



City of Columbia Historic Preservation Commission
Application for Most Notable Property

Community Development Department, Planning Division
City of Columbia, 701 E. Broadway, Columbia, MO 65201
Planning@CoMo.Gov

Address Being Nominated 313 West Boulevard, South

Date Property Built (if known) unknown, folklore says 1910

First Owner/Builder/Architect (if known) unknown

Current Owner's Name Keith Politte

(properties may be nominated by non-owners but owners must give permission for photography/videography of property- see page 2 for release)

Address 313 W Blvd S

Phone Number 573 268 3658 E-mail polittek@gmail.com

Submitter's Name Keith Politte

Submitter's Phone number same as above E-mail same as above

NOTE: The following information provides a starting point for historic research on the property. However, a lack of information should not be a deterrent for an application. All properties chosen for Most Notable will have a history of the property compiled by a historic preservation professional. This history will be provided to property owners for their own records.

Has anyone of local, regional, or national historic note ever occupied the property? If so, whom?

Yet to be seen. The upstairs was the location of a birth in 2001(?)

Does the property have any notable or unusual architectural qualities? If so, please identify.

yes. see attached "House Research"

Have any recent renovations been performed that have helped restore the property? If so, describe them briefly.

yes. see attached "House Research"

Is the property recognized by any other historic preservation organizations? If so, please identify.

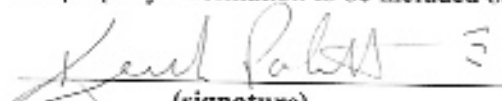
no.

Please describe any other unusual or interesting attributes or stories about the property.

yes. See attached "House Research"

Please attach current and/or early pictures of the property.

Owner's release for city public communications to photograph/video record around exterior property and for property information to be included online in an interactive historic map (required for nomination)


(signature)

(signature)

Owner's release for city public communications to photograph and video record up to three rooms/elements in the interior of the building (optional- will require owner's presence)

Rooms/elements of interest in the building's interior:

1. _____

2. _____

3. _____

(signature)

(signature)

House Research

313 West Boulevard South, Columbia Missouri

Medavista Addition, Lot 1

Current owner, Keith Politte



The house

The house is located at 313 West Boulevard, at the northwest corner of Stewart Road and West Boulevard, South. It is one of the very first homes in the area. Folklore¹ states the house was built in 1910, and functioned as “a house on a farm, as opposed to a farmhouse.”

The house is an early frame house with approximately 1500+ square feet of actual living space. Original house consists of two floors and a basement. The home's exterior is covered with drop siding and the roof has asphalt shingles. Interesting features of the exterior include the tall gabled roof notable on the front and back of the house. The slanted roof has two dormer windows coming from it on the second floor. There is one chimney to the house located in the center of the roof.

¹ Source: Primary source: Amanda J. Singleton, AHA 264 Research Paper

The construction on the original part of the houses is sturdy and of good craftsmanship, which indicates a builder who cared about the structure. The home was probably built by whoever originally owned it and was maintained in this good manner until the home was sold to a different owner. The additions of the sun porch and the back room begin to show a lack of care for quality, such as the two-tone siding, holes in construction, and uneven measurements of rooms and walls.

The original front door is still in the home and could possibly be one of the most interesting features of the home. The front door and frame measures 7' 31/2" by 7'6". The actual door is 3'7" wide. The front door, however, is still very functional and in tremendous shape. The door has one large panel of glass and is very heavy construction of hardwood. It has been painted green by some previous owner but probably has the same original hardwood as the floors throughout the house.

The door is centered between two side panels. Each panel consists of a window and paneling. When closely examined, one can see that each of these side panels have handles on them with locks, so that not only the window could be opened, but the entire panel. Before modern cooling systems were available, this feature probably helped with creating a breeze in the home. The panels have since been glued shut, or boarded up and locked somehow for they no longer open.

Without the additions to the house, the home greatly resembles that of the simple single-cell American house. It is rectangular, with a gabled roof and a chimney in the center. It is noted that the door to the single-cell house would normally be on the long side of the home, and instead, the front door to the house is located on the short side of the home, and has many divisions within it, not just one room.

The original portion of the house has been described as not a very large dwelling for a "farmhouse." It was actually quite small and humble and dictates livability for either just one couple or a very small family. If the room currently known as the "study" was indeed used as a bedroom, it would have been possible to house many children on the top floor in the large bedroom. Either way, without a source of central heating, all of the occupants would have froze in the winter because neither of these rooms are near the fireplace. It is difficult to imagine where members of a family would have fit into this small farm dwelling, for by the early twentieth century, farmhouses were notably much larger and more accommodating in size.

