

Hobo Hill Historic District
Name of Property

Cole County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
<u>7</u>	<u>2</u>	buildings
		sites
		structures
		objects
<u>7</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Domestic: Multiple Dwelling

Domestic: Secondary Structure

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Domestic: Multiple Dwelling

Domestic: Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and early 20th century American

Movements: Bungalow Craftsman

Late 19th and early 20th century Revivals: Tudor

Late 19th and early 20th century Revivals: Colonial

Other: American Foursquare

Materials

(Enter categories from instructions.)

foundation: Stone

walls: Brick

Stucco

Stone

roof: Asphalt

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

Architecture

Period of Significance

c. 1908-1916

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property 1.54 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 _____ 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

X NAD 1927 or _____ NAD 1983

1 15 572400 4269250 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Jane Rodes Beetem

organization Historic Preservation Consultant date 2010/August 2012

street & number 1612 Payne Dr. telephone 573-635-0662

city or town Jefferson City state MO zip code 65101

e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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----- County and State -----
----- Name of multiple listing (if applicable) -----

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Hobo Hill Historic District
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Summary: The Hobo Hill Historic District is located in the 500 block of East Miller Street and the 500 block of Jackson Street in Jefferson City, Cole County, Missouri. The district contains seven houses and one garage, constructed from circa 1908 to 1916, plus one newly constructed frame shed. The earliest house is located at 506 E. Miller Street, constructed between 1906 and 1908. The district reflects several architectural styles popular at the time of development, including a stone Bungalow, a Colonial Revival style house, a Tudor Style house, and three Foursquare houses. The district is situated on a high point overlooking downtown Jefferson City to the north and northeast, adjacent to the Whitton Expressway (Highway 50) on the south, with a parking lot for Simonsen 9th Grade Center on the east side of the district and the school's football field and track to the north. Wear's Creek runs along the west edge of the district. The houses facing East Miller Street abut an alley at the rear which parallels Whitton Expressway. The alley provides automobile access to these houses, as they lack driveway access from East Miller Street. All of the houses and the garage are contributing structures in the district, except for 500 Jackson Street, which retains its Gabled El form but is non-contributing due to alterations from a later period. The new storage shed at 506 East Miller is also non-contributing. The Hobo Hill Historic District is locally significant and eligible for listing in the National Register of Historic Places under Criteria C in the area of ARCHITECTURE.

Elaboration: Hobo Hill Historic District consists of seven houses and one outbuilding that were developed following construction of the Jefferson City High School in 1905, now known as Simonsen 9th Grade Center. A storage shed built at 506 East Miller in 2012 reflects the architecture of the house, but is non-contributing to the district. The district is situated on a high point overlooking downtown Jefferson City to the north and northeast. The neighborhood appears substantially as it was when constructed. There are no gaps or open spaces, and most of the buildings have experienced few changes since the period of significance. The condition of the buildings ranges from good to excellent, as several buildings have recently been improved or are currently undergoing rehabilitation. The neighborhood is isolated from other residential areas, by the school property to the northeast, by the Whitton Expressway to the southwest, which is depressed in a rockcut adjacent to the alley at the rear of the East Miller Street houses, by a large school parking lot to the east and Wear's Creek to the west. The lots in this development average fifty feet wide on Jackson Street, while the lots facing East Miller Street range from 42 feet to 78 feet wide. The houses facing Jackson Street are constructed on a fairly steep hill, with 510 Jackson Street at highest point, and 500 Jackson Street at the lowest elevation, with an approximately eight foot tall retaining wall separating 500 and 504 Jackson Street. The houses facing East Miller Street abut an alley at the rear which parallels Whitton Expressway, and which provides automobile access to these houses, as they lack driveway access from East Miller Street. The district retains historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association.¹

¹ City of Jefferson website - Maps. <http://www.jeffcitymo.org/> All of the lot sizes, distances to the street or

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The houses on East Miller Street face northeast, toward the former Jefferson City High School and overlooking the downtown area. They are located high above East Miller Street, ranging from 25 to 44 feet above the intersection of East Miller and Jackson Streets, with an approximately 20 foot change in elevation from 500 to 506 East Miller Street. The houses are set approximately the same distance from the street and fairly close together, with the corner lot being the widest. All three are 2 ½ -story masonry houses, with full width front porches and hip roof dormers. While they have similarities in overall form and massing, these houses have individual characteristics. First, they are all different colors - 500 is dark red brick, 504 is brick painted light grey, and 506 East Miller Street is native stone in a tan color. The houses at 500 and 504 East Miller Street are Foursquare type houses, with the greatest amount of detailing evident on 500 East Miller. The house at 506 East Miller Street is constructed in the Colonial Revival style, with a distinctive gabled roof between stone parapet walls. Three bays are evident at 500 East Miller, while 504 and 506 East Miller have two bays. Multiple large shade trees obscure much of the view of these houses during the warmer months, but during the winter they can easily be seen from several blocks away. Only two of these houses have a sidewalk that fully extends to the street - the other house has a partial sidewalk. From the street, these houses appear much as they would have during the period of significance. At 500 East Miller Street, there are hardly any changes noticeable. At 504 East Miller, the viewer would have to look carefully through the trees and under the front porch ceiling to notice that a window has replaced French doors. The only change at 506 East Miller Street is that there are aluminum windows in the dormer, when there probably were wooden windows originally. All of the houses are in good condition, with the trim on 500 East Miller recently repaired and painted, 506 undergoing rehabilitation, and 504 maintained as a rental property. All of these houses are contributing resources to the district, including the garage behind 500 East Miller, a brick garage typical of carriage houses of the period. A non-contributing outbuilding constructed in 2012 is located behind 506 East Miller.

The houses on Jackson Street face east - southeast, with each being at a different elevation from north to south. There is an approximately 30 foot change in topography from 510 Jackson to 500 Jackson Street, which is approximately four feet below the intersection of Jackson and East Miller Streets. These houses reflect different styles and types of architecture that were popular during the neighborhood's development, including Tudor Revival, Bungalow, Foursquare and Folk Victorian. The materials used in these houses are all different, with stucco, stone, brick and frame represented. The height of these houses varies, as appropriate to their architectural design, with two being 2 ½ -story, one being 1 ½ -story and one 1-story. The Bungalow and Foursquare houses have full-width front porches, while 510 Jackson has an enclosed entry to the

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right of the main gabled pavilion, and 500 Jackson has a small enclosed entryway. These houses are closer together than those on East Miller Street, barely a single driveway width apart. Stone, concrete and modern decorative concrete block retaining walls are used to restrain the hillside and divide one lot from another. Each house has a concrete sidewalk that extends to the street. Few trees shade the front of the houses on Jackson Street, so they are clearly visible from the street. Wear's Creek runs behind these houses, with trees along the creek. These houses have changed very little from the period of significance. The house at 504 Jackson may have originally been a single family house, and changed to a duplex between 1923 and 1940, based on information from Sanborn maps. The house now has two front entrances instead of one. The entry at 500 Jackson was enclosed between 1923 and 1940, based on information from Sanborn maps, and asbestos shingle siding was applied to the house at some point. (Due to these changes, 500 Jackson is considered non-contributing.) The condition of the houses ranges from good to excellent, with 510 Jackson being recently painted.

Individual Resource Descriptions

1. 500 East Miller Street, Adolph Brandenberger House (1910)

One of the larger residences in the district is the former Brandenberger House, located at 500 East Miller Street, at the highly visible corner of Jackson and East Miller Streets. This house is clearly visible from Jefferson City's City Hall building, over a block away. Set high on a hill and above street level, the house is not completely visible from the sidewalk adjacent to either street. At 78 feet wide, this house's lot is the widest in the district. The house is set back approximately 79 feet from Jackson Street, approximately 15 feet above street level on a lot 198 feet deep.² The front yard slopes steeply to both East Miller in the front and to Jackson Street at the side, with a concrete walkway and stairs extending to East Miller Street. Several fruit trees are planted in the front and side yards. The rear yard is shaded by large shade trees, and is fairly level near the rear of the house, sloping upward toward the garage, a contributing resource, at the rear of the property. A small gravel parking area adjoins the alley at the rear.

The 2 1/2 -story red brick Foursquare type house is square, made of four course common bond dark red brick with darker header bricks and a header brick watertable on a limestone foundation. The main features include a full width 1-story porch, symmetrical 1/1 windows and a hipped roof dormer with two 4-pane windows. The porch is supported by square red brick corner piers and wood paneled posts on brick pedestals at the central bay, with the outer edges of the porch enclosed by a low brick wall with painted concrete caps. The central entrance with single light transom and sidelights is flanked by wide 1/1 double-hung windows under the front porch. The tops

²The Hobo Hill Historic District was surveyed by the Urban Group as part of the Jefferson City Historic East Survey, completed in September, 1992. Much of the information contained in Section 7 was derived from survey documentation, contained in individual survey forms, with field verification. (Survey on file with Missouri DNR State Historic Preservation Office.)

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of the front windows about the wooden porch ceiling. The remaining first floor windows have flat arched headers. On the west elevation, a square bay extends from the first floor, with a wide 1/1 window flanked by narrower 1/1 windows.³

Wide 1/1 second floor windows on the end bays have soldier course flat arches and almost triangular shaped limestone corner blocks painted white, with white painted concrete sills. In the center of the front facade on the second floor is a short 1/1 double-hung window with diamond tracery and beveled glass, exhibiting the same header treatment as in the end bays. The sill under this window is bowed, supported by red brick corbels. The brick around this window is slightly inset.

Broad overhanging boxed eaves enclosed with narrow wood boards define the roofline. The hipped roof is covered in grey asphalt shingles, and features a central hipped roof dormer with two four-light casement windows. A tall exterior brick chimney is located near the center of the east slope of the roof. A rear-facing dormer window has one 4-pane window and one window with louvers installed. Two skylights on the west slope of the roof are barely visible due to the height of the house above street level. One smaller skylight is visible from the rear of the house on the eastern portion of the south facing roof.

Significant features on the rear of the house include a largely intact 2-story sleeping porch, which extends across two-thirds of the rear facade to the east, and stained glass fan lights over one of two sets of double doors leading from the porch to the second floor. The house is in good condition, as it was recently improved, with multiple repairs and paint applied to the exterior trim. [C-1]

2. 500 East Miller Street, Brandenberger Garage (1910)

Associated with 500 East Miller Street is a historic single-car garage, the only surviving outbuilding in the district. The garage is located approximately 70 feet from the main house near the rear east corner of the lot, adjacent to the property line between 500 and 504 East Miller Street. This 1-story red brick garage is approximately 28 feet in length adjacent to the alley, and 18 feet in width. The garage is built of dark red brick in four course common bond with darker headers on a limestone foundation, as is the main house. The garage has a modern metal roll-up single width door facing Jackson Street, with trim in a Greek key design at the top corners. The north facade, facing the main house, features a tall, wide sliding wooden door and a pedestrian-width sliding door at the eastern edge. A full-height door, made of vertical wood boards on a sliding track, and a small square window opening face the alley at the rear of the lot. A pyramidal hipped roof covered with grey asphalt shingles that match the roof of the main house features a wide wooden overhang without gutters. A hipped roof dormer window faces the alley. The garage is in fair to good condition, with recent repairs and fresh paint, and

³ The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 13, 16.

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with painted plywood in the window openings. [C-1]

3. 504 East Miller Street (1910)

Located to the east of 500 East Miller Street is 504 East Miller Street, a 2 ½ -story brick house with a rectangular plan and a limestone foundation. The brick is five course common bond, with a header brick watertable, currently painted grey with dark grey accents, and white trim on the rear porches. The house is across from the Simonsen 9th Grade Center, set back approximately 90 feet from East Miller Street on a lot 198 feet deep, and approximately 20 feet above street level. The height above street level and the large shade trees in the front yard obscure the view of the front of this house from the street. The front yard has a concrete sidewalk that extends approximately 38 feet toward East Miller Street. The rear yard is almost level, and covered by a gravel parking area.

A full-width flat roof 1-story porch on the front facade is supported by three square brick piers, and is enclosed by a solid brick railing. Paired three-light wooden entry doors are located in the west bay of the first floor. In the east bay, a large 1/1 window has replaced a pair of French doors since the survey was conducted circa 1992. White siding surrounds the window, within the historic opening. The flat porch roof has a treated wood railing. The second story features two 8/1 double-hung windows with lintels. The side elevations have similar windows with double rowlock segmental arches. The hipped roof has open overhanging eaves and a central hipped roof dormer with paired sash. The roof is covered in grey asphalt shingles. Two chimneys protrude through the roof on the east elevation.

A 2-story sleeping porch extends across the entire rear facade. A central hipped roof dormer has a door serving as an entry to the upper apartment. Steps from the first to the second floors are located inside the porch. Rear steps leading from the second floor to the top level are built of treated wood, and supported by metal columns. The house is in good condition, maintained as a rental property. [C-1]

4. 506 East Miller Street, Cornelius Roach House (1909)

The stone house at 506 East Miller Street is 2 ½ stories, with a 1-story stone porch across the front facade. The house is located across from the Simonsen 9th Grade Center, at the highest elevation of any of the houses in the district that face East Miller Street. Set back approximately 80 feet from East Miller Street on a lot 198 feet deep, the house is approximately 22 feet above street level. The front yard features several sets of concrete steps with cheek pieces, extending from the flat area near the front porch to the street. A large maple and a large sycamore are located to either side of the house in the relatively flat yard near the house. Two overgrown taxus bushes flank the top of the stairs. The rest of the yard slopes steeply to the street, with several recently planted fruit trees on the slope. In the rear, the yard is relatively flat, sloping gently to the alley. A large oak tree shades part of the rear yard, with numerous locusts growing along the side lot lines. A gravel parking area is adjacent to the alley. A 10' by 12' frame

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storage shed was constructed in 2012 in the rear yard on a concrete pad. The shed, a non-contributing resource, reflects the architecture of the house in the pitch of the roof and in color and does not detract from the historic character of the house. The house is approximately 18 feet above the Whitton Expressway, across the adjacent alley to the southwest.

