

CATHEDRAL HILL SURVEY PROJECT II

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JUNE 10, 1988

This Project funded by the State of Missouri Department of Natural Resources, Division of Parks, Recreation and Historic Preservation by a grant under provisions of the Historic Preservation Act of 1966, as amended, from the National Park Service, U.S. Department of the Interior and the Department of Community Development, City of St. Joseph, Missouri.

CATHEDRAL HILL SURVEY PROJECT II - FINAL REPORT

Prologue

Time limitations on the Cathedral Hill Survey Project II altered the initial plan stated in the "Research Design, Boundary Description" to one that included properties only within the defined street boundaries. Three hundred and twenty-six inventory forms were completed, some of which included two or three buildings per form. This occurred where a building permit applicant and/or dwellings was obviously the same, therefore, only one inventory form was completed (four inventory forms include more than one property).

Due to an oversight in the photographic stage of the survey, buildings at 1202 Lincoln, 1222 Lincoln, and 1004 North 22nd Street were not photographed, therefore, forms for these are not in the survey data. The structure at 1202 Lincoln is a Vernacular/Colonial Revival duplex constructed in 1908, 1222 Lincoln is a circa 1860 "I" house with "L" wing and 1004 North 22nd Street is a non-contributing, commercial building.

The projected scope of properties, as defined in the boundary description of the Research Design was changed in the course of the project due to the discovery of an excessive number of buildings involved over and above the contracted amount. Photographs ("5X7" black and white) of several properties outside of the later amended boundaries had already been produced when the decision was made to exclude them. These photographs are filed under "Cathedral Hill Survey Project II - Excluded Buildings" for use when further work on the unsurveyed area is undertaken.

Evaluation of Previous Cathedral Hill Survey Project I

One purpose for the continuation of survey work in the Cathedral Hill area was to determine a boundary for a potential National Register Historic District. Therefore, a preliminary study of the previous project was undertaken early in this research project. Buildings that were part of the Cathedral Hill Project Survey I were, for the most part, within the boundaries of Frederick Avenue on the south, North Ninth Street on the west, Ridenbaugh on the north, and North Thirteenth Street on the east. Ninth Street was surveyed on both sides of the street and 902 North Ninth, 904 North Ninth and 901 Ridenbaugh were inventoried in the project. Not included were commercial properties on the north side of Frederick, which were the subject of a 1985-86 Frederick Avenue survey. The evaluation of the Cathedral Hill I survey revealed that buildings on the south side of Ridenbaugh between Ninth and Thirteenth Streets did not have completed inventory forms. Also eliminated from documentation were: 1220, 1222, and 1224 Church Street, and 1115, 1117, 1116, 1122-24, 1209, 1211, 1213, and 1215 Isadore Street. This fact was discovered at an untimely point, otherwise the current survey could have been altered to

allow for the inclusion of the approximate twenty-five significant buildings that were excluded in the first survey project.

It was apparent, however, that buildings on the north and south sides of Ridenbaugh between Ninth and Twelfth Streets had a strong time/physical relationship. It was this researcher's opinion that the strongest potential district in the two survey areas would include the properties within the boundaries of the Cathedral Hill Survey I area and those properties on the north side of Ridenbaugh (including 901-03 and 905-07 North Eleventh Street). It was determined that there are significant buildings within this area that have historic architectural elements that represent upper-middle to upper level social class residents' dwellings. Their architectural features help define the period in St. Joseph's historical development (1860-1910) in which they were constructed.

In studying the Cathedral Hill Survey Project I, it was discovered that there was a discrepancy between this and the previous researcher's opinion as to the date of construction. This occurred in instances where building permits for the construction of the original and/or a significant portion of a structure were absent. A few buildings with construction dates of ca. 1880 were believed by this researcher to be of an earlier period, ca. 1860-70. It was also believed that documented dates were inaccurate in a few instances, where it appeared that a pre 1887 (the year from which the city's records date) building had been altered or an addition constructed. These buildings exhibited stylistic features (either obvious or disguised by later alterations) of earlier period characteristics. Further cross checking was not completed; however, an examination of building permit records on specific properties could determine if indeed a documented "date of construction" was for a significant phase or for a minor or major addition or alteration.

