

Researching Your Home's History



Debbie Sheals

Building Preservation, LLC
Columbia

For the Columbia Historic
Preservation Commission



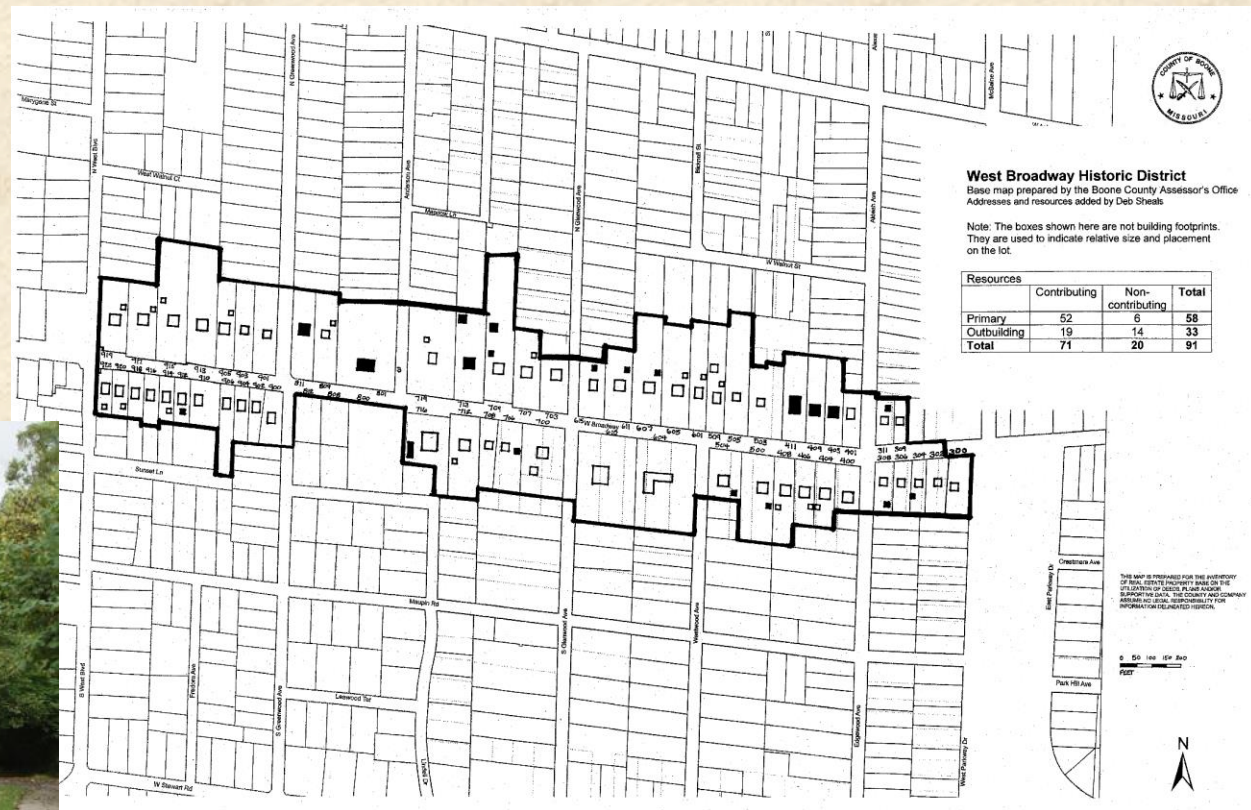
Gathering the facts

- Set the general period in which the building was constructed using visual clues and general sources.
- Consult city directories and early maps to determine ownership history and a probable date of construction.
- Look at deed and real estate tax records for more detailed ownership information.
- Revisit sources and look at databases after you have learned more about the property and the early owners.

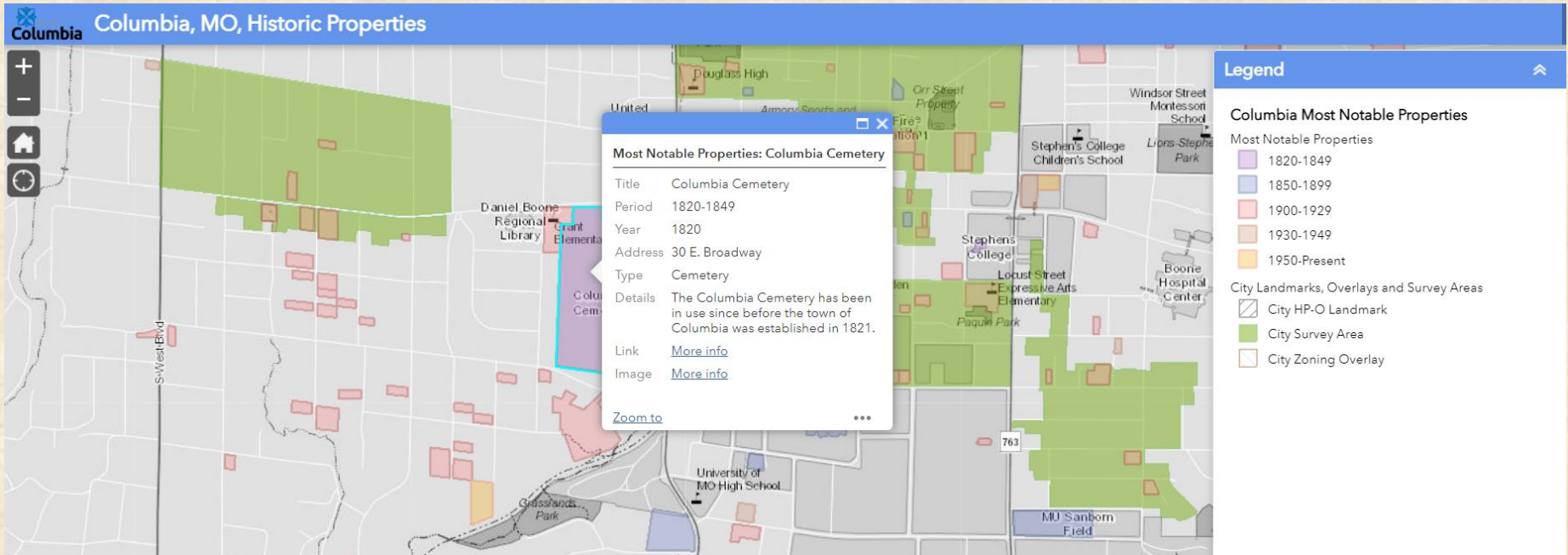
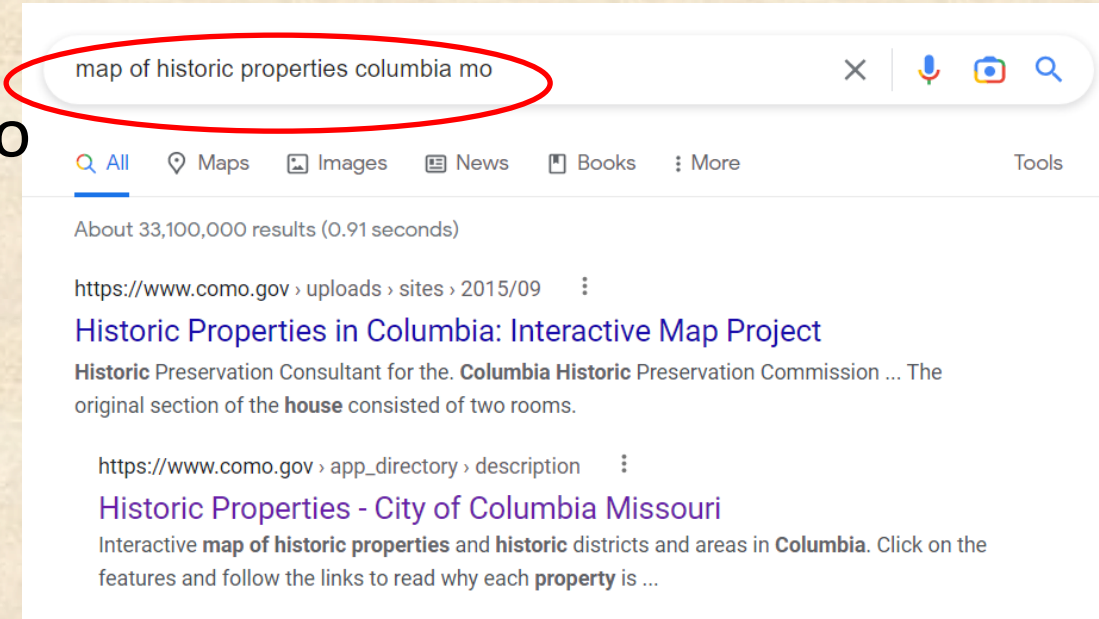


Don't reinvent the wheel

- Check existing research, including National Register nominations and architectural surveys. All or most of those done in Columbia are available online. Property abstracts can also be a great resource.



The City of Columbia also maintains an online list of Columbia's Most Notable Historic Properties.



Property Name Taylor, John and Elizabeth, House

Address 716 W. Broadway

Year Built: ca. 1909

Year of HPC Notable Designation: 2002

Other designations:

Individual National Register Listing (5/25/01); Part of a National Register District; Columbia Preservation Overlay

District name, if applicable:

West Broadway Historic District (Listed 04/27/10)

Link(s):

Style: Colonial Revival

Property Type: House

Architect (s):



Description and History

This early Colonial Revival house is one of the largest and most intact dwellings in the West Broadway Historic District. It has long been recognized as an important historic resource. In 1999, it became one of the first buildings in the city to be designated as a local historic landmark, and it was individually listed in the National Register in 2001. Finally, in 2010 it was included in the West Broadway Historic District.

The house was built for one of Columbia's leading businessmen, John Newton Taylor, and his wife Elizabeth. John Taylor owned several different businesses when he built this house, including a music store in downtown Columbia. A native of Pennsylvania, he attended school only until the age of 12, after which he was apprenticed to a cabinet maker. He eventually moved to Huntsville, in Randolph County, Missouri to open a furniture and undertaking business, and later opened piano and furniture stores in several mid-Missouri towns, including Columbia. (The Columbia store opened in 1896, and later moved to the Virginia Building at 111 S. 9th.)

Architecturally, the house is typical of early Colonial Revival houses, in that it combines Queen Anne characteristics with simple massing and architectural detailing borrowed from 18th century American architecture. That combination also reflects the time period in which the house was constructed. The early 1900s were a time of transition, when the highly ornamental designs of the Victorian era were giving way to simpler forms and cleaner lines.

The home saw an extensive historic rehabilitation in 2000 and 2001. Before the project started, it was covered with vinyl siding and divided into several small rental units. The fully restored exterior now serves as a visual anchor in the center of the historic district.

Text by: Deb Sheals

Sources: National Register Nomination for this property.

Date of Form: 1/6/2011

195 properties
101 of those are houses



700 Mount

Tandy, Robert and Lura, House

Year Built: ca. 1911

Style: Colonial Revival
Foursquare

Notable Designation: 2009



29 S. Ninth St.

Ballenger Building

Year Built: ca. 1892-1930

Style: Classical Revival

Notable Designation: n/a



111 S. Ninth St.

Virginia Building

Year Built: ca. 1911

Style: Classical Revival

Notable Designation: 2002

Getting Started

Take a photo or two of the house at the beginning of your research and keep them with you. It is impossible to remember every detail about a building, no matter how well you know it.

Also, you may run into someone who might know about the building at the courthouse or historical society.



Find a legal description

This will include either Township Range, and Section for rural or formerly rural properties, or Lot, Block and Subdivision for those in the city.

This will be on the deed to the property, your tax bill, or online with the County Assessor or Recorder's Office. (The recorder's office will show only a summary.)

Boone County Parcel Information Viewer

City

1660800150100001

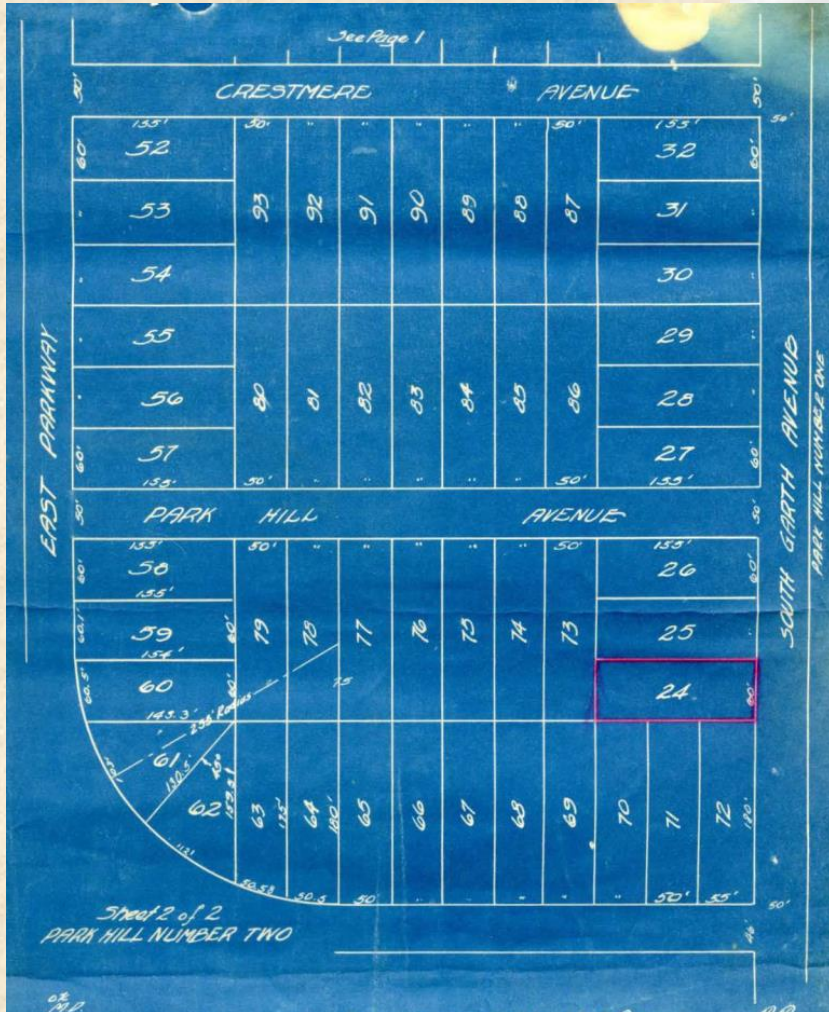
Owner	FREDERICK BUILDING LLC
Address	813 E WALNUT ST
City, State, Zip	COLUMBIA, MO 65201-4862
School	COLUMBIA (C1)
Legal Description	WOODSON ADD PT LOTS 13 14 15
Lot Size	71.5 × 140
Parcel	16-608-00-15-010.00 01

+ Full Real Estate Summary

Click plus icon above to view full real estate summary

Assessor Records also have estimated construction dates—**those are only a rough estimate.**

Abstracts



No. 2285-0

Boone County Abstract Co.



ABSTRACT OF TITLE

To the following described land situated in

C O L U M B I A,

Boone County, Missouri

Lot Number Twenty-four (24) of what is known
as Park Hill Number Two (2), an Addition to
the City of Columbia, Missouri.