The house is rectangular in shape, with walls of coursed ashlar limestone, except for the front porch, which was constructed of random ashlar limestone. The first floor full-width enclosed porch features a central entry door with 13 panes, flanked by 7-light side lights. The pattern of lights in the door is similar to the sidelights, only twice as wide, with four panes at the top, a large central pane, and 4/4 panes in the lower section of the door. The sidelights have two, then one, then two over two panes each. Casement 2/1 windows with wooden screens are around all three sides of the porch, approximately six feet above ground level. Five concrete steps flanked by stone cheek pieces lead to the entry. A hipped roof covers the porch, with stone corner piers extending through the roof. Overhanging eaves with dentils and lookouts detail the roofline of the porch. At the outer corners of the eaves, the stone parapet walls are stepped down in three tiers.

The second floor front facade features a pair of triple windows, with a 8/1 central window flanked by 4/1 windows with stone lintels painted white. The overhanging eaves are wooden, with lookouts below and a wide copper gutter above. The steep side gabled roof on the front portion of the house is flanked by stone parapet walls with large brown tile coping. The roof is covered in grey asphalt shingles, and features a central pyramidal roofed dormer window with two aluminum 2/2 windows. Slate tile on the sides of the dormer windows is the only remnant of the original slate roofing.

Both east and west elevations feature square oriels with shed roofs. The extension on the east elevation has two eight-pane casement windows, approximately 5 ½ feet above the ground, above stuccoed walls. The west extension has three double-hung sash windows, with 3/3 upper sash and single pane lower sash, also with stuccoed lower walls. Exterior chimneys on the east and west elevations are flanked by high double-hung sash, with 3/3 upper sash and single pane lower sash. A 2-story wing with a slightly sloping roof between stone parapet walls topped with large brown tile coping extends at the rear toward the alley. A pyramidal dormer faces the rear from the upper level. Windows on the rear elevation have stone soldier course flat arches. The rear door openings and the rear windows on the first floor of the east and west elevations have steel lintels covered by single wood boards with a stucco finish. These lintels originally appeared above porch entrances, according to Sanborn maps, and historically had a stucco finish.

The Jefferson City Historic East Survey describes the house as one of the only houses in the survey area to feature a slate roof. This roof had to be replaced, but slate remains on the sides of the dormers. Most of the windows are original wood double-hung sash,

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and have been repaired, reglazed and painted. Several 1950s vintage jalousie windows have been replaced on the first floor of the rear wing with fixed pane windows - according to early Sanborn maps, this area contained one or more porches. The exterior trim on the upper floors has been recently painted. A concrete base for a future porch has been added to the rear of the house, along with a custom entryway with 3-part transom and sidelights that replaced a modern door and jalousie window. French doors replaced another jalousie window. A concrete sidewalk has been added to the west side, extending to the front facade. A steel door replaced a wooden door on the west facade. A garage that appeared in the rear yard on early Sanborn maps no longer exists, but a ca 2012 frame shed is located near the former garage's location. The house is in good condition, and currently undergoing renovation. [C-1; NC-1]

5. 510 Jackson Street (1910)

A 2 ½-story Tudor Revival style stuccoed house with an L-shaped plan, this gable roofed house is located on Jackson Street adjacent to Highway 50. This places the house at the highest elevation in the district, at 26 feet above East Miller Street. The lot is 48.75 feet wide by 156 feet deep, 0.18 of an acre in size. The highway is south of the house and at a lower elevation, approximately 12 feet below the house. A low native stone retaining wall separates the yard from the highway right-of-way. A single car width gravel parking area separates this retaining wall from the house, with double car width parking at the street. The house is approximately 34 feet from Jackson Street, with the front yard slightly sloping towards Jackson Street. The yard slopes toward Wear's Creek on the west, or at the rear.

The white wood accents are a defining feature of the Tudor style house. The stucco wall color is a chocolate brown color. The large gabled pavilion on the south of the front elevation features quadruple casement windows with 3-light transoms and hood mold, trimmed in black. The second story has two 8/1 double-hung windows. On the top level are paired 1/1 sash in the front gable. The dominant front gable features decorative vertical half-timbering, and overhanging boxed eaves with brackets. This trim, the fascia boards and the trim around the windows below are painted white. A large chimney with three chimney pots on top is located on the north side of the pavilion. The gable roof is covered with brown asphalt shingles.

The arched entryway is recessed from the front pavilion, with its roof a continuation of a side gable. Until recently the entry featured an open loggia in the front (northeast) corner with corner pedestals and an archway leading into the porch area. This area has been enclosed with a stained wood door and 2-part sidelights with rounded upper corners, painted white. A small entry terrace enclosed by the original low stucco walls extends toward the street from the entry. The terrace floor, steps leading to the front sidewalk and the sidewalk itself are all brown colored concrete. The steps are flanked by low stucco cheek pieces.

The second floor features two 8/1 windows, aligned with the outer edges of the

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quadruple window below. The north facade features a large side gable with half-timbering at the top, and again in a secondary gable at the entry. A triple set of windows is found within the half-timbering at the top of the gable, and a larger set of triple windows on the second floor. The south elevation has four symmetrically placed double-hung sash on each story. The rear window on the second floor is paired rather than single. The house is in good condition. [C-1]

6. 508 Jackson Street (1916)

The Craftsman style 1½ -story Bungalow is built of limestone and wood on a limestone foundation, and is rectangular in shape. The house is located approximately 30 feet from Jackson Street, 15 feet above East Miller Street, on a lot 156 feet deep and 50 feet wide. A low stone retaining wall separates the lot from 510 Jackson Street on the south side, where a single-width concrete driveway is located. The rear lot slopes toward Wear's Creek to the west.

The first floor of the house is constructed of random stone ashlar, while the second floor walls are covered in white horizontal siding. A distinguishing feature is the 1-story full-width porch, under a shed roof extension of the main roof, with large stone battered corner piers and a wood frieze. The porch has a closed stone railing and curved stone cheek pieces flanking the concrete steps that connect the porch with the front sidewalk. Triple windows flank the central entry. All of the windows are double-hung sash with decorative beveled glass upper sash. The roof has light brown asphalt shingles and a central shed roofed dormer with triple 1/1 windows and overhanging eaves.

The north elevation features a rounded bay with three double-hung windows and an overhanging gable roof with braces. The main gable wall on this side has a triple set of double-hung windows. A stone chimney to the northeast extends through the roof near the porch extension of the shed roof, flanked by high sash windows.

The south elevation features a square bay with wide overhanging eaves, single windows on each side and a set of triple windows in the center. Toward the rear of this wall a set of modern wood steps lead to an entry in the upper floor gable. The main gable wall on the south side has a triple set of double-hung windows, flanked by smaller windows.

The second story walls are covered with white siding. The roof features wide overhanging boxed eaves with wooden braces. On the rear elevation is an enclosed rear porch with aluminum siding and a treated wood deck. The house is well maintained, and in excellent condition. [C-1]

7. 504 Jackson Street (1915)

A 2-story brick rectangular shaped duplex, this house has brick walls in common bond on a limestone and concrete foundation. The house is located approximately 32 feet from Jackson Street, on a lot 156 feet deep, 50 feet wide and 9 feet above East Miller

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Street. The northeast side of the lot is supported by a three-tiered decorative modern concrete block retaining wall approximately nine feet tall. A low concrete retaining wall separates the lot from 508 Jackson on the south side. A single concrete driveway extends toward the rear between the retaining wall and the south elevation.

The nearly full-width 1-story front porch has a hip roof with a low pitch. The roof is supported by three square brick piers with concrete caps, separated by a plain wood balustrade painted white. The front facade has two entry doors in the left bay, with fanlights in the doors and transoms above. A pair of 1/1 double-hung sash are found in the right bay. The second floor features paired 1/1 double-hung sash in both bays, with the south or left window not aligned over the entry doors below. These windows are sheltered by aluminum or fiberglass awnings. The prominent hip roof features wide overhangs and a central hipped roof dormer with two smaller 1/1 double-hung sash. An exterior brick end chimney with a sloping shoulder is located on the north elevation, flanked by small square windows.

Full-height basement windows on the north elevation have double rowlock segmentally arched headers. A pair of 1/1 double-hung sash are located at the rear of the first floor elevation. The second floor has three 1/1 double-hung sash, with two flanking the chimney and a third near the rear wall. The south elevation has a single entrance from the single car driveway and single windows. A historically enclosed 2-story porch at the rear elevation has paired windows, modern siding and a concrete foundation. A wooden painted 2-story stairway is located on the rear, as well as a flat aluminum roof over the basement entrance. [C-1]

8. 500 Jackson Street (1915)

This 1-story frame house is located at the corner of Jackson and East Miller Street, across the street from the Simonsen 9th Grade Center's track and practice football field. The house is located approximately 40 feet from Jackson Street. The house has the lowest elevation in the district, between four to eight feet below Jackson Street, so that the house faces a steep slope. The south elevation faces a modern three-tiered decorative concrete block retaining wall approximately nine feet tall. The house has a T-shaped plan, with asbestos shingle walls over clapboard and a concrete faced foundation. The house has a concrete sidewalk extending northeast to East Miller Street. One large tree near the rear north corner of the house provides shade, with additional trees along Wear's Creek west of the property. The lot is largely level.

The entrance faces Jackson Street, in a gabled entrance bay that projects slightly at a reentrant angle and has a lower roof-line than the main house. The entry door is a modern nine-light door, probably metal or metal cladding over wood. The gabled front wing is located to the north, or right of the entrance. Two 2/2 double-hung windows are found on this wall, along with an attic vent panel centered at the top of the gable. Set further back from the street, the front wall south, or left of the entrance has a 2/2 double-hung window. The north elevation has two 2/2 double-hung windows and a boarded-up

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coal chute at the basement level. An older, historic but not original, enclosed porch is located on the rear elevation, along with a small covered stoop. The gable roof is covered in light grey asphalt shingles, with exposed end rafters. All windows have smooth wooden trim that appears to be original. The gabled entrance pavilion does not appear on the 1923 Sanborn map, but does appear on the 1940 Sanborn Map. So while this entryway is not original, it is a historic addition to the house. [NC-1]

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Summary: The Hobo Hill Historic District, part of Jefferson City's Central East Side, is locally significant under Criteria C, in the area of ARCHITECTURE. Houses in the district were constructed c. 1908 to 1916, the district's period of significance. The district represents an early foray, in Jefferson City, into suburban development. Though much smaller and more traditional in layout than the contemporary Wagner Place and Fairmount Place subdivisions to the east, the small Hobo Hill enclave drew some of the city's elite businessmen who constructed high-style examples of Colonial Revival, Tudor, and other early 20th century architectural types and styles. Development of the neighborhood began with purchase of the land in 1906 by Hugh Stephens and Edwin R. Hogg. Despite the district's proximity to the newly developed streetcar line (c. 1911 to 1934), its steep topography and the mote-like curve of Wear's Creek isolated the small neighborhood, thus residence relied on the automobile and auto garages were an important historic feature of the district. Eight of the nine resources in the district were constructed during the period of significance, though one residence is counted as non-contributing due to multiple alterations as is modern outbuilding.

Elaboration: The buildings in the Hobo Hill Historic District were constructed between 1908 and 1916, which represents the period of significance for the district. The most outstanding feature of the district is its dramatic change in topography, making the houses on Jackson Street appear as if they are hanging onto the side of the hill. The topography of the district is significant to the neighborhood's development and its relation to surrounding neighborhoods, which are both a function of this location on a steep hill. The district is fully developed, with little open space within its boundaries.

Neighborhood Development

Jefferson City was established as Missouri's capital in 1821. The pattern of development in Jefferson City was largely a movement from west to east, a pattern that continues to this day. The primary area of commercial development was along East High Street, with stronger commercial nodes at certain intersections with north-south streets. The city's growth came to a halt during the Civil War,⁴ when the city was occupied by Union troops. The Hobo Hill Historic District played a role in the city's fortification system, as a battery of cannons was established on this high point to protect the center of the city. Physical evidence of this occupation remains on the south side of Whitton Expressway, at the Lincoln University President's House. A small, stone structure with a pyramidal roof covers an old well that was in service during the Civil War, possibly dug by soldiers to provide water to sentries posted at the fortifications.⁵

In 1868, the Hobo Hill Historic District was located near the outskirts of town. Architect Frank Miller recalled that the city's limits extended to Dunklin Street on the south, the

⁴ "Rex Whitton Expressway Draft Environmental Impact Statement," (U.S. Department of Transportation, Federal Highway Administration and Missouri Department of Transportation, 2010), 3-25.

⁵ The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 13.

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Missouri River on the north, the Catholic cemetery on the west, with no defined boundary on the east. Until the 1880s, no paved streets existed in the city – sidewalks were makeshift arrangements of boards, bricks and stones.⁶

Between the 1880s and 1910, the city experienced a spurt in construction. An electric plant was constructed circa 1887, construction of a water works facility was underway in 1889, and a bridge across the Missouri River was completed in 1896. Also in 1896, a newspaper editorial claimed that Jefferson City had 20 bridges over small streams and about 40 miles of paved streets. Three rail lines served the city in the late 1890s: the Missouri Pacific, the Chicago and Alton and Missouri, and the Kansas and Texas. The city also benefitted during this time from construction of four new churches, a new sewer system, an opera house, and a 4-story bank building. The state contracted with local architects Miller and Opel circa 1904 to design a new female prison (now known as the Old Administration Building on Lafayette Street) and a twine factory building.⁷ St. Mary's Hospital was dedicated in 1905 by Archbishop John J. Glennon of St. Louis. Jefferson City moved into the modern era with its first hospital, including 38 patient rooms, a pharmacy, operating rooms, x-ray, and consultation rooms.⁸ With all this new construction activity, local entrepreneurs envisioned opportunities for profit through speculative developments.