Cathedral Hill Survey Project I inventoried properties were recorded on the current Cathedral Hill survey map to give visual data of the surveyed area of both projects. (Note: Though questionable building dates may have varied only within a building period, i.e. 1866-1890, there are a few instances where the discrepancy is documented on the map. If a previously recorded date of 1887 was believed not to be accurate, rather a ca. 1870 original construction or significant addition/alteration was apparent, the symbol for the period "1866-1890" (●) placed the building within the same time frame. If, however, ca. 1865 architectural features were apparent, the symbol for the period "before 1865" (○) used on the map placed the property in a different historic context than the one that is documented on the inventory form.)

Introduction to Project

The purpose of the Cathedral Hill Survey Project II was, initially, to identify and document historic resources within the project area. A sequential task that proceeded collecting and recording pertinent data was to evaluate the subject resources so that historic preservation considerations could be incorporated in local city and neighborhood planning. (Goals for comprehensive preservation planning could include: the creation of local landmark or National Register districts or categories, economic development of a building or district, neighborhood revitalization, development of a "quality of life" environment program, and/or efficient and economical land use.) It is essential to attaining preservation planning goals, that activities compliment the recognition of the community's historic resources and the desire to make those resources viable within the city's present environmental, economic, social and political structure. Public and private agencies (for- and non-profit) are vital to historic preservation through the focus of their activities, both separately and collectively.

It is important that the evaluation of historic resources be performed in each individual community. Historically, each community has developed with unique characteristics; physical evidence of this quality, in turn, has contributed to shaping that community's present environment and to maintaining its separateness from other cities. The National Register of Historic Places, the U.S. Department of the Interior's Historic Preservation Division, and the historic preservation office of each state are all agencies created to protect our historic resources. It is, however, the result of the protective activities on a local level that is the key to preserving the unique qualities of the individual community. Its citizens, whether individuals or special interest groups, public officials or private business leaders, are, and should be, the determiners of what is of value to them.

Just as St. Joseph's physical environment is the result of past human activity, the activities of the present, in turn, are becoming evident in that same environment. Its historic buildings reflect a city that developed and thrived around the westward movement, a profitable commerce and warehouse industry, a vital agricultural and meat packing industry, and the related businesses in the community. An important consideration in developing a comprehensive preservation plan for the city is whether its historic buildings can accommodate activities that are presently occurring.

St. Joseph's abundant stock of historic commercial and residential buildings provides many advantages that often only existing resources have. These assets include, quality

construction, unique character and design, location where amenities are already in place, i.e., streets, sewers, parks, etc., and emotional value (few people have no appreciation of a useful building with historic qualities). The value of St. Joseph's historic buildings has been realized, even without a survey of the entire city. Many of the problems that contribute to the deterioration, non-use and demolition of these resources have been identified. Only when these problems are addressed by the community's human resources will many remaining endangered historically and architecturally significant buildings be preserved. Solutions will come from those citizens who are consciously becoming aware of the richness of the city's heritage, that are acknowledging the problems that contribute to the loss of that heritage, and that are providing solutions and instilling values that perpetuate the preservation of the important buildings in their environment.

Explanation of Inventory Form Data

"Location of Negatives" - Negatives of photographs are filed with the Department of Planning and Zoning, City Hall, 11th and Frederick, St. Joseph, Missouri. Roll #1-1 means roll #1 of 16 total, frame #1.

"Legal Description" - Metes and bounds legal descriptions are not provided. In instances where more than one building occupies a lot or parts of more than one lot, the legal description states simply, i.e., "Part of Lots 1 and 2, Block 3, Highly Addition".

"Date(s) or Period" - Dates without the prefix "c" or "ca" (circa) are documented construction dates gleaned from the City of St. Joseph building permit files, records of which begin in the year 1887. A few of the buildings inventoried have verifiable earlier construction dates, the earliest being an 1870 dwelling whose occupant is documented in both the Buchanan County Record of Deeds and the 1870 city directory. The earliest Sanborn insurance map of the area (1888) documented some properties in the survey that are east of Mt. Mora Cemetery. All significant properties that do not have building permit records are verifiable on the Sanborn map of 1911 (corrected in 1939).

