be positively identified. For this reason, it was not included in the architectural analysis.

RESIDENTIAL ARCHITECTURAL STYLES

Single-family residences were the dominant functional and architectural building type surveyed. The residential architecture of the Survey Area represents a range of styles popular from the early to mid-twentieth century, specifically early twentieth-century American styles (Craftsman) and twentieth-century revival styles with the full gamut of historical influences.

Victorian Period Residential Architectural Styles

The Victorian Era in America (roughly 1860 to 1900) occurred during a time of rapid industrialization when building components were mass produced and easily shipped via the seemingly ever-expanding network of railroads.⁶¹ Mail-order catalogues, plan books, and builders' guides helped to spread these styles quickly to cities and towns throughout the country. The flexibility provided by the newly popularized balloon frame allowed irregular floor plans, which was a departure from the traditional arrangements of square or rectangular "pens."⁶² The availability of standardized lumber, provided by the local lumber yard or shipped in by rail, and mail-order trims produced forms that moved beyond the basic cube with protruding bays, multiple gables and towers ornamented with shingles, friezes, spindles, ornamental windows, and wrap-around porches.

Folk Victorian

The Folk Victorian style reflects the simplification of earlier Victorian styles combined with the influence of other styles such as the Italianate or Gothic Revival. These dwellings are based on National Folk forms and were made possible with the advent of the railroad. Folk Victorian dwellings have simpler rectangular or L-shaped footprints and minimal ornament, often relegated to the porch and the gable ends. Two resources in the Survey Area exhibit elements of the Folk Victorian



Figure 10. 1704 West Main Street, 2019.

style, with slightly more ornament than a National Folk home. The house at **1704 West Main Street** is an intact example of a Folk Victorian dwelling. (*Figure 10*).

Eclectic Period Residential Architectural Styles

McAlester divides the Eclectic Period of American residential architecture into three sub-periods: Anglo-American, English, and French Period Houses; Mediterranean Period Houses; and Modern Houses. The Eclectic Movement drew inspiration from American Colonial-era architecture as well as the architecture of Europe. Designs emphasized strict adherence to stylistic traditions and minimal variation and innovation. During the same time period, and in contrast to the European and Colonial American-influenced designs, Modern houses also appeared. Dwellings in this subcategory represent the burgeoning impact of the Arts and Crafts Movement, Frank Lloyd

⁶¹ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2014), 314.

⁶² McAlester, 314.

Wright's Prairie School, and European modernism in the early twentieth century.⁶³ The National Register of Historic Places differentiates between the Revival styles of European and Colonial American antecedents and the distinctly American styles reflecting influences emanating from Chicago (Prairie School) and California (Arts and Crafts). Under the National Register classification of "Late 19th and Early 20th Century Revivals," McAlester's Anglo-American, English, and French Period Houses are synonymous with Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Italian Renaissance, and French Renaissance styles while Mission and Spanish Revival fall under the Mission/Spanish Colonial Revival subcategory. The National Park Service general category of "Late 19th and Early 20th Century American Movements" includes residential architecture in the Prairie School and Bungalow/Craftsman styles.

Anglo-American, English, and French Period Houses

Colonial Revival

The term "Colonial Revival" refers to the rebirth of interest in the styles of early English and Dutch houses on the Atlantic Seaboard. The Georgian and Adams styles, often combined, form the backbone of the revival styles. Those built in the late nineteenth century were interpretations of the earlier colonial style, while those built from about 1915 to 1930 were more exact copies of the earlier adaptations. As their use continued into the mid-twentieth century, the style became more simplified.⁶⁴ Fifteen total resources express the Colonial Revival style in some way, though form or ornament may vary. The two-story dwelling constructed for Benjamin Linhardt c. 1930 at **100 East Circle Drive** expresses the Colonial Revival style through its symmetrical massing, hipped roof, regular fenestration pattern with rectangular windows, and primary entrance.



Figure 11. 100 East Circle Drive, 2019.

⁶³ McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014) 458-49.

⁶⁴ McAlester, 234-36.



Figure 12. 103 East Circle Drive, 2019.

Tudor Revival

Four residences in the Survey Area exhibit the Tudor Revival style. The Tudor Revival became immensely popular after World War I when new technologies made it easier to apply a brick or stone veneer to frame construction and returning veterans sought to recreate the architecture they had seen overseas. A steeply pitched roof defines Tudor revival. Cross-gables, decorative half-timbering, arched doors and openings, and prominent chimneys are also common. The residence at **103 East Circle Drive**, built ca. 1930

is an excellent example of a small Tudor Revival style residence. (Figure 12).

Mediterranean Period Houses

Mission/Spanish Colonial Revival

The Spanish Revival dwelling is most common in the southwest, however vernacular examples of the style are found throughout the United States in suburban developments. The style incorporates elements reminiscent of those found in early Spanish colonial settlements in America. Spanish Revival dwellings are typically one-to-two stories with low-pitched or flat roofs and an asymmetrical façade. Additional characteristic features include stucco walls, red tile roofs, and arched doorways. The 1915 Panama-California Exposition popularized the style, which experienced its peak construction period from 1920 through 1930. Two examples, **119 East Circle Drive** and **1914 West Main Street**, were identified in the Survey Area (Figures 13 and 14).