Real Property Search—Boone County Recorder

Parcel 17-117-00-21-014.00 01

Property Location 1400 E WALNUT ST

City COLUMBIA (01)

Road COMMON ROAD DISTRICT (CO)

School COLUMBIA (C1)

Library COL BC LIBRARY (L4)

Fire

Owner STEPHENS COLLEGE

Address 1200 E BROADWAY

Care Of

City, State, Zip COLUMBIA, MO 65201

Subdivision Plat Book/Page

0002 0047

Link to info about the plat

Section/Township/Range

7 48 12

Legal Description

EDGEWOOD PLACE
LOT 14
SUR 297-543

Lot Size

57.60 × 110.00

Irregular Shape

Y

Deeded Acreage

.00

Calculated Acreage

.00

Deed Book/Page

Start a written chronology of events.

- Include general city and neighborhood history as well as specific information about your house.
- Be sure to cite your sources as you go.



Include the legal description and early address on your working timeline and leave space to add info as you do your research.



Tabor Cabin
2144 Anderson Road
Richland, Pulaski County, MO 65556-7197
Tavern Township
Section 18, T37NR13W

This farm property includes 120 acres in Camden County, and 320 in Pulaski County.

Dillwood Tabor (1848-1921) and Sarah Ann Tabor (5 aug 1851-30 Oct 1945)
Had 13 children

Timeline

1832 First land sold in Pulaski County [land records info]

1856 Smith Brickey patented 40 acres that may be part of this parcel.

1876 F. M. Brickey patented 160 acres of the parcel that is in Pulaski County. [Family maps.]
Abigail Brick patented land in Section 19 to the south in 1870 and 1874.

1850 Dillwood age 4, living with his family, the Tabers, in Linn, Taney County Mo. Dad was a farmer.

1861 (Sept 1) James Tabor (Dillwood's father) was enlisted as a Private, Union Soldier, in the Phelps Regiment Infantry MO during the Civil War.

1870 Nov 27. Dillwood Tabor married Sarah Ann Joiner [Ancestry m lic.]

1877 Friso valuation in the county was \$180,324.36. The first railroad was in the south part of the county before the Civil War, but it was relocated to the s current location after the war, before this account was written in 1889 and probably before 1877. [goodspeed 119]

1880 Census Farmer in Liberty Township, Pul co. 4 kids

1900 census Living in Tavern Township, Pul co.

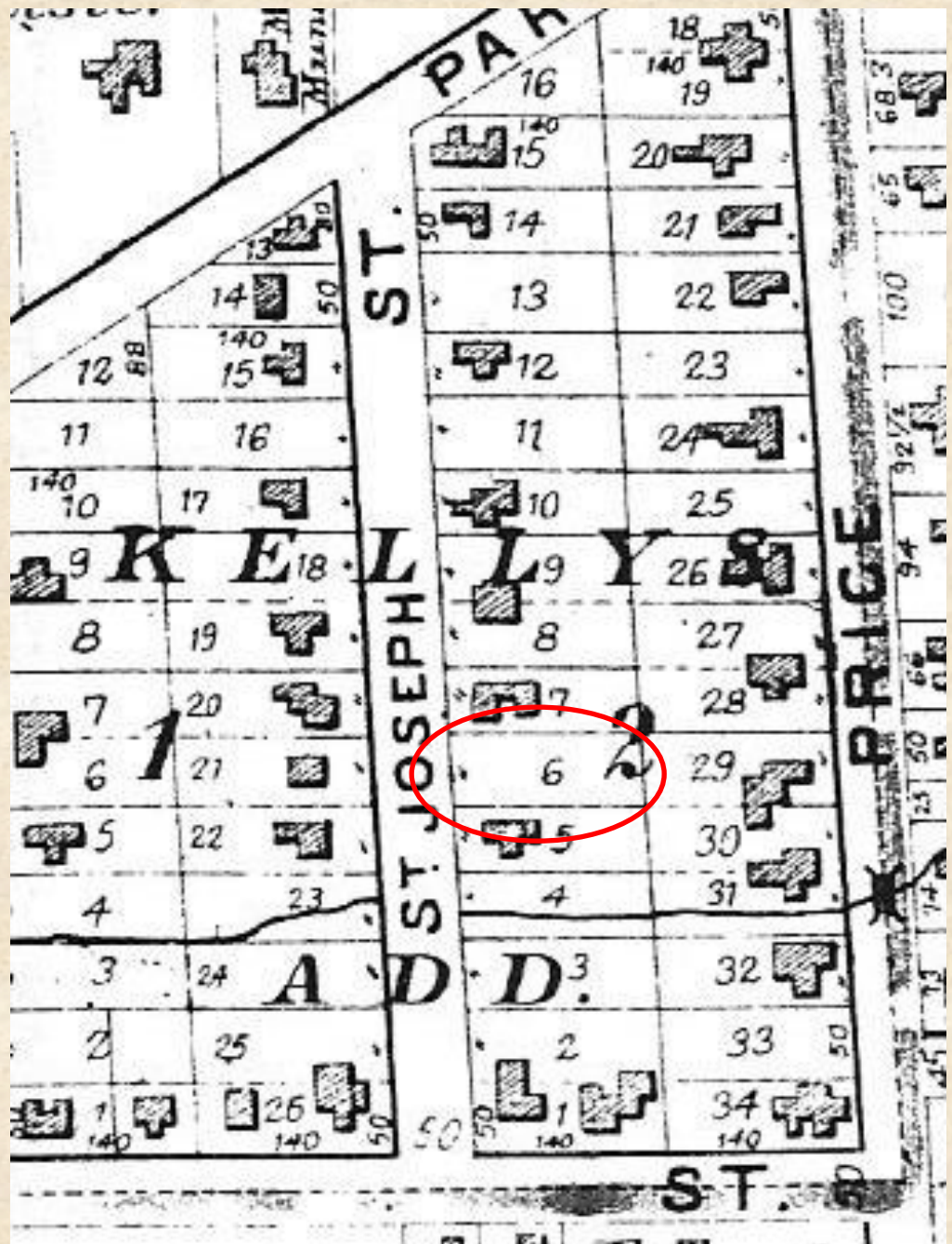
When did they get this land? Did they buy it from the Brickeys? Was the cabin on it when they bought it? (Probably) If it was, who built it?

1903 Pulaski County Courthouse and all records destroyed by fire. Maybe this happened before July? Pulaski County Abstract office may have some files. [land records]

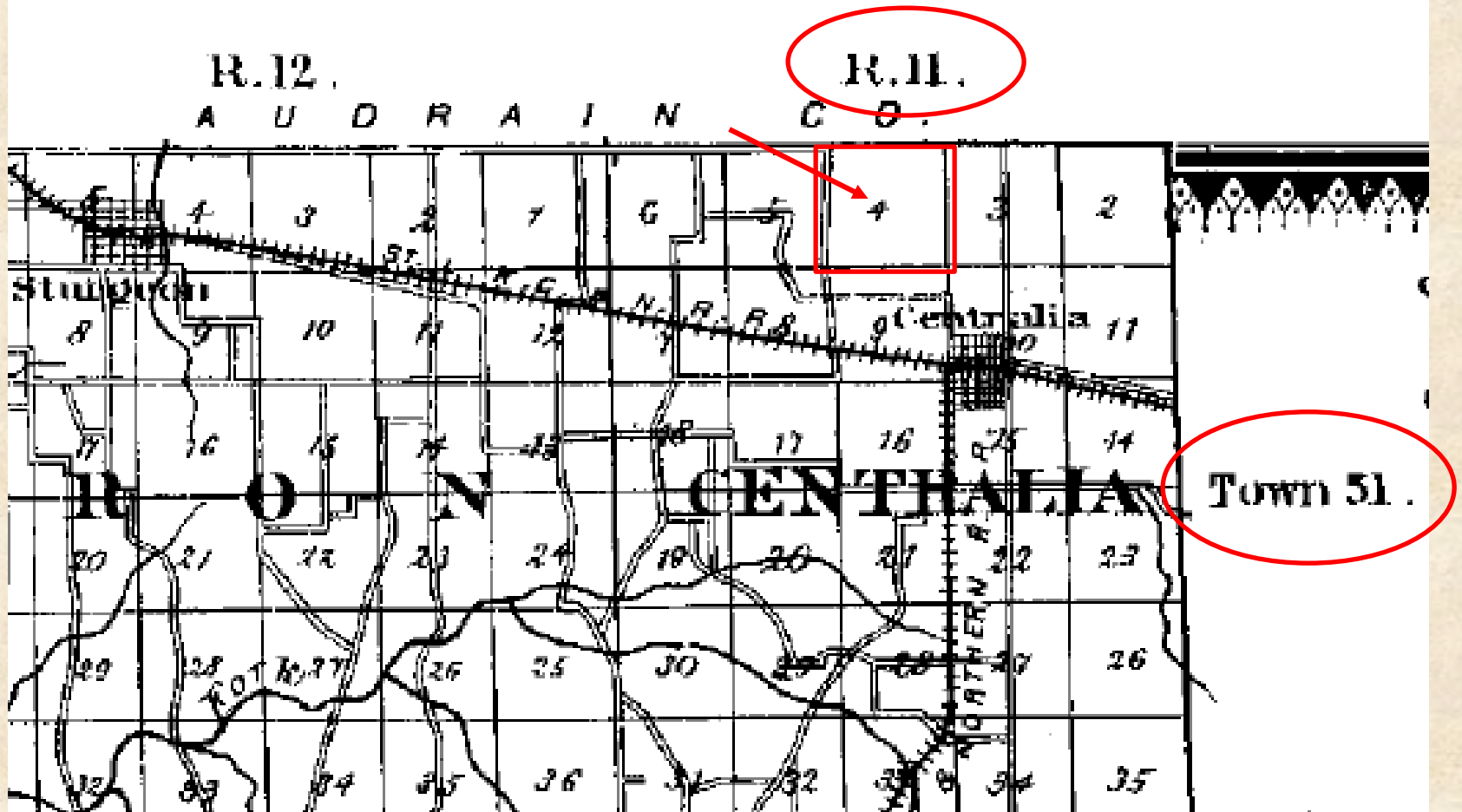
1903 July 15: Dillwood Tabor (1848-1921) and Sarah Ann Tabor (1851-1945) take out a loan on land (see deed) from John H. Holloway and Mary H. Holloway. For \$500 Pulaski co., MO (TRUST DEED Bk 35 pg 150?) Was this to finance construction of the cabin or just the land

Find your
property on
an early map.

Legal
Description:
Kelly's Addition,
Block 2
Lot 6.



Section 4 Township 51N, Range 11W



1875 Boone County Atlas. Key to Township, Range, and Section numbers, which are used for rural properties.

Atlas Maps

Columbia is covered in 1875, 1898 and 1917 Atlas Maps of Boone County.



1898 Boone County Atlas Map



Your house could have been in the country when it was new!

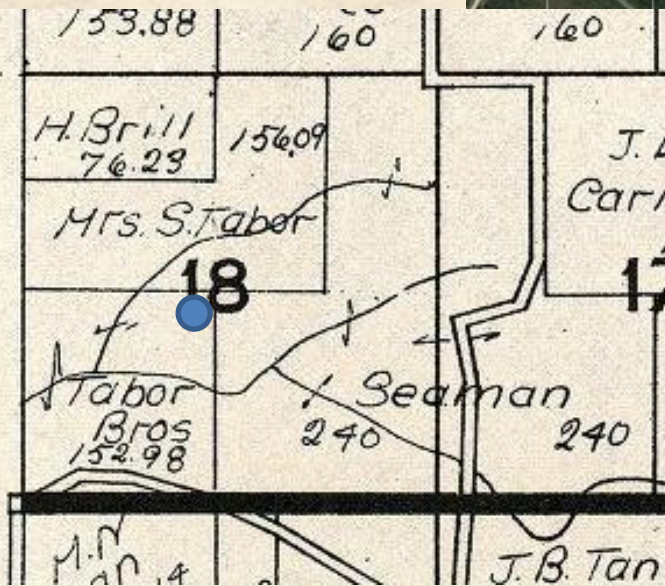
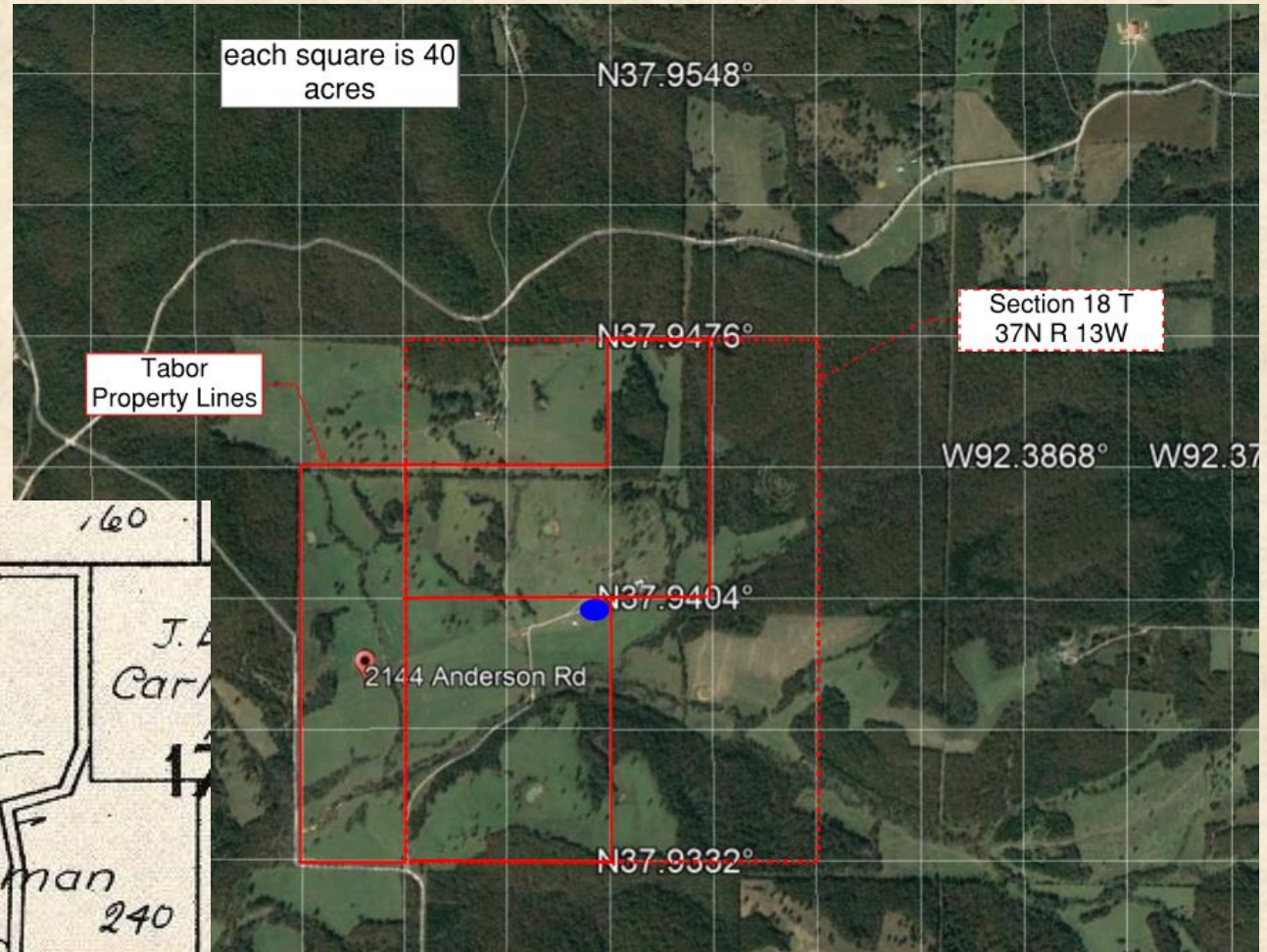
Now 1601 Stoney Brook Place.
Columbia Most Notable list 2008



Northwest
Quarter of
Section 22



Google Earth can help place a rural (or formerly rural) property within a larger parcel. This image includes the option to show the grid.

