



## **Building Preservation, LLC**

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### **912 E. Walnut**

Northwest Part (W ½) of Lot 230 OT Columbia

- The house was built between 1895 and 1902 for W. A. Hume.
- The office was built ca. 1930, for Sophie Bonner, who also owned the house at the time. When new, the office was occupied by her brother, physician William O. Fischer. She also lived in the house for a short time.<sup>1</sup>

### **Summary and Statement of Significance**

The west half of Lot 230 in the original town of Columbia, (now 910 and 912 East Walnut) contains a brick foursquare house and a small two-story brick commercial building. The house was built ca. 1900, probably for William A. Hume. In the late 1800s and early 1900s, the Hume family also owned Lot 231, which is west of Lot 230, on the east side of North Ninth Street. They constructed a row of commercial buildings on that lot that are still in place. There is no evidence that the Humes ever lived in the Walnut Street house, but it was occupied by the third owner, Cecil Crane for several years. The house appears to have served primarily as a rental property since the late 1920s or early 1930s.

In 1926, the property was purchased by Sophia Bonner, a widow. Under Bonner's ownership, the office was added east of the house around 1930, and the house was divided into two living quarters. The first known occupant of the office space was Sophia Bonner's brother, physician William O. Fischer, who had his medical office there from ca. 1930 to 1939 or 1940. The house appears to have been divided into two or more apartments about the same time the office was built. Sophia Bonner lived in the house for a short time, around 1932. Bonner and her brother both moved to Florida in late 1939 or early 1940, but she still owned the property in 1941.

After the Bonners left, the house and office were briefly occupied by S. K. Cho and his wife Anna. Cho is believed to be the first Korean admitted to the University of Missouri. (See a separate timeline related to the Chos at the end of this document.) The Chos had moved by 1947, after which the house saw a variety of tenants. The office housed the Norris Sampson Insurance Agency from at least 1947 to 1960.

The house and office offer an unusual early example of a live-work space in downtown Columbia. Although it was common in the 1800s and 1900s to see commercial buildings that had retail space on the first floor and living quarters above, the side-by-side configuration of the two spaces in this building is unique to the Downtown Columbia Historic District. The house and office are each counted as a contributing building in that historic district, which was listed in the National Register in 2006. They have seen no major alterations since being listed and they continue to contribute to the historic streetscape of East Walnut Street.

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<sup>1</sup> All census and directory information is from Ancestry.com and the State Historical Society of Missouri unless otherwise noted. Sanborn maps were also accessed online, through Mid-Continental Library. Boone County Tax Assessment Books are on file with the County Assessor.

## Timeline

1895 Sanborn map shows no house or office. (See Sanborn Map Packet.)

**1902 Sanborn shows house in place.** It was probably built by W. A. Hume, who was listed as the owner in the 1905 real estate tax book. (There is a gap in assessment records between 1894 and 1905.) A check of deed records failed to locate a deed generated when W. A. Hume acquired the property. It is likely he inherited it from his parents, Lafayette and Samira Hume, who owned several lots on North Ninth Street in the late 1800s.<sup>2</sup> Lafayette Hume died in 1898 and his relatives built a row of commercial buildings just west of the Walnut Street property in 1904. The house may have been built after Lafayette Hume's death as well.

1905 and 1907 Real Estate Tax book (for 1904 and 1906).<sup>3</sup>

Lot, Owner and Value

E½ of Lot 230 Miss Roxie Kelley	\$350
<b>W ½ of Lot 230 W. A. Hume</b>	<b>\$1,500</b>

1909 City Directory shows Charles Kopen was living in the house. W. A. Hume was living on Rural Route 3.

1914 Sanborn, p. 7—House is there, no office. House is 910. Another house on the lot to east, address of it is 914.

**1915 June 23—William A. and Sallie Hume sold the property to Bernard and Dina Gentsch for \$4,500.** (Boone County Recorder of Deeds, Deed Book 145, p. 331.)

1917 Real Estate Tax book (for 1916)

Lot, Owner and Value

E½ of Lot 230 Stanley Smith	\$1,000
<b>W ½ of Lot 230 B. Gentsch</b>	<b>\$1,800</b> (with note "back taxes unpaid")

1920 Census. Sophia Bonner and her husband Theodore C. Bonner lived at 406 W. Broadway with Sophia and Charles A. Fischer (age 43, Sophia Bonner's brother). Sophia Fisher (age 64) was Sophia's mother. Theodore Bonner owned a bakery, and his brother-in-law Charles was also a baker.