Jefferson City's main commercial development within the Jefferson City Historic East Survey boundaries is located along East High Street. Intersections of East High Street and north-south streets experienced the heaviest commercial development, as these lots had high visibility from more than one direction. A street car line provided transportation throughout the commercial area from 1911 to 1934. The street car traveled from the central business district on East High Street to Ash Street, south to East McCarty Street, east to Clark Avenue, then returning to the central business district on East McCarty Street. The street car line was just one block north of the Hobo Hill Historic District, within sight of many of the homes in the district.⁹

The district is residential in character, with Jefferson City's first public high school located across the street (now Simonsen 9th Grade Center). By 1900, many of the most desirable and most easily developed platted lots in the city had been developed, and most of the remaining lots were developed by 1920. For example, in the Capitol Avenue Historic District, many of the corner lots were developed prior to 1900, with 49 houses built prior to 1900, 47 built from 1900 to 1920, and 13 built after 1920. The number of apartments built in the Capitol Avenue area during the period the Hobo Hill Historic

⁶Ibid , 14, 16.

⁷St. Mary's Hospital website, History: www.lethealingbegin.com/aboutus/Pages/History.aspx

⁸The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 16-17.

⁹Jane Beetem, "Capitol Avenue Historic District," National Register Nomination, 7.6. - 7.43
<http://www.dnr.mo.gov/shpo/nps-nr/05001473.pdf>. (Nomination on file with Missouri DNR State Historic Preservation Office.)

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District was developed helps indicate the demand for housing, with two multi-family structures built before 1900, nine multi-family structures built between 1900 and 1920, and three built after 1920.¹⁰

The Hobo Hill Historic District represents a period of Jefferson City's development that saw the first steps of suburbanization—as original platted lots were filled and the automobile made development further from the city center possible. In the period from 1908 to 1945, automobiles changed development patterns throughout the country. Automobiles started arriving in Jefferson City in 1900, when Theodore Tanner completed the city's first automobile following three years of work in the Tanner Brothers' machine shop on Jefferson Street.¹¹ According to Federal Highway Administration statistics, 8,000 automobiles were in operation nationwide in 1900. Henry Ford's introduction of the mass-produced Model-T in 1908 made automobiles more easily accessible to the public. The rapid adoption of automobiles by the public spurred development beyond areas where transportation on foot was feasible. By 1910, Ford began producing cars on a massive scale. In the same year there were 500,000 cars on the road, 9.25 million cars in operation by 1920 and nearly 27 million by 1930.¹²

The houses in the Hobo Hill Historic District are cut off from any surrounding buildings except for the school across East Miller Street. A parking lot and track / practice football field for the school bound the neighborhood on the east and northwest, a depressed highway defines the south side, and Wear's Creek is located on the west. The neighborhood has always been somewhat removed from nearby residential areas. Sanborn Map of 1939 (see figures 4 and 5) shows the district and its surroundings east of Jackson Street. In the half block south of the houses facing East Miller Street, is a home on a very large lot (larger than three lots in the Hobo Hill district. South of this house, where a street would normally be located, is the second home built in in 1913 for Hugh Stephens on multiple lots (listed in the National Register as the Hugh and Bessie Stephens House). Three vacant lots, believed to be associated with Stephens' house, are located between the house and an alley.

In the block northeast of the district, where the school's track is now, there are three identical houses and one other house that extend into Jackson Street's right of way, probably because the lot slopes steeply to the west (see figures 4 and 5). Two other houses facing East Miller Street are shown as part of this same lot, plus another house facing East Miller Street. Due to the low elevation of these houses, most likely lower than the present day street, they likely did not appear to be closely related to the houses in the Hobo Hill Historic District. South of the four houses in the district is an alley, then

¹⁰Library of Congress website, accessed September 25, 2010, [http://memory.loc.gov/cgi-bin/query/h?ammem/gmd:@field\(NUMBER+@band\(g4164j+pm004270\)\)](http://memory.loc.gov/cgi-bin/query/h?ammem/gmd:@field(NUMBER+@band(g4164j+pm004270))).

¹¹Tarr and Konvitz, 210; Mel Scott, *American City Planning Since 1890* (Berkeley: University of California Press, 1971), 186; Federal Highway Administration, *Highway Statistics: Summary to 1985*, as quoted in Knox, 107.

¹²1959 and 1960 Telephone Directories, Capital City Telephone Company. Unnumbered fold-out maps.

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two houses spaced far apart on large lots. These houses were removed when the Whitton Expressway was constructed ca 1959 - 1960. A map from 1960 shows that the streets in this area still were not completed due to the topography and a lack of bridges over Wear's Creek. For instance, East Miller Street was still not connected to Marshall Street east of the high school due to the existence of a stone bluff. East Miller was connected to Marshall Street in the 1970s, due to concerns regarding access for emergency response equipment.¹³ School Street never extended west of Wear's Creek. Adams Street did not extend between East Miller and Dunklin Streets in 1960.¹⁴

As the maps in Figure 6 (1908) and 7 (1939) show, the houses on Marshall Street were not easily accessible from those in the district. Due to the steep slope at the eastern edge of the high school, East Miller Street was not completed to Marshall Street by 1939. To access these houses by automobile would require driving north of the school on Jackson to East McCarty and south on Marshall Street. Nearby Lafayette and School streets were further isolated from the houses on East Miller and Jackson by Wear's Creek. A bridge is shown on the 1939 Sanborn Map on Marshall Street, but none on East Miller, so direct access to Lafayette and School Streets would have been difficult. The houses shown in the northwest corner of the school property in Figure 6 are located on the other side of a hill from those in the district, a block away at the corner of East McCarty and Jackson Streets, and separated from the district by Wear's Creek.

The Hobo Hill Historic District was never part of a large residential area. Changes over time resulted in removal of the houses encroaching on Jackson Street and the houses on the northwest corner of East Miller and Jackson Streets, followed by construction of a track and practice football field for the former high school, now Simonsen 9th Grade Center. Due to the low elevation of these houses, they were not closely tied to the houses in the district. Construction of the Whitton Expressway (Highway 50) resulted in the removal of three houses south of the district, two on the west side of Jackson Street and one on the east side. The only significant loss was demolition of 508 East Miller Street, shown in Figure 8. This house was demolished in the early 1990s for construction of a parking lot for Simonsen 9th Grade Center.

While the automobile may have been more important than the street car to the development of the Hobo Hill neighborhood, the street car did provide access to and assist development of the Fairmount / Moreau Drive neighborhood (Wagoner Place and Fairmount Place subdivisions). A windshield survey was conducted of this neighborhood to look for property types similar to those in the Hobo Hill Historic District, and the draft Survey Report for the Moreau Drive Neighborhood, September 2008, was reviewed.¹⁵ The Moreau Drive neighborhood's first subdivision was ready for

¹³ Interview with Nela Beetem, School nurse for Simonsen 9th Grade School, 1965 – 1975, October 1, 2012.

¹⁴ Michelle Diedrich and Rebecca Prater, "Draft Survey Report for the Moreau Drive Neighborhood Survey," September, 2008. Draft survey report courtesy of Michelle Diedrich, State Historic Preservation Office.

¹⁵ John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, Common Houses in America's Small Towns:

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development by 1912, approximately the same time period as development in the Hobo Hill neighborhood. Another historic neighborhood that was evaluated for this nomination is the West Main / Boonville Road / Hayselton neighborhood. This neighborhood was developed much later than the Hobo Hill neighborhood, as West School was not completed until 1939. West Main was still shown as Ten Mile Drive west of Boonville Road, and the south side of this street was not in the city limits in 1939.

The Hobo Hill Historic District is eligible for listing on the National Register of Historic Places under Criteria C - Architecture. The architectural styles and types represented in the district are described below in more detail.

Property Types Found in Hobo Hill Historic District

The district reflects several architectural styles popular at the time of development. Examples of several architectural styles popular during the late 19th and early 20th Century are found in the district, including three Foursquare type houses, one excellent example of the Bungalow style, one Tudor Revival style house, one Colonial Revival style house, one Folk Victorian house (non-contributing) and one outbuilding. The period of significance, 1908 to 1916, encompasses the period when the area developed into a neighborhood of middle and upper class houses adjacent to the new public high school.

Foursquare Type (see figure 9)

The most abundantly represented house type in the Hobo Hill Historic District and in the districts recommended in the Jefferson City Historic East Survey was the Foursquare. The Survey documented thirty-five examples of Foursquare houses within areas recommended for National Register listing, as well as several buildings with the Foursquare form mixed with other styles. The Moreau Drive Survey Report indicates that the majority of the houses in the neighborhood are Bungalows or Foursquares, but the list of properties by architectural styles describes houses according to the features characteristic of an architectural style rather than by Bungalow or Foursquare type. In the Hobo Hill Historic District, three of the seven houses exhibit the Foursquare form.

The Foursquare house type was very popular from circa 1890 -1930, and is common throughout the Midwest. One of the reasons for its popularity at this time was the availability and abundance of mass-produced stock materials and the adoption of utilitarian design.¹⁶ From the early 1890s through the early teens there was a nationwide trend toward simpler houses, developed out of the perception that the excesses of late Victorian architecture needed to be reformed. The Foursquare was promoted as an

The Atlantic Seaboard to the Mississippi Valley, (Athens, Georgia: University of Georgia Press, 1989), 141.

¹⁶Virginia McAlester and Lee McAlester, A Field Guide to American Houses. (New York: Alfred A. Knopf, 1984), 439.

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alternative to the extravagance of late Victorian design. The popularity of the Foursquare house type can be attributed to several factors. First, they were economical, as the simple shape allowed the greatest amount of space for the least cost. Second, the 2-story form set on a high basement gives Foursquare houses a sense of solidity and massiveness without the complex roof-lines and projections typical of previous styles, such as the Queen Anne. Finally, the Foursquare was commonly promoted by mail order companies, magazines, and other companies selling plans as uniquely American and perfectly suited to the American family.¹⁷

The basic Foursquare floor plan has two stories, each with four rooms of equal size. The Foursquare house is the perfect example of high-style architectural styles and forms that were slowly adopted by the general public, and in the process evolved into simpler vernacular forms. The basic form continued through the 19th century by changing its stylistic shell to conform to the popular style of the day. The Foursquare provided a sturdy form that could be ornamented according to popular architectural styles, to meet the desire of upper-middle-class families to display their new wealth.¹⁸

Houses of this type are typically 2- or 2 1/2-story structures, nearly square at the base, containing three or four rooms on each floor. Attic dormers and front porches are common features.¹⁹ The Foursquare house type is characterized by a 2-story rectangular plan with a hipped roof and symmetrical facade. The entrance is a conspicuous focal point of the facade. Vernacular examples may feature full-width 1-story porches and double-hung windows. Many show Italian Renaissance or Mission type details such as brackets at the cornice.²⁰

In the Hobo Hill Historic District, 500 and 504 East Miller Street and 504 Jackson Street are Foursquare type houses. Their wide 1-story porches, square or rectangular forms, 2 1/2 -story height, attic dormers and symmetrical facades are all features typical of the Foursquare Type. The Jefferson City Historic East Survey described the Brandenberger House at 500 East Miller Street as follows:

An excellent example of the Foursquare house type, 500 E. Miller (#323) features a square plan, hipped roof with broad eaves, and a full-facade porch—classic features of the Foursquare house type. The entrance with transom and sidelights, the west elevation square bay, and the dark red brick with darker header brick are particularly handsome features of this house.

¹⁷ Allan Gowans, The Comfortable House: North American Suburban Architecture 1890 -1930, (Cambridge, Massachusetts: The MIT Press, 1986), 87.

¹⁸ The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 18.

¹⁹ McAlester and McAlester, 439.

²⁰ Jane Beetem, National Register Nominations: "Historic South Side (Munichburg) Multiple Property Submission," September, 2002, <http://www.dnr.mo.gov/shpo/nps-nr/64500816.pdf>; "Claud D. and Berenice Sinclair Grove House," September, 2002, <http://www.dnr.mo.gov/shpo/nps-nr/02001310.pdf>; and "Capitol Avenue Historic District," November, 2005, <http://www.dnr.mo.gov/shpo/nps-nr/05001473.pdf>

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In other historic neighborhoods in Jefferson City, the Foursquare type house is well represented. In the Historic South Side (Munichburg) Multiple Property Submission, two almost identical Foursquare houses at 920 Jefferson and 610 Broadway with Colonial Revival detailing are listed in the National Register. A third Foursquare house at 210 West Dunklin Street is also included in that listing. The Claude and Berenice Grove house at 505 East State Street is another National Register listed Foursquare house with Colonial Revival details. In the Capitol Avenue Historic District, there are 18 Foursquare houses listed, with seven of these located on the east side of the 200 block of Cherry Street, and four located in the 100 and 200 blocks of Jackson Street. Another sizeable group of Foursquare houses can be found on the south side of West Main Street between Hub Street and Boonville Road.²¹

By comparing the Foursquare houses in the Hobo Hill Historic District to the Historic South Side (Munichburg) Multiple Property Submission, it is clear that the Hobo Hill houses are comparable to those already listed on the National Register in a nearby district.

Colonial Revival Subtype (see figure 10)

The Colonial Revival Subtype developed from 1870 to 1940 in several different subtypes. After the Philadelphia Centennial of 1876, interest in early American architecture revived. In 1898 the American Architect and Building News began a series of photographs and drawings of early Georgian houses. Based on architectural styles from America's past, Colonial Revival houses blended well with older neighborhoods and had a traditional charm all their own.²² These qualities made this subtype popular nationwide. Colonial Revival was not usually a "pure" architectural interpretation, but rather an eclectic mixture of details from the earlier Georgian and Adam styles (and others) were commonly used. Pure copies of colonial houses were far less common than the eclectic version.²³

Typical Colonial Revival houses were 2-story, 3-bays wide with symmetrical facades.²⁴ The side gabled subtype, as exhibited at 506 E. Miller St., was typical of about 25% of Colonial Revival houses. Details on houses built before 1910 tend to exaggerate the Colonial Revival influence, in ways that were not common on the original Colonial style homes. After 1910, details more closely mimic the original style. One example of this exaggeration is paired or triple windows (seen on 506 E. Miller St.), which were never found on the original Colonial houses. Cornices are an important identifying feature, with a boxed roof-wall junction accented by dentils or modillions. Windows are double-hung sash, as were the originals, often with multiple-paned sash. Masonry is the

²¹ McAlester and McAlester, 200.

²² McAlester and McAlester, 324.

²³ Ibid., 321 - 26.

²⁴ Ibid., 321 - 24.