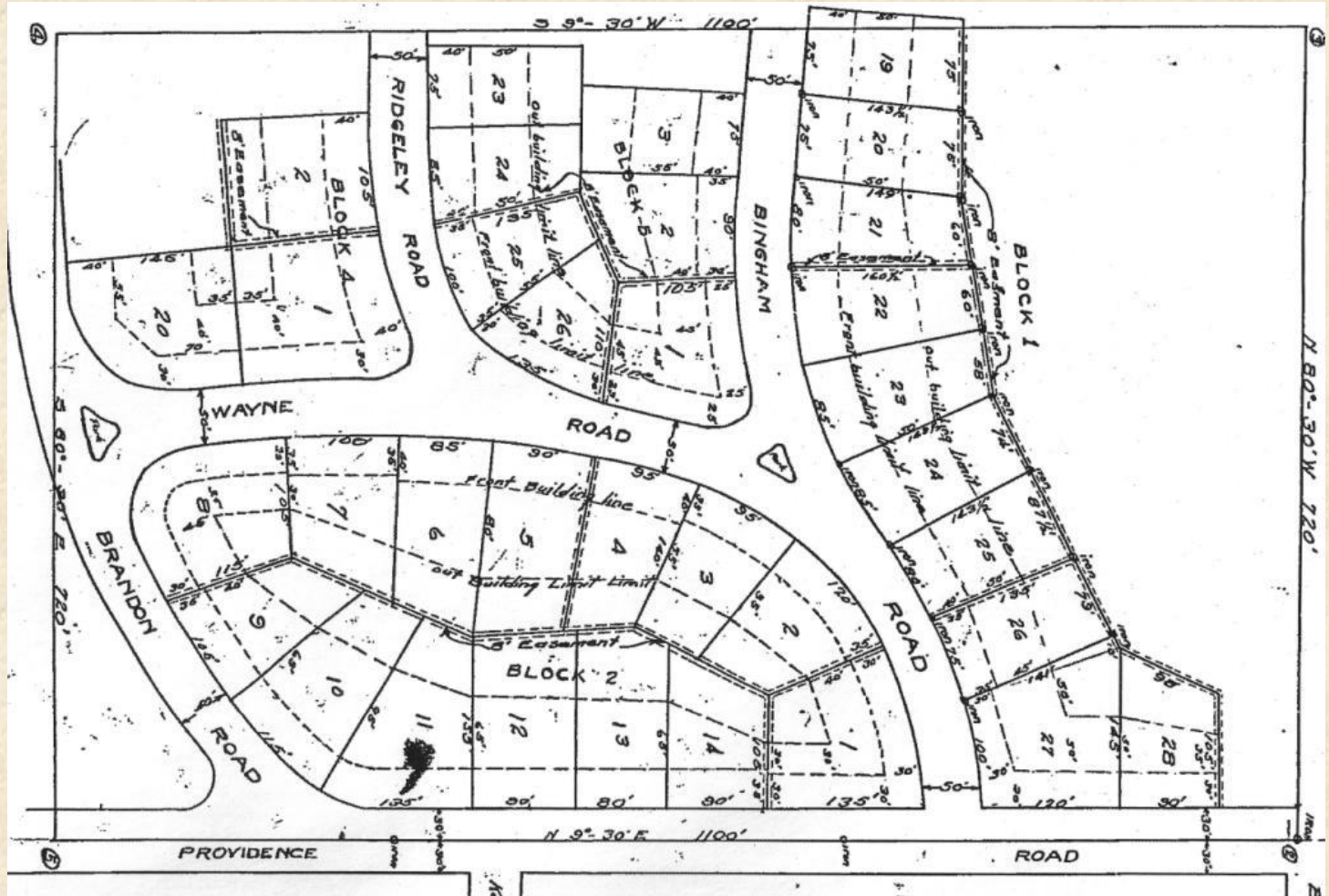


How old is the neighborhood?

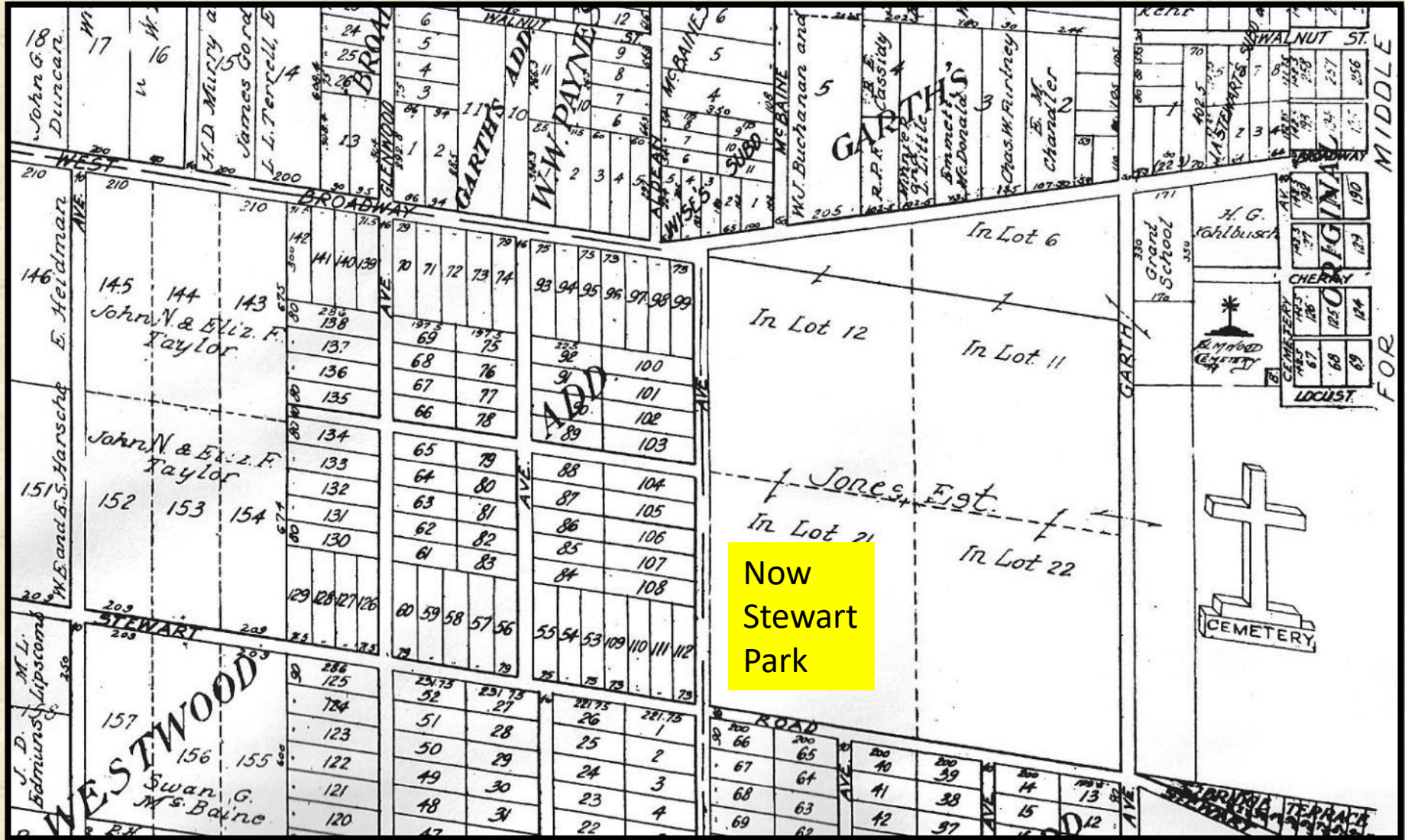
If your house is oriented to a street that was created in 1920, think twice about claims that it was built in 1890.

Plat for the
Grasslands
Neighborhood.

Subdivision
Plats are
available
online from
the Boone
County
Recorder's
Office



1917 Atlas Map



Park Hill is Growing!



The Home of Mrs. J. E. McPherson



The Home of Geo. P. Baehr



The three homes in course of construction—Left to right: Home of Overton Robnett, home in course of construction, for sale, and home of Marshall G. Clark.




The Home of Gene I. Smith



The Home of Chas. W. Furtney

If you are thinking of a home new and cozy where you can have beautiful lawns and plenty of fresh air, where the mocking bird sings you to sleep at night and wakes you in the morning with his glorious melody; a home where you and your children may have the pleasure of enjoying a beautiful fifteen-acre park right at your front door, away from the constant noise and confusion of the city traffic, and the cries and yells of the parading student at night, and yet within a stone's throw, comparatively, of the State University and the center of Columbia, you should not fail to investigate Park Hill.

Building a Permanent Home



STEEL is the permanent material in building, as exemplified by Stinson's **STEEL** in a new home or in an "investment" on an old one.

STEEL is the material that Stinson can be depended on to build and stand up to any weather, fire, and violence and stand only by the safety of the material and workmanship. **STEEL** is strong, light and correct in a building to insure every type of structure.

From the moment of application, Stinson has the delightful shades and tones that give a home its beautiful appearance and a different look from the buildings. When properly applied, Stinson improves with age, so build and be satisfied.

Use the Stinson Building, either new or in the home, as a permanent home.

District Agents, J. A. Stewart & Sons

Use National Steel Fabric for Invisible Strength

ABOVE WE SHOW A FEW OF THE NEW HOMES BUILT IN PARK HILL. WE ARE NOW BUILDING OUR FORTY-SECOND HOME IN PARK HILL—ALL BUILT IN A LITTLE OVER TWO YEARS—AND ALL SOLD BUT TWO. WE ARE NOT TRYING TO SEE HOW FAST WE CAN BUILD BUT RATHER HOW GOOD WE CAN BUILD THEM—AND WE WILL SELL YOU EITHER THE COMPLETED HOME OR LET YOU BUILD YOUR OWN ON A LOT YOU SELECT.

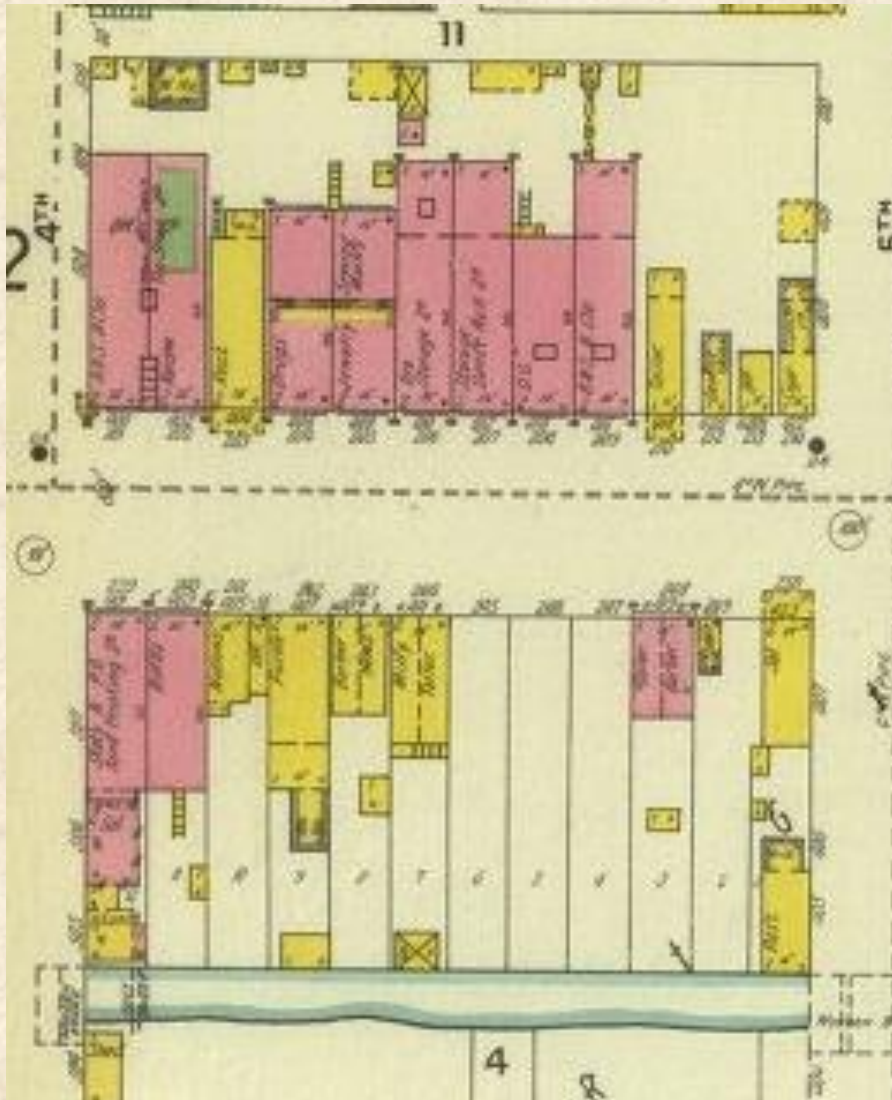
WE DO ALL THE IMPROVING—SUCH AS PAVING STREETS, SIDE WALKS, WATER AND LIGHT, SEWERS AND GAS. THE YARDS ARE GRADED AND SEED TO GRASS.—WE ARE TRYING TO MAKE PARK HILL THE MOST BEAUTIFUL PLACE TO LIVE IN COLUMBIA AND ALL THAT WE ASK IS AN OPPORTUNITY TO SHOW YOU. TERMS JUST LIKE PAYING RENT.