Figure 13. 119 East Circle Drive, 2019.



Figure 14. 1914 West Main Street, 2019.

Modern Houses

Craftsman

Craftsman houses date from c. 1905 through 1930. Most evolved from the early designs of Charles Sumner Greene and Henry Mather Greene who practiced architecture in California from 1893 to 1914. The Greene's designed both elaborate and simple bungalow houses that incorporated designs

inspired from the English Arts and Crafts movement and from Asian architecture. Popularized by architectural magazines and builder pattern books, the one-story Craftsman house became popular nationwide during the early decades of the twentieth century as the most fashionable style for a smaller house. Identifying features include low-pitched roofs; wide eave overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial-width porches supported by square piers.⁶⁵ Fifteen resources in the Survey Area are Craftsman dwellings. The low-pitched roof, full-width porch with tapered square, and wide eaves with decorative brackets at **1732 West Main Street** clearly exemplify Craftsman design (*Figure 15*). The house at **131 West Circle Drive** is an excellent example of a home that references the Craftsman style through its open eaves, full-width open porch, and overall massing (*Figure 16*).



Figure 15. 1732 West Main Street, 2019.



Figure 16. 131 West Circle Drive, 2019.

RESIDENTIAL ARCHITECTURAL FORMS

Throughout the nation's history, its citizens erected modest dwellings constructed of locally available materials without stylistic embellishments. The early colonists brought with them the building traditions of Europe and, using locally available materials, adapted them to their new communities. Frame buildings constructed of hewn timbers and covered with thin wood siding dominated the early folk building in New England, where massed plans more than one room deep became the norm. In the early settlements of the Tidewater South, frame houses that were one room deep became common. As settlement expanded to the West, the Midland tradition of log buildings evolved from blending the two Eastern traditions.

Simplified vernacular interpretations of Victorian forms (Folk Victorian) were popular throughout the country in the late nineteenth century. These were closely related to and often based on National Folk forms, representing more elaborate, high-style designs applied to the same forms. The character of American folk housing changed significantly as the nation's railroad network expanded in the decades from 1850 to 1890. Builders of modest dwellings no longer relied on local materials. Instead, railcars could rapidly and cheaply move mass manufactured construction materials (pre-cut lumber, nails, window and door frames, and ornamental details) from distant plants. It was not long until vernacular houses of light balloon or braced framing replaced hewn log dwellings. Despite the change in building technique and materials, the older folk house shapes

⁶⁵ McAlester, 453-54.

persisted. The resulting houses were simple dwellings defined by their form and massing but lacking identifiable stylistic characteristics. Even after communities became established, folk house designs remained popular as an affordable alternative to more ornate and complex architectural styles.⁶⁶ These traditional prototypes and new innovative plans comprise distinctive families of residential forms that dominated American folk building through the first half of the twentieth century.

Housing forms nationwide evolved once again following the lean building years of the Great Depression and World War II. While people flocked to metropolitan areas for employment opportunities, not all of them wanted the full urban living experience. Suburban development offered an appealing solution. Together, a general sense of prosperity, a housing shortage bolstered by high demand, and both government and private support for home ownership produced exponential growth of suburban areas. A surge in automobile ownership and the development of the federal highway system made an abundance of undeveloped land accessible for development.⁶⁷ As in previous decades, the modest size of the new housing forms and the use of mass-produced and/or prefabricated components made them affordable. Minimal Traditional dwellings evolved from earlier historical revival styles, while the Ranch house was a new form that reflected changes in attitude and aesthetics. Variations and iterations of these forms include Transitional Ranch, Raised Ranch, Split-Level, and Split-Foyer.

Aside from the resources that are clearly identifiable as one of the postwar forms, the resources not associated with a specific architectural style have simple forms and little or no ornament. Roof form and function are the primary characteristic used to identify these resources in the Survey Areas. These resources were widely distributed throughout the Survey Area.

Gable-Front/Open Gable

Gable-Front or Open Gable houses represent three resources in the Survey Area.⁶⁸ The Gable-Front sub-type was popularized in two separate waves. The form initially grew from the Greek Revival movement of the 1830s-1850s and were reminiscent of temple forms. These houses were typically narrow, one-to two-story houses with steep roofs, well-suited for narrow city lots. Between 1910 and 1930, the Gable-Front form evolved to reflect influences of the popular Craftsman style. The residence at **1916 West Main Street** represents a simplified version of the sub-type with its minimal decoration and wide, platform porch (*Figure 17*).

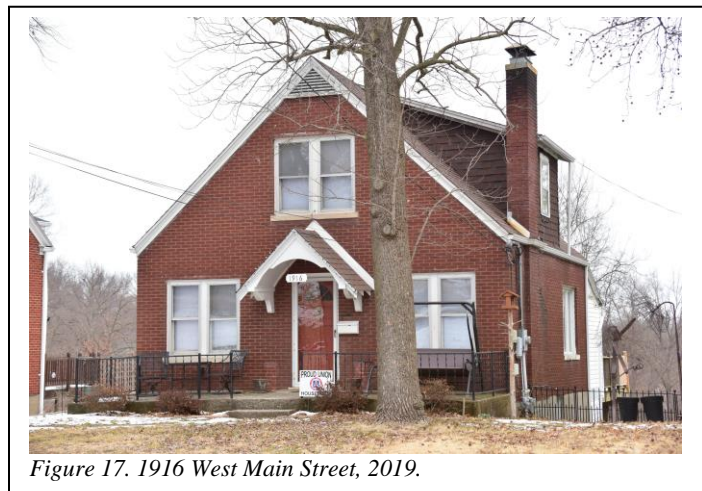


Figure 17. 1916 West Main Street, 2019.