"Style or Design" - Attributing a "style" to an individual building, in some cases, is a rather subjective matter, however, an attempt was made to determine major character defining features to place a particular building within a stylistic category. Where more than one period style is apparent, the most significant and/or obvious is presented first with "sub-styles" following. In the absence of prominent design features, the building is placed in the "vernacular" category. This term is defined here according

to this researchers use of the term as, "common" architecture; a building that exhibits certain period structural and functional elements, but lacks the ornamentation and/or design characteristics of established period styles. Although a vernacular building may have some ornamentation, if the basic structure is of a common variety, the designation is vernacular as a primary style; other influences are listed secondarily. Likewise, the designation of a period style as primary to a structure and vernacular a sub-style means the character defining features of the architectural style are more prominent than its vernacularism.

"No. of Bays": Bays, as it refers to the vertical divisions of a building or structure, are, most often, defined by the presence of windows or doors within those bays. Bays are also present where no openings exist as in a side wing where corners of the elevation view are prominent vertical division. Also, a two-bay porch means that the structure has three vertical supports; the spaces in-between are the bays.

"Condition" - Designations of "poor", "fair", "good" and "excellent" are used. Condition is based on, first, the physical existence of historic architectural elements and, second, on the apparent condition of the historic building materials (or finishes) themselves. "Good" and "excellent" means that most to all original features (including later alterations or additions that are considered historic) are intact and would require minor to moderate maintenance or repair to preserve architectural integrity. "Poor" and "fair" means that many original features have been removed, and/or that remaining elements are in a state of deterioration, and/or that unsympathetic alterations are hiding or detracting from the remaining historic features.

Survey Data

Of the three hundred and twenty-six inventory forms completed in the survey, three hundred and thirty-one individual properties were documented. One hundred of the three hundred and thirty-one were non-contributing structures. Three hundred and eighteen properties were residential; two hundred and twenty-four were contributing. Ten buildings were commercial; four contributed to the historic character of their neighborhood. There was one church, a contributing structure, a hospital complex in a one-block area with both contributing and non-contributing buildings, and a fire station, a contributing public building.

Analysis of Survey Data

Of the three hundred and thirty-one buildings documented in Cathedral Hill Survey Project II, two hundred and eighty-one dwellings were constructed as single family residences, twenty-two as duplexes and fifteen as multi-family buildings.

Two hundred and twenty-four of the total three hundred and eighteen residential buildings in the survey were determined to be contributing elements to a possible multi-property National Register nomination (70%). Historically/architecturally significant buildings included one hundred and eighty-six single family dwellings, twenty-two duplexes, and nine multi-family residences.

Property type classification varied from definite vernacular, blue-collar, working class dwellings (some likely built as rental properties) to upper middle class dwellings, the latter being relatively few in number. Most of the duplex dwellings were constructed for residents with mid-upper level incomes.

Stylistic features of designated contributing residential buildings were attributed as follows:

- "I" Plan House, constructed ca. 1845-1860: 7 single family
- Greek Revival, constructed ca. 1845-1860: 7 single family
- Italianate/Gothic Revival, constructed ca. 1855-1880: 14 single family, 3 duplexes, 1 multi-family
- Second Empire, constructed ca. 1870: 1 single family
- Queen Anne, constructed ca. 1880-1905: 32 single family, 7 duplexes
- Colonial Revival, constructed ca. 1890-1920: 33 single family, 5 duplexes, 5 multi-family
- Classic Revival, constructed ca. 1900-1925: 13 single family, 1 duplex, 2 multi-family
- Neo Classical, constructed ca. 1900-1915: 5 single family, 1 duplex, 1 multi-family
- Romanesque, constructed ca. 1890-1900: 1 duplex
- Bungalow/Arts and Crafts, constructed ca. 1915-1935: 10 single family
- Eclectic, constructed ca. 1880-1905: 3 single family