The front of the house has a somewhat strange symmetry or in this case, an anti-symmetry for the front door is located to the left side of the front and the window is located to the right side. This odd symmetry is set off by the addition of the sun porch whose windows help to balance the front view of the home by adding more visual weight to the left side of the home.

The house itself does not dictate many qualities belonging to an early twentieth century farmhouse. Because the original lots were 10 acres in size, it is possible the land was used as a farm and this house sat on the land, thus calling it a "farmhouse."

The house's siding has two different types of painted wood drop siding. One type measures approximately five inches in height and the other one measures approximately one foot in height. The one foot high siding is the original to the house and is found on the front bottom, and north and south sides bottom. When the back room addition was made, the owners at the time left this siding completely on the back, so as to be visible in the northwest corner of the south side of the house. The rest of the houses i covered in the five-inch wood siding. Both the back addition and the sun porch addition feature this siding, but the owners must not have had enough funds to finish the siding project.

Because the Katy Railroad was so accessible at the time of the house's construction, a possible mod-podge of traditions was introduced into this home by each of its respectful owners.

The house is one of the earlier houses built as can be seen when observing the neighboring houses, which are much different in construction and style. The neighboring houses to the west were probably built beyond the 1940's and 1950's for they echo the post-war board and batten exteriors with some style added.

Two additions to the house

Two additions have been made to the original house: a south-facing sun porch and an additional room on the west side of the house. A small garage was created underneath.

To the south of the main room is the south facing sun porch which has no basement under it and no room above it. The sun porch measures a comfortable 17'7" by 78". The room is long and large enough to be a sitting room, and was probably used primarily for relaxation and entertainment rather than functions for the family. There are four pairs of windows in this room, each half of a pair measuring 3'x5'. On the west side of the room, one half of the original window was cut off and made into a doorway when the deck addition was built. That way, one could exit the house from the sun porch and enjoy their sunny day on the spacious deck overlooking the neighborhood.

The doors which lead from the sun porch into the main room of the house indicate the sun porch was a fairly early addition onto the home. The doors are 10-pane glass each and are double doors which hinge on each side and open in the center. The federal molding above the doorways give this feature of the room a formal look and help to add to the style of these particular two rooms. The doors, however, do not dictate anything sensible in the addition of the sunporch, for they are just that; doors into the porch, they probably just allow more sunlight to filter into the main room from the sunlit porch area and keep the drafts out in the winters.

The addition of a back room on the west side of the original house was constructed to be on the same level as the main room, bath and kitchen. The addition of the room of the house was probably more of a necessity for a family. It is located behind the main room of the home and measures an uneven 15'9"x 4' x 3'11" x 5'9" x 12' x 9'10". It is a bedroom or study for all practical reasons. It has three large windows all measuring 3'x5' and houses the only built-in closet in the entire home.

The house interior

The first room one can walk into from the front door is the largest in the house, or the "main room." It measures 13'9" by 25' long. The floors on the first floor are all Original hardwood and the walls are two-inch boards covered with layers of plaster. A federal style molding is located above the front door and around the bottom of the entire front room.

The one room is just off the main room and is a perfect square of 10' by 10'. This room has wall to wall shelving, so is now used as a study. The original room, however, was probably one of the home's two bedrooms, or a guest room. Considering that there was originally only one large bedroom upstairs besides this extra "study", if ever a farm family resided in this home, this room could have been the bedroom of the parents. The walls in this room are not plaster, but rustic wood paneling. The wood paneling is comprised of unfinished vertical wood planks and is pretty much covered now by the shelving located in the room. There are two windows in this room, one on the east side and one on the north side. The windows measure 3' by 5' and are surrounded by the same federal style molding as in the main room of the house. The floors are the same hardwood floors found in the main room of the home.

Walking west from this room leads into the bathroom. It has an original cleft-footed bathtub and an original latch window.

The remaining original first floor room served as the kitchen. Until its 2011 remodel, the house's kitchen had no built-in services, except for a sink and minimal cabinets. There was no exhaust system for the free standing oven.

The upstairs of the home is located over these rooms and is just one large bedroom with slanted ceilings, hardwood floors, and a bathroom. Storage space in this room was added by the building of one large closet just outside the main part of the room.

The basement of the home is also located under the main floor of the original structure.. The basement of the home is unfinished, and houses the laundry facilities and power systems, including a tankless water heater. The basement has probably always been used just for storage for there are no hints of an attempt to make it into a livable space.