**1921 June 22—Bernard Gentsch, widower, sold the property to Cecil F. Crane for \$6,250 (Boone County Recorder of Deeds, Deed Book 164, p. 427)**

1925 Sanborn, p. 4—House (910) is there, no office. New 1 story garage west of the house is 908. House Lot to west (912) has a new 1 story building.

1926 Real Estate Tax book (for 1925)

Lot, Owner and Value

E½ of Lot 230 W. E. McClain	\$6,500
<b>W ½ of Lot 230 Cecil Crane</b>	<b>\$6,000</b>

1925-26 Directory

910 E. Walnut (House) Cecil Crane, owner.

Sophia M. Bonner is a widow, living at 400 W. Broadway

**1926 July 29—Cecil F. and Lena M. Crane sell the property to Sophie M. Bonner (Boone County Recorder of Deeds, Deed Book 179, p. 386. Deed filed July 30, 1926.)** Note that early records use both Sophie and Sophia.

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<sup>2</sup> Deb Sheals, "North Ninth Street Historic District," (National Register of Historic Places Registration form, Columbia, MO 2004), 8.9-8.10.

<sup>3</sup> Tax assessments are based on conditions as of June the previous year. On other words, the 1905 book shows owners and assessments from the summer of 1904.

#### 1927-28 Directory

Sophia Bonner living at 146 N. Glenwood  
910 E. Walnut: Wm. Emmons

#### 1928 Phone Book

No entry for Sophia Bonner

William O. Fischer Phys. r. 400 W. Broadway, office 400 block of W. Ash

#### 1929 and 30 Assessment Books (as of 1928 and 29)

Lot, Owner and Value

E½ of Lot 230 W. E. McClain \$6,500

W ½ of Lot 230 Cecil Crane \$6,000 *NOTE: This is an error in the tax books, the deed record clearly shows Crane sold it to Sophia Bonner in 1926. That deed was also filed in 1926.*

1930 Census shows Sophie Bonner (age 50) was a widow, living with her brother William O. Fischer (age 43) at 400 W. Broadway. Her brother was a physician, she did not have a listed occupation. William E. McClain, who owned the furniture store east of the office, was living three doors away from the Bonners on West Broadway.

#### 1930-31 Phone Book

910 E. Walnut Mrs. Lena Woods

910 1/2 Ernest Haden

**910A W. O. Fischer, phys. \*\*This appears to be the first listing for the office.\*\***

#### 1931 and 32 Assessment Books (as of 1930 and 31)

Lot, Owner and Value

E½ of Lot 230 W. E. McClain \$6,500

**W½ of Lot 230 Sophia M. Bonner \$4,000**

*The drop in assessment may have happened when the record was changed to show the new ownership.*

1931 Sanborn, p. 3—House is there., **Office has been added to the side yard of the house**, both on lot 230. Marked as a dwelling. Brick veneer. Street numbers have changed: House is 908, office is 910. New 2-story furniture building (McClain Furniture) to the west is 912.

#### 1932-33 Directory

**Sophia M. Bonner living at 910 E. Walnut, marked as the owner.**

**William O. Fischer, phys. also living at 910 E. Walnut, with an office at 910½ E. Walnut**

No listing for 910A.

#### 1933-34 Phone Book

No entry for Sophie Bonner

**William O. Fischer, phys. office at 910½ E. Walnut**, home Highway 40 and Mores Sta.

#### 1940 Directory

Street listing:

910 (house) Cho, S.K. and Anna. Note that the directory incorrectly identified Cho as the owner

910½ Mrs. Lila Scott *\*\*first use of two addresses for the house\*\**

(no address listed for the office) **William A. Fischer (Sophia Bonner's brother)**

912 McClain Furniture

Sophia Bonner and her brothers may have moved away shortly after the 1940 directory was compiled.

1940 Census. Sophia N. Bonner was living in Florida with brothers William and Charles.

1940 Census. S. K. Cho, 53, Manager of a Dry Cleaning Company, **renting 910 Walnut Street (house)**, with wife Anna and daughter Hazel R. He was the only one working. John and Nannie Fortney were also living there, but listed as a separate household, also as renters; neither of them was working.

1941 Assessment Book (as of 1940)

Lot, Owner and Value

E½ of Lot 230 W. E. McClain \$6,200

**W ½ of Lot 230 Sophia M. Bonner \$3,800**

Both dropped in value, so this was likely more of a general change in assessments than property specific alterations.