- Vernacular, constructed ca. 1845-1940: 67 single family, 4 duplexes

Residential property types that were documented in the project area give evidence of those that were established in the recent report, "Property Type Analysis" by Deon Wolfenbarger. The dwellings' association with certain historic contexts, as they were defined in this project's "Research Design" and in the more comprehensive "Historic Context Statement", by Deon Wolfenbarger, can be assumed with the concrete evidence provided on the inventory forms. (This researcher must "assume" association because actual records of some of the buildings were not available or in existence. For purposes of this report, assumption must suffice since all of the properties could not be documented.)

Recommendations

- A. National Register or Local Landmarks District and/or Property Pursuits.

The strongest possibility for a district nomination (national or local) is within the area of the Cathedral Hill Survey Project I with the inclusion of those properties specified earlier in this report that are located on the south boundary of the current survey. Such a designation would have a strong association with both property type and historic context in the period that was St. Joseph's "Golden Age", 1885-1910.

Other possibilities of historic districts are in the survey area. One is within an area east of Eleventh Street, south of Lincoln, west of Mt. Mora Cemetary and north of Ridenbaugh. This is a cohesive middle class neighborhood of single family dwellings constructed mostly in the period 1895-1915. There also appears to be sufficient architectural integrity and association with historic context to establish a district within a boundary beginning at the corner of North Eighteenth and Highly Streets, east to approximately midway between Twentieth and Twenty-Second Streets, south to the alley in that block, east to Twenty-Third Street, south to Jones Street, west to the 1/4 point (approximate) of the block between Twentieth and Twenty-Second Streets, south to the alley, west to Eighteenth Street, south to the alley between Howard and Colhoun Streets, west to Seventeenth Street, north to the alley between Howard and Jones Streets, east to Eighteenth Street, north to Highly Street and the point of beginning.

There are no individually significant properties apparent in the surveyed area. Possible exceptions are 917 and 923 North 19th Street and 903 Ridenbaugh.

Buildings designated "contributing" will add to those in previous (and future) surveys to justify a multiple property type nomination of established categories. Possibilities include: Italianate/Gothic Revival residences, Greek Revival residences, Queen Anne residences, Colonial Revival residences, Vernacular/"I" house residences, Neo Classical residences, Bungalow/Arts and Crafts residences, and Romanesque residences. Dwellings of these "style" designations can be further categorized as, middle-to-upper economic/social group single family, lower economic/social group single family, duplex and multi-family. Property type associations can be justified since the contributing dwellings are representative of period architecture and/or are the dwellings of citizens of the city that contributed to its historical development. Many of the dwellings in the survey area are, in all probability, those that housed some of the blue collar workers and lower management supervisors of the city's important warehouse industry in the latter part of the 19th and beginning of the 20th centuries. Their location is in close proximity to many of the existing warehouse buildings along the river and north and south of the central business district. Overall, 70% of the residential buildings in the survey area are contributing; 30% are non-contributing.

B. Comprehensive Preservation Planning

Future community development in the Cathedral Hill Survey II area should focus on rehabilitation and neighborhood revitalization. There are many viable buildings that would enhance the historic characteristics that are present if proper preservation tools and techniques were applied.

The neighborhood has some of the problems that are typical of most of St. Joseph's inner-city neighborhoods; it also has those that are unique to it. Its most prominent problem is that of the abandoned and neglected complex of hospital buildings, originally, St. Joseph Hospital and most recently a housing project named Keen Ager. Broken windows, weeds and a huge, incompatible sign give an ominous pall to the part of the neighborhood that lies west of Mt. Mora Cemetery. Also, more present than in other inner-city neighborhoods of St. Joseph, there are many small, closely spaced dwellings that are sometimes difficult to adapt to modern living standards. There are some abandoned buildings (though not as many as some of the city's residential areas) and many with incompatible alterations. Although solutions to preserving the historic qualities in the neighborhood lie partly in community development programs that address the entire city's historic preservation problem, a more directed solution needs to be proposed for the use of the complex of hospital buildings now sitting vacant.