⁶⁶ McAlester, 89-90.

⁶⁷ Emily Pettis et al., *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, National Cooperative Highway Research Program Report 723, (Washington, DC: Transportation Research Board, 2012), 50.

⁶⁸ Two historic and one non-historic.

Pyramidal/Hipped Roof

While side-gabled roofs normally cover massed-plan folk houses of rectangular shape, those with more nearly square plans commonly have pyramidal roofs. The pyramidal roof form (an equilateral hipped roof) has a more complex roof framing system but requires fewer long-spanning rafters and is therefore less expensive to build. This Folk House form often appeared in small towns concurrent with the arrival of the railroad and became a favored replacement for the smaller Hall-and-Parlor house and the narrow two-story I-house during the early twentieth century. Like most folk house forms, the roof pitch and the size and location of the porches vary. The survey identified eighteen resources solely by roof type with a hipped roof and square or nearly- square massing.

American Foursquare

Seven Pyramidal/Hipped Roof resources in the Survey Area have the form and massing commonly referred to as the American Foursquare. Such resources are square in plan and have full-width porches with gabled roofs with eave returns or shallow hipped roofs with center dormers (*Figure 18, 1700 West Main Street*). The square plan, massing, shallow hip roof with dormer, and overhanging eaves identify the dwelling at **1920 West Main Street** as an American Foursquare house (*Figure 19*).



Figure 18. 1700 West Main Street, 2019.



Figure 19. 1920 West Main Street

Post-World War II Housing Types

Following World War II, there was a distinct shift in American residential architecture. Modern styling and simplicity replaced the period architecture popular in the pre-war era. The 2012 NCHRP Report 723 outlines the national context for postwar housing and a process for identifying and evaluating the various property types that were constructed in great numbers during this time period.⁶⁹ The most common property types constructed between 1940 and 1975 include Minimal Traditional, Transitional Ranch, Ranch, Raised Ranch and Split-Level. Some designs reflected regional preferences; others resulted from new technologies and/or energy conservation parameters. Many examples of these housing types are found in the Survey Area.

⁶⁹ Pettis, 1-2.

Minimal Traditional

Minimal Traditional dwellings evolved from the Tudor Revival and Colonial Revival styles. The simplified version that evolved during and after the Depression typically retained the dominant side gable form and the dormered roof while compacting the massing, tightening the eaves, and removing most of the decorative ornament. The resources have symmetrical façades often with small side additions., Minimal Traditional resources often exhibit overt Tudor Revival details, such as wood and stucco false half-timbering or decorative stone elements, as can be seen at **106 West Circle Drive** (*Figure 20*), that highlight this architectural influence. While compact in plan, these dwellings often incorporate an attached garage. The Minimal Traditional form was the most common form within the Survey Area with seventy-nine examples identified.



Figure 20. 106 West Circle Drive, 2019.



Figure 21. 1900 North Circle Drive, 2019.

Transitional Ranch

As explained by the name, the Transitional Ranch bridges the design gap between the Minimal Traditional dwelling and the true Ranch form. Also known as the Compact Ranch, this form has a small footprint and lack of ornament similar to the Minimal Traditional house paired with fenestration types and eaves similar to the Ranch. The house at **1900 North Circle Drive** has the compact but linear floor plan and large picture window common to the Transitional Ranch form (*Figure 21*).

Ranch House

The basic Ranch House is a low, wide one-story building with moderate to wide eaves. The low-pitched roof may be gabled or hipped; the façade may be symmetrical or asymmetrical, with the latter being far more common; and the plan may or may not include an integrated garage. The survey identified nine examples of the Ranch form. As illustrated by **1921 South Circle Drive**, these simple dwellings have shallow roofs, asymmetrical facades; aluminum, vinyl, or asbestos shingle siding with brick or stone veneer, a variety of window types and sizes, and an attached garage or carport (*Figure 22*).



Figure 22. 1921 South Circle Drive, 2019.

COMMERCIAL PROPERTY TYPES

Commercial architecture is distinguished first by building form and second by its architectural style. In *The Buildings of Main Street: A Guide to American Commercial Architecture*, Richard Longstreth identifies and categorizes buildings common to central and neighborhood commercial areas according to the composition of their façades. Despite intricate detailing and stylistic treatments or the lack thereof, the organization of the commercial façade can be reduced to simple patterns that reveal major divisions or zones. Due to their functional nature, many commercial buildings exhibit restrained architectural details. In addition to the storefront, cornice, and parapet, important character-defining elements of commercial buildings include corner posts, bulkheads, transoms, signs, and doors.

The Survey Area includes only one commercial resource, **1802 West Main Street** (*Figure 23*). Utilizing Longstreth's basic commercial building property types, the historic commercial building identified by the survey is a modified Two-Part Commercial Block.