"A HOME IN PARK HILL IS A JOY FOREVER"

J. A. Stewart & Sons

Sanborn Maps

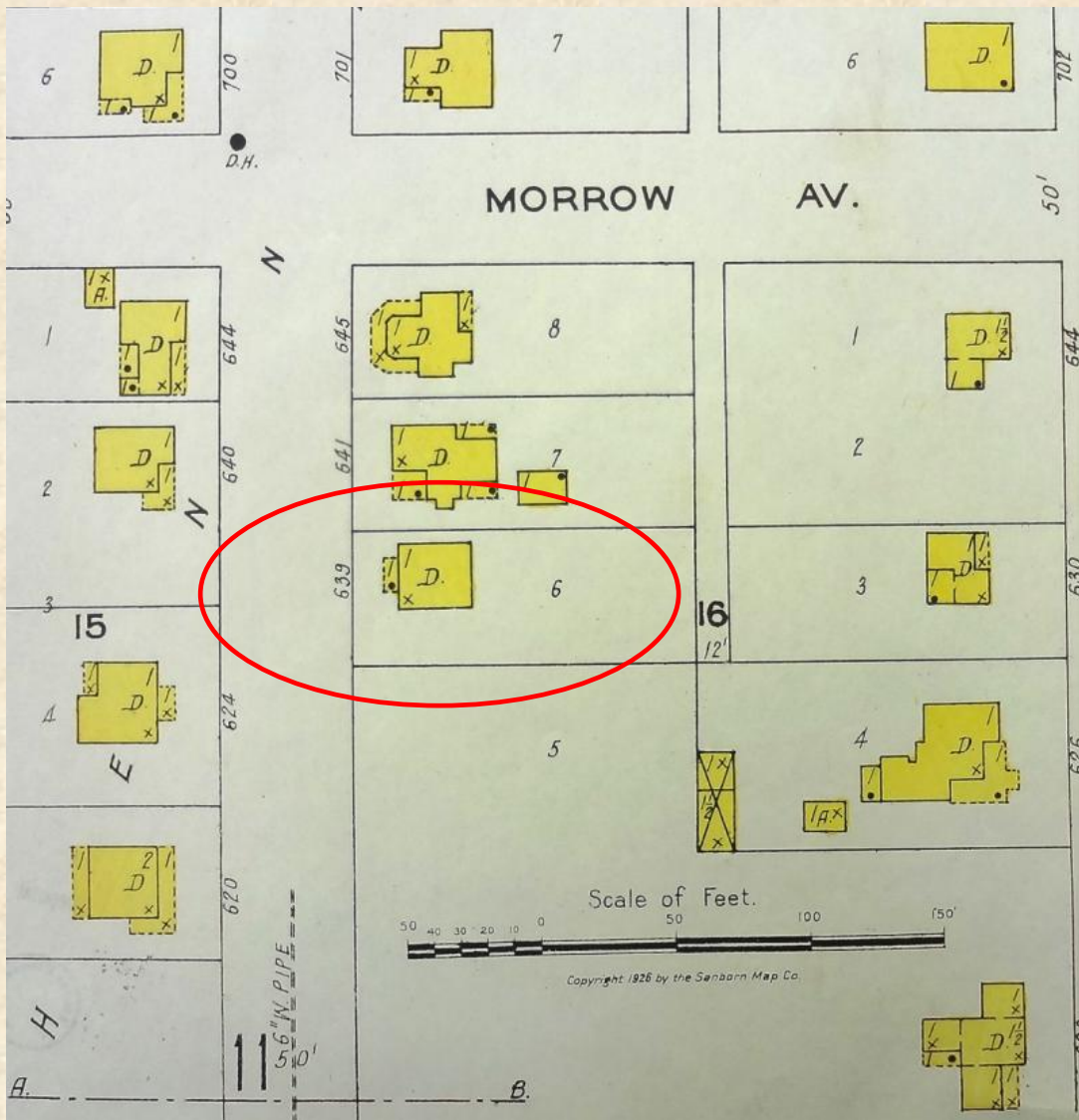
Available online through Ellis Library and the Library of Congress



KEY

	Tile job Brick job Pyrobar job	Fire proof construction. (OR FIRE RESISTIVE CONSTN)		MANSARD ROOF DOTS REPRESENT OPENINGS, STEMS INDICATE STORIES, COUNTING FROM LEFT TO RIGHT, LOOKING TOWARD BUILDING.	Window opening in first story. Window openings in second and third stories. Window openings in second and fourth stories. Windows with wired glass.
	ADOBÉ	Adobe building.			Windows with iron or tin clad shutters.
	HEIGHT OF BUILDING IN FEET FROM GROUND TO ROOF LINE	Stone building.			Window openings tenth to twenty-second stories.
	(C. BR)	Concrete, lime, cinder or cement brick			
	(C. B)	Hollow concrete or cement block constn			
	(CONC)	Concrete or reinforced concrete constn			
	(TILE)	Tile building.			
	NUMBER OF STORIES	Brick building with frame cornice.		Open elevator.	
	TWO STORES AND RIGHT TO COMPOSITION ROOF	" " " stone front, " " " frame side. (DIVIDED BY FRAME PARTITION)		Frame enclosed elevator.	
	SINGLE ROOF	Brick veneered building.		" " " with traps.	
	(VEND)	" " " and frame building.		" " " self closing traps.	
	BRICK 1ST	Frame building, brick lined.		Concrete block enclosed elevator with traps.	
	FRAME, BRICK LINED	" " " metal clad		Tile enclosed elevator with self closing traps.	
	FLAT STORE	Frame building.		Brick enclosed elev. with wired glass door.	
	DWELLING	Iron building.			
	AIR AUTO IN SHED	Tenant building occupied by various manufacturing or occupancies			
	LOFT	Frame building covered with asbestos			
	(ASB. CL.)	Brick building with brick or metal cornice.			
	NON COMBUSTIBLE ROOF COVERING OF METAL SLATE TILE OR ASBESTOS SPINDLES	Fire wall 6 inches above roof.			
	SKYLIGHT LIGHTING TOP STORY ONLY	" " " 12 " " "			
	SKYLIGHT LIGHTING THREE STORIES	" " " 18 " " "			
	WIRED GLASS SKYLIGHT	" " " 36 " " "			
	FIRE WALL AS INCH'S ABOVE ROOF	Figures 8, 12, 16 indicate thickness of wall in inches.			
		Wall without opening and size in inches.			
		Wall with openings on floors as designated.			
		Opening with single iron or tin clad door.			
		" " double iron " " doors.			
		" " standard fire doors.			
		Openings with wired glass doors.			
		Drive or passage way.			
		Stable.			
		Auto. House or private garage.			
		Solid brick with interior walls of C.B. or C.B. and brick mixed.			
		Mixed construction of C.B. and brick with one wall of solid brick.			
		Mixed construction of C.B. and brick with one wall faced with 4" brick.			
		Mixed construction of C.B.			

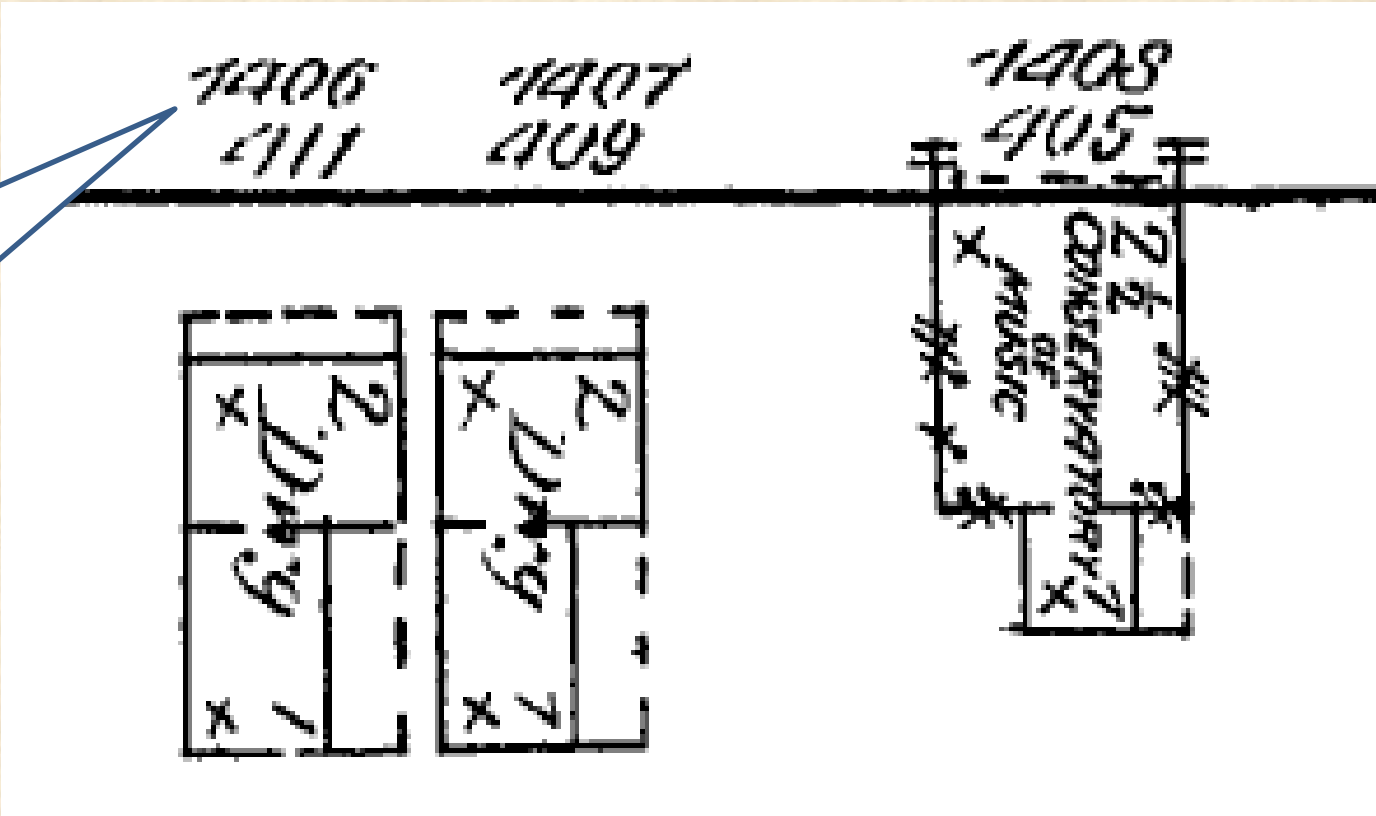
	Block number.		Vertical pipe or stand pipe.		Reference to adjacent page.
	Automatic fire alarm.		Outside vertical pipe on fire escape.		Fire engine house, as shown on key map.
	Independent electric plant.		Fire alarm box.		Fire pump.
	Automatic sprinklers.		Single hydrant.		Double " "
	Automatic chemical sprinklers.		Triple " "		Quadruple hydrant of the "High Pressure Fire Service"
	Automatic sprinklers in part of building only. (NOTE: UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)		Fire alarm box of the "High Pressure Fire Service"		Water pipes of the "High Pressure Fire Service" as shown on key map.
	Not sprinklered.		Water pipes of private supply		House numbers shown nearest to buildings are official or actually up on buildings.
	Outside vertical pipe on fire escape.		House numbers shown nearest to buildings are official or actually up on buildings.		Old house numbers shown further from buildings



Caution! Street addresses change.

If possible, review Sanborn maps to be sure you know all possible addresses and record any address changes over the years in your chronology.

Address changes—the old number is on the outside here.

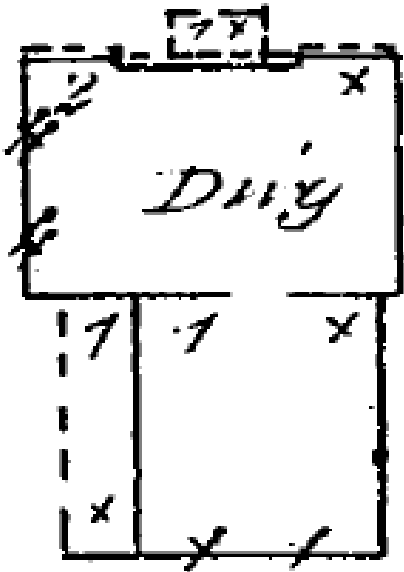
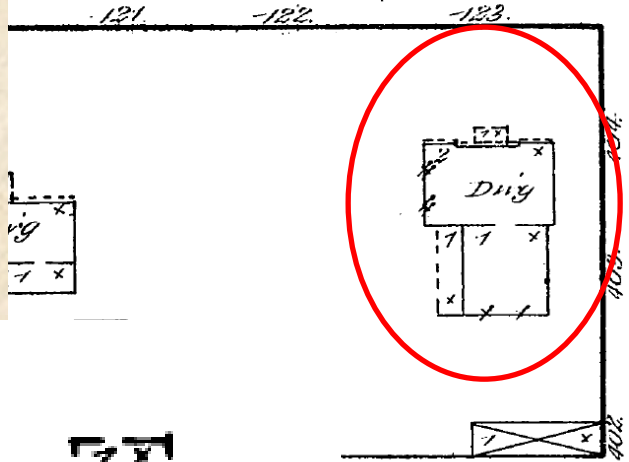


Sanborn maps can also help you ID changes over time.