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predominant material used in higher style examples of Colonial Revival houses. Other identifying features of the Colonial Revival subtype were a hipped or side-gabled roof and full-width porch. Dormer windows at the attic level, often one central dormer, are fairly common.²⁵

The house at 506 East Miller Street was described by the Jefferson City Historic East Survey as a "good example of the Colonial Revival influence...."²⁶ The house retains an eclectic mix of Colonial period details, somewhat exaggerated, as in the different sizes and pairings of windows with single-pane lower sash. The masonry walls, front porch and decorations at the eaves are further examples of how this house exhibits Colonial Revival influences. The side-gabled roof with parapet walls mimics early Adam style houses. The front and rear facing dormer windows are also typical of this style.

A number of houses in Jefferson City feature Colonial Revival details. Four houses in the Capitol Avenue Historic District are described as having Colonial Revival details. The Historic South Side (Munichburg) Multiple Property Nomination includes three Foursquare houses with Colonial Revival details. The house at 505 State Street is listed on the National Register as a Colonial Revival style house.²⁷ There are a number of Dutch Colonial houses, including one on Moreau Drive with Ionic columns on the front porch and half-timbering in the side gables. The Moreau Drive Survey Report listed a total of 23 houses as exhibiting the Colonial Revival style and 13 houses suspected of being Colonial Revival in style, of which five were of the same period as the Hobo Hill neighborhood, 1910 - 1920. Dutch Colonial style houses were listed separately in the Moreau Drive Survey Report, with a total of 11 houses identified, three of which were built between 1905 and 1920.²⁸

Most of the Colonial Revival type houses identified in previous nominations, in surveys or through windshield surveys reflected the early Georgian or Adam styles of architecture.

In windshield surveys and review of written surveys of historic neighborhoods in Jefferson City, only one house that is a close comparison to 506 East Miller was discovered. The house at 1000 Fairmount is a 2 ½ story stone house with a side gable roof featuring stone parapet walls. This house has tile coping along the ridge of the roof and on the front porch, whereas 506 East Miller has large flat tiles along the parapet roof edge. Both houses feature stepped stone at the front roofline, a prominent front porch and symmetrical second floor windows. The

²⁵The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 31.

²⁶Beetem, "Historic South Side (Munichburg) Multiple Property Submission"; "Claud D. and Berenice Sinclair Grove House"; and "Capitol Avenue Historic District."

²⁷Diedrich and Prater, "Draft Survey Report for the Moreau Drive Neighborhood Survey."

²⁸Wolfenbarger, "Historic Resources of St. Joseph, Buchanan County, Missouri," National Register Nomination, F.18-F.19. (Nomination on file with Missouri DNR State Historic Preservation Office.)

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Moreau Drive Survey Report also describes this house as a Colonial Revival style house, with an estimated construction date of 1920.

Review of previous nominations, windshield and written surveys confirmed that 506 E. Miller is an unusual subtype of the Colonial Revival style in Jefferson City, as the majority of Colonial Revival influenced houses feature elements typical of the Georgian or Adam styles, while 506 E. Miller represents an early Adam style.

Bungalow (see figures 12 and 13)

Because they were so easy to construct and to live in, the Bungalow gained incredible popularity in the early-twentieth century. In any American town, Bungalows and their derivatives still make up a high proportion of the existing housing stock. Bungalow style houses constructed during the early part of the twentieth century reflected the cultural changes of the time. Fewer elaborate houses were built, resulting in more modest styles of housing. Transportation impacted the preferred styles, as lumber and stylistic ornaments could be ordered from a catalog company such as Montgomery Ward, Sears and Roebuck or Aladdin and shipped anywhere in the country. The automobile and streetcar lines impacted development patterns, as automobile garages began to appear and improved transportation options allowed people to live farther from work than ever before. This both expanded the size of the neighborhood and encouraged people to move from the older, more urban neighborhoods to newly developing neighborhoods on the outskirts of town. Technological innovations resulted in changes in the types of domestic architecture built during this period.²⁹

In the early-twentieth century, the Bungalow style replaced vernacular types as the preferred style for middle-class housing. The Craftsman influence originated in southern California and became the dominant subtype for smaller houses built throughout the country between 1905 and the early 1920s. Electricity, indoor plumbing, and central heating influenced the arrangement of interior spaces. Improved communication networks resulted in architectural styles that reflected nationwide trends rather than regional or ethnic building traditions. Builders were able to replicate popular style houses that were depicted in a variety of pattern books, catalogs, and trade magazines. Architectural features were mass produced, changing the exterior appearance of buildings, and promoting a more homogeneous quality in neighborhood architecture.³⁰

Bungalow houses took middle-class American house builders by storm in the early-twentieth century. This ubiquitous house type can be described as two subtypes: the Bungalow, which was built from 1895 to 1915, and the dormer-front Bungalow. The phenomenal success of the Bungalow subtype can be attributed to the perception that

²⁹ Wolfenbarger, F. 19.

³⁰ Allen G. Noble, *Wood, Brick and Stone: The North American Settlement Landscape, Vol. 1, Houses* (Amherst: University of Massachusetts Press, 1984), 147-48.

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anything in the early-twentieth century associated with California was “modern;” families during this period were smaller and required less space than the gigantic houses of past years; and the reality that domestic help was less affordable for most families, making smaller houses that were cheaper and easier to maintain attractive.³¹ The Bungalow was a 1-story house with low, horizontal lines and front-facing gable.³² Approximately one third of Bungalow style houses had a side-gabled roof, most being 1-story with a centered shed or gabled dormer window. Front porches are usually covered by the main roof, possibly with a break in the roof slope. The side-gabled Bungalow is most typical in the Midwest and northeastern states.³³ This subtype is usually characterized by low-pitched gable roofs, unenclosed eave overhangs, exposed roof rafters, decorative false beams or braces added under gables, and full or partial-width porches with tapered square columns supporting porch roofs.³⁴ Other typical features included wide, projecting eaves with exposed rafters, battered porch piers, and decorative brackets at the roofline.³⁵

The use of natural materials in their construction was an attempt to emphasize the blending of indoor and outdoor spaces.³⁶ As a result, the “Craftsman” influence can be seen in some of these buildings. The Craftsman influence originated in southern California and became the dominant subtype for smaller houses built throughout the country between 1905 and the early 1920s. This subtype is usually characterized by low-pitched gable roofs, unenclosed eave overhangs, exposed roof rafters, decorative false beams or braces added under gables, and full or partial width porches with tapered square columns supporting porch roofs.³⁷

Bungalows were the second-most common house type identified in the Jefferson City Historic East Survey’s recommended historic districts. The survey recommended individual listing for 508 Jackson Street “as an excellent example of this form,” and a row of five Bungalows on Locust Street constructed circa 1935 were highlighted in the summary report.³⁸ Since the Bungalow is so popular, windshield surveys in historic Jefferson City neighborhoods were conducted to determine what makes this house such an “excellent example” of the Bungalow style. Numerous Bungalow style houses were observed, but upon closer observation, a distinction can be made between this house and those that feature similar form and massing. Most of the Bungalow houses in Jefferson City have square porch posts, rather than battered. The number of houses

³¹ Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870 - 1940*, (Iowa State University Press, Ames, IA, 1988), 216-17.

³² McAlester and McAlester, 453.

³³ *Ibid.*, 453-54.

³⁴ Gottfried and Jennings, 216-17.

³⁵ Jakle, Bastian and Meyer, 171.

³⁶ McAlester and McAlester, 453-54.

³⁷ The Urbana Group, “Jefferson City Historic East Survey, September, 1992,” 18-19.

³⁸ Gottfried and Jennings, 193.

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observed with battered porch columns throughout the city was less than a dozen. On Fairmount, there is a yellow brick house with a single stone battered column, and nearby at 1004 Fairmount Court, the house features a row of stuccoed battered columns on the outside of the side porch. On Clark Avenue, a house with battered porch columns and battered columns on an upper balcony has had its columns wrapped in yellow vinyl siding. So the matching stone walls and battered porch columns on 508 Jackson Street are distinctive. Another pattern in Jefferson City is the use of gable-front dormers on the front of Bungalow houses, or a gable front roof. The use of shed dormers, which help emphasize the low, horizontal lines of the Bungalow style, is not nearly as common. Many of the Jefferson City Bungalow houses have porch roofs that do not extend lower than a typical Foursquare front porch roof, so that the low orientation of the porch roof typical of a Bungalow is compromised. The other feature of 508 Jackson that is lacking at practically every other Bungalow in Jefferson City is the cheek pieces beside the front steps. The windshield surveys determined that many of the houses lack the horizontal orientation of the Bungalow style, the battered columns and the shed roof found at 508 Jackson.

Windshield surveys confirmed the statement by the Jefferson City Historic East Survey that 508 Jackson Street is "an excellent example of this form," showing that the combination of the battered porch columns with a shed dormer and emphasis on horizontal orientation is rare in Jefferson City.

Tudor or English Revival (see figures 14 and 15)

The Tudor or English Revival subtype houses were utilized nationally from 1890 to 1940. Houses of this subtype can be identified by their steeply pitched roofs, facades dominated by one or more prominent cross gables (usually also steeply pitched), tall narrow windows that are usually present in multiple groups and with multi-pane glazing, and massive chimneys, sometimes crowned by decorative chimney pots. Decorative (not structural) half-timbering was used on about half of the subtype's examples. The houses are usually side-gabled, but less common examples include hipped or front-gabled versions. A relatively small percentage of Tudor houses exhibit stucco walls - these are most commonly found on examples built before brick or stone veneer became commonplace in the 1920s. Stucco was a way to make wood frame houses appear to be masonry in the early 1900s. Many early Tudor houses, both with and without decorative half-timbering, were constructed in this manner. The Tudor or English Revival subtype described picturesque houses with steeply pitched roofs, stucco walls, and English detailing. Tudor Revival houses often had dark wood framing applied to the exterior.³⁹

The popularity of the Tudor subtype may be attributed to the influence of soldiers returning from World War I. These soldiers had observed French and English peasant

³⁹Thomas W. Hanchett, "The Four Square House Type in the United States," in *Perspectives in Vernacular Architecture*, J. Camille Wells, ed. (Columbia: University of Missouri Press, 1987), 53.

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cottages while stationed in Europe, and upon returning to the United States, they desired homes that reflected the picturesque complex forms and historical detail of the European examples.⁴⁰

The house that was located at 508 East Miller Street was identified in the Jefferson City Historic East Survey as English Domestic, or English Revival in style. At the time of the survey (1992-1993), this Foursquare house type featured a square plan, hipped roof with broad eaves, a full-facade porch, entrance with transom and sidelights, square bay on the west side, and dark red brick with darker header bricks. The existence of this house so close to 510 Jackson Street indicates the popularity of the Tudor or English Revival style in the neighborhood during the time the historic district was developed. Unfortunately, this prime example of the English Revival style was demolished in the early 1990s for construction of a parking lot for Simonsen School.

The Historic South Side (Munichburg) Multiple Property Submission identifies three Tudor style houses, none of which are 2-story examples: 217 Filmore, 218 West Ashley (1890 - an early example), and 705 Broadway (1938). The Capitol Avenue Historic District included two Tudor or English Revival style houses. The house at 217 Cherry Street is a 1-story stuccoed house without any half-timbering, described as more of an English Revival style. The brick house at 113 Adams Street is a 1 ½ story Tudor cottage, built in 1935.⁴¹ The Moreau Drive Survey Report identified 20 houses as Tudor style, and eight as "Tudoresque, but none built before 1925."⁴²

Windshield surveys identified numerous examples of the 1 ½ story brick Tudor cottage style houses, particularly in the Circle Drive area, but only six other 2-story examples of the style throughout the city.

One of the most significant 2-story houses identified was at 1606 West Main Street. Built of brick, this house features a crenelated roofline next to a front gable with half-timbering and triple windows with leaded panes on the top floor and double-hung triple windows on the second floor. A check of city directories from 1915 to 1939 did not find a reference to this house, or to any other even numbered houses unaccounted for on this block, in case house numbers were changed. Two houses on Boonville Road and Douglas Drive, featuring a projecting front pavilion with half-timbering and small brackets below, appeared to be constructed from the same plan. Forest Hill features an example of the Tudor style with stone walls on the first floor, a front projecting pavilion with half-timbering and small brackets below, curved clapboards in the top of the gable and an eyebrow roofline over the entrance. One example in the Circle Drive area appeared to be a 2 ½ story version of a Tudor cottage with the steep sloping rooflines

⁴⁰Beetem, "Historic South Side (Munichburg) Multiple Property Submission" and "Capitol Avenue Historic District."

⁴¹Diedrich and Prater, "Draft Survey Report for the Moreau Drive Neighborhood Survey," 29.

⁴²McAlester and McAlester, 309-10.

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and a rounded entry door. Two 1 ½ story Tudor cottages were worth noting - a gable front version on Moreland and a stuccoed and half-timbered version with triangular dormer windows on Vineyard Square. Over 100 other 1 ½ story examples were identified.

While numerous examples of the Tudor style exist in Jefferson City, 510 Jackson is distinctive because it was built years, even decades prior to the construction of many of the other examples of the Tudor style, and the house is an uncommon 2-story example of the style.

Folk Victorian

Folk Victorian style homes were built nationally from 1870 until around 1910. The Folk Victorian/ style includes a number of simple vernacular housing forms, such as Gabled Ell (also known as Gable Front and Wing), Gable Front, Pyramidal and Side-Gabled versions in either 1- or 2-story houses.⁴³ The spread of Folk Victorian houses was made possible by the expansion of the railroad system. Shipment by rail made it possible for local trade centers to acquire woodworking machinery necessary for production of inexpensive Victorian details. Local lumberyards could also get delivery of abundant supplies of precut details from distant mills. Three rail lines served Jefferson City in 1897,⁴⁴ providing ready access to manufacturers of building products. Many local builders simply grafted pieces of this newly available trim onto the traditional folk house forms they were used to constructing.