A neighborhood asset is the fact that most of the residences in the area are occupied. Also, a recent interest in administering a housing program in this neighborhood may offer hope for assistance in rehabilitating it. This historic resource survey should be a useful tool in planning a program associated with the area.

Conclusion

An important activity for achieving either National Register/local landmark designation or a feasible, comprehensive historic preservation plan is public education. It is important that this study (and other historic resource surveys) be made known and readily available to the general public, special interest groups and political leaders, and that it be in a usable and understandable form so that information and data can be used by city planners and other city staff who administer programs involving historic buildings and areas. (The historic preservation movement becomes a futile effort if historic building research documents are filed away only to be used by other historic preservation professionals.)

Copies of this report are being furnished to public officials, city staff and the media. Original inventory forms, photographs, maps and reports are deposited with the State of Missouri Department of Natural Resources, Division of Parks, Recreation, and Historic Preservation. Reproductions of all project documents are located in the Department of Community Development, St. Joseph City Hall for the benefit of the citizens of the community. The historic preservation movement becomes a futile effort if historic building research documents are filed away only to be used by other historic preservation professionals.

CATHEDRAL HILL SURVEY PROJECT
SUPPLEMENT TO PHASE I AND II
by MARY JO WINDER
JULY 29, 1988

Cathedral Hill Historic District (proposed) Data

Previously eliminated buildings located on the south side of Ridenbaugh between Ninth and Twelfth Streets were found to have significance as contributing elements to the proposed Cathedral Hill Historic District. Fourteen buildings were documented; twelve were contributing, two were non-contributing buildings. Three of the historically/architecturally significant buildings were constructed in the period 1866-90; nine were constructed in the 1891-1915 period.

The twelve dwellings were classified as follows:

Italianate, constructed ca 1870: one single family.

Colonial Revival, constructed ca 1890-1910: one single family, one duplex.

Classic Revival, constructed ca 1890-1910: one single family, three duplexes.

Neoclassical, constructed ca 1900-1910: two multi-family.

Vernacular, constructed ca 1870-1900: three single family.

District Boundary Justification

Boundaries of the proposed district are defined on Map #1. On Map #2 the district is shown as it is located in relationship to the Hall Street Historic District and to surveyed areas of Cathedral Hill Survey Projects I and II and the Frederick Avenue Survey. Map #3 is provided to show fiscal year 1987-1988 projects and all those previously completed for the City of St. Joseph and the Missouri Department of Natural Resources.

Buildings within the proposed district have a strong time and physical relationship. They were (with very few exceptions) constructed during St. Joseph's significant 1870 to 1915 development period; they are important as representations of residential property types in the city's history when it was a vital wholesale, commerce and agriculture center. Though the time span of development is inclusive of several decades, the majority of dwellings within the proposed boundaries are outstanding examples of upper and upper-middle class housing. They are typically either large single family residences or well designed, substantial duplex or four-plex buildings. They are differentiated from the Hall Street Historic District, which contains pretentious ca 1870-1900 dwellings sited on larger lots; from the area north of the proposed boundary, which

characteristically is a strictly middle class area; and the south and east boundaries that separate the district from middle class residential and commercial/public land uses.