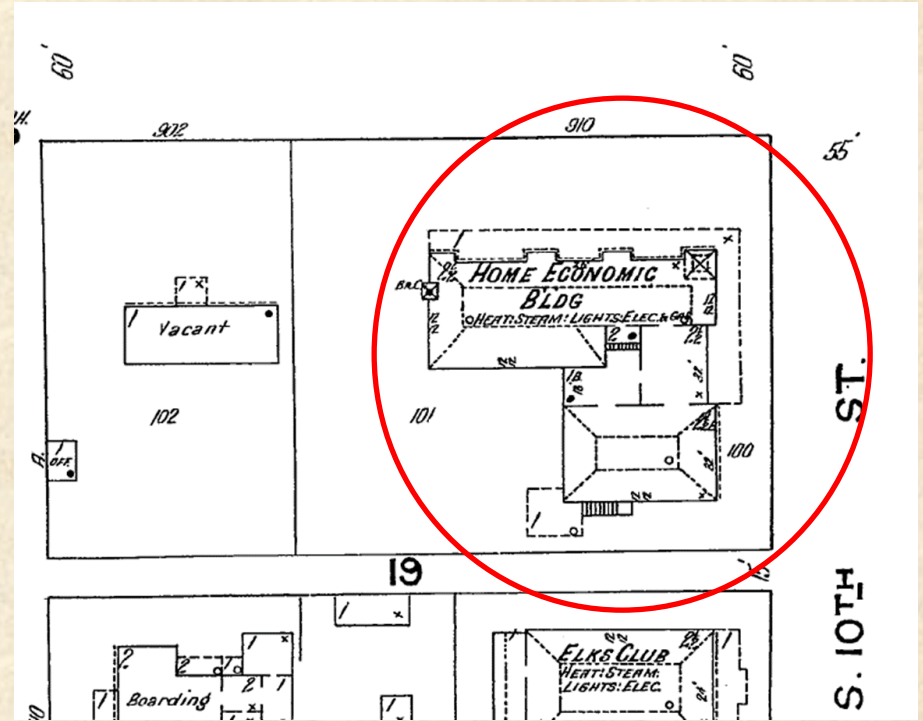


Nidermeyer
1883

CHERRY



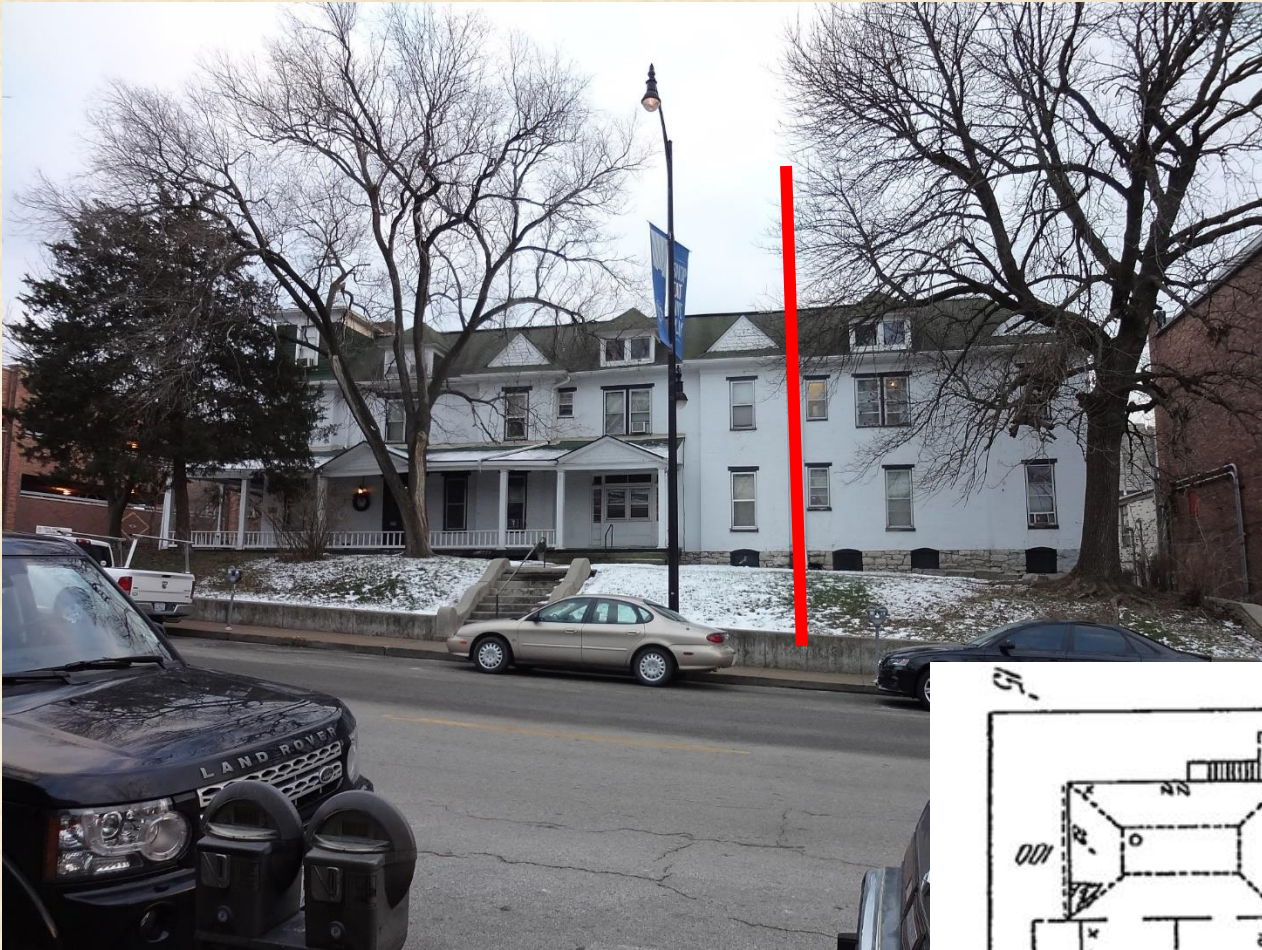
Nidermeyer 1914



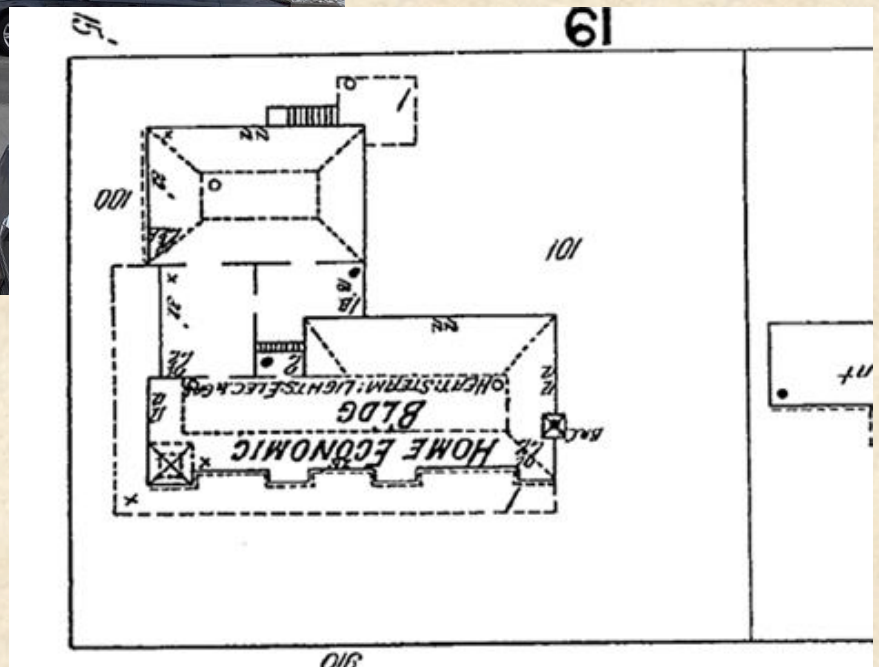
Original part of
the building







Nidermeyer 1914



How old is my house?



Sanford Conley House
602 Sanford Place
2002

Look at Construction Materials and Methods

For Example:

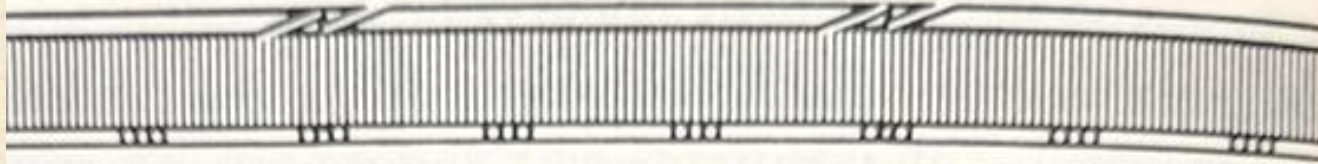
Foundations—Stone and brick foundations were rarely used after the 1910s.

Nails –Wire nails with round shafts became common only after about 1870.



This Dutch Colonial Revival style house was built ca. 1906 for Arthur and Susie Buchroeder. A Columbia Most Notable Property in 2013. It has a stone foundation.

Howard, Hugh. How Old is This House?
(New York: Farrar, Straus and Giroux, 1989.)



KNOWING YOUR NAILS

Handwrought Nail



To ca. 1800

Cut Nail
(Hand-headed)



1790-1825

Cut Nail
(Machine-headed)



1825-1890

Wire Nail



1880-present





**What style is your house?
When was that style popular in Columbia?**



Greenwood Heights
3005 Mexico Gravel Road
2000

**Greenwood
Federal Style 1827-1836**

**Hindman House
Mid-Century Modern 1963**





Craftsman Style--Popular Nationally and in Columbia 1905-1930. From McAlester, Virginia Savage. A Field Guide to American Houses and the Register nomination for East Campus Historic District, by Deb Sheals.

Roughly a third of the Most Notable houses in Columbia have Craftsman styling, and most of those are Bungalows.



BUNGALOW HOMES—

An Investment

*The Best Five and Six Room Houses On
the Market at Very Attractive Prices*

Located just west of the city in Columbia's most rapidly growing residential district. The high elevation and attractive surroundings of this locality are natural advantages which have met with the approval of a large number of home buyers in the past few months.

We have chosen to build homes of five and six rooms carefully selected for their attractiveness and convenience, and built in a manner to insure their durability.

We are now completing the last of a group of twenty-eight homes; the fact that twenty-one of these are already sold attests their approval by the public. Over half of these sales have been made to teachers of the University.

SPECIAL FEATURES FOR THESE BUNGALOW HOMES

The special features which have so endeared these homes are:

RECREATIONAL FACILITIES—One acre of land set aside for a playground. One lot for tennis court, or other activity.

FINE LOTS—To face front; attractive outlook, a rich deep soil for shrubbery or garden. Ideal slope for drainage.

BASEMENTS—Full basements, concrete or firm foundations, special attention has been given to settings under porches and steps to insure against rotting.

JUNTS—Built under floors; a feature found in few small homes, but very important to prevent vibration.

FLOORS—Jals throughout.

ROOFS—Fire resisting construction roof on all houses.

CARAGE—A garage with every home, located either in the basement or built in connection with the house; a very desirable feature.

DESIRABILITY—The inspector for the Farm and Home Building Association characterized these homes as the best constructed to be found in the state of Missouri. He further stated that in the opinion, due to the location, their price and the class of people who are purchasing, that in a year from now the property would enjoy a twenty per cent increase in value.

ECONOMY—This means that you can buy a home today, live in it a year, pay less or little more than you are now paying for rent, and at the end of the year, beside having made a substantial payment on your home, you have made a thousand dollars through increased valuation.

PRICE—We have only a few homes left. Some of the best buys are just being completed. They will sell at \$4000 to \$5000, a saving of one to two thousand dollars over the usual price asked. This difference would furnish the house or buy a car. Building a large number of homes and our organization enable us to make these prices.

TERMS—First. We will not refuse any cash payment.
Second. Pay like rent. We make very easy terms to dependable parties. Our pay like rent proposition means exactly that. A large initial payment will not be asked.

SEE ME IF YOU ARE INTERESTED IN ONE OF THESE BARGAINS

L. S. BACKUS

Phone 343

Broadway and West Boulevard

1925

**Queen Anne Style—
Popular Nationally 1870-
1910. Only 3 Queen Anne
Most Notables in Columbia:
1895-1910.**

From Massey, James C. and Shirley
Maxwell. House Styles in America.



Above, example from House Styles.
Left, Judge J. A. and Clara Stewart House
on West Broadway, built ca. 1908.

The Paper Trail

Once you have a general idea of date, consult primary and secondary sources to get more specific information.



Who lived in my house?



City Directories

Hard copies are available at the Columbia Public Library and the State Historical Society, and digital files are on Ancestry.

- Street guides
- “White pages”
- Business listings

Check all three



SORRELS M H & SONS

(Melvin H and Richard F Sorrels), Pond Digging, Terracing, Excavating, House Moving and Heavy Duty Hauling of All Kinds, Highway 40 W, Tel Gibson 3-8298

- Melvin H (Isabelle; M H Sorrels & Sons) r RD 5
- Richd F (Joan J; M H Sorrels & Sons) h1137 Cowan dr
- Used Auto Parts (Walter T Sorrels) W Highway 40
- Walter T (Dorothy M; Sorrels Used Auto Parts) h W Highway 40

Street Guides, available after 1909 or so.

PUBLIC LOAN CORPORATION
 A friendly financial institution making personal loans under State Supervision. Loans completed in one day.
 108 Metropolitan Bldg. Phone 3422

316 COLUMBIA STREET GUIDE. (1932-33)

808 Bdwy

The Old Reliable Hardware Store of
Columbia, Missouri

Dial 4710

4 Alva Anderson*
6 William Carmichael*

CRESCENT—From Ross s one block, first e of S Williams

CRESTLAND AV — From Mores Blvd n to Lake View av, second e of Range Line
1203 F E Tate
1209 James Bozarth*
1321 C W Asbury

CRESTMERE AV—From S Garth av e to Parkway Drive, first s of E Broadway

CURTIS AV—From Burnham rd s to Kentucky av, first e of Providence rd
D—From Moss e one block, fifth s of E Broadway

DAKOTA AV—From Illinois av w to Indiana av, second n of N Blvd

DEAN—From McBaine av w to Banks, second n of Worley
103 Dan Crowley*

DORSEY—From 1400 E Broadway s to Bass Av
100 C D Northup*
104 Dr F S Hanna
201 Cecil Coffman*

DUNCAN—From McBaine av w to Banks, first n of Worley
310 E B Jenkins*
317 Lewis Brushwood*
Brushwoods Green House* florist
412 J L Johnson
414 J A Johnson*
416 W C Pulis

DYSART—From N 3d e to Washington av, 1st n of Hickman
302 Nall McLaughlin
401 Mrs Mary L Coats*
409 Mrs Myrtle Gibson*
612 W S St Clair*

E—From Moss e one block, sixth s of E Broadway

EDGEWOOD AV — From Broadway s to Rollins, fourth w of S 1st
5 J Price Turner*
17 Lee Hillis*
19 J A Maxwell*
21 Peter C Stampfli*
106 Jas W Hourigan*
107 Harold E Parrish*
108 Warren C Parsons*

110 Leo P Knight*
112 Gail H Gribble*
114 M E & Caroline Stewart*
116 Noble E Wade*
118 J A Cottle*
120 C W Keller
122 Jas W Owens*
123 Fred Von Borgersrode
124 W W Carpenter*
126 W R Martin*
127 Roy E Curtis
128 Hugh P Muir*
129 Henry O Severance*
130 Chas F Crockett
131 Finis O Duncan*
132 G E Elmore*
133 Mrs Annie Riback*
Max Greenspon
136 John McCray*
200 Frank L Martin*
201 Wm O Dysart*
203 A M Meyer
204 Dr Herbert M Reese*
205 Jas W Caudle*
206 W Phillip Cotton*
207 Arthur Emig
209 E R Dinwiddie*
211 Carl G Venson
213 Otto S Crisley*
214 Louise Jacobs*
216 Jay W Hudson*
218 Fredk A Middlebush*

EIGHTH N—From Broadway n to limits, seventh e of N 1st
5 Labor Temple
6 Orton Coffee Co
6½ Geo B Orton
7A J A Powell
Frank Hudson
Brutus Kanatzar
Edna Proctor
8-10 New York Store
9 Poole & Creber gro meats
11 Missouri Barber Shop
11A J M Nichols
12 Safeway Store gro
13 Dawson Shoe Shop
13A M A Rose Real Estate
M A Rose
14 L D Johnston paints
15 Cook Paint & Varnish Co
16 Okeh Lunch Room
17 Joseph E Denham popcorn
17A L S Backus
Col Co-op Shipping Assn
18 Daniel-Boone Co Title Co
19 Paulles Maytag Co
19A Albert Sheckelworth
19A E M Colvin

HICKORY

1 block N of Paris Road from Price Av to Machir

HICKS AV

2nd Street W of Garth from Stewart S to Rollins

201	Alva W Taylor-o
203	M P Ravenel-o
206	Geo M Reed-o.
208	W C Curtis-o
211	O M Stewart-o
212	J H Coursault-o
303	H Schlundt-o
304	Earle R Hedrick-o
305	M F Miller
308	E J McCaustland-o
309	W D A Westfall-o

Real Estate Tax Records



- Identifies owner name and indicates construction dates.
- Look for increases in value to indicate construction or improvements.
- Look at values for other properties nearby to gain perspective and identify across the board increases.

Available on microfilm at the Boone County Assessor's Office



Most early books are organized by county properties, then cities. Cities are organized by subdivision/addition/lot and block, so you need that info before you begin.