Two-Part Commercial Block

Two-Part Commercial Block buildings are typically two to four stories in height. They have a clear visual separation of use between the first-story customer service/retail space and the upper-story office, meeting room, or residential uses. The styling of the first story focuses on the storefront glazing and entrance(s). The design of the upper stories identifies the building's architectural influences. The commercial resource in the Survey Area (1802 West Main Street) is best categorized as a modified two-part commercial block and likely represents an early residential conversion. The resource was constructed c. 1930, however it housed a grocery and upper floor living space as early as 1936. Alterations to **1802 West Main Street** include the application of vertical wood cladding to the storefront, non-historic display windows and storm doors, and the replacement of the second story windows (*Figure 24*).



OTHER PROPERTY TYPES

Landscape Properties

Park

One landscape property, a park, was identified. Lavinia Park is located at **135 East Circle Drive** (*Figure 25*). The park was included on the original Walinko Place plat map as a planned resource. Lavinia Park has an irregular border and features deciduous vegetation. A small creek with concrete culvert roughly bisects the park.



Vacant Lots



Figure 26. 1925 South Circle Drive, 2019.

One vacant lot, **1925 South Circle Drive**, was identified (*Figure 26*). This lot is characterized by an open grassy area and gentle to moderate slope. The lot was historically vacant.

DATES OF CONSTRUCTION

Using the extensive information compiled by Sanborn Fire Insurance Maps, historic aerial imagery, city directories, and other archival documents the consultants analyzed estimated dates of construction for the surveyed buildings. Dates of building additions, alterations, outbuildings, and the vacant lot were not considered in the analysis. Figures 27 and 28 present the distribution of buildings by dates of construction.

Figure 27: ESTIMATED DATES OF CONSTRUCTION

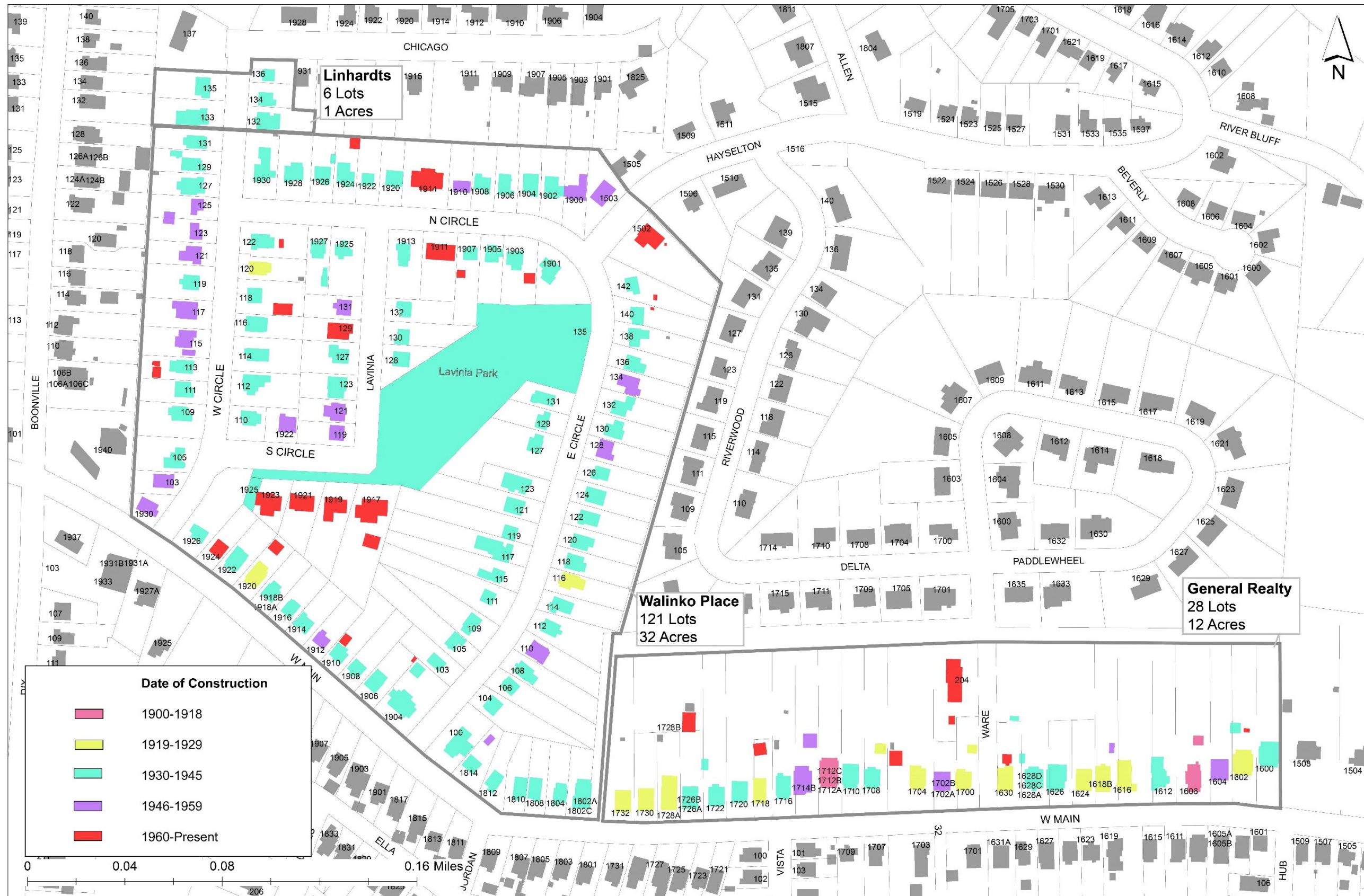
ERA	TOTAL	PERCENT
EARLY TWENTIETH CENTURY (1900 – 1918)	2	1
POST WWI (1919-1929)	15	10
WAR YEARS AND DEPRESSION (1930 – 1945)	96	66
POST WWII (1946-1959)	21	15
MODERN ERA (1960-PRESENT) *	11	8
TOTAL:	145	100