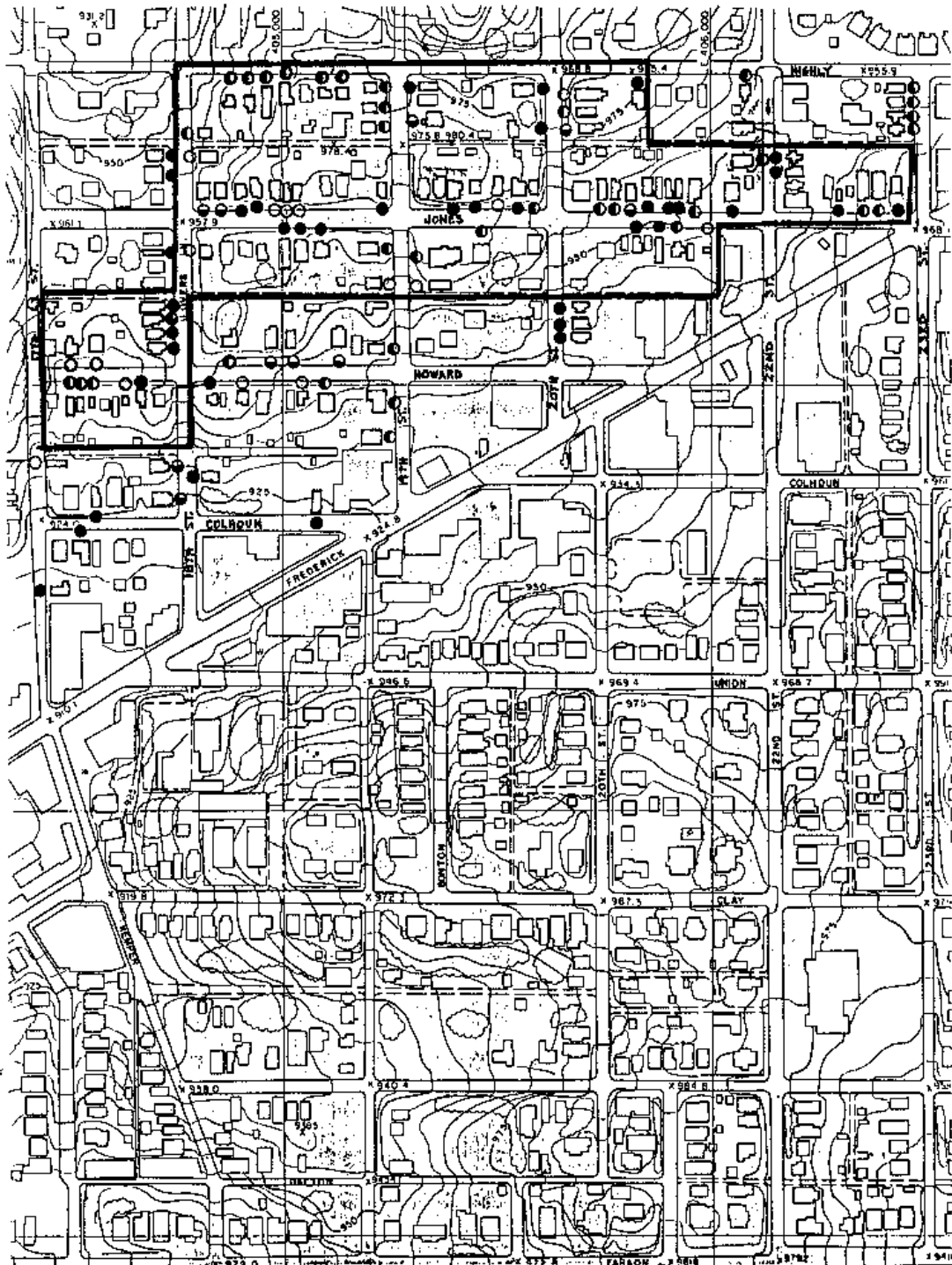
Property types that are present in obvious numbers are Italianate, Queen Anne, Classic and Colonial Revivals and Neoclassical. There are single family, duplex and multi-family examples of these styles interspersed within this high density district.

Other Proposed Districts - Justification

Though the potential for a district exists in the area north of Cathedral Hill and west of Mt. Mora Cemetery, definition of a boundary is difficult due to the presence of similar middle class residences in the area north of the completed survey site. The south boundary is well defined by the proposed Cathedral Hill Historic District on the south, by expanses of vacant lots on the west and by the geographic barrier of Mt. Mora Cemetery on the east. Later survey work could determine a potential district of turn of the century, middle class dwellings.