Remodelings

Between 2002 and 2018, six significant improvements were made to the house.

In 2002, The additional back room was stripped to the studs, rewired and insulated. A wooden laminate floor was installed in the room, as well as being installed in the upstairs room.

In 2003, the north and east sides of the house's foundation were excavated and improvements were made. Along the east and west sides, a drainage and water proofing treatment was installed, and the west foundation wall was reinforced with 4 large anchors to help straighten and secure the structure. Addition, a wooden laminate floor was installed in the upstairs room.

In 2008, several sections of the house received significant restorative treatments. The upstairs was stripped down to the frame and roof. Access to the roof crawl spaces enables the installation of two solar tubes that direct sunlight from the outside of the room into the main room of the first floor. The center section of roof rafters was raised, which in turn raised the dormers. This resulted in a new cathedral ceiling which now accommodates a large ceiling fan. All the original windows were replaced upstairs with high efficiency windows and the entire living envelope was wrapped in 7" of insulative foam. The original dormer-based bathroom was expanded to accommodate a spacious walk in shower.

At the same time, the sun porch also received significant restoration. The original interior ceiling was stripped to the roof rafters, increasing the height of the interior ceiling. The sun porch's original ceramic brick foundation was replaced with a new poured concrete foundation. Outside, the level of the deck was lowered in order to alleviate having to step down into the sun porch from a higher outside deck.

In 2011, the house's kitchen was entirely remodeled. A professionally designed galley style kitchen was installed and included all new high efficiency appliances. The floors and backsplashes were covered in the same metallic 18" ceramic tiles. A new range exhaust hood was installed and serves as a focal point to the room. The room was equipped with a small pub style snack bar in lieu of a kitchen table.

In 2018, the foundation of the back additional room was replaced. The original ceramic brick foundation was replaced with a new poured concrete foundation. New garage doors to space underneath were built and installed.

The land

In August of 1828, Edward Camplin purchased 160 acres, which was followed by nearly a century of ownership in the name of the Caplin family, who took care of the land. An original farmhouse was probably located on this land to house the large Camplin family and the slaves he owned².

² Source: Primary source: Amanda J. Singleton, AHA 264 Research Paper

It may be that Mr. Camplin even had two wives at the time of his death for in his will, he left land to both a wife named Mary Jane Camplin and a wife named Maria I Hern Camplin. He left money, land and slaves to his eight children, but by the time his will was finally settled, the wife Maria owned everything that the children did not, so perhaps Mary Jane died, we do not know.

By any means, Mr. Camplin was a wealthy man and chose a bad heir for his land. Maria was not so good of a land manager and the land eventually sold to an array of buyers at the end of the nineteenth century to pay off the family debts.

Area history

Prior to 1820, this area of town was part of St Charles County, then Howard County.

When two sons of Daniel Boone found salt springs northwest of Columbia in the early nineteenth century, many immigrants from the eastern United States began making their way to what is now Columbia. The area was named Boone's Lick Territory after the two sons as the salt business became more and more successful and popular. As the area became more populated, it became necessary to divide counties once more, and in 1820, the area became Boone County, named for the two son's father; Daniel Boone, who had just died. Boone County, then, is just a bit older than the state of Missouri, for Missouri did not enter the Union until August 10, 1821.

Many more peoples began to travel west to this new county and it became necessary to establish a county seat for Boone County. Originally, the county seat was found in Smithton, a village which did not make it due to its lack of an sufficient water supply. Other "villages" in the area competed for the title of county seat, but eventually lost to Columbia for Columbia had Flat Branch River, which was a great supply for water

Thus, Columbia continued to thrive and the other villages in the area faded out and became a part of Columbia. The first official sale of lots of land in Columbia was on May 28, 1821.

As Columbia continued to grow, and as the University of Missouri grew. the town expanded into these farming communities west of town and around the turn of the century, the land owned by the Camplins and others was divided into lots for Columbia's first major housing subdivision, called the Medavista Addition. The lots ranged in size, but most of them were ten acres to begin with, until divided later into smaller housing lots.

The Katy Railroad tracks divided this area of houses from the rest of Columbia, so in 1906 a bridge was erected by Judge J.A. Stewart. It was called Stewart's Bridge and joined the University of Missouri Campus with the houses on the western side of Columbia. Eventually, the bridge was torn down in 1942, but prior to this, it sufficed as the main entryway to the new Medavista subdivision.