*Includes resources less than fifty years of age. Eight were constructed between 1960 and 1964. The remaining three resources are non-historic and constructed in 1999, 1994, and 2007, respectively.

More than 75 percent of the resources were constructed by the end of World War II, with the majority constructed between 1930 and 1945. The construction dates for secondary structures, such as garages and sheds, were estimated when possible.⁷⁰

⁷⁰ Construction dates could not be determined for several small secondary structures which were not visible from the right of way, present on available maps, or clearly defined on aerial imagery. These structures remain colored gray on Figure 28.

FIGURE 28 – DATE OF CONSTRUCTION



ARCHITECTURAL INTEGRITY

All properties eligible for listing in the National Register of Historic Places must retain sufficient architectural integrity to convey the period of time for which they are significant. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor. Figures 29 and 30 illustrate the results of the Integrity Analysis.

Figure 29: ARCHITECTURAL INTEGRITY⁷¹

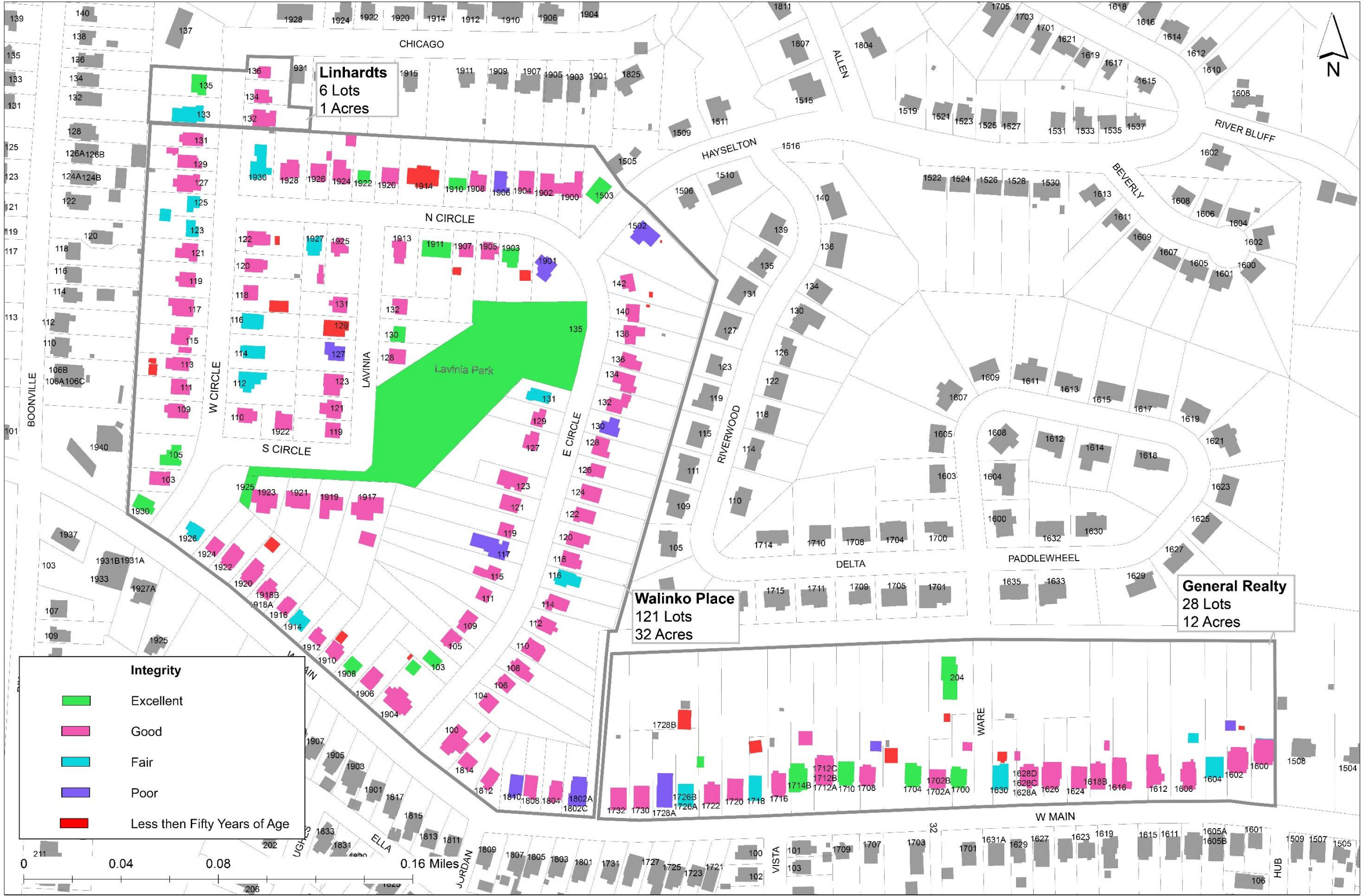
INTEGRITY	TOTAL	PERCENT
EXCELLENT	18	13
GOOD	99	68
FAIR	16	11
POOR	9	6
<FIFTY YEARS OF AGE	3	2
TOTAL:	145	100