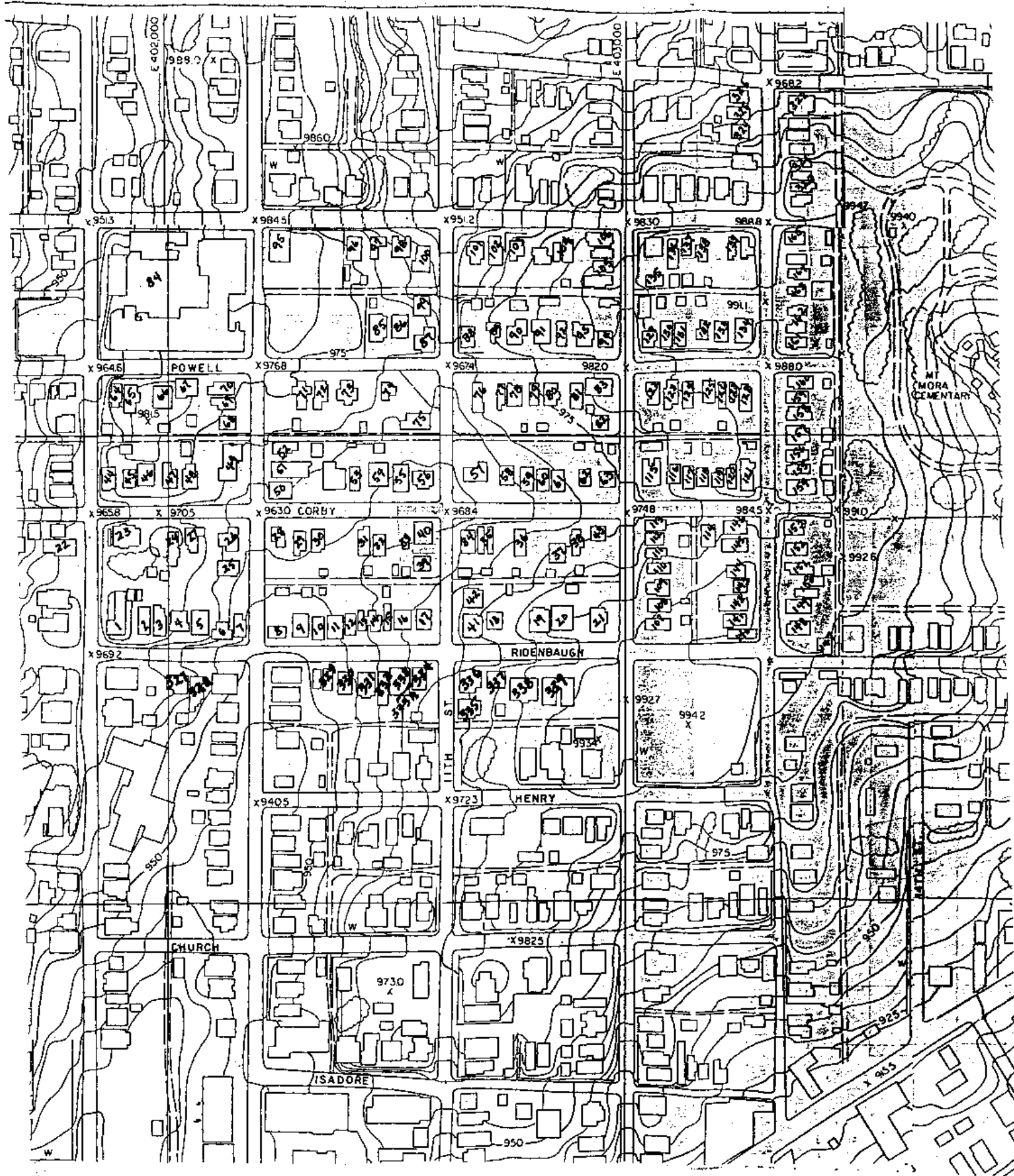
The more clearly defined district which is located in the east wedge area in the Cathedral Hill Survey Project II area is that which was suggested in the initial final report. Boundaries that were proposed are shown on Map #3. Dwellings within the area were constructed primarily in the period of 1860 to 1910. There are good representations of middle class property types constructed during the half century span. Within the boundary is the most concentrated area of buildings from the period. Outside it, commercial encroachment, demolition, and incompatible new construction and alterations have caused this demise of significance to an historic district.