209		209		209		209		209		209		209		209		209		209		209	
STEWART		STEWART		STEWART		STEWART		STEWART		STEWART		STEWART		STEWART		STEWART		STEWART		STEWART	
157		156		155		154		153		152		151		150		149		148		147	
SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.		SWAN, G.	
MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE		MRS. BAINE	
129		128		127		126		125		124		123		122		121		120		119	
131		130		129		128		127		126		125		124		123		122		121	
63		62		61		60		59		58		57		56		55		54		53	
81		82		83		84		85		86		87		88		89		90		91	
231.75		231.75		231.75		231.75		231.75		231.75		231.75		231.75		231.75		231.75		231.75	
52		51		50		49		48		47		46		45		44		43		42	
27		28		29		30		31		32		33		34		35		36		37	
221.75		221.75		221.75		221.75		221.75		221.75		221.75		221.75		221.75		221.75		221.75	
26		25		24		23		22		21		20		19		18		17		16	

Real Estate Tax Records

Owner Name

Lot Number

Assessed Value

	Owner Name	Lot Number	Assessed Value
27	Coates W. W. & J. W. Co.	46	100
28	Stewart Ins. Co.	47	100
29	Williams W. D.	48	150
30	Stewart Ins. Co.	49	200
31	Do	90 ft. Wpt. 50	200
32	Do	90 " Wpt 51	200
33	Liscom J. A.	90 " Ept 50	200
34	Do	70 " Ept 51	200
35	Strawn J. W.	70 " Wpt 50	200
36	Do	70 " Wpt 51	200
37		52	1750
38	Maxwell W. R.	75 ft Wpt 53	50
39	Conley W. D.	200 " Ept 53	200
40	Nowell W. B. Jr.	74 " Wpt 54	
41	Do	74 " Wpt 55	
42	Stewart Ins. Co.	30 " Ept 54	2750
43	Do	200 " Ept 55	
44	Wharton J. R.	200 " Ept 54	300
		30	4325
			78300

Deed Research

Deed records and abstracts can help pin down a construction date and identify early owners.

Lot 6 , Block 16 Henning's Addition (School Property)							
Transaction List							
Grantor	Grantee	Date of Deed	Type of Deed	Deed Book	Page	Price if known	Source and Comments
Richard A. Henning, Lewis B. Hutchinson and H. W. Goodkuntz	Henning's Addition to the town of Neosho	08-12-1870	Plat	N	280-281		Copy in park file
Richard Henning, et. al	James M. Vawter	12-16-1870	W	N	37-38	\$100	Copy in park file
James Vawter	Neosho School Board	09-16-1872	W	Q	69	\$200	Copy in park file, Deed specifically says "and buildings."
Neosho School Board	James B. Robinson	02-18-1893	W	35	92	\$150	Copy in park file
James B. and Thursey Robinson	Minnie Phelps and wife	09-22-1900	W	52	538	\$250	Deed on microfilm, State Archives
Mannie Phelps	J. B. Guevera	05-20-1933	W	143	528		Title Co. Index
J. B. Guevera	Mannie Phelps	05-20-1933	QC	143	529		Title Co. Index
Mannie Phelps and wife	Evelyn Jaunita Phelps	05-20-1933	W	143	529		Title Co. Index
Mannie Phelps	Helen Phelps et. al.	12-04-1933	Decree	142	458		Title Co. Index.
Mannie Phelps	Helen Phelps et. al.	01-18-1935	Decree	148	476		Title Co. Index.
Mannie Phelps (by Admin)	James G. Farrell	09-26-1938	Admin Deed				Title Co. Index
James G. Farrell	Wayne T. Slawkard	10-14-1939	W	161	229		Title Co. Index.
Wayne T. Slawkard	Chas. E. Prettyman	07-16-1941	W	164	288		Title Co. Index.
Chas. E. Prettyman	Don Turner	11-14-1978	W	315	464		Title Co. Index.
Don Turner	Jack Macy	11-28-1978	W	315	464		Title Co. Index.
Jack Macy	Orval Taylor	06-14-1979	W	318	59		Title Co. Index.
Orval Taylor	Otto W. Parbst	06-02-1981	W	322	1299		Title Co. Index
Otto Parbst estate	Campbell Family Revokable Trust	08-30-1999		348	8888		Tax form in Park Files
Campbell Family Revokable Trust	Arvest Bank	06-10-2004	Sherriff's Deed	353	6868		Copy of Deed in Park File
Arvest Bank	Carver Birthplace District Association	09-30-2004	QC	354	1136		Copy of Deed in Park File



ie Co Index files are from the Neosho County Abstract Company, 107 W. Main St. Neosho.

Abstracts

92-2 112

BOOK 178 PAGE 27 SHEET NO. 79 WARRANTY DEED

GRANTORS:
Clyde A. Stewart and
Mildred M. Stewart, his wife

GRANTEES:
Fred T. Cruse

Date of Inst. Sept. 18, 1925
Date of Filing Sept. 29, 1925, 1:45 P.M.
Acknowledged Sept. 18, 1925 Before Fred W. Stewart, N.P.
SEAL Term Ex. June 26, 1927 for Boone County.

Consideration
\$ 1.00 and other considerations

The on separate examination from husband acknowledged said deed and relinquished dower.

Do by these presents, grant, bargain and sell, convey and confirm unto said party of the second part, the following described tract or parcel of land situated in the County of Boone, in the State of Missouri, to-wit:

Lot Number Twenty-four (24) of Park Hill Number Two (2),
An Addition to the City of Columbia, Missouri.

TO HAVE AND TO HOLD the same, together with all the rights, immunities, privileges and appurtenances to the same belonging, unto the said party of the second part, and to - - - heirs and assigns forever; the said parties of the first part hereby covenanting that they and their heirs, executors and administrators, shall and will WARRANT AND DEFEND the title to premises unto the said party of the second part, and to - - - heirs and assigns, forever against the lawful claim of all persons whomsoever, except for taxes due 1926 and thereafter.

WITNESS: } Clyde A. Stewart [SEAL]
Mildred M. Stewart [SEAL]
[SEAL]

- Caution: Don't assume your house was built in the 1830s just because the abstract includes deeds that go back that far. Deeds and Abstracts record land ownership, not specific buildings.
- Only rarely will a deed include specific reference to a building.



Deed Research

Start with the "**Abstract and Index of Deeds**" at the Recorder's Office.

Direct Index--alphabetized by seller's (grantor) name.

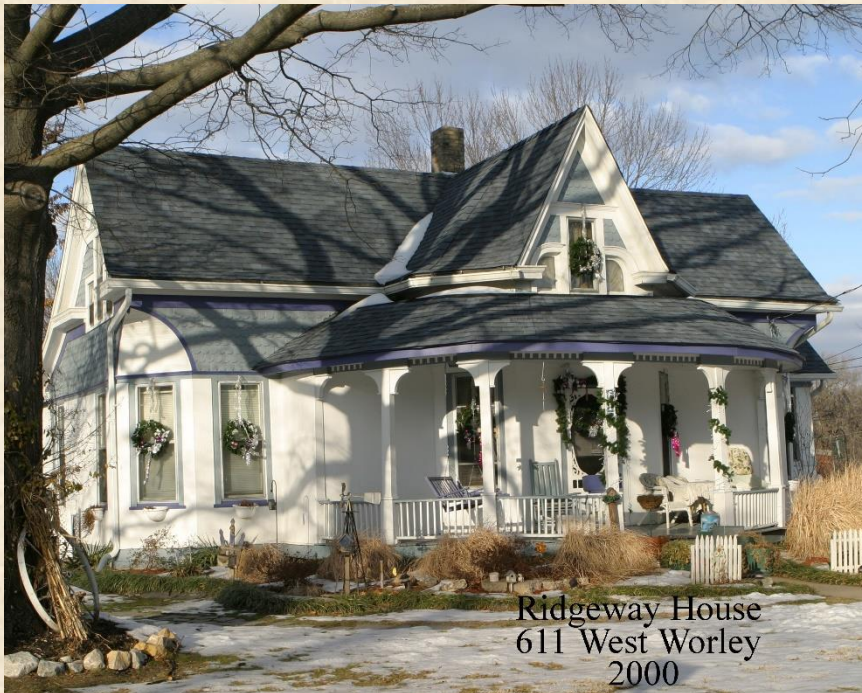
Inverted Index--alphabetized by buyer's (grantee) name.

The indexes cover certain time periods, for example Index A will cover 1850-1875, Index B, 1875-1900, etc. The entries are broken down alphabetically, but only partly. In other words, all the "Bs" will be together, but they will be in chronological, rather than alphabetical, order. The deeds are filed separately; the index will list the basic facts about a transaction and give the deed book and page number where the deed itself is recorded.





- It is best to have a rough idea of when the house was built when you start deed research, to save having to go through too many indexes.
- Look for the date the instrument was made, as well as the date it was recorded.
- Look for changes in sale price in deeds made within a short amount of time.

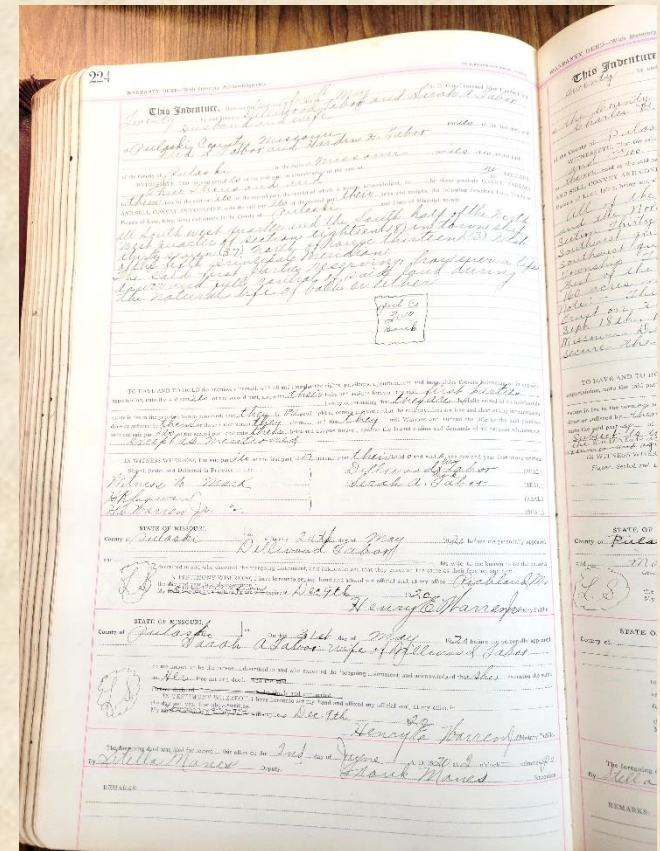


Types of Deeds

Warranty Deed (WD)--The most common deed in early years; it is a deed which warrants that the seller has the legal right to transfer the property.

Quit Claim Deed (QC)--A simple transfer in which the seller transfers only such title as he or she may possess. These are usually used to clear up previous dealing. For example, the heirs to a property sell their parents' house, but one sibling gets left out of the transaction. That sibling can later claim partial ownership of the property and may be paid an additional amount to "quit" their claim on the property.

Deed of Trust or Trust Deed (DT)--Seen more often in later years, these indicate that a loan was taken out to purchase or improve the property, using the property as collateral for the loan. The lender is the beneficiary, the person borrowing the money is the trustor, and a third party who holds the deed until the loan is paid off is the trustee. Look in the margins for notes about when the deed was released, or paid off.



INVERTED ABSTRACT

GEO. D. BARNARD & CO. - BANGOR, ME.

PRINTERS, LITHOGRAPHERS

GRANTEE	GRANTOR	Date of Instrument			Date of Filing Instrument					Nature of Instrument	
		Month	Day	Year	Month	Day	Year	Hour	Min.		a.m./p.m.
Titterton A.W.	H.B. Murphy	May	21	1896	July	20	1903	7			M.D.
Turpin Carrie L.	H.O. Hodge	April	22	1897	July	28	1903	8			" "
Tyree R.W. 2d Lucy	N.M. Smith	July	24	1903	Mar	9	1903	8			" "
W.H. ...	W.H. ...	March	21	1903	April	2	1903	2			" "
Tanguay Fannette	R.A. Pharis	January	17	1903	April	9	1903	8			" "
Tator William N. (etal)	James A. Murphy	Apr	11	1903	Apr	13	1903	8			" "
The Russell & Company	P.H. York	Feb	18	1897	May	21	1903	1			" "
Tyree E. L.	A.A. Parsons	June	12	1903	June	22	1903	8			" "
Tabor Dellwood	George W. Wall	Mar	6	1903	July	21	1903	8			M.D.
Thomas Alice J.	M.D. Thomas	July	28	1903	July	31	1903	2			Relic
Thomas William	William A. Reed	Sept	29	1903	Sept	29	1903	4			Dot
Twis R.B.	Stephen Martin	Oct	6	1903	Oct	12	1903	8			" "
Trow William A.	James A. Panner	Oct	3	1903	Nov.	5	1903	2			" "
Tanner James	W.H. ...	Dec	7	1903	Dec	10	1903	1			" "
Tanner James A.	Edw. ...	Oct	10	1903	Dec	10	1903	1			" "
Tanner James	L.H. Harrison	Nov	10	1903	Dec	10	1903	1			" "
Trent Harrison	S.A. Harrison	Nov	13	1903	Dec	10	1903	1			" "
Thompson John	Ar. E. Hicks	Dec	12	1903	Dec.	12	1903	8			" "
Tice Dr. L.	N. ...	Sept	4	1900	Jan	8	1904	8			" "

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O

Type of Deed

Book & Page

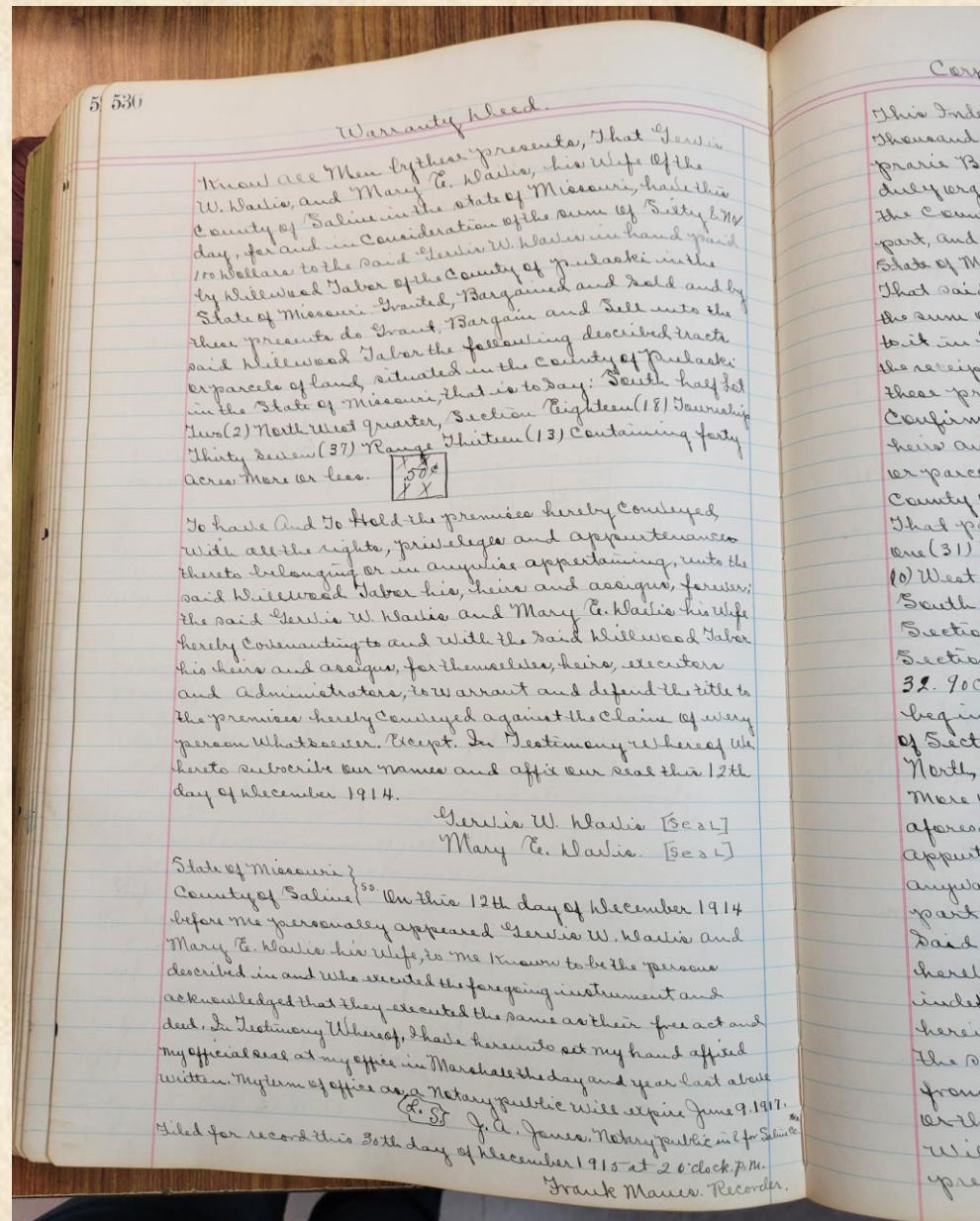
Property Description

AND INDEX OF DEEDS.