Integrity ratings represent a sliding scale of alterations to the historic fabric and the features of individual buildings. Both the quantity of changes and the reversibility of changes affected the ranking each building received. Buildings rated “Excellent” and some rated “Good” may be individually eligible for register listing if they also have significant associations that meet one or more of the National Register Criteria. Buildings that received an integrity rating of “Good” and some rated as “Fair” could be listed as contributing resources to a historic district. While the application of non-historic siding, specifically vinyl siding, compromises the integrity of a resource because it changes the relationship between siding trim and often obscures subtle historic ornament, if that resource continues to communicate its historic function and period of construction through its form, porch, and windows, the resource is rated as “Fair.” An integrity rating of “Poor” and in some cases “Fair” reflects the presence of numerous alterations that significantly diminish architectural integrity, regardless of historical significance. It is possible that many of the surveyed buildings rated “Fair” may retain some or all of their original historic fabric behind later alterations, such as non-historic siding, and if these changes were reversed they may improve their integrity ranking and register eligibility.

The Survey Area contains eighteen primary resources identified as “Excellent” and ninety-nine identified as “Good.” Thus, these resources, representing 80 percent of the surveyed resources, could be contributing to potential historic districts. Only twenty-five of the total primary resources, approximately 17 percent, received integrity ratings of “fair” or “poor.” Of these resources, sixteen received a “fair” rating while nine were considered to have poor integrity. Three resources, representing approximately 2 percent of the total primary resources, were less than fifty years of age.

⁷¹ Figure 29 represents integrity values for primary resources only. Secondary structure integrity values are noted in Figure 30. Several secondary structures were not visible from the right of way and consequently their integrity could not be verified. They remain colored gray on Figure 30.

FIGURE 30 – ARCHITECTURAL INTEGRITY



SURVEY RECOMMENDATIONS

As documented in the Historic Context and in the Survey Findings, the resources in the “West Main Street” Historic Resources Survey represent the development of the city beginning in the early 1900s. The built environment testifies to the rapid residential development that occurred at the beginning through the middle of the twentieth century, when Jefferson City was expanding to the west. While development in the Survey Area was substantially complete by 1964, limited non-historic infill is interspersed within the historic resources. The modification of historic residential resources is common; in most cases minor modifications do not significantly reduce the integrity of a resource or preclude it from possible listing in the National Register of Historic Places. Rosin Preservation offers the following recommendations for future preservation action.

NATIONAL REGISTER INDIVIDUALLY ELIGIBLE RESOURCES

Rosin Preservation identified two resources potentially eligible for individual listing in the National Register.

1700 West Main Street: This c.1920 American Foursquare dwelling is potentially eligible for individual listing in the National Register of Historic Places. The two-story brick dwelling retains its historic form and Colonial Revival influences including historic wood sidelights and a historic wood Palladian window in the dormer (*Figure 32*). Historic wood windows remain in place at all elevations. 1700 West Main Street retains excellent integrity and is potentially eligible



Figure 32. 1700 West Main Street, 2019.

for individual listing under Criterion C for Architecture. If this nomination is pursued, an assessment of interior integrity along with an investigation into its history within the context of architecture in Jefferson City would be necessary to determine whether it is feasible to pursue a National Register nomination.

1704 West Main Street: This c.1920 Folk Victorian dwelling is potentially eligible for individual listing in the National Register of Historic Places. The one-and-one-half-story brick dwelling retains its historic form and character defining features including decorative brackets, historic fishscale motif roofing, linear motif brick patterning, and polygonal-hipped bay windows (*Figure 32*). Historic wood windows remain in place at all elevations. 1704 West Main Street



Figure 32. 1704 West Main Street, 2019.

retains excellent integrity and is potentially eligible for individual listing under Criterion C for Architecture. If this nomination is pursued, an assessment of interior integrity along with an investigation into its history within the context of architecture in Jefferson City would be necessary to determine whether it is feasible to pursue a National Register nomination.

NATIONAL REGISTER HISTORIC DISTRICTS

A historic district is a grouping of resources that shares significant associations of history or architecture. These resources must be located in a concentrated geographical area to create a unified entity that is clearly distinct from the resources outside the district boundaries. Resources within a historic district can include individually distinctive resources (resources that might also qualify for individual register listing) as well as resources that lack the qualities of design or association to merit individual listing. District boundaries can encompass resources that lack integrity or association with the historic context and are considered “non-contributing,” although resources of this type must be a minority within the district. Two potential historic districts were identified (*Figure 33*).