Prevalent property types in the latter proposed district are Italianate, Queen Anne, and Classic and Colonial Revivals. It is characteristically a single family neighborhood, however there are a few multi-family buildings.



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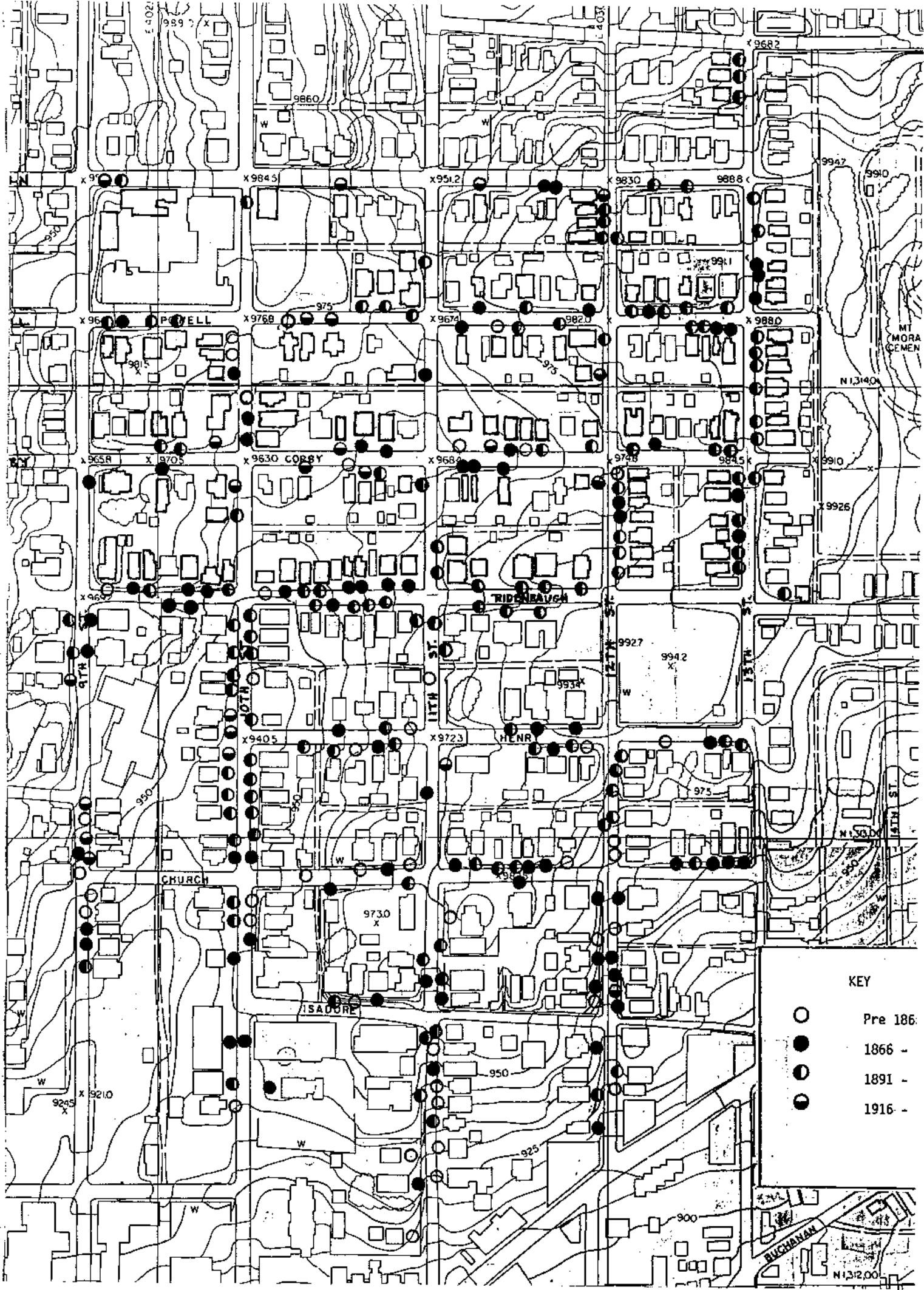
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