Instrument			Nature of Instrument	Recorded		Property Description	Sec. Lot	Twp. Block	Rng.	Acres	100ths
Hour	Min.	a.m.p.m.		Book	Page						
3	2	"	M.D.	34	4	pt SW 084					
	8	"	" "	34	11	SE 084	30	36	13	7 1/2	
	5	"	" "	34	17	SW 1/4 (and 21 a on 32)	30	36	13		
	2	"	" "	34	51	pt NW 1/4, pt E 1/2 NW 1/4 pt SW 1/4 SW 1/4 Richland mo. pt. Smiths addition	17	37	12	2	
	8	"	" "	34	55	2 E 1/2 084 N NW 1/4	21 36 12 28 36 12				
	8	"	" "	34	66	NE 1/4 NW 1/4	18	37	10	40	
	1	"	" "	34	112	N 1/2 SW 1/4 SW 1/4 NW 1/4	19	36	13		
	8	"	J. D.	37	1	E 1/2 NW 1/4	23	35	11	80	
	8	"	M.D.	34	145	Richland Mo. pt SE NW 1/4 E 1/2 SW 1/4 & SW SW 1/4	4	4			
	3	"	Release	36	15	SE NW 1/4 & SW 1/4	18	37	13		
	4	"	Doty	35	39	N 1/2 SW 1/4	23	35	11	90	
	8	"	M.D.	36	84	Richland Mo. N 1/2 of 3 and	4	4			
	2	"	Doty	35	54	SW 1/4 E 1/2 SW 1/4	29	35	13	65	07
	1	"	M.D.	34	330	Richland Mo. 1, 2 and	3	3			
	1	"	" "	34	321	1/2 Richland Mo. 1, 2 and	3	3			
	1	"	Guardian's Deed	36	133	Richland Mo. 1, 2 and	3	3			
	1	"	O.C.D.	38	68	Richland Mo. 9	37	12	1		
	1	"	Sheriff's Deed	36	135	pt SW 1/4	36	37	13	17	
	7	"	"		277	See Record	25	37	12	80	

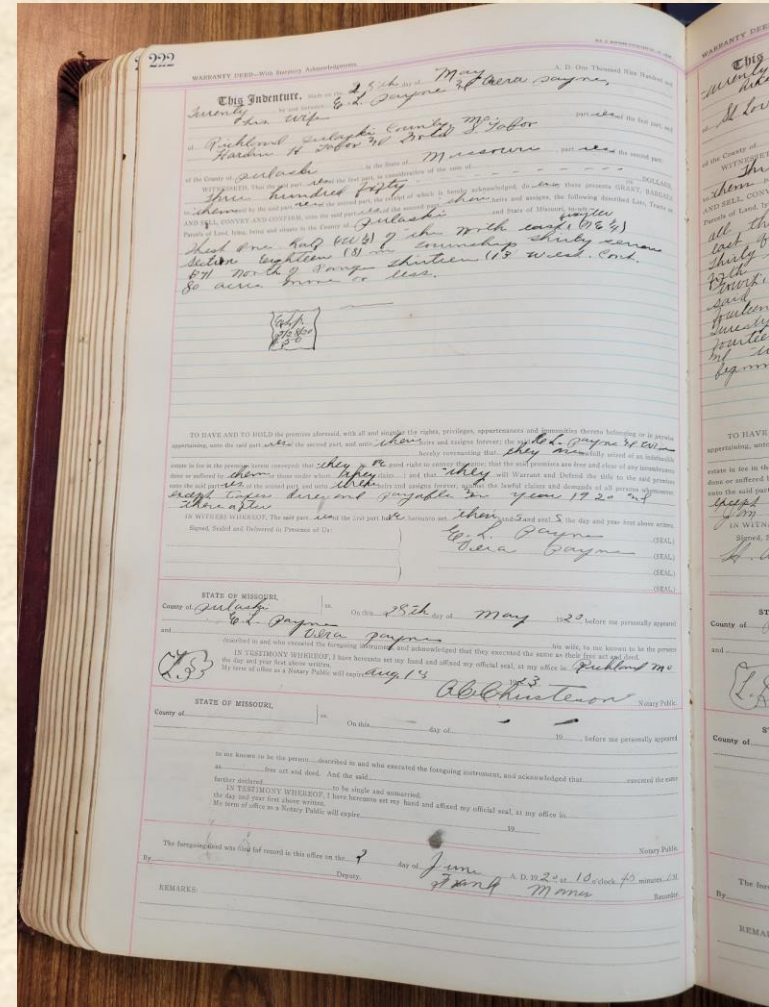
Deed Books

- Deeds are recorded in separate books stored near the indexes.
- Identify the book and page for the deed you want in the index, then find the correct deed book.
- Deeds may span multiple pages, and early deeds are handwritten.



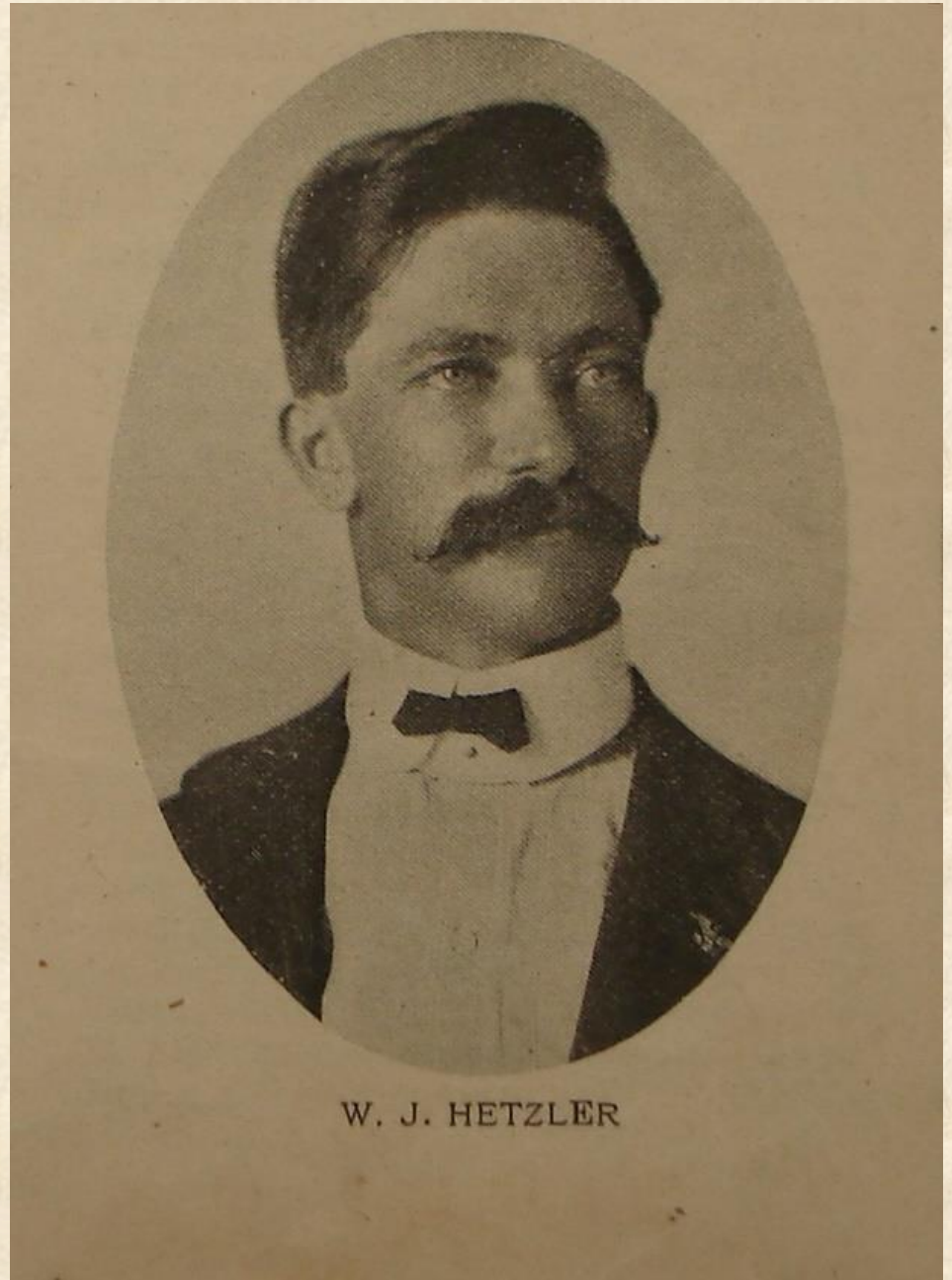
Deed Books

- Deeds generally include sale prices into the early 1900s. Make note of those; big increases in sale prices can indicate construction or other improvements.
- Later deeds will generally just list the sale price as something like “ten dollars and other valuable consideration.”
- You will also see the phrase “along with any and all appurtenances,” which is a generic term for buildings and structures that might be on the land.



What were those early residents like?

Now that you have a name and a date, learn more about the people who once called your house home.



Online Resources

- Ancestry.com
- Heritage Quest
- Columbia Library Genealogical Page
- Family Search
- Newspapers.com
- Missouri Digital Heritage

ancestry.com

Family Tree

John Henry Asbury
 Birth 9 Oct 1833 in Hallsville, Boone, Missouri, United States
 Death 23 Jul 1913 in Boone, Missouri, United States

Timeline		Family Members	
1833 9 Oct	Birth Hallsville, Boone, Missouri, United States	Parents	
1861 17 Feb Age: 27	Marriage to Elizabeth Helen Waters		
1870 Age: 37	Residence Township 50, Boone, Missouri, United States	Spouse & Children	
1880 Age: 47	Residence Rocky Fork, Boone, Missouri, United States		
1900 Age: 67	Residence Rocky Fork, Boone, Missouri		
1910 Age: 77	Residence Columbia Ward 1, Boone, Missouri		
1913	Death		

✓ BROWSE & BORROW

↓ DOWNLOAD & STREAM

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» See all topics

POPULAR RESOURCES

Brainfuse

Consumer Reports

Creativebug

Heritage Quest

LearningExpress Test Prep

LinkedIn Learning (formerly Lynda.com)

Mango Languages

LOCAL RESOURCES

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Excel Adult High School

Library News

Local Information

Yearbook Archive

ASK A LIBRARIAN

Ask Us

Genealogy

Ancestry.com

Genealogy Guide

HeritageQuest Online

Columbia Public Library

- Online resources
- Reference materials for architecture as well as local history

State Historical Society of Missouri

- Atlas Maps
- Newspapers
- Oral History Collection
- Newspapers.com

Newspapers
by Ancestry[®]

<https://www.newspapers.com/image/40563619>

PROGRESS MADE ON BUILDING

W. A. Fallin Structure on Olive
Street Is Nearing
Completion.

Rapid progress is being made in the erection of the W. A. Fallin building at Olive street and Market avenue, the north and east walls being almost completed. When completed the structure will cover a large space, the Olive street frontage being 172 feet by 175 feet deep, thus providing 30,102 square feet of floor space.

The brick work, which is being done by a crew of masons under the direction of George Slaven, foreman, has been lightly delayed pending the arrival of steel girders and columns, which will support the roof.

Lease on the building has not yet been signed, it was said, although several concerns are said to be interested in the location.

Newspapers

Some issues of the *Missourian* are on all these sites:

- Newspapers.com
- Newspaper Archive.com
- State Historical Society of Missouri (through Missouri Digital Heritage)

Issues of the *Tribune* from its inception in 1901 to 2020 are available on microfilm at the library. The library also has the *Tribune* online in their Newsbank database, from 1998 to present. The Newsbank database is available on the library's Genealogy Topics page.

The full *Tribune* archive should also be at Boone County Historical Society in the future.



Newspapers.com
by Ancestry

<https://www.newspapers.com/image/40563619>

Census Records

Watch for changing spouses, especially wives. Cross reference children's ages and names if one family member name changes. Ages can vary a year or two between census cycles. E.g. 40 in one cycle 52 in the next, 61 in the next,

1950 United States Federal Census

Detail Source

Name: Lydia B Nyce
 Age: 57
 Birth Date: abt 1893
 Gender: Female
 Race: White
 Birth Place: New York
 Marital Status: Married
 Relation to Head of House: Wife
 Residence Date: 1950
 Home in 1950: Lehman, Pike, Pennsylvania, USA
 Street Name: 51002
 Dwelling Number: 101
 Farm: No
 Acres: No
 Occupation: Chef
 Industry: Public School
 Occupation Category: Working
 Worked Last Week: Yes
 Hours Worked: 25
 Worker Class: Own Business

Age	Sex	Marital Status	Occupation	Industry	Occupation Category	Worked Last Week	Hours Worked	Worker Class
89	No	No	vacant none resident					
90	No	Yes	31 Schoonover Street Head					
			Ruth J wife					
			Stephen W son					
91	Yes	32	Schoonover Eli V Head					
			Annie M wife					
92	No	No	vacant none resident					
93	Yes	33	Rainey Charles Head					
			Amy B wife					
94	No	No	no one home refuse					
95	No	No	vacant none resident					
97	No	No	vacant none resident					
98	No	No	vacant none resident					
99	No	Yes	35 Toddant William F Head					
			Mary wife					
100	Yes	36	Whittaker John Head					
			Maile wife					
			Jack son					
101	No	No	Nyce George P Head					
			Lydia B wife					
96	No	Yes	57 no one home. Street 101					

Secondary Sources

Look at published sources for information about the property owners, as well as what was happening in Columbia when your house was new.