Fashion conscious homeowners could also update their homes by adding a new Victorian porch. Folk Victorian styles typically exhibited spindlework, turned posts, or other machine-made trim. The Gabled Ell subtype of Folk Victorian house derived from earlier Greek Revival styles, which used the gable front to imitate stylized pediments on the front facade.⁴⁵ This type of house was promoted in plan books of the middle- and late-nineteenth century and in catalogs of the early-twentieth century. The Gabled Ell provided housing for both middle- and lower-class families, varying in size accordingly. In response to the demand for such housing, local builders constructed houses based on the same plan, with only minor variations.⁴⁶

The Jefferson City Historic East Survey identified fourteen examples of the Gabled Ell style within the survey's recommended historic districts. This style served working-class families well, and were popular during the 1880s and 1890s as a result of growth fueled by railroad service and the increasing number of railroad workers.⁴⁷ The house at 500

⁴³The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 20.

⁴⁴McAlester and McAlester, 90.

⁴⁵The Urbana Group, "Jefferson City Historic East Survey, September, 1992," 20.

⁴⁶Ibid., 19 - 20.

⁴⁷Leslie G. Goat, "Housing the Horseless Carriage: America's Early Private Garages," in *Perspectives in Vernacular Architecture, III* Thomas Carter and Bernard L Herman, ed. (Columbia: University of Missouri Press, 1989),

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Jackson Street retains most of its original form, still recognizable as a Gabled Ell type house, typical of housing for middle and lower class families. The windows retain their 2/2 double-hung window sash and smooth wood trim. The gables retain their wooden fascia boards. But the enclosure of the entry pavilion, even though historic, and the addition of a modern entry door and asbestos siding over the original clapboard, detracts from the architectural character of this house. Therefore the house at 500 Jackson Street is considered to be a non-contributing resource to the historic district. In the future, it is possible that the current siding will be removed, the clapboard repaired and repainted, and the house will become a contributing resource.

Outbuildings (see figure 16)

Garages in the early-twentieth century ranged from elaborate structures built to house an automobile to converted sheds or barns. As automobile ownership did not become widespread until after 1910, garages were not that common until the 1920s. Because many early garages were impermanent structures, with sills resting directly on the ground, the attrition rate has been high. Of those that remain many have been altered or replaced to accommodate larger vehicles in later years.⁴⁸ Builders of early garages looked to the carriage barn for design guidance. The garage at 500 East Miller Street is an example of this type of design. New garages often featured floorplans and large, sliding doors characteristic of carriage barns.

Outbuildings do not tell the whole story of a property, but they contribute to the information related by the main house with which the outbuilding is associated. Outbuildings tell us how people stored automobiles and other items, and their role in the overall development of the main building. Since the houses on East Miller Street were developed with access to an alley, outbuildings must have been extremely common. Examination of Sanborn Maps for the district, shown in Figures 4 and 5, confirm this theory, as 500 Jackson had a garage circa 1939 to 2005, 504 East Miller Street had a garage in 1923, and 504 Jackson and 508 Jackson had a garage in 1939, in addition to the existing garage at 500 East Miller Street. A 4-car garage is noted on the map for 506 East Miller. Over time, many of these small buildings no longer had a use and were lost due to lack of maintenance or desire for surface parking. Therefore only the sturdiest and best maintained examples remain in place for further study and evaluation.

The garage behind 500 East Miller Street does qualify as one of the sturdiest. Constructed of brick instead of the typical frame, the garage is in good condition. While automobiles were not common when the house was built in 1910, this garage matches the brickwork of the original house so well it appears to be original to circa 1910. Constructed with sliding wooden doors typical of carriage houses of the period, as well

62.

⁴⁸Cornelius Roach, Secretary of State, Official Manual of the State of Missouri, 1915 - 1916, 23.

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as a dormer window, this would be considered a high-style example of an outbuilding from the early twentieth century. Comparable examples can be found in the Capitol Avenue Historic District, located behind 210 Lafayette St. and 722 Capitol Avenue. These National Register listed masonry garages exhibit shapes, sizes, heights, and door configurations that are similar to the garage behind 500 E. Miller

A second outbuilding built in 2012 at 506 East Miller is a non-contributing resource in the district.

School Development

The Hobo Hill Historic District was an early development of houses which required automobile access, still within walking distance to the Jefferson City High School. This pattern continues to repeat itself to this day. In the 1960s, the construction of Belair School prompted development along Belair Drive, Twin Hills Drive and Sue Drive, all in close proximity to the new school. At present, the recent construction of Pioneer Trail Elementary is resulting in construction of new homes in that area. The proximity of the school, which allowed children to walk to school, must have been as attractive to buyers in the early 1900s as it is today. Cornelius Roach, who bought 506 East Miller, had 13 children when he moved there. His three oldest daughters were old enough to work for him in the Secretary of State's Office, but the remaining children were school age.⁴⁹ Adolph Brandenberger had two school age children in 1910, a 15 year old son and an eight year old daughter. Alfred N. Seaber had a school-age grandson in his house, 11 year old Alfred M. Seaber. In addition to young Alfred's parents, Dina Seaber (age 35) and Joy Seaber (age 25) lived in the house and taught school across the street at the Jefferson City High School. Mina Neely was listed in the census records as being a widow living at 500 East Miller with children ages 24, 18, 16, 14 and 5 ½, plus a daughter-in-law.⁵⁰

The first high school constructed by the Jefferson City Public Schools was built across the street from the Hobo Hill Historic District where Simonsen 9th Grade Center now stands. This lot was originally purchased in June, 1835 as a school lot for \$5.00. By 1836, a small frame or frame and log building with two rooms, each 22 square feet, served as the public school on this site. Once other schools were constructed, this early building housed black students until the Civil War, when all the schools were closed. During the war, it is possible that both Union and Confederate troops camped on this site, as the St. Louis Daily Democrat stated that Confederate troops were camped at the "District School House" in 1861.⁵¹ Later, Harper's Weekly published a map of entrenchments protecting the Capitol city from invasion while occupied by Union troops,

⁴⁹ 1910 Census Records, Enumeration District 58, Sheets 3B and 5A, State Archives.

⁵⁰ Jerena East Giffen, The House on Hobo Hill: The History of the Jefferson City Public Schools, (Jefferson City Public Schools, 1964), 28.

⁵¹ "Harper's Weekly," October, 1861.

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showing an entrenchment in the area of the Hobo Hill Historic District.⁵²

The first post-war public school building was located near the Capitol, a “little brick schoolhouse” rented by the school district across Broadway from St. Peter’s Church. The house on Hobo Hill was still standing after the war, but was abandoned by the school district. In 1866, R. B. Foster, a white man who was a former lieutenant in one of the two regiments of mostly black soldiers that desired to start a school, came to Jefferson City looking for a location for the school. Churches rejected his requests to lease space for the school. The white churches refused on the basis that the students would be black, and the black churches refused because the teachers would be white. So he applied to the school district for use of the “mean old shanty” on East Miller Street. The district approved, and Lincoln Institute held its first classes on East Miller Street on November 17, 1866 with two pupils in attendance. Black students continued to be educated in this location until 1874.⁵³

In the first week of 1878, the Daily State Journal reported that the old frame building that “25 years ago was the principal schoolhouse of the city” had burned to the ground. The People’s Tribune followed the story the next week, saying that the old schoolhouse burned “having been abandoned for several years as unfit for use....”⁵⁴

High school classes were first offered in the 1870s, with the first high school diplomas awarded to three students on June 24, 1875. Still, the public was not convinced that high school education was a necessary part of the public school system.⁵⁵ The first high school in the district began in one room of an existing school circa 1881. The school produced graduating seniors in 1881, 1882 and 1885. The first bond issue for construction of a high school was defeated in 1889. The district topped 1,000 students in 1895. The school board voted to permanently adopt the high school concept in 1898.⁵⁶

Around 1900, the school system experienced overcrowding in all school buildings. About 70 children had classes in the basement of the Christian Church on Adams Street since the schools were over capacity. An \$80,000 bond issue passed circa 1903 to fund the Fairview, Richmond Hill, Central Schools and a new school for black students, proposed as 250 students. The school owned site on East Miller Street was selected for construction of a new high school.

⁵²Giffen, 30 - 32.

⁵³Ibid. 64.

⁵⁴Gary R. Kremer, Heartland History: Essays on the Cultural Heritage of the Central Missouri Region, (St. Louis: G. Bradley Publishing, Inc., 2000), 119.

⁵⁵Ibid., 71, 77, 79, 87, 90.

⁵⁶Ibid., 121.

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This site had not been used since Lincoln Institute moved in 1874. Construction of the new high school started in 1904, and the building was occupied in 1905. This was the first separate high school building constructed by the public school system. The school boasted a faculty of five teachers, and held 277 students in grades 7 through 12. Nine years later, enrollment had grown sufficiently to warrant the first expansion of the school.⁵⁷ As shown in the postcards, the original building was expanded and evolved over time into the school that exists today.

The Jefferson City High School was integrated in the fall of 1954, followed by the city's elementary schools in 1956. The schools were once again overcrowded, with three grades in the Junior High School (constructed in 1926) and three grades in the Jefferson City High School on East Miller Street. In 1960, public discussions of the need for a new high school began. The next year, on the second vote, the bond issue narrowly passed and plans to open the new high school in early 1964 were developed.⁵⁸ The former high school became Simonsen Junior High School. During the early 1990s, two new middle schools were constructed, and Simonsen became the Simonsen 9th Grade School, now known as the Simonsen 9th Grade Center.

Since construction in the early 1900s, the former Jefferson City High School has been expanded several times. The original structure is shown in figures 17 and 19. During the 1920s, the school was expanded as seen in figure 20, with the roof of the original structure still visible.

By 1939 a gymnasium was added, as shown in figure 18. At some point, the roof of the original structure was removed. When the school became the Simonsen 9th Grade School in the 1990s, a new entrance at street level was added between the school and the gymnasium, which extends forward of the school's front facade and is covered in modern stucco. While the Hobo Hill Historic District was developed largely because of the school, the neighborhood did not change as quickly as the school. Due to these changes over time, and the desire to keep the district focused on residential structures, the Simonsen 9th Grade Center was not included in the district.

Naming of Hobo Hill

The origin of the name "Hobo Hill" is not known with any degree of certainty. One theory regarding the burning of the former school is that homeless people, or "hoboes" started the fire, and this led to people calling the location Hobo Hill. Another theory relates to the fact that free-loaders sat on the hillside to watch baseball games in the open space below without buying a ticket, and these observers were jokingly referred to as "hoboes." Their improvised bleacher area was then referred to as Hobo Hill.⁵⁹

⁵⁷ Postcards from the collection of the author.

⁵⁸ Giffen, 65.

⁵⁹ Ibid., 108.

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The name continued to be used, beginning in the spring of the school's first full year. In 1906, the first Hobo Day was held by the senior boys. Chester Platt, who later became Postmaster of Jefferson City, was credited with originating the practice. The boys wore ragged clothes to school, and carried sticks with red bandanas tied to them to hold their possessions. This tradition continued for nearly 50 years.⁶⁰

Neighborhood Developers

Prior to 1900, development in Jefferson City involved constructing buildings on platted lots laid out around a grid street pattern. By the turn of the century, developers began to look toward expanding beyond the original city as most of the original lots were built upon. These developers discovered they could enhance the attractiveness of their development by building houses on a small number of lots, to help prospective buyers visualize the completed neighborhood. Even though they instigated the construction of some houses, selling lots was still the goal, so completion of a neighborhood could take many years.⁶¹

In 1906, Hugh Stephens (see figure 21) and Edwin R. Hogg purchased four lots on the south side of East Miller Street from Sam B. Cook, Central Missouri Trust Co. (now Central Bank), three of which are in the Hobo Hill Historic District. Later that year they traded lots, so that Hugh Stephens owned a lot 60 feet wide, 180 feet from the intersection of Jackson and East Miller Street. It was on this lot that Stephens built a house for himself in the English Revival style. This house at 508 East Miller Street stood near the western edge of the parking lot that now serves Simonsen School. Edwin Hogg owned the adjacent lot, where he built 506 East Miller Street. Presumably this was a speculative development, as Hogg lived in the 500 block of East Capitol Avenue. (The presence of one piece of recycled charred wood as a floor joist support in the basement supports the theory that this house was built on speculation.)⁶² Construction of these houses by Stephens and Hogg followed a pattern used by other developers of the time, which was to build a small number of houses to illustrate the caliber of construction expected in their development.

Hugh Stephens was a third-generation entrepreneur. Only 22 years old in 1900, he learned the printing business from his father in Columbia, Missouri. His father, E.W. Stephens, was President of the Tribune Publishing Co. of Jefferson City, Publisher of the Columbia Herald, President of the Missouri Press Association, Moderator of the Baptist General Association of Missouri and father of four children. Hugh Stephens

⁶⁰Weiss, 41-42; Keating, 70. See also William C. Page, et.al., *Towards a Greater Des Moines: Development and Early Suburbanization, ca 1880-ca 1920*, NRHP MPS, Iowa SHPO, October 25, 1996; James E. Jacobsen, *The Bungalow and Square House: Des Moines Residential Growth and Development* NRHP MPS, Iowa SHPO, November 21, 2000.

⁶¹Kremer, 164.

⁶²*Ibid.*, 163.

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received one year of university education, then left college and took over the business when his father became ill. He acquired a one-fourth interest in a company that had exclusive rights to print and sell two books used in every public school in Missouri: Rader's Civil Government and History of Missouri. By 1900 Hugh Stephens had also acquired an interest in his father's business, the Tribune Publishing Co., and was elected Secretary and Business Manager. This company acted as the state's printer and binder, publishing the Revised Statutes and other state records. Hugh Stephens was Publisher of the Daily & Weekly State Tribune in Jefferson City, which he and his father sold in 1904. He built a new printing plant in 1905 at the corner of Madison Street and Capitol Avenue, now the city parking garage.⁶³ Following in his father's footsteps, Hugh was a member of the First Baptist Church and taught Sunday school.⁶⁴

By 1911 Hugh Stephens had established himself as a prominent member of the Jefferson City business community. He was elected chairman of the Commercial Club (predecessor of the Jefferson City Area Chamber of Commerce), and organized a campaign to secure the votes necessary for \$3.5 million in bond funds to rebuild the Capitol, as well as other economic development efforts throughout the community. Hugh Stephens built a new home for himself at 601 Jackson Street after 1911, now known as the Lincoln President's House, listed on the National Register as the Hugh and Bettie Stephens House. He hired the architects who designed the current Missouri State Capitol, Tracy and Swartwout from New York City, to design the house.⁶⁵ In 1929 he was appointed by Governor Henry S. Caufield to lead a committee that established what was known as the Algoa Intermediate Reformatory, located east of Jefferson City.⁶⁶ By the late 1930s, Hugh Stephens was chairman of the board of Exchange National Bank and active in state wide efforts. He chaired the campaign to fund a 10-year road building program throughout the state, served as vice-chairman of the State Highway Commission and president of the Board of Curators for Stephens College (named for his grandfather).⁶⁷ The Hugh Stephens Library opened in 1964 on the campus of Stephens College,⁶⁸ after his death in 1960.⁶⁹

Hugh Stephens' partner in developing the neighborhood was Edwin R. Hogg. Mr. Hogg

⁶³ Johnston, 336-7.