Potential Walinko Place Historic District

This potential historic district was identified in the center section of the Survey Area (*Figure 33*). It consists of residential resources and one commercial resource constructed in the Walinko Place subdivision Post-World War I and into the Modern Era. One landscape, Lavinia Park, and one vacant lot, 1925 South Circle Drive, are also included. It is irregularly bound by East Circle Drive to the east; West Main Street to the south; West Circle Drive to the west; and North Circle Drive to the north. These boundaries correspond to the historic Walinko Place plat. The potential period of significance would be 1920-1964, capturing the estimated construction dates of the contributing resources. Alterations to the proposed period of significance may be made as the area is further investigated. The potential areas of significance would be Criterion C: Architecture and Criterion A: Community Planning and Development in association with the expansion of Jefferson City and increased suburban development during the twentieth century as well as its associations with Walinko Place, a notable suburban development during the Depression and War Years. One-

hundred-two primary resources in Walinko Place would be contributing while ten primary resources would be considered non-contributing due to age or integrity.

Potential West Main Street Historic District

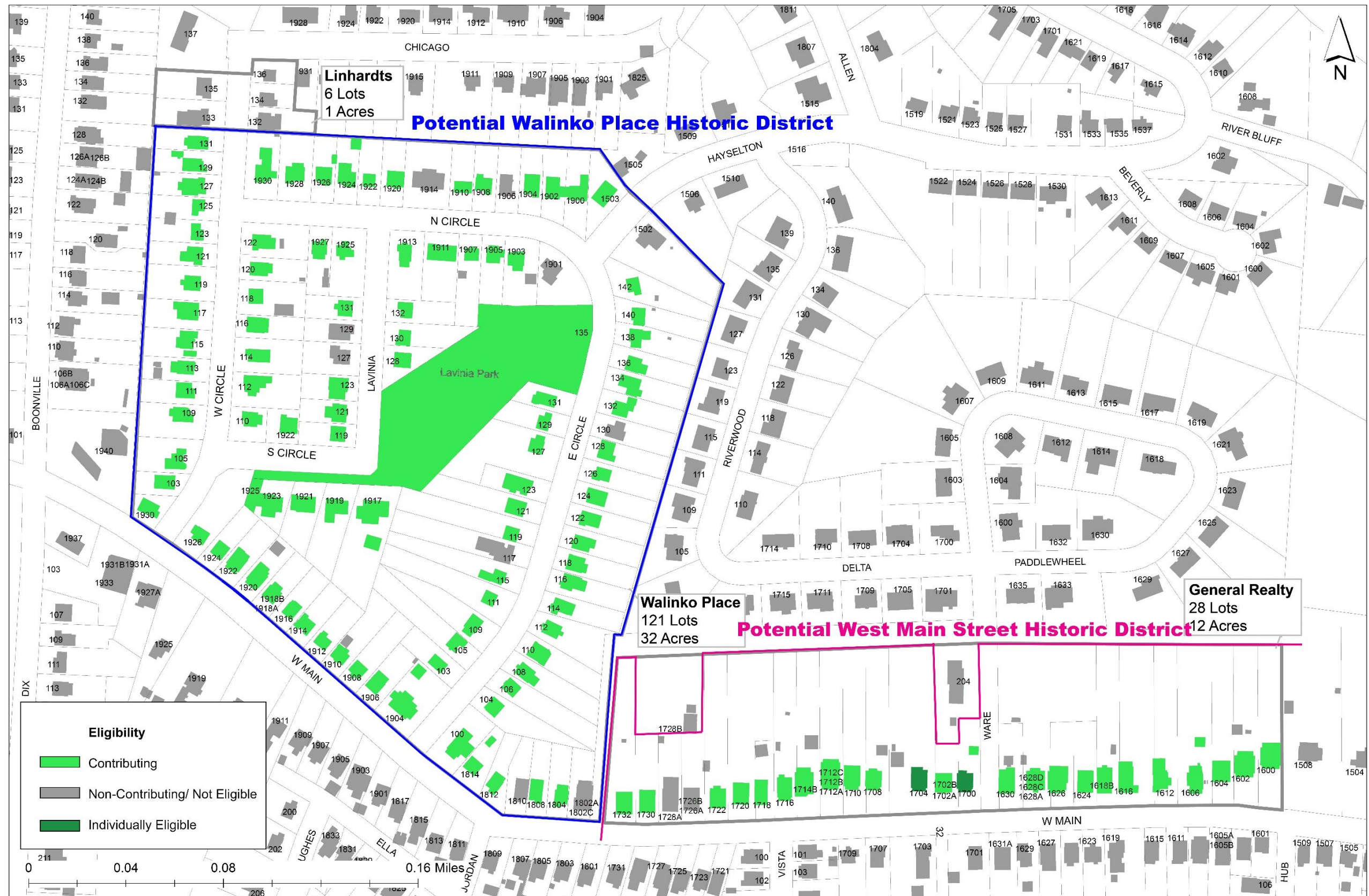
This potential historic district was identified in the southeast portion of the Survey Area (*Figure 33*). It consists of residential resources on West Main Street constructed through the early- to mid-twentieth century. This potential historic district abuts the potential Walinko Place Historic District to the west. Surveyed resources are located within the General Realty Plat on the north side of West Main Street. The potential period of significance would be 1909-1959 and the potential areas of significance would be Criterion C: Architecture and Criterion A: Community Planning and Development in association with increased suburban development and the expansion of Jefferson City's boundaries during the twentieth century. The proposed period of significance captures the estimated resource construction dates and may change upon further investigation of the area. Twenty-four of the surveyed primary resources would be considered contributing while two primary resources would be non-contributing due to age or integrity.