Number 113

In 1905 the First Automobile Arrived in Columbia When Two Licenses Were Issued

THE SUBSTITUTION of the automobile for the horse as the major means of transportation was one of the most important social changes of the twentieth century. In Columbia, this development occurred in the five years between 1905 and 1910. During this period, the two transportation systems were in strong competition, and it was not certain which would prevail. There was the possibility, of course, that the horseless carriage would turn out to be merely a fad. The newfangled cars came in a wide variety of shapes and sizes and were powered by one of three available systems of propulsion—steam, electricity, or gasoline.

Horsepower had provided satisfactorily for Columbia's transportation needs until the twentieth century. Many Columbians had saddle horses and took pride in their animals and in their horsemanship. A two-seated buggy for business or professional use and a carriage or coach for social occasions rounded out the transportation equipment of the wealthy family. There were a number of livery stables in Columbia from which various kinds of horse-drawn vehicles could be rented with or without drivers. Stagecoach service was in operation on a regular

an Oldsmobile agency in Columbia.¹ West and F.A. Sampson, secretary of the State Historical Society, were the only Columbians to buy state automobile licenses—costing \$5 each—during the period 1905-1906.

There were a number of reasons for the slowness of Columbians to adopt this new method of transportation. Motor cars were expensive. As of 1905, the Peerless five-passenger car sold for \$3,200, the Studebaker—also with five seats—was marketed at \$1,350, and the light Oldsmobile runabout was priced at \$750.² This was a period when the average annual wage of an industrial worker was \$450. These cars—a new experimental category of personal property—were not self-financing. The purchaser had to pay cash or put up other security than the car itself as a basis of a loan from the bank.

At first, there were no good roads on which the automobiles could operate. The federal government did not begin a system of national highways until the 1920s. State roads of the early twentieth century were of crushed rock or dirt. It was a routine experience of motorists, who ventured beyond the city limits, to get stuck in a mudhole and have to hire

64 Modern housing



The Frederick Apartments, built in 1925, were constructed in memory of Lt. Frederick W. Niedermeyer by his father after the son died in an airplane crash in 1922. The kitchen at right included all the modern conveniences of the day. (Sabra Tull Meyer)



Frederick Apartment amenities included:

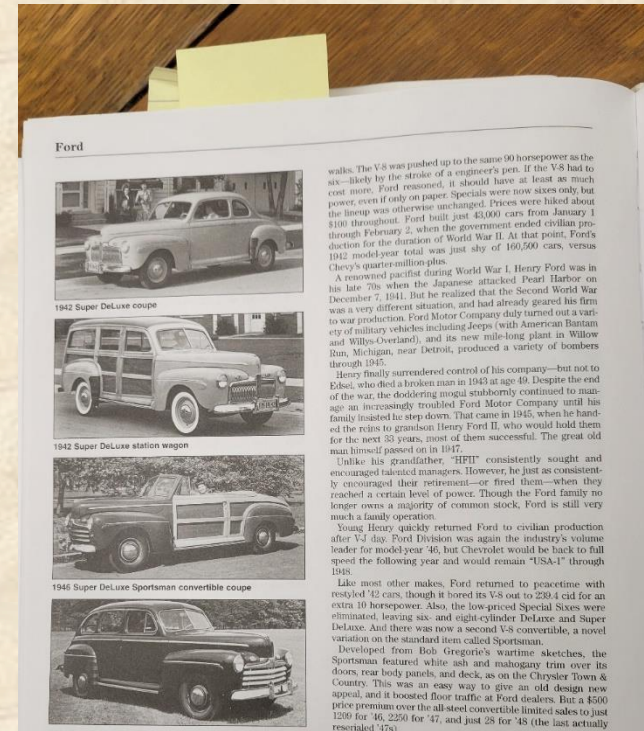
- Large fire proof, sound proof rooms.
- Unexcelled central location.
- Haughton automatic safety elevator.
- Kelvinator electric refrigerator.
- Murphy porcelain steel Cabranette kitchen units.
- Weather stripped openings throughout.
- Vacuum steam heating.
- Spacious lobby, lavishly appointed.
- Kennerator incinerator.
- Tile bathrooms with colors.
- Large roomy closets.
- Terrace garden court.
- High grade white oak floors.
- Resilient tile floors in kitchens.
- Galvanized wrought iron pipe plumbing.
- Locker space for each apartment in basement and light storage locker on each floor.

Historic Photos can help date the house and identify changes that have taken place over the years.

The Boone County History and Culture Center and the State Historical Society of Missouri both have very good historic photo collections. Ancestry profiles also sometimes have member-submitted photos.



Cars are a good way to date 20th century photos. (And therefore conditions of the house when the photo was taken.)



Your house may not be the primary subject of the photo!

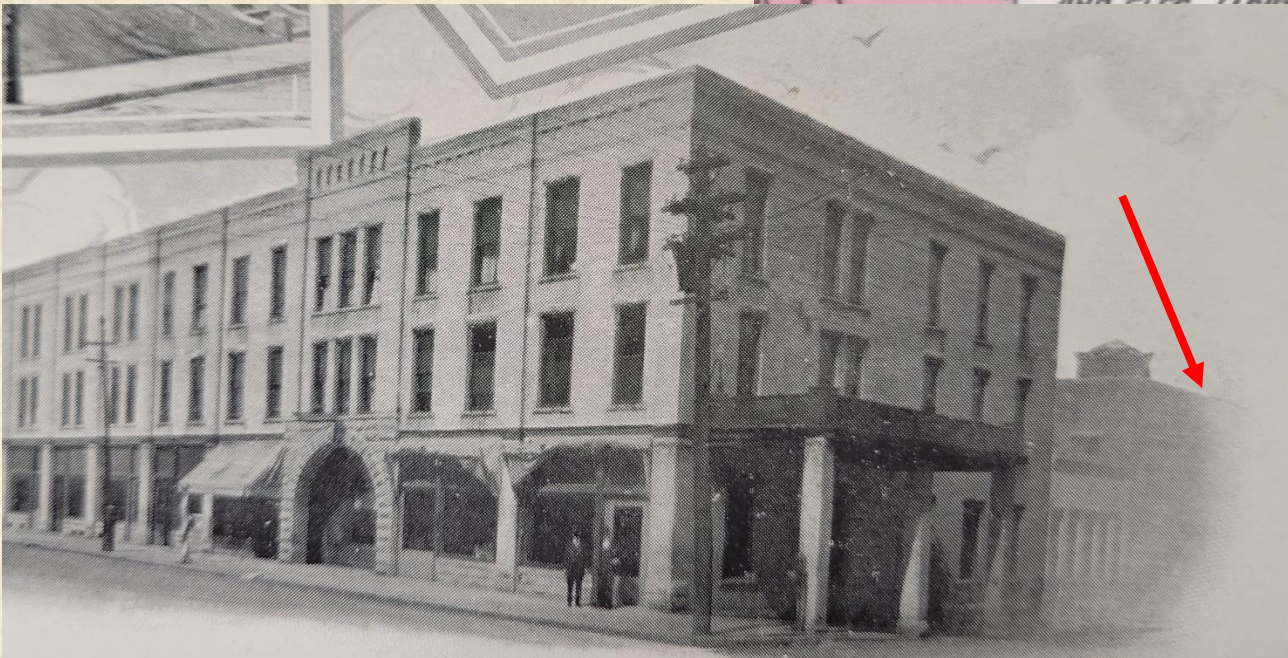
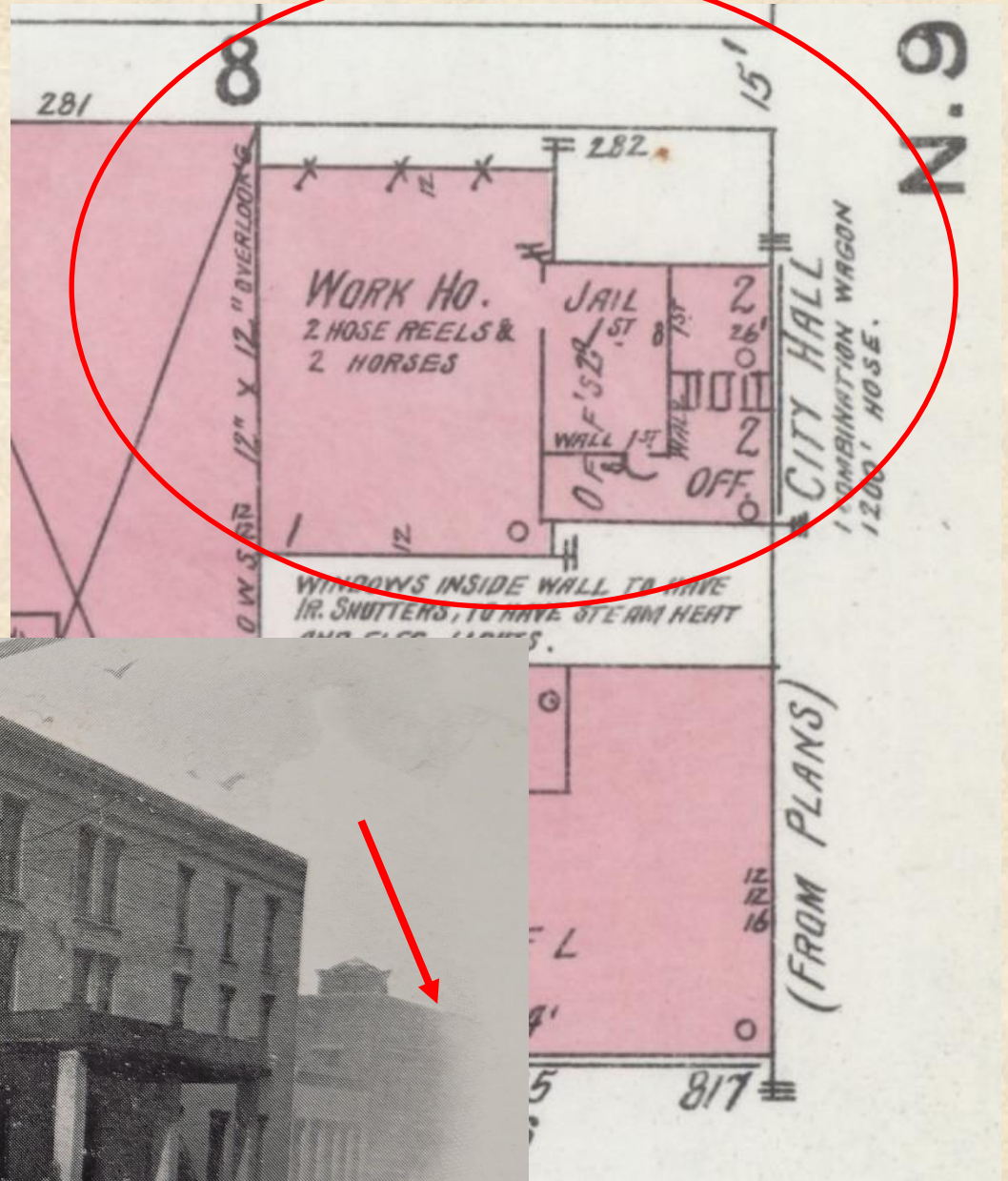




Ca. 1902 with Dan and Joe



1901 Columbia City Hall
North Tenth Street





Taken at Jap Rogers Residence circa 1921

↑ Denise + Kenneth Rogers
Bottom Row - Jap Rogers is directly behind
Leanne Kunita holding a baby

the next photo was taken at
the same event

Twelker House, Franklin County, 1871



Use cursor keys or scroll bars to see the rest of the ID drawing and list of people.



List of people in the photo of
Johann and Johanna Twelker's 50th wedding anniversary June 3, 1899

- | | |
|---|---|
| 1. Rev. Emil Goetz, Pastor of Methodist Church | 25. Martin Hockemeyer (brother of Emma Twelker #6) |
| 2. Pastor's wife, Mrs. Goetz and baby, #3 | 26. Martin Boehmer (son of August Boehmer #10) |
| 4. Maria Wiemeyer Hockemeyer | 27. John C. Twelker holding Esther #28 |
| 5. Fritz Hockemeyer | 29. Ed Twelker |
| 6. Emma Hockemeyer Twelker holding Elsie (6 months) #7 | 30. Johann Twelker |
| 8. John "Henry" Twelker (Brother of J.C. Twelker #27) | 31. Portrait of Anna Twelker Johanning
(daughter of Johann and Johanna Twelker #30 & 32) |
| 9. Beste (Johanna Beste Twelker's sister-in-law) | 32. Johanna Twelker |
| 10. August Boehmer (Husband of Amelia Twelker Boehmer #34) | 33. Edwin Boehmer (son of Adolph and Minnie #17 & 16) |
| 11. Mrs. Harting (Johanna Beste Twelker's sister) | 34. Amelia Boehmer (sister of John C. Twelker #27) |
| 12. Paul Twelker (Brother of J.C. Twelker #27) | 35. William Boehmer (son of August & Amelia #10 & #34) |
| 13. Elsie Twelker (Lizzie) (sister of J.C. Twelker) | 36. Edward Boehmer (William's brother) |
| 14. Annie Boehmer (daughter of August and Amelia #10 & #34) | 37. Oscar Boehmer (Edward's brother) |
| 15. Minnie Boehmer (Annie's sister) | 38. Emma Boehmer (Oscar's sister) |
| 16. Minnie Boehmer (sister of John C. Twelker #27) | 39. Nettie Twelker (daughter of Paul Twelker #12) |
| 17. Adolph Boehmer (husband of Minnie #16) | 40. Wilbur Twelker |
| 18 & 19. Neighbors, Mrs. Sickmand and Mrs. Struwe) | 41. Amanda Boehmer (daughter of Adolph and Minnie) |
| 20. Will Hockemeyer (brother of Emma Twelker #6) | 42. Della Twelker (daughter of Paul Twelker #12) |
| 21. Julie Hockemeyer (Will's wife) | 43. Lydia Boehmer (daughter of August and Amelia) |
| 22. Meta Hockemeyer (sister of Emma Twelker #6) | 44. Fred Twelker (daughter of Paul Twelker) |
| 23. Marie Twelker | 45. Tillie Boehmer (daughter of Adolph and Minnie) |
| 24. Lily Twelker | 46. Frank Boehmer (son of August & Amelia) |





Remember

- Cross-check sources and maintain a bit of skepticism. Try to get two references for everything.
- Make notes about your references as you go so that it is easy to go back if you need to.
- This is a circular process. Revisit sources after you have learned more about your house and the people who lived there.



Questions?



Deb Sheals
Building Preservation, LLC
Buildingpreservationllc.com