⁶⁴ Debra Foster Greene, Ph.D., with edits and additional information by Tiffany Patterson, State Historic Preservation Office, "Hugh and Bessie Stephens House," National Register Nomination, March, 2009, <http://www.dnr.mo.gov/shpo/nps-nr/09000301.pdf>

⁶⁵ Kremer, 164.

⁶⁶ James E. Ford, *A History of Jefferson City: Missouri's State Capitol and of Cole County* (Jefferson City: New Day Press, 1938), 549-50.

⁶⁷ www.stephens.edu/library/about/

⁶⁸ Greene, 8.8.

⁶⁹ Johnston, 329.

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was older than Mr. Stephens (37 years old in 1900), but also established a business he learned from his father. Born in Hannibal, Missouri, E.R. Hogg learned the lumber trade at his father's planing mill. He moved to Jefferson City in March of 1893 and purchased the lumber yard of Capt. J.L. Kenon, which was soon selling lumber in five counties. Within two years, Mr. Hogg married Maude McHenry, daughter of James E. McHenry, a prominent member of the Jefferson City community. Edwin served as President of the Home Building and Loan Association, which developed into one of the strongest building and loan associations in the city.⁷⁰⁷¹

Architectural Significance and Role in Neighborhood Development

The houses in the Hobo Hill Historic District represent several architectural styles that were popular when the neighborhood was developed. There are four Foursquare type houses, one with Colonial Revival influences; one Tudor style house, one Folk Victorian house, one Craftsman Bungalow, and one contributing and one non-contributing outbuilding. In the Jefferson City Historic East Survey, this area was recommended for a National Register Historic District. This district was recommended based on the architecture and integrity of the four houses facing East Miller Street (now three houses), plus an individual listing recommendation for 508 Jackson Street. Since these eight buildings are so isolated from other residential structures, and all but one of the remaining structures retain their architectural integrity, all eight buildings are included in the Hobo Hill Historic District.

1. 500 East Miller Street (C)

The Foursquare house at 500 East Miller Street is one of the most striking buildings in the district, due to its architectural features and prominent location facing downtown at the intersection of Jackson and East Miller Street. The house is visible for several blocks near the downtown area, and serves as an entrance to the neighborhood. The neighboring houses on East Miller are largely obscured from view by vegetation, making this house seem even more visible. The Jefferson City Historic East Survey described this house as follows:

An excellent example of the Foursquare house type, 500 E. Miller (#323) features a square plan, hipped roof with broad eaves, and a full-facade porch—classic features of the Foursquare house type. The entrance with transom and sidelights, the west elevation square bay, and the dark red brick with darker header brick are particularly handsome features of this house.

In order to attract buyers to their new development who had a positive reputation in the community, Stephens and Hogg turned to the businessmen and elected officials they knew well. The house at 500 East Miller was sold in 1910 by Hugh Stephens to Adolph

⁷⁰Kremer, 164.

⁷¹U.S. 1910 Census, ED 58, sheet 5A.

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Brandenberger, owner of Brandenberger Drugstore at 130 East High Street (see figure 22). Mr. Brandenberger moved to this house from an apartment above his store. The 1910 Census lists Adolph (age 58) living with his wife Beulah (age 38) and their son A. Shadevick (age 15), daughter Jewel M. (age 8), Adelaide Bedford (age 32, a widow) and Nell Edom, his sister-in-law (age 50, single). One servant, Anna Haselhorst (age 40, single) lived in the house with the family.⁷² According to city directories, Brandenberger lived at 500 East Miller Street until at least 1915. The following owner was another downtown Jefferson City merchant, William C. Hoefer. Mr. Hoefer was Secretary of the R. Dallmeyer Dry Goods Co. at 206-208 East High Street, owned by R. Dallmeyer. Mr. Hoefer lived in the house until at least 1933. From 1938 to 1943 Mrs. Pauline D. Hoefer is listed as owner (believed to be his widow, but could have been a daughter-in-law.) In 1948, J.R. West is listed as living in the home as a renter, but in 1951 both J.R. West and Pauline D. Hoefer resided in the home, so they may have been related.

2. 500 East Miller Street Garage (C)

The garage at 500 East Miller Street is the only surviving historic outbuilding in the Hobo Hill Historic District. The 1993 survey described the garage as "among the finest in the Historic East." The single car garage features a hip roof and brickwork identical to that found on the main house. A rear facing dormer window faces the alley at the rear. The garage retains all of its original features except the window sash in the square window at the rear and in the dormer.

3. 504 East Miller Street (C)

The house at 504 East Miller Street is another Foursquare type house. This house features a full-facade porch, hipped roof with wide overhangs and hipped roof dormers facing both the front and rear.

This house has served as a rental property for much of the time since it was built. Hugh Stephens sold the house to Arthur T. Dumm in 1910.⁷³ From 1925 through 1943 the house is listed in city directories as rented. By 1948, Fred Perkins, a contractor, lived in one part of the duplex and rented the other. This arrangement continued in 1951.

Despite use as a rental property for decades, very few changes have been made, with the largest being the added staircase to the top floor at the rear of the house. The house still appears as a Foursquare type house, retaining its front porch and entrances and the 2-story sleeping porch at the rear.

4. 506 East Miller Street, Cornelius Roach House (C;NC)

⁷²Cole County Recorder of Deeds, Book 36, Page 568.

⁷³Hackman and Company's Jefferson City and Cole County Directory, 1913 (Quincy: R. E. Hackman, 1913),

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A third Foursquare type house faces East Miller Street, influenced by Colonial Revival architecture. About 25 percent of Colonial Revival houses are 2-story structures with side gabled roofs like this house. This house is typical of those built before 1910, as the Colonial Revival details are exaggerated, and do not match those found on original Colonial style houses. For example, original style houses would have had single windows, never triple windows as found on the second floor of the front facade. The original houses would have had double-hung sash, as does this house, but upper and lower sash would have had the same number of multiple panes of glass. The Cornelius Roach house windows have single panes in the lower sash, and four to eight panes in the upper sash. In the original Georgian or Adam style houses, the boxed cornice would have been of moderate size, accented with modillions. In this house, the cornice is wider than in the originals, with longer modillions to match the width of the cornice. The centered door with sidelights is typical of the Colonial Revival style. An unusual feature of this house is the parapeted gables with interior chimneys. This is a feature that was found on original Adam style houses, but not one typical of Colonial Revival houses.

The method of construction for this house differs than modern construction techniques. Instead of a balloon frame structure with stone veneer, the exterior walls are free-standing stone, separated by an air space from an interior wall of brick. Plaster was applied directly to these brick walls. Interior walls were made of wood studs, with panels similar to modern drywall skim coated with plaster.

The lot for this house was sold by Sam B. Cook, Central Missouri Trust Co. (Secretary of State from 1901 to 1905) to Hugh Stephens and Edwin R. Hogg in 1906, along with 3 other lots facing East Miller Street. Stephens and Hogg exchanged quit claim deeds in 1906 so that Stephens owned the adjacent lot to the east, and Hogg owned the lot at 506 East Miller. The house is depicted on the Sanborn Map of 1908, the only remaining house in the neighborhood shown as existing at that time. The house was completed by 1909, as Hogg sold the house to Cornelius Roach for \$6,000 in March of that year. Cornelius Roach, from Jasper County, was Secretary of State from 1909 to 1917. Roach had 13 children - three older daughters by his first wife, and ten by his wife Sally, who was originally from Kentucky. The older daughters, Nadine, Pauline and Romaine worked in his office at the Capitol.⁷⁴ Cornelius Roach apparently sold the house after his term of office. By 1925 the house was owned by Alfred N. Seaber, whose widow continued to live in the house until between 1933 and 1938. Seaber's daughters Dina (age 35) and Joy (age 25) were both listed in the 1910 census as single persons living in the house. They were both employed as teachers at the high school across the street.⁷⁵ The owner from 1938 until at least 1951 was C.A. Leedy, a Missouri Supreme Court judge. He and his wife Agnes lived there in 1938 and 1943, then moved to the Supreme Court building, and C.A. Leedy returned to the home by 1951.

⁷⁴U.S. Census, ED 58, sheet 5A.

⁷⁵McAlester and McAlester, 357-58.

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From the street, this house appears largely unchanged from the time of construction, even though some non-original elements have been replaced and some landscaping changes have been made to the rear of the house. A frame storage shed was built in the rear yard in 2012.

5. 510 Jackson Street (C)

The house at 510 Jackson Street is a Tudor style house with stucco walls. A fairly small percentage of Tudor style houses had this type of wall treatment, mostly found on modest examples built prior to masonry veneer becoming popular in the 1920s. The house features half-timbering on the front gable wall and the north side gable. This type of detailing is a typical feature of Tudor style houses, and is intended to mimic Medieval styles of timber framing. The large chimney evident near the front facade is typical of the Tudor style, as these were often placed in prominent locations on the house. Within the chimney, multiple ventilation shafts were typical. Double-hung windows were common, frequently grouped in strings of three or more windows, most commonly below the main gable, sometimes with small transoms. Entry porches are small or absent.⁷⁶

The house at 510 Jackson Street is one of a handful of 2-story Tudor style houses in Jefferson City. This circa 1910 house was built many years prior to most of the other Tudor style houses, which were built when the city expanded westward into the Boonville Road area in the late 1930s and 1940s.

Deed records indicate that this house was first purchased by Jacob D. Allen in April, 1912.⁷⁷ Mr. Allen was listed as owner of the house in both the 1913 and 1915 city directories. Dr. Frank W. Gillham was the owner of the house in 1925, 1933 and 1938, according to city directories.

6. 508 Jackson Street (C)

The house at 508 Jackson Street was described in the Jefferson City Historic East Survey as "an excellent, textbook example of a Craftsman Bungalow, combining the popular early twentieth century house type, with a companion architectural style."

Windshield surveys of historic neighborhoods in Jefferson City revealed that this house is unusual in its adherence to the Bungalow style, with the low horizontal lines of the front porch and shed dormer, battered porch columns and curved stone cheek pieces beside the front steps. The majority of Bungalow style houses in Jefferson City feature square porch columns and gabled dormers or front facing gables, which detract from the horizontally oriented design of the Bungalow style.

⁷⁶ Cole County Deed Records, Book 40, Page 191.

⁷⁷ U.S. 1910 Census, ED 58, sheet 5A, page 171.

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In 1910, Clarence Hammond owned the house. Age 46 and owner of a wholesale grocery, Clarence lived with his wife Lydia (age 44), daughter Mildred, a stenographer at his wholesale grocery (age 21), son Ralph (age 19), daughter Ruth (age 17) and son Clarence Thomas Jr. (age 10). The Thomas family owned this house for a long time, with Clyde A. Thomas shown as owner in the 1925 and 1929 city directories, and Mrs. Anna Thomas listed as owner in 1933, 1938, 1943, 1948, 1952 and 1955.

7. 504 Jackson Street (C)

The house at 504 Jackson Street was converted from a single family residence to a duplex between 1923 and 1940, according to Sanborn map data. This change resulted in installation of a pair of matching entry doors, instead of what probably was a single entrance. Other than this alteration, the house appears largely as it would have at the time of construction.

As is typical of the Foursquare type house, 504 Jackson Street features a solid, rectangular shape, 2 ½ stories in height with a high basement on the north side, a full-width front porch, and a hip roof with central dormer. The front facade is symmetrical, and has double-hung windows, as do the other elevations. The masonry walls reinforce the sense of massiveness and solidity typical of Foursquare houses.

The first known occupant of this house was Mrs. Elizabeth Mulfert, a widow listed in the 1910 Census as 43 years old who rented the house with her three children. Daughters Olive M. (age 20) and Sarah May Mulfert (age 18) were both employed as stenographers at the broom factory located at the Missouri State Penitentiary. Her son Jerome, was only 15 at the time. Elizabeth's sister, Sarah Heisler (age 45) also lived with the family, and was employed as a saleslady at a dry goods store.⁷⁸ There is a discrepancy between the census records and the city directories, as Mrs. Mulfert was listed as living in 500 Jackson Street in the 1913 and 1915 city directories. The 1925 directory lists Wm. R. Leigh as the owner, and August C. Weigel is listed in 1929, 1933 and 1935.

8. 500 Jackson Street (NC)

The house at 500 Jackson Street retains its original form, massing, location, orientation, windows, window trim and fascia boards. The house was built as a Folk Victorian structure, a style typical of middle-class housing. The lot where the house is located has the lowest elevation of any in the district, several feet below Jackson Street. This probably resulted in this lot being priced lower than any other, and the size and style of the house are not as large or as grand as the other houses in the district. Over time, the entrance was enclosed, and the original entry door replaced. Modern siding covers the exterior, which probably had clapboard siding originally. Without these changes, the house would likely be a contributing resource to the historic district. With the enclosed entrance and the modern siding, the house is considered a non-contributing resource to

⁷⁸U.S. 1910 Census, ED 58, sheet 3B

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the district.