The resources on the south side of West Main Street appear similar to those on the north side in both vintage and variety of architectural styles. Additional survey is needed to determine the full extent of a potential West Main Street Historic District.

Based on the date of construction, architectural integrity, and historical associations, the survey data identified a total of 126 primary resources that appear eligible for listing in the National Register and nineteen primary resources that do not appear to be register-eligible. Six of the nineteen "not eligible" resources retain good or excellent integrity but are not associated with an identified potential historic district. These resources may also be eligible for listing should additional potential districts be identified in future survey efforts. With the possible exceptions of 1700 West Main Street and 1704 West Main Street, the resources lack the distinction necessary for individual listing. However, there are concentrations of resources with excellent or good integrity that could form National Register Historic Districts. Resources with fair or poor integrity are scattered throughout the survey areas.

Figure 33 identifies resources by their potential for register listing.

FIGURE 33 – NATIONAL REGISTER ELIGIBLTY



LOCAL HISTORIC DISTRICTS

The City of Jefferson defines a local historic district as an entire neighborhood or other area which includes many historic properties.⁷² Properties may include significant sites, structures, buildings, or objects.⁷³ Local Historic Districts must be contiguous and possess identifiable boundaries.⁷⁴ Criteria for designation closely follow those established by the National Park Service for National Register districts. Properties within Local Historic Districts must retain sufficient integrity and communicate significance in one or more areas. In Jefferson City, designation of a Local Historic District requires signatures of 75 percent of property owners within the proposed district. Once designated, properties within a Local Historic District are subject to design and permitting review under the purview of the City of Jefferson Historic Preservation Commission. The potential Walinko Place and West Main Street Historic Districts identified in this survey retain sufficient historic and architectural character to be considered for this designation.

LOCAL CONSERVATION DISTRICTS

Rosin Preservation also recommends exploring the creation of conservation districts as a means to recognize and protect the historic character of the Survey Area. Conservation Districts are a tool that is used nationwide for maintaining the character of existing neighborhoods and providing protection to historic resources that do not retain sufficient integrity to be listed in the National or local registers. Locally designated, Conservation Districts can stabilize property values in older neighborhoods while protecting the unique qualities of these communities. Conservation Districts can also establish specific design guidelines to direct improvements that will upgrade historic resources to meet National Register criteria as contributing elements to a National Register and/or local district. For instance, non-historic siding is a common alteration that will preclude many properties from being listed as contributing resources. By creating a Conservation District prior to designating a historic district, the City can encourage property owners to reverse siding alterations, increasing the number of properties that are deemed contributing. In Conservation Districts, design review is limited to major changes (such as new construction, exterior alterations, and demolition). This provides protection against adverse changes to the visual context of the district, while encouraging property owners to make appropriate changes that reinforce the qualities that define the district.

To be designated as a Conservation District, a group of structures and/or landscape elements should have developed more than fifty years of age and retain distinctive architectural and historic

⁷² “Historic & Conservation Districts.” City of Jefferson, Missouri.
http://www.jeffersoncitymo.gov/live_play/history_heritage/historic_and_conservation_districts.php (accessed 4 June 2019).

⁷³ Application for Nomination of a Historic District. City of Jefferson Department of Planning and Protective Services. <https://cms4.revize.com/revize/jeffersonmo/PPS/local%20historic%20district%20application.pdf> (accessed 4 June 2019).

⁷⁴ Ibid.

characteristics worthy of preserving, although they may lack the historical, architectural, or cultural significance to qualify as a Historic District. A Conservation District may also be designated due to its identifiable setting, character, or association expressed through unifying exterior features. The City of Jefferson defines a Conservation District as “any area designated by the City of Jefferson Historic Preservation Commission as an area containing any physical features or improvements or both which are of historical, social, cultural, architectural or aesthetic significance to the City and cause such area to constitute a distinctive section of the city.”⁷⁵ The identified potential historic districts retain sufficient historic and architectural character to be considered for this designation.

FUTURE IDENTIFICATION AND EVALUATION EFFORTS

The Survey Area encompassed the central portion of the West Main Street Area. Observations outside the Survey Area indicate resources of a similar vintage and style are located to the north, east, south, and west. Additional phases of survey are currently planned to gain a thorough understanding of the West Main Street area, however the selected survey areas are currently unknown. Subsequent phases of survey could yield recommendations with proposed boundaries that include more than one defined Survey Area.

Observations conducted during this survey and archival research suggest resources to the north and west of the Survey Area are of a similar vintage and style to those within the Survey Area. Additional survey of the Sunset Place Addition to the north and the area spanning from Boonville Road to Forest Hills Avenue to the west is recommended to further identify and evaluate these resources. Wayne Avenue and West Main Street are recommended as the north and south boundaries of the western area. Plats within this area include Brun’s Subdivision, Brun’s Second Subdivision, Douglas Place, the Forest Hill Addition, the Forest Hill Addition Re-Plat, West Douglas Place, and West Douglas Place Reserved. Similar resources may also be found along the south side of West Main Street between Boonville Road and Havana Street to the south and east of the Survey Area.

⁷⁵ “Historic & Conservation Districts.” City of Jefferson, Missouri.

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