1947 Directory

908 (house) Kenneth L. O'Bryan, Chiropractor, plus E. N. Dulaney and Lon F. McQuitty

910 (office) Norris Sampson Insurance Agency.

1948 update of 1931 Sanborn p. 3

No change, office labeled as STGE (for storage). House is 908, office is 910.

1954 Directory

908 (house) Kenneth L. O'Bryan, Chiropractor, plus E.N. Dulaney and Lon McQuitty

910 (office) Sampson, Norris, ins. agt.

1960 Directory **Street numbers changed**

910 (house) Kenneth L. O'Bryan, Chiropractor, plus E.N. Dulaney and Wanda L. Penn

912 (office) Norris Sampson Insurance Agency

916 McClain Furniture

## **Cho, S.K. and Anna**

Sei Kyun Cho clothes cleaning and processing, Dec. 28, 1888-Mar. 9, 1967

Anna G. (Fortney) Cho, Seamstress, born 1896 died 10, Oct., 1987

Both buried at Memorial Park Cemetery [Find a Grave]

1888 Sei K. Cho born. [Find a Grave] <sup>4</sup>

1912 S. K. Cho moved to Columbia from Hawaii to attend the University. First Korean student to enroll at the University, per his obit. According to the 1940 census he completed 3 years of college.

1913 *Savitar* "Corda Fratres Association of Cosmopolitan Clubs University of Missouri Chapter Established April, 1908." Listed as "Sei Kyun Cho, Arts Special, *Korea*." The club appears to have focused on international students and also included women.

1917- S. K. Cho a member of the Cosmopolitan Club at MU. In *Savitar* through 1922. He was a full member in 17, 18, 20, 22, and an associate member in 23-24.

1918 *Savitar* "Corda Fratres Association of Cosmopolitan Clubs University of Missouri Chapter Established April, 1908." Listed as an active member, but not in the group photo, which shows a diverse group including women and several Asians. "S. K. Cho, Korea" Members from several different countries.

1918 S. K. Cho started a cleaning and pressing business on South Ninth St. and continued it until he retired due to poor health in the 1940s. [Bio at Find a Grave]

1920 Cho married Anna Fortney who was born in Missouri.

1923-24 S.K. Cho in the 1924 *Savitar* as an associate member of the Cosmopolitan Club. ANC

1927 Directory "S. K. Cho clnr 11-1/2 S. Ninth St." above University Barber Shop. (Above what is now Bluestem.)

1930 Census. Sai K. Cho and wife Anna living at 1611 Amelia Street. He was a tailor. Her parents were living with them. John Fortney was also a tailor.

## **1940 Directory**

**Street listing: 912 Walnut (office): Cho, S. K., Owner.** No business name given. (Not building owner per 1941 tax assessment)

His cleaning business was listed as 13a South Ninth in "cleaning and pressing" of the business section. (One door south of the alley, the upper floors of that building are no longer extant.) No seamstress category.

**White Pages:** Cho, S. K. and Anna G. in white pages: "clnr 13a S. 9<sup>th</sup> h. 910 E. Walnut."

1940 Census. S. K. Cho, 53, Manager of a Dry Cleaning Company, **living in a rented house—910 Walnut Street**, with wife Anna and daughter Hazel R. He was the only one working. John and Nannie Fortney were also living there, but listed as a separate household, also as renters; neither of them was working.

## **1947 Directory**

S.K. and Anna Cho both working as "presr"s at Arrow Cleaners and living at 102 Anderson Street. Arrow Dry Cleaners and Fur Storage, at 13 S. 10<sup>th</sup>, was owned by Robert D. Waterman.

Late 1940s S.K. Cho retired due to poor health. [Bio at Find a Grave.]

1954 Directory White pages: Choi [sic], Anna, Mrs. Seamstress The Blue Shop, also Sei K. Cho, no occupation. h. 1011 Walnut. (In what is now parking lot east of Artlandish Gallery.) and Choi, Sei K (Anna) same address.

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1950-1993 Public records Index:

Sung[sic] K. Cho,           2603 Eastwood Drive, Columbia 65202  
                                  20 E. Ash Street. Columbia, MO 65203-4121  
                                  263 Westwood Ave. Co Mo

The index includes numerous listings with different addresses but no specific year.

1967, Mar. 9, S. K. Cho dies. [Find a Grave]

1987, Oct., 10. Anna Cho dies. [Find a Grave]