The 1913 city directory lists Mrs. Elizabeth Mulfert as renting this house, but the 1910 census lists Mina Neely, a widow age 48. Living with her at the time were her daughter Della Willis (age 20) and her husband, John Willis (age 24), sons Preston (age 18), Virgil (age 16) and Carl (age 14), who all three worked as grocery delivery boys, and daughter Dorothy (age 5 ½). All residents of the neighborhood were listed as able to read and write.⁷⁹

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Section 9 Page 36**Hobo Hill Historic District**
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Section 10 Page 38**Hobo Hill Historic District**
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Verbal Boundary Description:

The Hobo Hill Historic District is located at the intersection of Jackson and East Miller Streets. The district extends to the western boundary of the lots with houses facing Jackson Street, across Jackson to include three houses facing East Miller Street, with access from a rear alley. The southern boundary is the right-of-way for the Whitton Expressway, or Highway 50, the eastern boundary is a parking lot for the Simonsen 9th Grade Center, and the northern boundary is East Miller Street.

Boundary Justification:

The current boundaries encompass all of the land currently and historically associated with the Hobo Hill Historic District. The district is situated on a high point overlooking downtown Jefferson City to the north and northeast, adjacent to the Whitton Expressway (Highway 50) on the south, with a parking lot for Simonsen 9th Grade Center on the east side of the district and the school's football field and track to the north. Wear's Creek runs along the west edge of the district. The houses facing East Miller Street abut an alley at the rear which parallels Whitton Expressway. These facilities serve to isolate the district from all other residential properties in the area. The boundaries of the district are the property lot lines, which adjoin East Miller Street on the north, the parking lot for Simonsen 9th Grade Center on the east, the alley or the right-of-way for the Rex Whitton Expressway / Highway 50 on the south, and Wear's Creek on the west. Jackson Street is located in roughly the center of the district.

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Section Photo/Figure Log Page 39**Hobo Hill Historic District**
Cole County, MO**Photographs:**

The following information is the same for all photographs:

Hobo Hill Historic District
East Miller and Jackson Streets
Cole County, Missouri
Jane Beetem
2009

A digital copy of these photos is on file with the Missouri DNR State Historic Preservation Office.

List of photographs:

1. Exterior, 500 East Miller Street, facing southwest.
2. Exterior, 500 East Miller Street Garage, facing southeast.
3. Exterior, 504 East Miller Street, facing southwest.
4. Exterior, 506 East Miller Street, facing southwest.
5. Exterior, houses facing Jackson Street, facing northwest.
6. Exterior, 510 Jackson Street, facing northwest.
7. Exterior, 508 Jackson Street, facing northwest.
8. Exterior, 504 Jackson Street, facing northwest.
9. Exterior, 500 Jackson Street, facing northwest.

Figures:

1. District Boundary Map
2. Close-up of Jefferson City Bird's Eye View of 1869
3. Lots at Jackson and East Miller streets
- 4 and 5. 1939 Sanborn Map: West side of Jackson and Miller Streets and Jackson to Marshall Street between East Miller and Dunklin Streets
6. 1908 Sanborn Map - East Miller and Marshall Streets
7. 1939 Sanborn Map - Jackson to Marshall on East Miller Street
8. 508 East Miller Street prior to demolition
9. Four Square examples found in the Hobo Hill Historic District
10. Comparison of Colonial Revival Styles
11. Typical Colonial Revival Style Houses in Jefferson City
12. Bungalows exhibiting battered columns in Jefferson City
13. Bungalows exhibiting more typical square columns in Jefferson City

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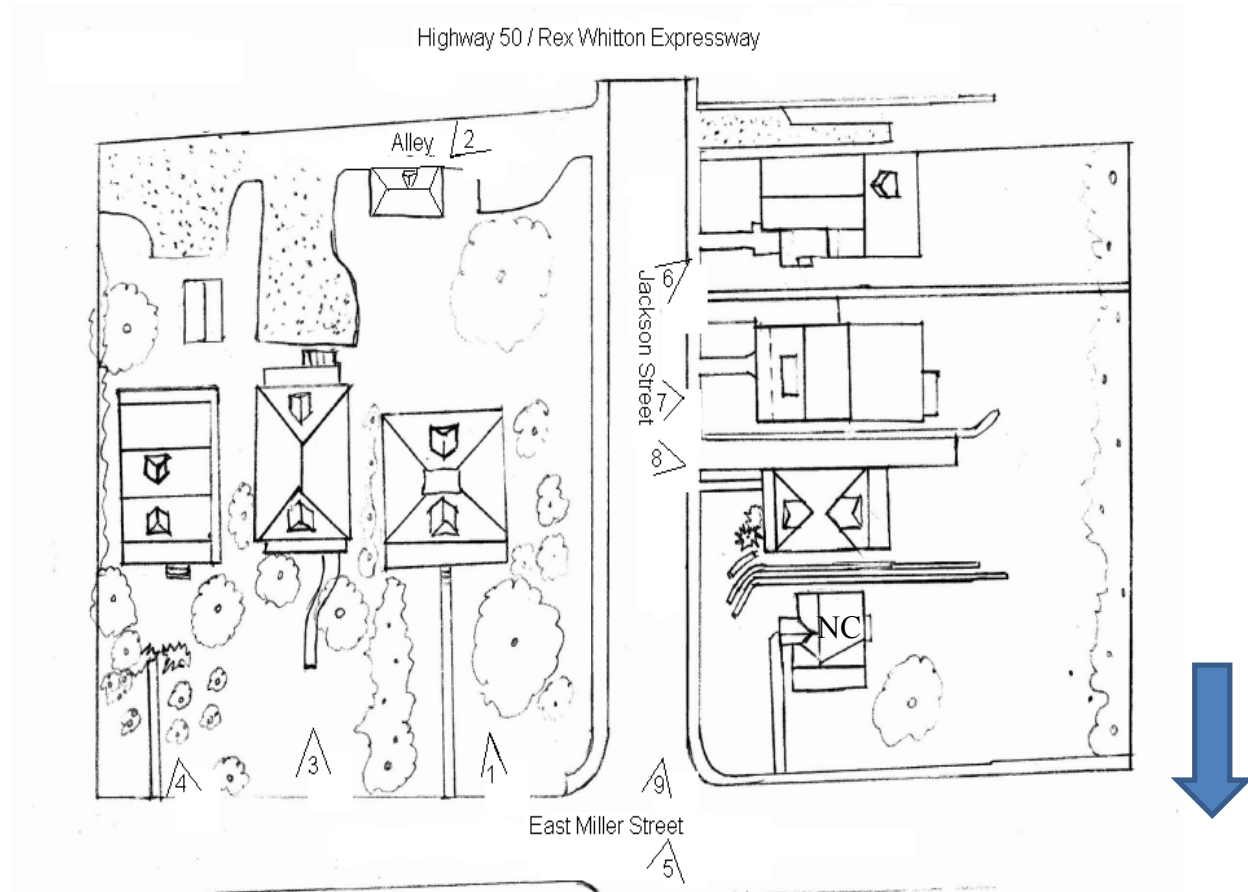
14. Examples of 2-Story Tudor Style Houses in Jefferson City
15. More common examples of Tudor Style in Jefferson City
16. Comparable Examples of Historic Outbuildings
17. 1908 Sanborn showing Jefferson City High School
18. 1939 Sanborn Map showing Jefferson City High School
19. Postcard showing Jefferson City High School
20. Postcard showing Jefferson City High School, postmarked 1911
21. Hugh Stephens
22. The Brandenberger Drug Store

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Site Map and Photo Key (not to scale):



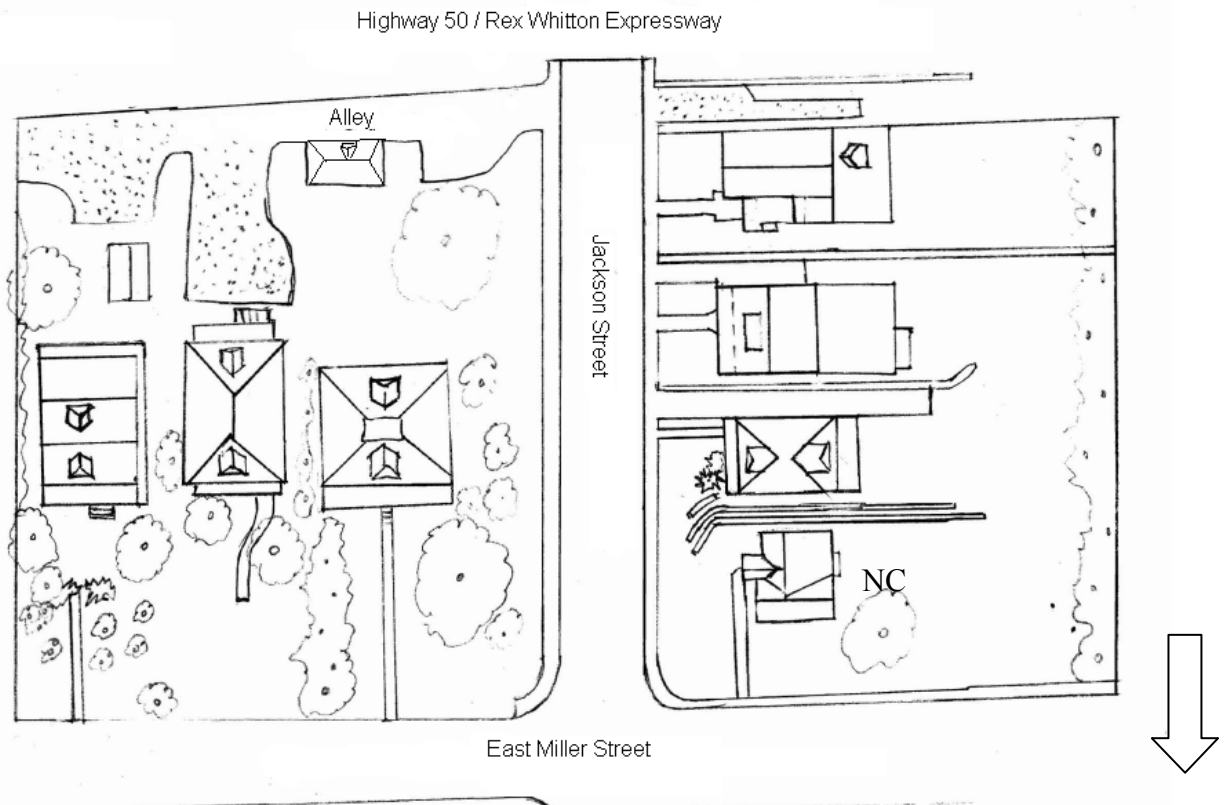
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Hobo Hill Historic District
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Figure 1: District Boundary Map



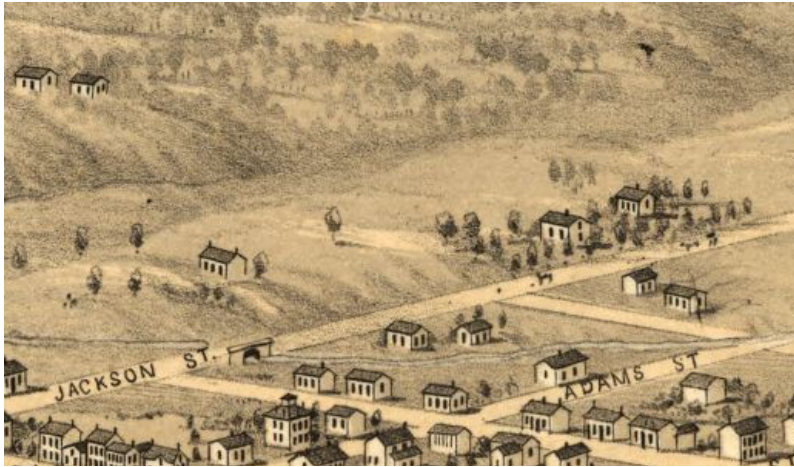
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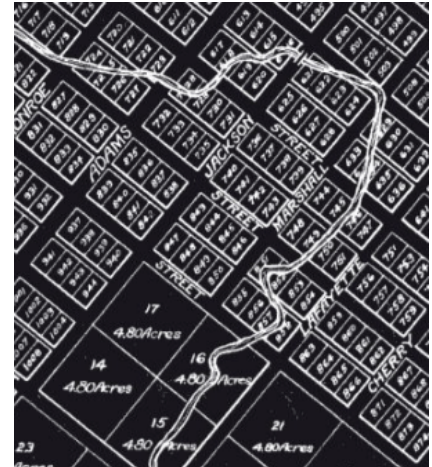
Hobo Hill Historic District
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Figure 2. Close-up of Jefferson City Bird's Eye View of 1869¹



Original school on "Hobo Hill" shown above bridge over Wear's Creek on Jackson Street. Miller Street is last street shown on right.

Figure 3. Lots at Jackson and East Miller²



¹Map courtesy City of Jefferson, Community Development Department.

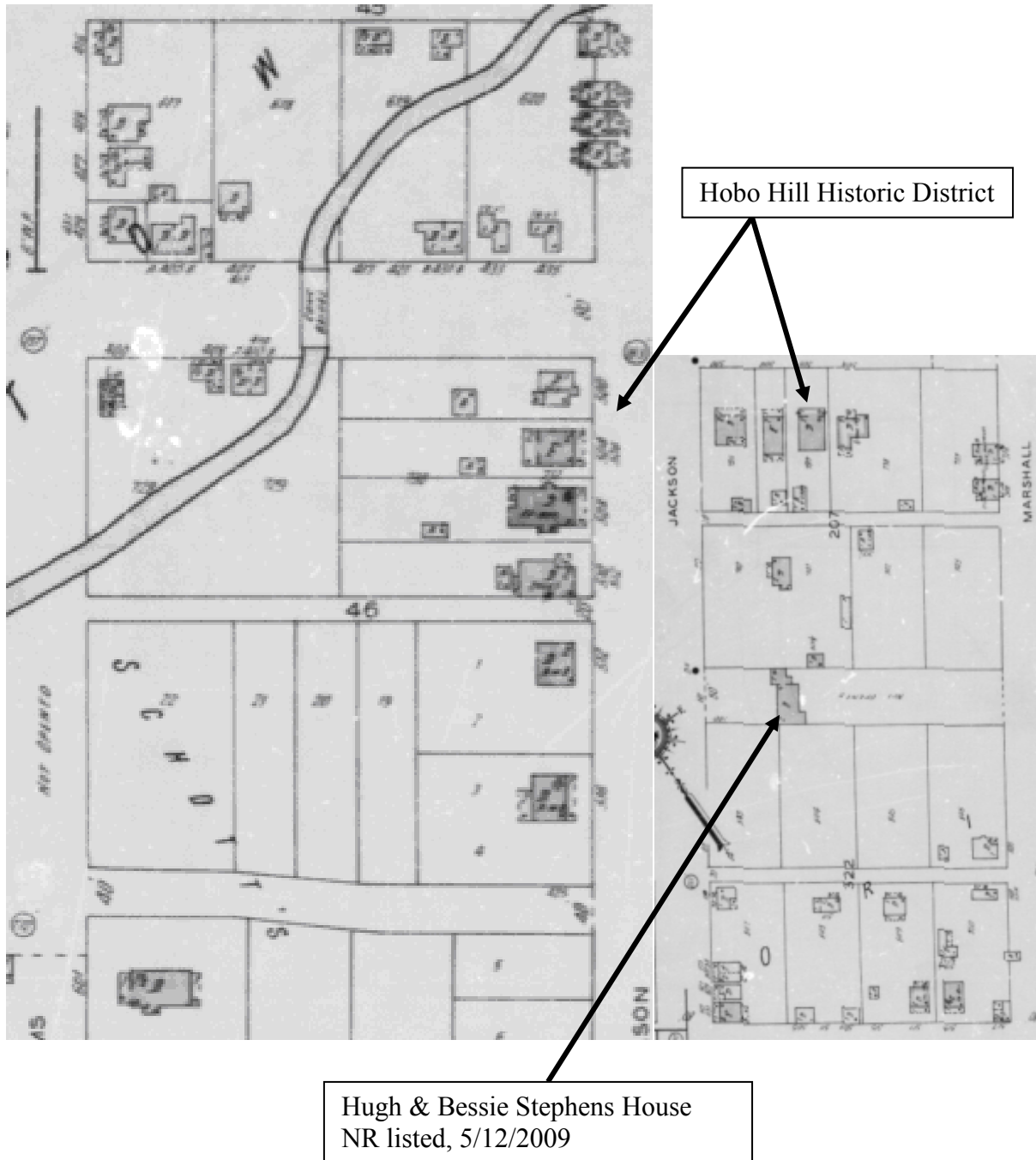
²Jane Beetem, National Register Nominations: "Historic South Side (Munichburg) Multiple Property Submission," September, 2002, <http://www.dnr.mo.gov/shpo/nps-nr/64500816.pdf> (Nomination on file with Missouri DNR State Historic Preservation Office.)

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Figures 4 and 5. 1939 Sanborn Map: West side of Jackson and Miller Streets (left), Jackson to Marshall Street between East Miller and Dunklin Streets (right)



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Figure 6. 1908 Sanborn Map - East Miller and Marshall Streets

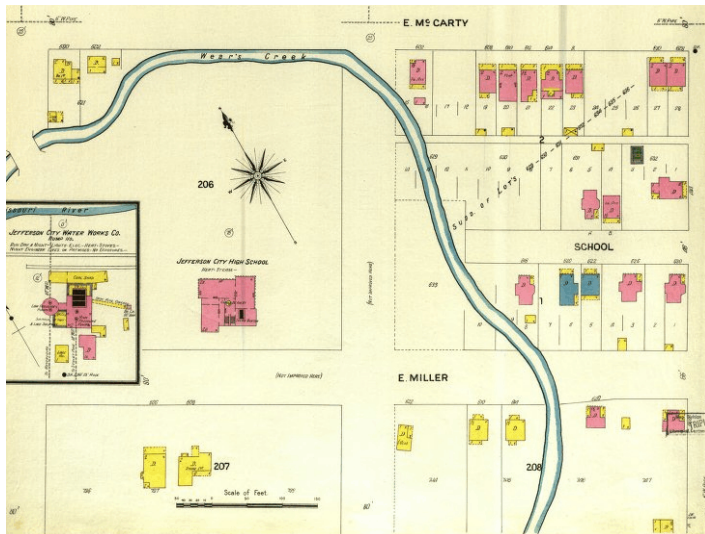
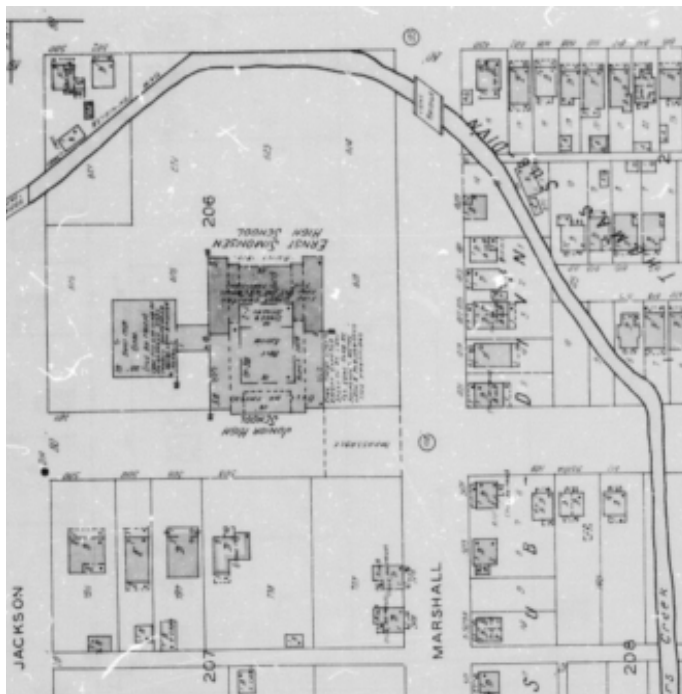


Figure 7. 1939 Sanborn Map - Jackson to Marshall on East Miller Street



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Figure 8. 508 East Miller Street prior to demolition (Photo from the author's collection.)



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Figure 9. Four Square examples found in the Hobo Hill Historic District - from left, 500 E. Miller, 504 E. Miller and 504 Jackson St. Compared to 610 Broadway, 920 Jefferson and 210 W. Dunklin St., all listed in the National Register, Historic South Side (Munichburg) Multiple Property Submission.



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Figure 10. Comparison of Colonial Revival Styles The houses at 506 E. Miller, 1000 Fairmount and 1310 Moreland all exhibit a similar subtype of the Colonial Revival style.



Figure 11. Typical Colonial Revival Style Houses in Jefferson City

Houses at 1204 Moreland, 2018 W. Main, 1708 W. Main and 1508 W. Main exhibit Colonial Revival detailing more typical of Colonial Revival houses in Jefferson City.



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Figure 12. Bungalows exhibiting battered columns in Jefferson City 508 Jackson, left, is one of a very few Bungalows in Jefferson City with battered columns and a shed roof. Other examples with battered columns are 930 Fairmount, 1903 W. Main and 817 Clark Avenue.



Figure 13. Bungalows exhibiting more typical square columns in Jefferson City Bungalows of this type include 1729 Green Berry, 925, 926 & 927 E. Dunklin, 1726 Green Berry and 1724 Green Berry.



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**Hobo Hill Historic District
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Figure 14. Examples of 2-Story Tudor Style Houses in Jefferson City The house at 510 Jackson St. is an early example of the Tudor Style. Other 2-Story Tudor style houses identified in Jefferson City include: 109 Boonville, 1813 Hayseton, 1606 W. Main, 122 Forest and 102 Douglas.



Figure 15. More common examples of Tudor Style in Jefferson City Examples of the 1 or 1 ½ story Tudor Style house, which are common in Jefferson City, include these at 103 E. Circle, 114 E. Circle and 113 W. Circle.



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Figure 16. Comparable Examples of Historic Outbuildings The garage behind 500 E. Miller is comparable to two other National Register listed masonry garages. The other two historic garages are behind 722 Capitol Avenue and 210 Lafayette St.



Figure 17. 1908 Sanborn showing Jefferson City High School

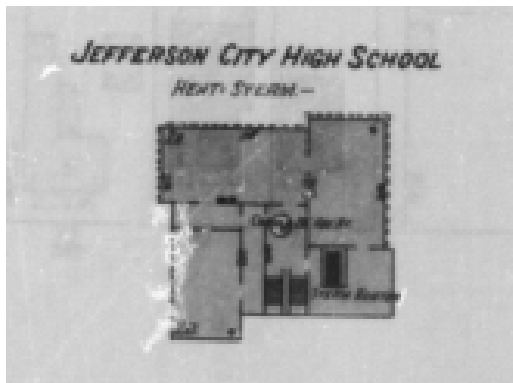
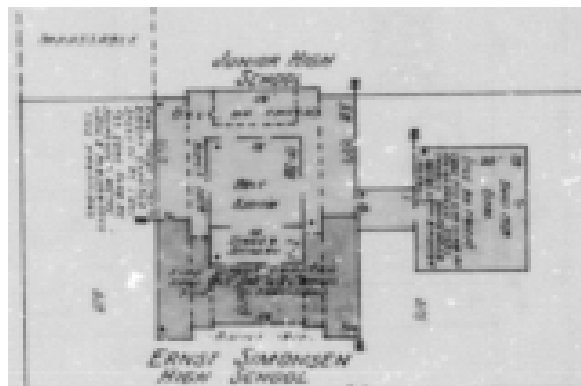


Figure 18. 1939 Sanborn Map showing Jefferson City High School



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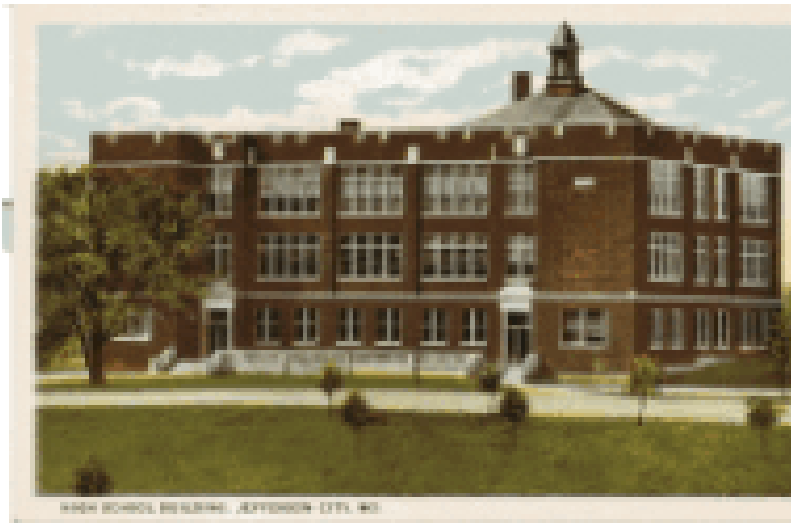
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**Hobo Hill Historic District
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Figure 19. Postcard showing Jefferson City High School³



Figure 20. Postcard showing Jefferson City High School, postmarked 1911



³Giffen, 184.

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**Hobo Hill Historic District
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Figure 21. Hugh Stephens: *Hugh Stephens, left shown in the Illustrated Sketch Book of 1900 and an advertisement for his printing company, R.L. Polk 1925 Directory. An illustration of the printing company is from an early city directory.*

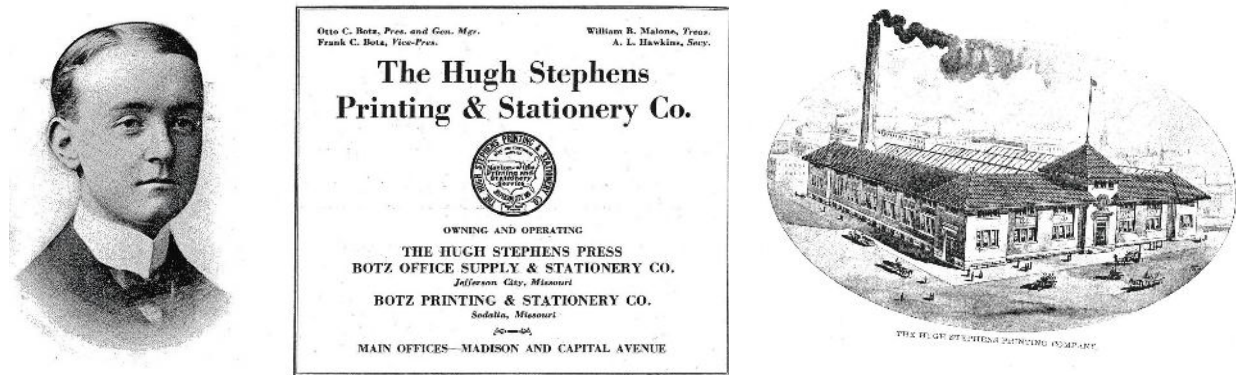
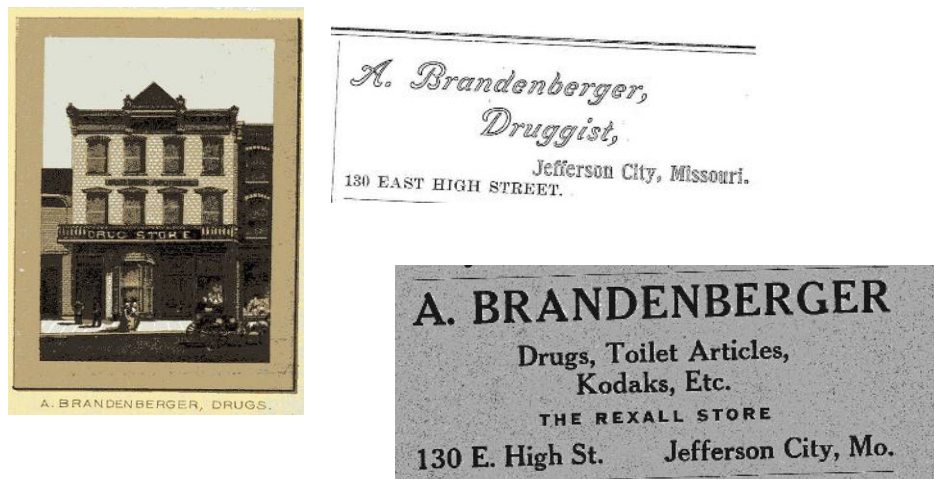


Figure 22: *The Brandenberger Drug Store at 130 E. High Street, and ads for the drug store from 1900 and 1925.*















510



508



